

# ITEM 1

July 22, 2019

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## APPLICATION FOR HISTORIC CONSERVATION DISTRICT DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A  
APPLICANT: Bond Hill Community Council thru Alexis and Wei Liu  
OWNER: Various. See attached excel sheet (Attachment 4)  
ADDRESS: **Properties on Bella Vista Street east of Reading Road**  
PARCELS: Various. See attached excel sheet (Attachment 4)  
ZONING: SF- 4 and RM 1.2  
OVERLAYS: None  
COMMUNITY: Bond Hill  
REPORT DATE: July 8, 2019  
HEARING DATE: Prehearing June 24, 2019- sign in sheet attached.  
July 22, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Local Historic Conservation District Designation for the properties on Bella Vista east of Reading Rd in including both properties at the corner of Bella Vista St and Reading Rd with Reading Rd addresses.

### Attachments:

1. Designation Report
2. Historic District Boundary Map
3. Historic District Guidelines
4. Excel Sheet with properties
5. Designation Support Petitions
6. Staff Conference/Pre-hearing attendees

### **Applicable Zoning Code Sections:**

Zoning District: Section 1405 Residential Zoning  
Landmark Designation: Section 1435-07

### **Summary and Background:**

The area now known as the Cincinnati neighborhood of Bond Hill was traditionally part of the Shawnee camp and hunting grounds of the Mill Creek known in the Shawnee language as "Mahketewah". In November 1870, Henry Watkin, Lowell H. Smith, Thomas Sargent, David Hicks, and Joseph P. Sailer, incorporated the Cooperative Land and Building Association No.1 of Hamilton County, Ohio. They sought to establish the village they would call "Bond Hill" as a temperance community for "men of modest means" in the farmland five miles north of the corporate limits of Cincinnati, serviced by the Marietta Railroad.

Bond Hill remained an independent suburb until 1903, when it was annexed by the City of Cincinnati. The area was still mostly characterized by dairies, orchards and large private estates at the time of annexation and only very gradually urbanized, until the housing boom of the 1920's resulted in the rapid division and subdivision of these large parcels. According to Aharon Varady's book *Bond Hill: Origin and Transformation of a 19th Century Railroad Suburb*, "Between 1923 and 1928, 20 blocks in seven separately planned segments were appropriated from farms east of Reading Road (Cincinnati Times-Star 1938). These plans did not take into consideration the existing gridiron plan of the original Bond Hill village. Consequently, their execution resulted in irregular street alignments east and west of Reading Road." One of these blocks was Bella Vista Street, (originally, Bella Vista Avenue), which is a Re-Subdivision of Lot No. 6 Snow & White's Subdivision, as accepted by the City Planning Commission on June 29, 1926 Sect. 5T FR.

Developers and builders of the lots along Bella Vista include, Arthur R Green, MP Quill, JC Grunkemeyer, Holscher & Rape, and Gustave M Goldsmith.

While there were multiple buildings, the majority of structures are consistent in style and siting upon the lots. The significance of the street lays in its cohesiveness as an example of Jazz Age architecture.

### **Designation Review**

Attached to this Staff report are the Designation Report, boundary maps, and the proposed Conservation Guidelines for the Bella Vista St Historic District.

Staff finds that, based on the attributes of the district and its associated buildings and parcels as set forth in the Designation Report, that the application for the nomination for the Bella Vista St Historic District meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

1. Association with events that have made a significant contribution to the broad patterns of our history; or
2. Association with the lives of persons significant in our past; or
3. Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield, information important in prehistory or history.

The applicant is nominating the Bella Vista St Historic District under Criterion 3: embodies the distinctive characteristics of a type, period, method of construction or that

represent a significant and distinguishable entity whose components may lack individual distinction.

*There are 18 buildings within the district which were all built in the 1920s and 1930s. The homes have largely retained their historic and architectural integrity including their site and setting. The street is no-outlet, lamplit street which helps to create a strong cohesive and quiet district.*

*All 18 buildings in the district are contributing and there are no “missing teeth”/ vacant lots which makes this a unique street that helps create a strong sense of time and place.*

In CZC § 1435-07-2-B, “Report, Public Hearing and Decision”. It states

*“Historic Conservation Board. After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission.”*

The proposed Historic Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the Bella Vista Street Historic District.

The guidelines were based off of the city created “Rehabilitation Template Guidelines” provided to the applicant by staff. Staff worked with the applicant to create New Construction Guidelines as well. While there is not an anticipation that new construction/infill construction would happen due to all of the 18 buildings in the district being contributing and in good repair, the guidelines would be needed in case of a catastrophic event, such as a fire, where a building might not be able to be rebuilt.

Staff has not proposed changes to the presented guidelines.

### **Other Considerations:**

#### **Public Meeting/Staff Conference**

Staff from both the City Planning Office and the Historic Conservation Office held a public meeting in the Bond Hill Community on June 24, 2019. At this meeting the guidelines and designation report were presented to the community by the applicants and staff. The sign in sheets from the meeting are attached.

**Comments Provided to Staff:** In the submittal from the applicant, they have included petitions sheets that show support from 7 property owners within the district. There have been no letters of opposition submitted to staff.

**Zoning Considerations:** The proposed Bella Vista Street Historic District will not affect the base zoning of SF-4 and RM 1.2. Many of the lots are twice the size of the required lots in SF-4. However, due to the minimum lot width requirements they would not be able to be subdivided without variance and Planning Commission approval.

**Consistency with Plan Cincinnati (2012):** This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** and **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the Bella Vista Street Historic District Attachment 2 and the list of properties in Attachment 1 as detailed in the associated Bond Hill Bella Vista Historic Designation Report and related Conservation Guidelines.
  
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
  - (a) That it has been demonstrated that the Bella Vista Street Historic District meets the conditions of §1435-07-1(a)(3) as it “Embodies the distinctive characteristics of a type, period, method of construction”.
  - (b) That the Board recommends a proposed Historic Conservation Guidelines, dated June 21, 2019 as required by §1435-07-2C.
  - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Guidelines for Historic Preservation.

# BOND HILL BELLA VISTA HISTORIC DESIGNATION REPORT

May 2019

Prepared by: Wei Liu & Alexis Liu

Sponsored and Submitted by: The Bond Hill Community Council

# **BOND HILL BELLA VISTA HISTORIC DISTRICT DESIGNATION REPORT**

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## **SUMMARY STATEMENT AND STATEMENT OF SIGNIFICANCE**

The Bond Hill Bella Vista Historic District meets the local historic criteria for designation set forth in CZC 1435-07-1 as a City Historic Landmark District insofar as the District “3. embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.”

The Bond Hill Bella Vista Historic District is an excellent example of the residential architectural styles dominant in the late 1920’s through the mid 1930’s. All of the homes in the Historic District were erected in a 10-year timespan between 1926 and 1936, and generally have been little altered in terms of their use, footprints, rooflines and overall appearance along the primary elevation. The homes line a single, lamplit no-outlet street with underground utilities and comprise a cohesive collection of Jazz Age architecture that evokes a sense of time and place.

Of the 18 buildings, 13 are homes in the Tudor Revival style (5026 Reading Road, 5108 Reading Road, 1702 Bella Vista, 1714 Bella Vista, 1715 Bella Vista, 1718 Bella Vista, 1719 Bella Vista, 1722 Bella Vista, 1723 Bella Vista, 1726 Bella Vista, 1727 Bella Vista, 1730 Bella Vista, and 1743 Bella Vista); 1 home is Gothic Revival (1739 Bella Vista); 1 home is Georgian Revival (1740 Bella Vista); 1 home is Mediterranean Revival (1734 Bella Vista); and 1 home is Colonial Revival (1735 Bella Vista).

The principal developer of Bella Vista Street, Arthur R. Green, described the street this way in a 1929 *Cincinnati Enquirer* advertisement: “Peace and satisfaction come from owning and living in a clean, well-built and conveniently-planned home, in a good home, among good homes and on a street where there is no possibility of any worry as to what is going to be built next door, that would jeopardize the value of your estate. Bella Vista Avenue is a street restricted to . . . residences of a better class, characteristic of the homes already built on this street, which speak for themselves” ( It is that very character and cohesiveness of the homes on Bella Vista which merit are significant and merit preservation and protection from uncharacteristic future alteration.

## **BOUNDARY DESCRIPTION**

The Bond Hill Bella Vista Historic District is situated in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the intersection between the centerlines of Reading Road and Bella Vista Street; thence, southwardly with the centerline of Reading Road to the point of intersection with the westerly extension of the south parcel line of Parcel 207, HCAP Book 119, Page 2; thence eastwardly along the south parcel line of said parcel to the point of intersection with the west parcel line of Parcel 206, HCAP Book 119, Page 2; thence, southwardly along the west parcel line of said parcel to the point of intersection with the southwest corner of said parcel; thence, eastwardly along the south parcel line of said parcel and continuing eastwardly along the south parcel line of Parcels 205, 204, 203, 367, 200, 199 and 355, HCAP Book 119, Page 2, to the

point of intersection with the southeast corner of Parcel 355, HCAP Book 119, Page 2; thence, northwardly along the east parcel line of said parcel and said east parcel line extended to the point of intersection with the centerline of Bella Vista Street; thence, northwardly with the southerly extension of the east parcel line of Parcel 198, to the point of intersection with the southeast corner of said parcel and continuing northwardly along the east parcel line of Parcel 397, HCAP Book 119, Page 2, to the point of intersection with the northeast corner of said parcel; thence, westwardly along the north parcel line of said parcel to the point of intersection with the northwest corner of said parcel; thence, southwardly along the west parcel line of said parcel, to the point of intersection with the north parcel line of Parcel 195, HCAP Book 119, Page 2; thence, westwardly along the north parcel line of Parcels 195, 194, 193, 192, and 011, HCAP Book 119, Page 2, and the north parcel line of Parcel 11, HCAP Book 119, Page 2 extended, to the point of intersection with the centerline of Reading Road; thence, southwardly with said centerline of Reading Road to THE POINT OF BEGINNING.

## BOUNDARY MAP



All buildings within the boundary map are contributing, as indicated on the Historic Resource Inventory Form, attached.

## JUSTIFICATION OF BOUNDARY

The boundary was selected on the basis of the cohesiveness of architecture on Bella Vista Street. 16 of the 18 buildings within the boundary have Bella Vista Street addresses. The two remaining buildings, 5026 Reading Road and 5108 Reading Road, have a secondary entrance on Bella Vista Street.

## DISTRICT HISTORIC AND ARCHITECTURAL OVERVIEW

The area now known as the Cincinnati neighborhood of Bond Hill was traditionally part of the Shawnee camp and hunting grounds of the Mill Creek known in the Shawnee language as “Mahketewah”. In November 1870, Henry Watkin, Lowell H. Smith, Thomas Sargent, David Hicks, and Joseph P. Sailer, incorporated the Cooperative Land and Building Association No.1 of Hamilton County, Ohio. They sought to establish the village they would call “Bond Hill” as a

temperance community for “men of modest means” in the farmland five miles north of the corporate limits of Cincinnati, serviced by the Marietta Railroad.

Bond Hill remained an independent suburb until 1903, when it was annexed by the City of Cincinnati. The area was still mostly characterized by dairies, orchards and large private estates at the time of annexation and only very gradually urbanized, until the housing boom of the 1920’s resulted in the rapid division and subdivision of these large parcels. According to Aharon Varady’s book *Bond Hill: Origin and Transformation of a 19th Century Railroad Suburb*, “Between 1923 and 1928, 20 blocks in seven separately planned segments were appropriated from farms east of Reading Road (*Cincinnati Times-Star* 1938). These plans did not take into consideration the existing gridiron plan of the original Bond Hill village. Consequently, their execution resulted in irregular street alignments east and west of Reading Road.” One of these blocks was Bella Vista Street, (originally, Bella Vista Avenue), which is a Re-Subdivision of Lot No. 6 Snow & White’s Subdivision, as accepted by the City Planning Commission on June 29, 1926 Sect. 5T FR 2.

Homer C. Stanforth was the original owner & developer of the Bella Vista Subdivision. Stanforth sold 14 lots to Arthur R. Green, who eventually built at least four homes on Bella Vista Street (1714 Bella Vista, 1715 Bella Vista, 1718 Bella Vista, 1722 Bella Vista, 1726 Bella Vista).

Other architects and builders on the street were:

- M. F. Quill, builder, with J.C. Grunkemeyer, architect, of 1702 Bella Vista and 5108 Reading Road. Notably, J.C. Grunkemeyer was a partner in Sullivan & Grunkemeyer, to whom the Makatewah Country Club clubhouse, directly located across Reading Road at 5401 Reading Road 45237, is attributed. Grunkemeyer has over 200 buildings, many of which are Catholic schools and churches, to his credit in the Cincinnati area.
- Holscher & Rape were builders of 1727 Bella Vista
- Gustave M. Goldsmith, of the Goldsmith Lath Company, was the owner-builder of 1734 Bella Vista

Though the historic significance of the district lay in its cohesiveness as an example of Jazz Age architecture, several noteworthy residents are also associated with the street:

Residents of the duplex 1702 Bond Hill Bella Vista / 5108 Reading Road, built by John Clifford Grunkemeyer, to whom Maketewah Country Club is attributed

- Ohio State University Professor Ralph B. Alspaugh and his wife Lilyan Mae Haas Alspaugh, author and frequent lecturer
- Louis B. Sawyer, Esq., noted criminal defense attorney
- Abraham Bruson, proprietor of the Bruson Motor Car Company on Gilbert Avenue

Residents of 1726 Bond Hill Bella Vista

- Arthur R. Green, developer of 14 lots on Bond Hill Bella Vista and homes throughout Cincinnati
- Robert Green, noted pioneering heart surgeon

Owners of 1727 Bond Hill Bella Vista

- John E. Lietemeyer, the junior owner of the eponymous of the John E. Lietemeyer & Son Funeral Home Company

Owners of 1734 Bella Vista

- Gustave M. Goldsmith, Sr. the owner-builder-architect of 1734 Bella Vista and President of the Goldsmith Metal Lath Company
- Gustave M. Goldsmith, Jr., structural engineer

Owners of 1735 Bella Vista

- Dr. Arthur R. Theobald, Director of the Avondale Animal Hospital and a Bond Hill commercial landlord
- Dr. William David Smith, a professor of psychology and the very first director of the Department of Africana Studies at the University of Cincinnati

Owner of 1740 Bella Vista

- Joseph C. Sagmeister, Esq., attorney

## RESEARCH METHODOLOGY

Research for this report was gathered chiefly from real estate advertisements and articles from *The Cincinnati Enquirer*, Hamilton county auditor records, Hamilton county recorder records, and the definitive book of Bond Hill history *Bond Hill: Origin and Transformation of a 19<sup>th</sup> Century Railroad Suburb* by Aharon Varady.

## FINDINGS

According to chapter 1435 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a historic district can be made by City Council. These findings are as follows:

**(3) Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction;**

The 18 buildings within the Bond Hill Bella Vista district represent a variety of architectural styles from the late 1920's to mid 1930's. These homes largely have retained their historic integrity and together, lining a lamplit, no-outlet street, convey a sense of time and place that is unique in its cohesiveness.

*Compatibility with PLAN Cincinnati*

The designation of the Bond Hill Bella Vista Historic District is compatible with the City of Cincinnati's Comprehensive Plan: PLAN Cincinnati. PLAN Cincinnati outlines that "the city's broad and reputable historic building stock should be preserved to the greatest extent practicable."

In addition, the designation of the Bond Hill Bella Vista Historic District is specifically compatible with the 2016 Bond Hill + Roselawn Plan, which states that “Supporting and enhancing the housing in both communities is a way to ensure that the wealth families have built in their homes is protected, and that old and new residents have a high quality of life in these walkable neighborhoods” (p. 4).

## REFERENCES

Clarke, S. J. (1912). *Cincinnati, the Queen City, 1788-1912, Volume 2*. The S. J. Clarke Publishing Company.

Varady, Aharon N. (2005). *Bond Hill: Origin and Transformation of a 19<sup>th</sup> Century Railroad Suburb*. Henry Watkin Press & Cosmographic Design Initiates.

A. R. Green Co. Advertisement "Peace and Satisfaction". The Cincinnati Enquirer, October 6, 1929, p. 51

Bond Hill + Roselawn Plan (2016)

Accessed:

<https://www.cincinnati-oh.gov/planning/assets/File/BH%20+%20R%20Plan%20-%20May%202016%20-%20160526.pdf>

2012: PLAN Cincinnati: A Comprehensive Plan for the Future

Accessed:

[http://www.cincinnati-oh.gov/buildings/assets/File/final\\_plan\\_cincinnati\\_document\\_11-21-12.pdf](http://www.cincinnati-oh.gov/buildings/assets/File/final_plan_cincinnati_document_11-21-12.pdf)

PICTURES



1740 Bella Vista Street, March 3, 2019



1715 Bella Vista Street March 3, 2019



1719 Bella Vista Street March 3, 2019



1714 Bella Vista Street March 3, 2019



1734 Bella Vista Street March 3, 2019



1726 Bella Vista Street March 3, 2019



1739 Bella Vista Street March 3, 2019



1730 Bella Vista Street March 3, 2019



1743 Bella Vista Street March 3, 2019



1722 Bella Vista Street March 3, 2019



1718 Bella Vista Street March 3, 2019



1723 Bella Vista Street March 3, 2019

# BOND HILL BELLA VISTA HISTORIC DISTRICT

## Historic Conservation Guidelines

Prepared by:  
Wei Liu & Alexis Liu

Sponsored and submitted by: The Bond Hill Community Council

Adopted: XXX, XX, 20XX per ordinance # XXXXXXXXXX

## Boundary Map Bond Hill Bella Vista Historic District



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*This project was made possible in part by a grant from the National Park Service, U.S. Department of the Interior administered by the State Historic Preservation Office of the Ohio History Connection.*

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## INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the Bond Hill Bella Vista Historic District, and includes recommendations for building rehabilitation and alterations, site improvements and alterations, new construction and additions, and demolition.

The guidelines have been adapted from the Secretary of Interior's [Standards for Rehabilitation](#) and the National Park Service's [Preservation Briefs](#). These guidelines are not rigid sets of rules, but serve as a guide in making improvements which are compatible with the district's historic character. They set broad parameters within which district changes should occur, while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine if the proposed work is appropriate for the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB). This is in addition to a building permit, although there is no additional fee. The following kinds of work do not require a C.O.A.:

- Ordinary repair and maintenance which does not result in an exterior change.
- Interior work such as painting, plumbing, wiring, and plastering.

The following points are extremely important:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship.
- The HCB must approve the proposal, even if it doesn't meet the guidelines, when the owner demonstrates:
  1. That there is no economically feasible and prudent alternative which would conform to the guidelines, and
  2. That strict application of the guidelines would deny a reasonable rate of return on the property and would amount to a "taking of the property without just compensation."
- The guidelines and the legislation which set up the HCB are structured for negotiating solutions which will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to City Council.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 500, Centennial Plaza Two, 805 Central Avenue or at 513-352-4848.

## GENERAL CHARACTERISTICS

### Description of Physical Appearance

The 18-home Bond Hill Bella Vista Historic District is comprised of thirteen mock English cottages in the Tudor Revival style, with four homes in other styles:

On the primary elevation, the Tudor Revival cottage homes (1702 Bella Vista, 1714 Bella Vista, 1715 Bella Vista, 1718 Bella Vista, 1719 Bella Vista, 1722 Bella Vista, 1723 Bella Vista, 1726 Bella Vista, 1727 Bella Vista, 1730 Bella Vista, 1731 Bella Vista, 1734 Bella Vista, 1735 Bella Vista, 1739 Bella Vista, and 1743 Bella Vista and 5026 Reading Road) are characterized by stone-clad or brick-clad first stories and stucco facades with decorative wood half-timbering on the second and third stories.

The single home in the Gothic Revival style (1739 Bella Vista) is a turreted dark brown brick home with an engraved shield, decorative half-timbering, steel casement windows and an engraved crest.

The single center hall Georgian Revival home (1740 Bella Vista) is an unpainted red brick, gable roof two-story home with an arched portico and dentil molding on the primary elevation.

The single Mediterranean Revival home (1734 Bella Vista) is an all-stucco two-story home with a glass-enclosed conservatory.

The single Colonial Revival home (1735 Bella Vista) is characterized by a fieldstone clad first story with aluminum siding on the second story, which was originally wooden clapboard.

Over time, the homes generally have maintained their original footprints, rooflines and general appearance along the primary elevation. There are, however, a number of common alterations of the original properties:

- enclosure of open-air porches, including infill of the original arched openings, visible along the primary elevation
- whimsical and historically inaccurate paint schemes
- installation of storm doors
- installation of replacement windows, very often with faux divided light double-hung windows
- installation of decks along the secondary and tertiary elevations
- installation of parking pads in the rear of properties
- removal of cut stone or brick walkways in favor of broom-swept textured concrete pavement or stamped concrete
- demolition of freestanding garages

## Statement of Significance

The Bond Hill Bella Vista Historic District is an excellent example of the residential architectural styles dominant in the late 1920's through the mid 1930's. All of the homes in the Bond Hill Bella Vista Historic District were erected in a 10-year timespan between 1926 and 1936. Of the 18 homes, 14 are in the Tudor Revival cottage style; 1 is Gothic Revival (1739 Bella Vista); 1 is Federal Revival (1740 Bella Vista); 1 is Mediterranean Revival (1734 Bella Vista); and 1 is Colonial Farmhouse Revival (1735 Bella Vista).

Though the historic significance of the district lay in its cohesiveness as an example of Jazz Age architecture, several noteworthy residents are also associated with the street:

### Residents of the duplex 1702 Bond Hill Bella Vista / 5108 Reading Road, built by John Clifford Grunkemeyer, to whom Maketewah Country Club is attributed

- Ohio State University Professor Ralph B. Alspaugh and his wife Lilyan Mae Haas Alspaugh, author and frequent lecturer
- Louis B. Sawyer, Esq., noted criminal defense attorney
- Abraham Bruson, proprietor of the Bruson Motor Car Co. on Gilbert Avenue

### Residents of 1726 Bond Hill Bella Vista

- Arthur R. Green, developer of 14 lots on Bond Hill Bella Vista and homes throughout Cincinnati
- Robert Green, heart surgeon

### Owners of 1727 Bond Hill Bella Vista

- John E. Lietemeyer, the junior owner of the eponymous of the John E. Lietemeyer & Son Funeral Home Co.

### Owners of 1734 Bella Vista

- Gustave M. Goldsmith, Sr. the owner-builder-architect of 1734 Bella Vista and President of the Goldsmith Metal Lath Co.
- Gustave M. Goldsmith, Jr., structural engineer

### Owners of 1735 Bella Vista

- Dr. Arthur R. Theobald, a Director of the Avondale Animal Hospital and Bond Hill commercial landlord
- Dr. William David Smith, a professor of psychology and the very first director of the Department of Africana Studies at the University of Cincinnati

### Owner of 1740 Bella Vista

- Joseph C. Sagmeister, Esq., attorney

## GENERAL GUIDELINES

### *Adapted from the Secretary of Interior's Standards for Rehabilitation*

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## DEFINITION OF EXISTING CONDITIONS



*Masonry in good condition*



*Masonry in fair condition*



*Masonry in poor condition*



*Wood windows in good condition*



*Wood door in fair condition*



*Wood window in poor condition*

### **Excellent**

Excellent conditions consist of no signs of aging or ordinary exposure; the architectural feature should look brand new. This condition will often only be used after the repair, restoration or replacement of an architectural feature.

### **Good**

Good conditions consist of typical signs of aging and ordinary exposure from the elements. Deterioration at this level should generally be addressed through repairs or restoration and/or can be sufficiently maintained at its current condition through routine maintenance.

### **Fair**

Fair conditions consist of long-term neglect; inadequate protection against the elements; damage from vandalism or small fires; intentional destruction or removal of portions of architectural features. Deterioration at this level may require rebuilding, replicating or replacing architectural features or portions of them.

### **Poor**

Poor conditions consist of rot, irreparable deterioration, collapse or partial collapse, past removal and destruction of significant architectural features. Architectural features that display poor conditions lack the physical integrity to be repaired or restored.

## **BUILDING REHABILITATION AND ALTERATION**

### **1. GENERAL GUIDELINES FOR REHABILITATION**

#### **Overview**

The guidelines for Building Rehabilitation and Alteration are intended to ensure that rehabilitation will maintain significant features of buildings. The guidelines are not concrete rules, but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes. Ordinary repair and maintenance that in no way changes the appearance of the building shall not be subject to review. Replacement is subject to review.

The following general guidelines apply to all subsections of *Building Rehabilitation and Alteration*:

#### **Identify, Retain, and Preserve**

Identify, retain, and preserve features that are important in defining the overall historic character of the building and are in good condition. Rehabilitation work should fit the character of the original building.

#### **Protect and Maintain**

Original building materials should not be covered by other materials.

Surface cleaning should be done by the gentlest means possible. Cleaning may not be necessary at all if the materials have a protective patina, are not heavily soiled, or could be damaged by cleaning methods.

#### **Repair and Replace**

Original materials should be repaired, restored, and reused wherever possible. If replacing, replicate the original based on existing materials.

Replace missing or severely deteriorated material sensitively to harmonize with or replicate the original as closely as possible with regard to:

Type of material	Color	Placement
Size of Unit	Shape	Detailing
Composition	Texture	
Size	Type of joint	

If no evidence of original materials or detailing exists, alterations and completely new features should be detailed in a simple manner and be contemporary in design, yet harmonize with the character of the building in terms of scale, texture, design, and composition.

#### **Not Recommended**

- Making the building look older than it really is or inventing a feature that “might have been.”
- Removing or altering historic materials or distinctive architectural features.

## 2. EXTERIOR WALLS AND ARCHITECTURAL FEATURES

### Overview

Exterior Materials: Brick, Stone, Mortar, Wood, Metal

Location of Materials: Walls, Foundation, Architectural Features

Exterior Architectural Features: Cornices, Architraves, Pediments, Brackets, Railings, Columns

The exterior walls and architectural features of buildings in this district are composed primarily of brick, stone, wood, and cast iron. Brick varies considerably in size and quality.

Historic mortar was generally quite soft, consisting of lime and sand and other additives. Stone can include various types of sandstone, limestone, marble, granite, slate and fieldstone and be used in foundations, roofs, and ornamentation. Wood was used as siding and for ornamentation such as cornice brackets. Cast iron can be found in architectural features including building facades and porches.

*For help with identifying masonry materials, refer to [Preservation Brief 2](#).*



*Above: Examples of masonry materials and mortar types present in the Historic District*

### Identify, Retain, and Preserve

Identify, retain, and preserve all **exterior features** that are important in defining the overall historic character of the building such as **walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns**; and details such as tooling and bonding patterns, coatings, and color.

### Protect and Maintain

Protect and maintain **masonry, wood, and architectural metals** by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The cleaning of **exterior materials** should be done by the gentlest means possible. Identify the particular material prior to any cleaning procedure. Clean **masonry** only when necessary to halt deterioration or remove heavy soiling. *Refer to [Preservation Brief 1](#) for recommended cleaning methods for masonry surfaces.* Clean **architectural metals**, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. *Refer to [Preservation Brief 27](#) for maintenance and repair of architectural cast iron.*

The color of trim and decorative detailing on a building should contrast with the wall **paint color**. Light colored buildings should have darker trim and dark colored buildings should have lighter trim. The detailing and trim should not be painted the same color as the walls.

While not permanent, **paint** provides an effective protective skin for structures. Painted **brick** buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The best treatment for **painted brick** is a gentle scraping, then repainting. Inspect painted **wood** surfaces to determine whether repainting is necessary or if cleaning is all that is required. On **wood** surfaces, remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), then repainting. Apply chemical preservatives to **wood** features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as **paint** that help protect the **wood** from moisture and ultraviolet light. *Refer to the [Secretary of Interior Standards Guidelines on Wood](#) for treatment of painted wood surfaces.* For **architectural metals**, apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

### **Exterior Colors and Considerations of Home Styles**

#### Tudor Revival, including Gothic Revival

Tudor Revival homes have a limited palette of historically appropriate colors. Doors, trim, and half-timbering members are accented through the use of brown or black paint color. Greens are also favorite trim colors, and certain reds can accent the doors and trim as well. Stucco walls use lighter tones such as white, yellow, beige, or cream. Nontraditional colors should be avoided.

#### Mediterranean Revival

Mediterranean Revival homes generally have a smooth stucco finish that should be preserved and maintained. Where previously painted, a stucco finish should be repainted as needed in a traditional color scheme, typically white, ivory or very pale yellow. Nontraditional colors, especially body colors, should be avoided.

#### Federal Style

The formal structure of the Federal style is set off by a striking contrast of black-on-white trim. Shutters are typically black or very dark green. Columns, pillars, trim and moldings are very white. Unless previously painted, brickwork should remain unpainted. Where already painted, white is the most common and appropriate brickwork color. Nontraditional colors, especially body colors, should be avoided.

#### Colonial Farmhouse Style

The informal nature of the Colonial farmhouse style lends itself to a variety of siding colors. Trim should, however, generally remain white. Siding and shutter colors should be harmonious with the trim and masonry details. Bright, contemporary colors are nontraditional and are best avoided.

### **Repair**

Repair **masonry and wood** features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair **architectural metal** features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of architectural features. *Refer to [Preservation Brief 16](#) for recommended use of substitute materials.*

Repair **masonry** walls and other masonry features by repointing the mortar joints where there is evidence of deterioration which can significantly aid the rehabilitation of a structure. When repointing an existing **masonry** wall, duplicate old **mortar** in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile. *Refer to [Preservation Brief 2](#) for mortar history, technical assistance, and recommendations for repairing.*

### **Replace**

Missing or deteriorated materials is to be replaced with new materials which match the original details as closely as possible, when known, with regard to the following: type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing. When alternative materials other than those historically used in the district are proposed the following qualities will be used in evaluating its appropriateness and its establishment of visual continuity:

1. Life-span/durability of the material
2. Sheen, glare, reflectivity
3. Texture
4. Color
5. Design/Pattern/Profile
6. Dimensions

### **Not Recommended for Exterior Walls and Architectural Features**

- Removing or radically changing features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
- Replacing an entire feature when repair of and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the feature or that is physically or chemically incompatible.
- Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance. Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new feature that is incompatible in size, scale, material and color.
- Treating a material without identifying, evaluating, and removing the source of deterioration.
- Applying **paint** or other coatings (such as stucco to masonry) that has been historically unpainted or uncoated to create a new appearance. Removing **paint** from historically painted material. Radically changing the type of paint or coating or its color.
- Sandblasting and use of wire brushes are not an acceptable method of **cleaning**. *Refer to [Preservation Brief 6](#) for the dangers of abrasive cleaning.*
- **Waterproof and water repellent coatings** should never be used on **masonry** unless there is actual water penetration through the **masonry**, then only the affected area should be treated and only after it has thoroughly dried. *Refer to [Preservation Brief 1](#) for recommended water-repellent treatment.*
- Removing non-deteriorated **mortar** from sound joints, then repointing the entire building to achieve a uniform appearance. Repointing with **mortar** of high portland cement content unless it is the content of the historic mortar. Repointing with a synthetic caulking compound. Changing the width or joint profile when repointing. *Refer to [Preservation Brief 2](#) for additional information on repointing historic mortar joints.*

The use of aluminum or vinyl siding for wood clapboard siding replacement or resurfacing material on wood frame buildings. The use of artificial stone, asbestos, asphalt shingles, and other similar resurfacing material.

### 3. DOOR AND WINDOW OPENINGS

#### Overview

**Common Window Styles:** The most common window style in the district is the divided light wooden double hung six-over-one window or the divided light wooden casement style window. Other styles are the steel casement window and leaded glass windows, which are most frequently diamond pane.

**Common Door Styles:** Arched doors are common in the Tudor Revival style homes. 6 panel doors are common in the other home styles.

**Overview:** Among the most important features of any building are its openings—its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building’s architecture.



*Wood casement windows*



*Leaded glass diamond pane windows*



*Steel casement windows*



*Tudor Arch door with original leaded stained glass*



*Rounded arch door with divided lights*



*Tudor arch door with original decorative cast iron straps*

#### **Identify, Retain, and Preserve**

Identify, retain, and preserve windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

### **Protect and Maintain**

Apply appropriate treatment methods, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, to surface materials which comprise the windows and doors. Refer to [Preservation Brief 9](#) for appropriate wooden window treatments, [Preservation Brief 27](#) for the maintenance of historic cast iron, and [Preservation Brief 47](#) for maintaining and cleaning openings.

Evaluate the overall condition of materials to determine whether more than protection and maintenance are required.

### **Repair and Replace**

Original doors and window sashes should be repaired rather than replaced, whenever possible. When replacement is necessary, the new door or window should match the original in size and style as closely as possible.

Original openings should not be filled in. If infill of original openings cannot be avoided, the outline of the openings should remain apparent by setting the new infill material back from the existing wall plane and by leaving the existing sills and lintels in place.

Screens and storm windows should be as inconspicuous as possible.

Repair window frames, windows sashes, and doors by patching, splicing, consolidating or otherwise reinforcing. If an entire window, door, or its parts are extensively deteriorated or missing, replace in kind or with compatible substitute material.

Missing shutters may be reintroduced, particularly where existing hardware proves that they were part of the original design and function of the building. New shutters must fit the original window openings and be functional.

### **Not Recommended for Openings**

- Altering or infilling original openings.
- Changing the historic appearance of windows and doors through the use of inappropriate materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Metal or plastic window frames, trim, and storm windows and doors are generally unacceptable. Slider windows are always inappropriate for front elevations in the district. Roll down shutters and metal bar systems installed on the exterior of the buildings that cover door and window openings are not encouraged.
- Replacing a window or door when it can be repaired.

## **4. ROOFS**

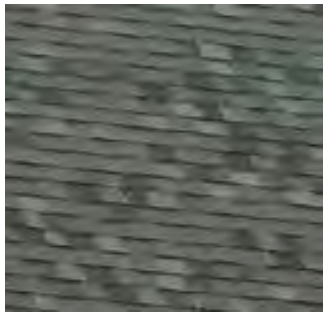
### **Overview**

Roof Materials: Roofs in the Bond Hill Bella Vista Historic District were most often originally cedar shake, slate, asbestos, or asphalt. The most common surviving roof material is the three-tab asphalt shingle. Roofs are typically either medium grey, dark grey, light brown or dark

brown, depending upon the color of the masonry, stucco and trim of the home. Replacements of roofing materials should be compatible with the half-timbering, stucco, and trim color of the home overall.

**Common Roof Styles:** Roofs in the district are typically steeply pitched and often multi-gabled.

**Overview:** The roof is an important design element of many historic buildings. In addition, a weathertight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.



*Three-tab asphalt shingle*



*Asbestos shingles*



*Slate roofing*

### **Identify, Retain, and Preserve**

Identify, retain, and preserve roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. The existing roofline and architectural features which give the building its character should be preserved. *For help with identifying roofing materials, refer to [Preservation Brief 4](#).*

### **Protect and Maintain**

It is important to identify and locate issues with a building's roof. Protect a leaking roof until it can be repaired. Maintain a roof by providing adequate anchorage for roofing material to guard against wind and moisture penetration. Clean gutters and downspouts and replace deteriorated flashing. Refer to [Preservation Brief 4](#) for help with identifying common failures of surface materials.

### **Repair and Replace**

Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered. *Refer to [Preservation Brief 4](#) for use of alternative roofing materials.* The original roof configuration, framing style, and dormers must be retained. An entire feature that is too deteriorated to be repaired can be replaced in kind, however, if the overall form and detailing are still evident and can be used as a model to reproduce the feature. *Refer to [Preservation Brief 4](#) for additional information on repairing and replacing historic roofing materials.*

### **Not Recommended for Roofs**

- Inappropriate roof materials for the district:
- Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof, an entire feature, or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
- Painting or applying coating to roof which has been historically uncoated.
- Failing to clean and maintain gutters and downspouts properly. Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration. Permitting a leaking roof to remain unprotected.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof.
- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- The addition of features such as vents, skylights, decks, and rooftop utilities should be avoided or should be inconspicuously placed and screened where necessary. *Refer to section Site Improvements- Utility Equipment.*

## **5. HISTORIC STOREFRONTS AND RESIDENCE-BASED BUSINESSES**

### **Overview**

There are no storefronts in the Bond Hill Bella Vista Historic District, which is entirely residential. Nevertheless, historically, home-based businesses (including a sole proprietor architectural / engineering firm at 1734 Bella Vista Street) have been located within the District. Given that all of the structures within the District were originally designed as private residences, any business signage within the district should be limited to a small identification sign, designed for clarity, legibility and compatibility with the house on which it is located.

### **Design**

New signs do not need to appear historic, but should be made of materials that are consistent in appearance with the age of the building. New signs should be small and discreet, respecting the size, scale and design of the historic building. Small projecting signs such as symbol signs are appropriate. Neon signs or other internally lit signs are inappropriate for the district. Signs should be designed for the purpose of identification rather than advertisement.

### **Location**

Signs should not cover any architectural features or overwhelm the historic character of the building themselves. New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.

### **Installation**

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

### **Not Recommended**

- Any sign that disrupts or covers significant architectural features of the building and neighboring buildings.
- Attaching signs to buildings which were originally private homes, although small identification signs may be acceptable.
- Attaching signs to buildings in a manner that will damage historic fabric, such as installing signs directly into the brick masonry and not at the mortar joints.
- Billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.
- Internally lit signage.

## **ADDITIONS**

### **Overview**

Additions to existing buildings are permitted and encouraged if they enable to continued use and rehabilitation of buildings within the district, however additions should be secondary to the historic principal structure.

### **Guidelines**

1. In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.
2. 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.
3. 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.
4. 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.

## **SITE IMPROVEMENTS**

### **1. PARKING LOTS**

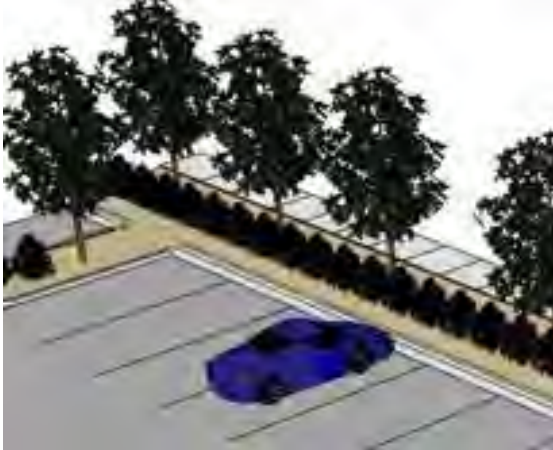
#### **Overview**

There are no parking lots within the Bond Hill Bella Vista Historic District.

Strictly Residential Districts: New parking lots within residential districts are strongly discouraged. If new lots are necessary, such as in the conversion of a single residential building to a multi-family residential where additional parking is needed, the following recommendations for design and locations should be adhered to below.

### **Design**

Any future parking lot should adhere to the following guidelines: Parking lots should be sufficiently screened to minimize the public view of parked cars. Appropriate screening includes landscaping, decorative fencing, and berms. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.



*Example of a properly screened parking lot*

### **Location**

New parking lots should be placed to the side or rear of buildings and should be as small as possible. Parking lots should relate well to the natural slopes and site contours, avoiding excessive cutting and filling.

Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible.

### **Not Recommended**

- Chain link fences should never be used for screening parking lots.
- Parking lots and pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

## **2. WALLS AND FENCES**

### **Overview**

With the exception of the two-family home at 5108 Reading Road / 1702 Bella Vista Street, front yards in the Bond Hill Bella Vista Historic District are generally not fenced. Where applicable, however, stone retaining walls and wrought iron fences are distinctive characteristics of the Historic District. Existing historic walls, gates, and fences should be repaired and retained wherever possible.

Refer to [Preservation Brief 2](#) for recommendations on caring for masonry and [Preservation Brief 27](#) for protecting and maintaining cast iron. New walls and fences should adhere to the following recommendations below.

### **Design**

New fences should be of wood, iron, or stone and should be simple and contemporary in design. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Picketed board fences (vertical boards nailed side-by-side on horizontal stringers) are appropriate at the rear and side of the property.

New retaining walls should be of dry stone or stone masonry or an appropriate masonry unit material that replicates the look, feel and size of stone. In some instances, planted hedges may be more appropriate than new fences or walls.

### **Location**

New fences and walls in the front yard should only be constructed where physical, photographic, or other evidence suggests that a building originally possessed fences or walls in front of the façade (primary elevations). These fences and walls should not exceed four (4) feet in height in the front yard, so that views of the contributing buildings within the district are not obstructed.

New fences and walls are appropriate at the side and rear of the property. These fences and walls should be compatible with the materials within the historic district.

### **Not Recommended**

- Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas.
- Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

## **3. LANDSCAPE AND SITE FEATURES**

### **Overview**

The landscape of the property includes the following site features: circulation systems such as sidewalks and paths; vegetation such as trees and plants; landforms such as terracing, berms or grading; furnishings such as lights, benches or outdoor furniture; decorative elements such as sculptures or monuments; and water features including fountains, streams, pools or lakes. New landscaping should be reflective of the space in which it is contained, the stylistic nature of the property, and the character of the Historic District



*Above: Examples of site appropriate landscaping within the Historic District*

### **Design**

Identify, retain and preserve site features that are important in defining the property's overall historic character. Retain existing vegetation, especially trees whenever possible. New landscaping should be scaled to complement the primary elevation of the property. Landscaping should not overwhelm or hide primary elevations. The design of new site features should be simple and contemporary.

### **Location**

When constructing new site features, consider the topography, views, patterns of open spaces and planted areas and other significant existing landscape features of the district. It is important to protect trees and other features during construction. The installation of site features should not cover or require the alteration of any architectural details.

### **Not Recommended**

- Landscaping that overwhelms or hides primary elevations.
- The installation of site features that cover or require the alteration of any architectural details.
- The installation of out of character site features, such as antiques or historic reproductions.
- The cutting down of mature, healthy and properly sited trees.

## **4. AWNINGS AND CANOPIES**

### **Overview**

The installation of fabric awnings on residential and commercial buildings that historically had awnings is encouraged. The installation of new canopies on historic buildings is only encouraged when evidence of a historic canopy is present. The installation of awnings where no awning previously existed, may be permitted if the awning is compatible with the historic building.

Existing historic awnings and canopies should be retained whenever possible. *Refer to [Preservation Brief 44](#) for recommendations on retaining, maintaining and reusing historic awnings and hardware.*



*Accurate canopy location, installation  
and material*

### **Design**

The shape, material, scale, and massing of awnings or canopies must be compatible with the historic character of the building. The traditional shed awning, which is triangular in section with a valance hanging down the outside edge, is appropriate for most historic window, door, and storefront installations. Awnings should be made of fabric, particularly canvas. On both commercial and residential buildings, awnings should only be wide enough to cover the single window opening that it shelters.

### **Location**

Awnings should be installed only where necessary, such as elevations experiencing full sun exposure. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Canopies should only be installed where historic evidence is present and should be installed in the same location.

### **Installation**

New awning hardware should be installed in a way that does not damage historic materials. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. If new backboards and rollers are installed, care needs to be taken not to damage cornices or transoms.

### **Not Recommended**

- Internally illuminated awnings are not permitted.
- Use of metal, plastic, vinyl (not vinyl coated fabric) or wood materials for awnings is discouraged, however will be reviewed on a case-by-case basis.
- Installation that requires the covering, removal or damage of historic materials.

## **5. UTILITY EQUIPMENT**

### **Overview**

The installation of utility and mechanical systems such as water or gas meters, solar equipment and central air conditioning cooling units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the façade (primary elevation).

### **Design**

Utility and mechanical systems at the ground level should be screened from public view. Appropriate screening includes landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings and landscape elements. Solar equipment should have camouflaging screens incorporated into the design. This can be accomplished by having the roofing materials the same color as the solar panel.

### **Location**

Utility and mechanical systems, including water, electric and gas meters, should be installed on secondary elevations when possible. A meter placement agreement for utility service providers can be requested through the Historic Conservation Office at 513-352-4848. Utility and mechanical systems installed on the roof should be situated in a manner so that they are not visible from the street. Solar equipment should be located in an inconspicuous location that cannot easily be seen from the street, such as a rear slope of the roof or in a shed. Location should maximize the sun's energy and should not interfere with the building's characteristics.

### **Not Recommended**

- Wall or window air conditioning units on the façade (primary elevation) should be avoided.

## **6. DECKS, BALCONIES AND FIRE ESCAPES (WHERE APPLICABLE)**

### **Overview**

Where physical, photographic, or other evidence suggests that a building originally possessed balconies or decks on primary elevations, they may be reintroduced in the scale and basic design of those that were common throughout the Historic District. New balconies or decks on secondary elevations may be constructed and must be compatible to the Historic District. Rooftop decks may be an acceptable element of adaptive reuse.

### **Design**

Balconies and decks on primary elevations will replicate the original width and scale conveyed by historic evidence, or that which is similar to other buildings from the era found in close proximity. As closely as building code permits, new balconies on primary elevations should mimic one of the railing designs found in the Historic District that remains from the same era in which the building was constructed. The owner does not have to prove that the proposed balcony design is an exact replica of what was on the building if there is insufficient evidence to do so, but may use any design consistent with the era, style and features of the building.

New balconies and decks on secondary elevations should use compatible materials and styles for the Historic District and be designed to be minimally noticeable. Wood decks should be stained or painted.

Rooftop deck railing should be of a material and design that minimizes the visibility of the deck from all vantage points.

### **Location**

Balconies on the façade (primary elevation) should only be constructed where physical, photographic or other evidence suggests that the building originally possessed balconies. These replicated balconies should be constructed in their previous locations. Balconies may be added to the rear or side elevations that were not constructed to face the street (i.e. on side elevations that are not the street-facing side of a corner building.)

No part of a roof deck including railings, access structures or any element of the deck should be visible from a street-level vantage point from within 40 feet in any direction from the primary street-facing facade. The same criteria should be applied to the secondary elevation sides of corner buildings.

Fire escapes located on the façade (primary elevation) which were often later additions may be removed on a case-by-case basis through consultation with Historic Conservation Office Staff at 513-352-4890. Fire escapes on secondary elevations may remain and be maintained. Any fire escape being used as a mean of egress must be inspected periodically. For more information on maintaining existing fire escapes for egress, please review the [Façade and Fire Escape Inspection Programs](#).

### **Not Recommended**

- Balconies that are historically inaccurate either because evidence conclusively establishes that the building never possessed a balcony or because the design, size, scale and materials do not replicate balconies found on buildings of similar age and location cannot be added to the primary street-facing façade.
- Design must not detract from the historic integrity of the building, and must not damage or cover architecturally significant components.
- Rooftop deck designs with modifications to the existing structure that alter the roofline or slope, chimneys or cornices.

## **NEW CONSTRUCTION**

### **Overview**

As there are no existing vacant lots fronting onto Bella Vista, and subdivision of the lots is likely unfeasible new construction of principal structures would likely only happen if a contributing building is permitted to be demolished under the Demolition section of these guidelines.

The general aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the existing contributing buildings on Bella Vista. The language of the guidelines, therefore, is keyed to the district's contributing buildings.

## **1. MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE**

### **Overview**

Most contributing buildings in the district are made of brick or stone, often with stone stucco and half timbering details.

### **Design**

Materials should be of similar color, texture, and scale to building materials found in the district's contributing buildings. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.

## **2. SCALE AND MASSING: MATCH THE DISTRICT**

### **Overview**

The contributing buildings within the district are 1 ½ to 2 story residential buildings on larger lots. They were originally constructed as single-family houses with a distinguishable main entrance on the first floor. As the majority of the buildings are Tudor Revival, the buildings generally have steep roof pitched and are asymmetrical in nature with the front of the building have several projections and

recessions.

### **Design**

The scale and massing of a new building and its individual elements (i.e., windows, doors, roof, ornamentation) should be compatible with the forms found among the contributing buildings. The ratio of wall surface to openings, and the ratio of width and height of windows and doors, should be consistent with the district's contributing buildings. Glass curtain walls along the front facade should be avoided, and large, flat walls which are unbroken by openings, setbacks or projections on the front facade also are discouraged.

## **3. HEIGHT: CONSIDER THE SURROUNDINGS**

### **Overview**

The contributing buildings within the district are 1 ½ to 2 story residential buildings. The one and a half story buildings generally have about half of the building in a 1 story portion of the building and the half story within a gable peak.

### **Design**

The height of new construction should not significantly differ from the height of nearby contributing buildings in the district. Generally, new buildings should not exceed the height of the tallest abutting building. The contours of the building site may further restrict the height of the new building or may permit the construction of a larger building.

## **4. DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES**

### **Overview**

The detailing in the district includes half-timbering, banded/grouped windows, stone detailing, arches over entrances and passageways, and sills (lintel are generally not present on the buildings)

### **Design**

The detailing of new buildings should respond to detailing found on contributing buildings within the district. This should generally include the following:

- Distinctive detailing at the front door,
- Window groupings with multi-pane windows
- Window sills and/or distinctive detailing at openings.
- Ornamental features such as banding, distinctive corner treatment, half timbering, and accent stonework

## **5. SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS**

### **Overview**

Buildings within the district are generally setback between 25-30 feet from the front property line with setbacks from each side lot line as well. The buildings are with the front wall parallel to the street. The main entrance to the building faces the street and if a garage is present is faces the side or rear of the lot. Most lots have a driveway on one edge of the lot that leads to the rear of the building. Front walks to the door are either from the street or the driveway.

### **Design**

New structures should be sited with setbacks similar to those of adjacent buildings and should be sited to respect current topographic and neighborhood development patterns. The major entrance to the building or unit should be orientated to the street on which the property exists. Site improvements and changes should comply with the guidelines for site improvements and alterations. (Refer to the Site Improvements and Alterations section of this booklet for applicable guidelines.)

## **6. SUBDIVISION: SHOULD REFLECT EXISTING PATTERNS**

Application for approval of subdivision plats or the cut-up of existing lots within the Bella Vista Historic District shall be in compliance with the base district's standards. Any variances to the standards shall follow the existing subdivision regulations and process. The Urban Conservator or their designee shall comment on the proposed subdivision and its appropriateness to the district before a final decision is made by the City Planning Commission.

## **7. COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (1990)**

### **Overview**

For any change of occupancy, additions/new components, and/or alterations made to existing buildings, including those designated as historic, there are requirements for accessibility pursuant to the [Ohio and Cincinnati Building Codes \(2011 OBC, Chapter 34, Existing Structures\)](#).

### **Design and Location**

Unless *technically infeasible* (see [summary](#) of Accessibility Requirements for Existing Buildings and Structures for definition), alterations and additions to historic buildings shall be required to meet Ohio Building Codes.

When *technically feasible*, accessibility solutions should preserve the property's historic character and avoid impacting its historic significance. New or altered accessible ramps, routes, and entrances should be located on a secondary elevation. If these new or altered accessible features must be on a primary façade, the feature should be designed and located in a way that is compatible with the historic building and does not impact the overall historic character. Refer to [Preservation Brief 32](#) for accessibility solutions on historic properties.

If compliance with requirements for accessible features threatens or destroys the historic significance of a building, OBC sections [3411.9.1—3411.9.4](#) may be required as an alternative.

## **8. ARCHAEOLOGICAL RESOURCES**

Under Section 106 of the National Historic Preservation Act of 1966, the City of Cincinnati is responsible for reviewing federally funded projects and are to take into account how the undertaking is affecting historic properties. To apply for Section 106 review, contact the Historic Conservation Office Staff at 513-352-4848.

New construction sites that are not federally funded should also be evaluated for their potential for archeological resources. Contact the Historic Conservation Office Staff at 513-352-4848 for consultation and guidance on existing archeological survey protocols.

## DEMOLITIONS

### Overview

Within historic districts demolition will require review for approval. Demolition is only considered in unique situations. For contributing buildings demolition should be considered a last resort and only in either emergency situations or when rehabilitation is Economically infeasible per the review of the Historic Conservation Board and governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the “Historic Preservation Code,” shall be considered the governing law.

### Guidelines

The demolition of existing buildings shall not be permitted unless one of the following conditions exist:

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency.
2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.
3. The demolition request is for a non-significant building or portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.
4. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

## NON-CONTRIBUTING BUILDINGS

### Overview

Buildings, which do not contribute to the distinctive character and historical significance of the district fall into two general categories:

Newer buildings: Most buildings that were built within the past seventy-five years do not fit the historic or architectural context, or period of significance, of the neighborhood. The majority of these newer buildings differ architecturally from the district’s historic buildings, especially in scale, building materials, and detailing.

Significantly altered buildings: Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details, but have been altered completely in their appearance. This does not include buildings that have façade

treatments covering historic facades. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the District.

ALL buildings within the Bond Hill Bella Vista Historic District contribute to the District.

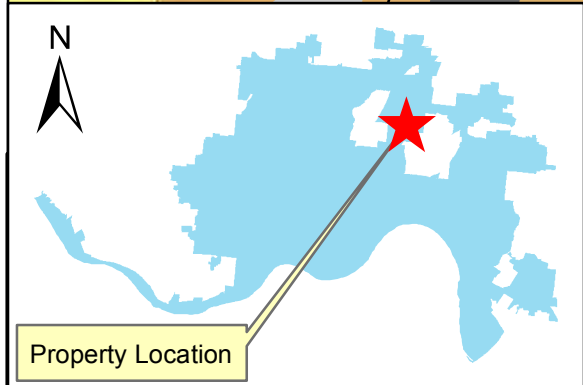
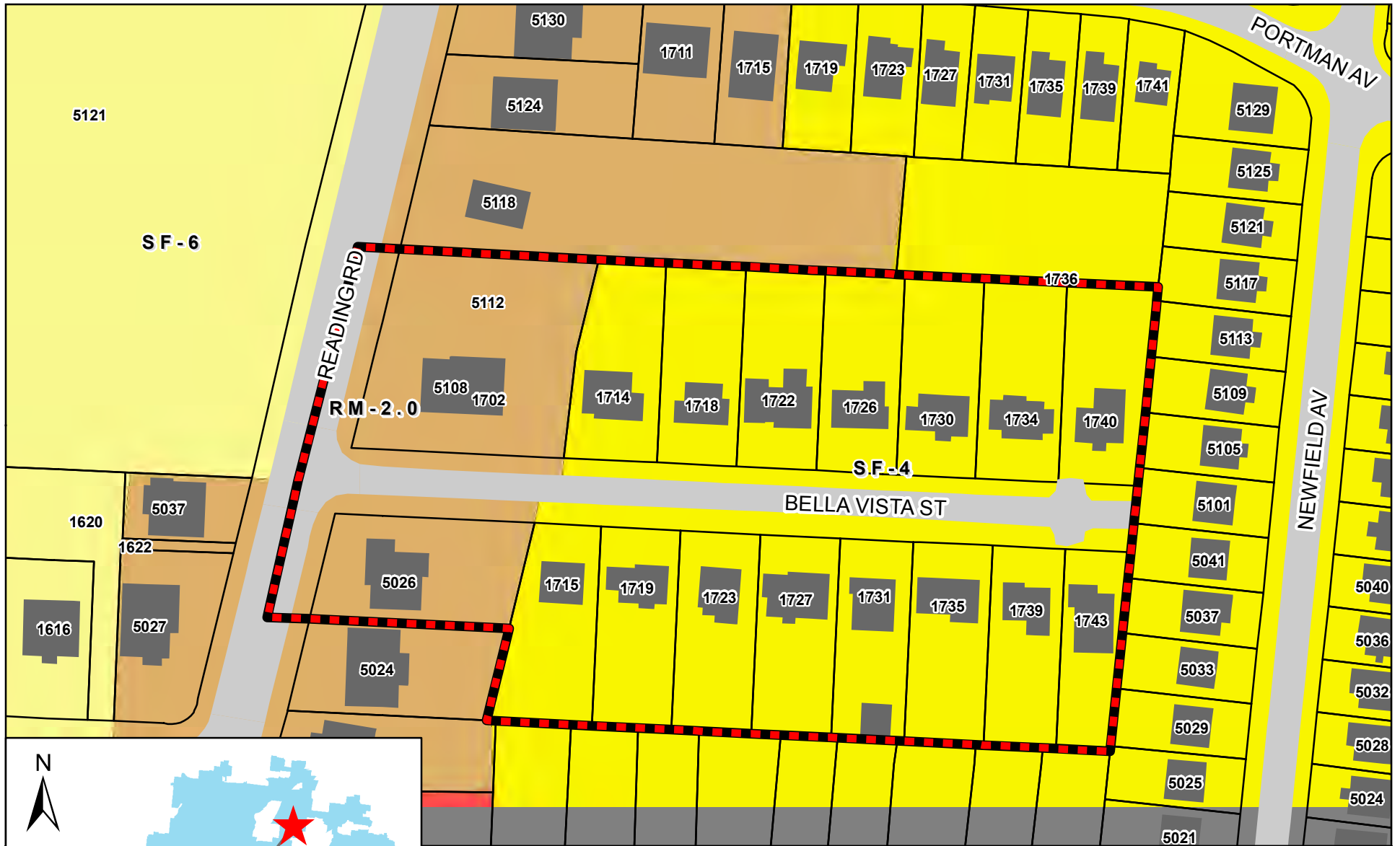
The Historic Conservation Board shall review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the District that will reinforce its historic and architectural character, but acknowledge that some buildings are of a different age or architectural period.

### **Guidelines**




1. The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the *Rehabilitation and Alterations* section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is.
2. Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.
3. The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Refer to the *Rehabilitation and Alterations* section of this document.
4. Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.
5. Additions to non-contributing buildings should comply with the guidelines outlined in the *Additions* section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building. Refer to *Preservation Brief 14* for further guidance on additions.
6. Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the *New Construction* and *Site Improvements and Alterations* sections of this document.

# Proposed Local Historic Landmark District in Bond Hill

## Bella Vista Historic District



### Legend

-  Proposed Bella Vista Historic District
-  Building Footprints
-  Parcels





DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Bobby J. Sampson, owner, of  
1743 Bella Vista Street (Address), hereby state that  
I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Bobby J. Sampson  
Signature

December 05 - 2018  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Adeline R Smith, owner, of  
1740 Bella Vista (Address), hereby state that  
I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Adeline R Smith

Signature

11-25-18

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

1702 I, Patricia Parker, owner, of  
4735 Bella Vista Street (Address), hereby state that

I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Patricia Parker

Signature

12-5-18

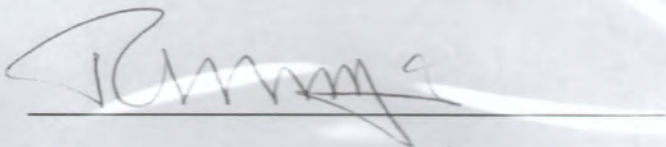
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, ROLAND C. MCGOODWIN + LILLIAN, owner, of  
1715 BELLA VISTA ST (Address), hereby state that  
I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

11-3-18

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Alexis Liu, owner, of  
1718 Bella Vista Street (Address), hereby state that  
I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Alexis Liu  
Signature

7/6/18  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Gabrielle Freeman, owner, of  
1727 Bella Vista Street (Address), hereby state that  
I have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Gabrielle Freeman

Signature

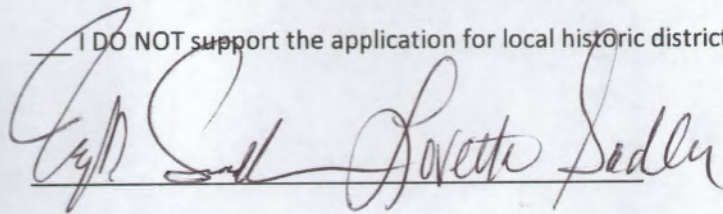
July 15, 2018  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Tyrone and Lovetta Sadler, owner, of  
1723 Bella Vista Street (Address), hereby state that I  
have reviewed the application for the BELLA VISTA STREET Historic Conservation District.

I DO support the application for local historic district zoning designation.

I DO NOT support the application for local historic district zoning designation.



Signature

12/7/18

Date

**Bella Vista Historic District**  
June 24, 2019 Staff Conference/Public Meeting  
SIGN IN SHEET

Name	Property within proposed district	Address	Email
<i>ANNA Clayton</i>	<i>yes</i>	<i>5117 Newfield Ave.</i>	<i>Michelleclayton@yahoo.com</i>
<i>TuJuan Clayton</i>	<i>yes</i>	<i>5117 Newfield Ave.</i>	<i>tajuan.clayton@gmail.com</i>

*tajuan.clayton@gmail.com*





# ITEM 2

July 22, 2019

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

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APPLICATION #: COA2019034  
APPLICANT: MSA Design – Caleb Herrick  
OWNER: Market Square I, LLC  
ADDRESS: **1800 Race Street**  
PARCELS: 094-0008-0380  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 27, 2019  
HEARING DATE: July 22, 2019  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### **Existing Conditions:**

The existing building is a one-story ca. 1920s commercial style building, located just east of a larger four-story mixed-use building built ca. 1875 and currently undergoing renovations. These buildings along with the adjacent two-story Italianate building to the east along Goose Alley for a portion of the Market Square project. The project is located on the northeast corner of the intersection of Race Street and W. Elder Street. The first floor will be occupied by the “Salazar 2” eating and drinking establishment, which will span all three buildings on W. Elder Street. A secondary entrance to the establishment will be located on the W. Elder Street frontage, which accesses the rear bar area.

### **Proposed Conditions:**

The applicant is proposing to install a new sign on the W. Elder Street frontage. The signage will consist of a projecting sign with neon lettering reading “Cocktails” and depicting a goose with a top hat, monocle and cane. The sign will be centered over the entry to the bar area on the south elevation. Aside from a small awning sign, this is the only signage proposed for the W. Elder Street elevation.

### **Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) CC-P  
Variance Requests: [Section 1427-27](#) Projecting Sign Regulations  
Variance Authority: [Section 1445-07](#)  
HCB authority: [Section 1435-05-4](#)

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



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



Figure 2. View of 1800 Race Street ca. May 2018. Image from Google.

**Previous Reviews:** The property has previously been reviewed by the Historic Conservation Board as part of the Market Square development by Model Group. No signage was included in previous approvals.

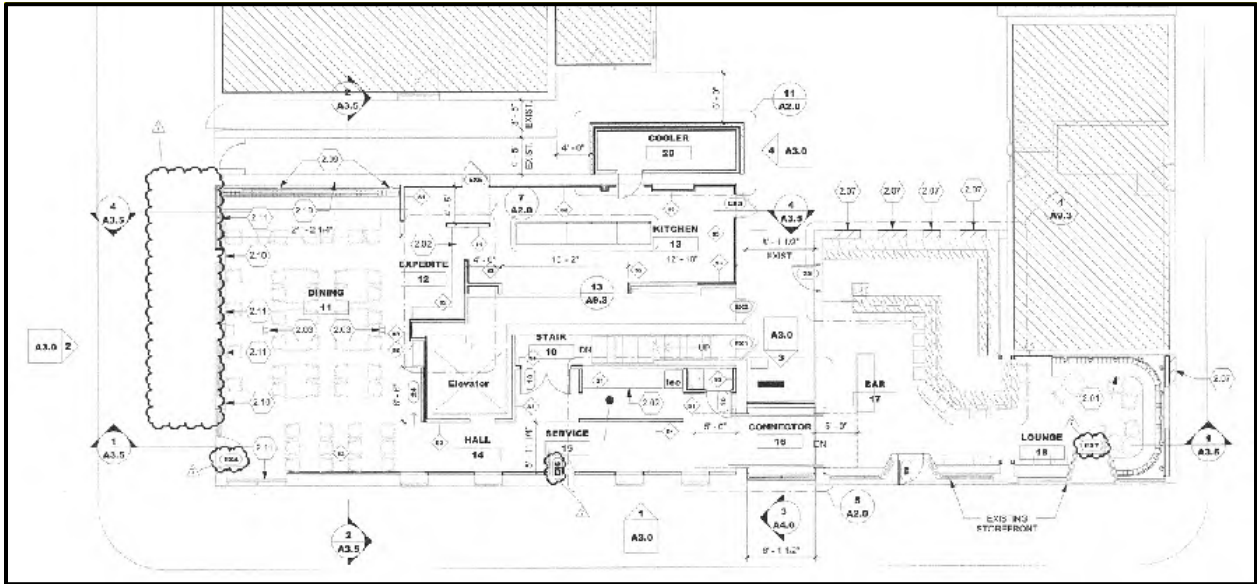


Figure 3. First floor plan from permit 2018P09369.

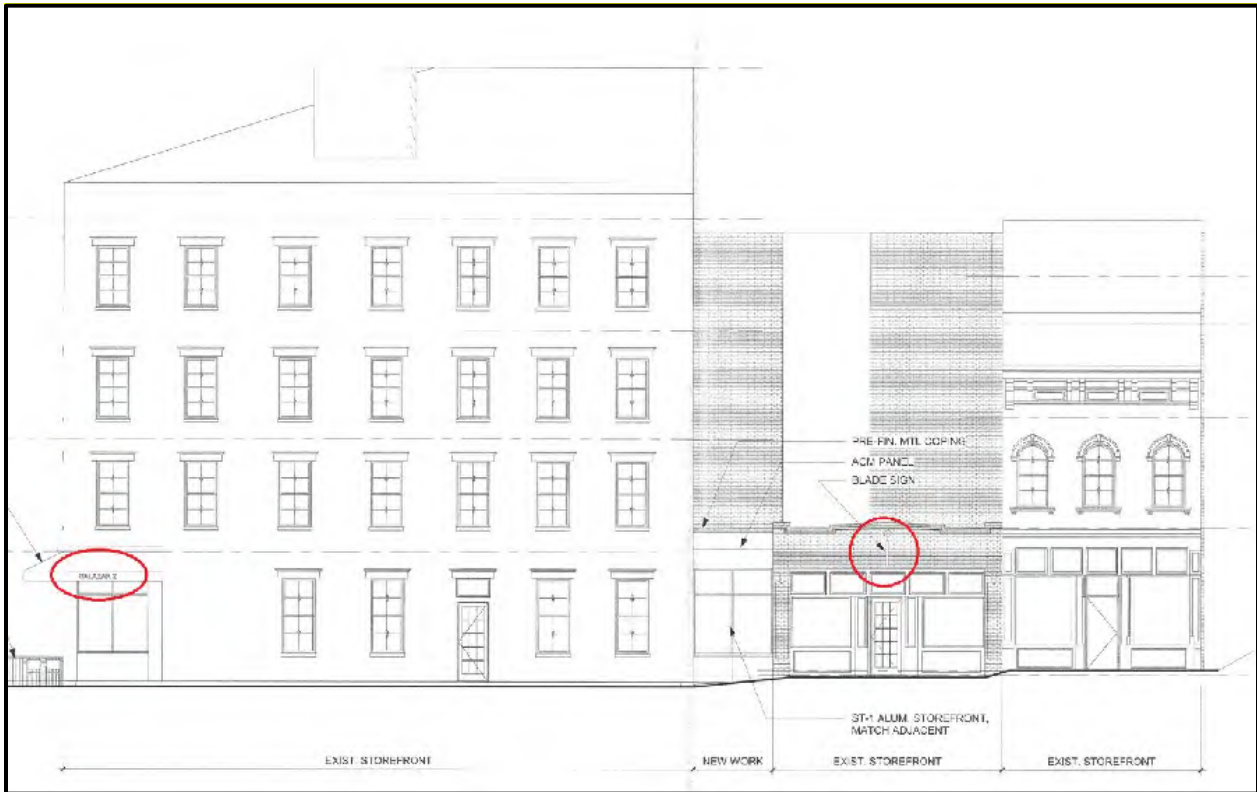


Figure 4. Elevation drawings from 2018P09369 showing proposed south elevation signage.

**Zoning Analysis:**

The proposed projecting sign meets the Zoning requirements for projecting signs in the CC-P district, which are limited to 28 sf (3.5' x 8') maximum with 10' of clearance above grade. The proposed sign is 6 sf and 11 ft. above grade, complying with Zoning. No Zoning relief is required.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the proposed signage.

**Applicable Guidelines**

Rehabilitation

**B. SPECIFIC GUIDELINES**

*13. SIGNS: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.*

*Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.*

The proposed sign meets the signage guidelines for Over-the-Rhine. It is designed for clarity and legibility and is generally compatible with the building and the surrounding district. While neon may not be appropriate for all areas in Over-the-Rhine, this building's location on a busy corner at Race and Elder across the street from Findlay Market and surrounded by primarily commercial uses, combined with the relatively modest size of the sign, make the neon appropriate at this location. Additionally, the use of neon will provide useful identification as the secondary entrance is approximately 85' from the front corner of the building and Race and Elder. It should also be noted that the overall signage for this establishment is well below the allowable square footage with the only other signage on this elevation being a small awning sign at the intersection. The neon lighting will provide less light spillage than other illuminated options, whether internal or external.

**Other Considerations:**

N/A.

**Prehearing Results:** A prehearing was held on July 3, 2019.

**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 1800 Race Street per plans by MSA Architects dated 5.30.2019 including any revisions submitted for permit subject to staff review and approval with the following condition:
  - 1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**ADJUDICATION/DENIAL LETTER**

Date: May 29, 2019

Location: 1800 Race Street

Request: Signage

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

Applicant Name: Caleb Herrick

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

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet 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 of the application and all required documents. You will be required to submit 10 copies of the complete 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 included as well. **A \$615.44 fee is required with the submission.** The next deadline is June 7, 2019 for the July 22, 2019 Historic Conservation Board Meeting.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@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](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. \$ 615.44

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

- 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

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: 1800 Race St, Cincinnati, OH 45202  
 Hamilton Co. Parcel ID No.: 094-0008-0380-00 Zoning District: CC-P  
 Historic District: Over-The-Rhine Overlay District: Other

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

Name: MSA Design  
 Contact Person (if legal entity): Caleb Herrick  
 Address: 316 W 4th St, 6th Floor  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-241-5666 E-mail: cherrick@msaarch.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Market Square I, LLC  
 Contact Person (if legal entity): Matt Reckman  
 Address: 3870 Virginia Ave.  
 City: Cincinnati State: OH Zip Code: 45227  
 Phone: 513-559-5864 E-mail: mreckman@modelgroup.net

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

Hanging new blade sign with neon.

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: Caleb Herrick

Date: 5/30/19

## Caleb Herrick

---

**From:** Matt Reckman <mreckman@modelgroup.net>  
**Sent:** Monday, June 3, 2019 9:29 AM  
**To:** Brandon Guyer  
**Cc:** Caleb Herrick; Keith Hall  
**Subject:** 1800 Race COA

Brandon,

As the owner's representative, you have my permission to fil for a Certificate of Appropriateness (COA) for the installation of an awning and blade sign for the Goose & Elder Project at 1800 Race and 28 Elder.

Matt Reckman

**Matt Reckman** | vice president of property management  
o:513.559.5864 | [www.modelgroup.net](http://www.modelgroup.net)

**model**group

May 30, 2019

City of Cincinnati Building Department  
805 Central Ave, Suite 500  
Cincinnati, OH 45202

**Re: 1800 Race St  
Historic Conservation Board Review  
Statement of Intent**

To Whom It May Concern:

This submission is for the installation of a blade sign on the building that will have orange neon. Per the Historic Conservation Guidelines:

1. "Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located,"— we believe this sign meets this requirement, as it is visible to pedestrians and lit via neon at night.
2. "Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features"— this sign is above the first story storefront and covers no features.
3. "Signs should capitalize on the special character of the building and reflect the nature of the business,"— this sign communicates the location of the facility where one could enter for the bar area to have a cocktail.
4. "Projecting signs should be no larger than 3 feet, 6 inches in width or height" – we are below this maximum at 24" wide and 36" tall.
5. "Small projecting signs such as symbol signs are appropriate," -- this sign is a symbol of the business's icon.

We hope this is helpful in the Historic Conservation Board's approval of this project. Thank you for your time.

Sincerely,



**Caleb Herrick**  
**MSA Design**  
Project Designer


**Dusty Rhodes, Hamilton County Auditor**

generated on 5/29/2019 8:44:03 AM EDT

**Property Report**

<b>Parcel ID</b> 094-0008-0380-00	<b>Address</b> 1800-1802 RACE ST OH	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2018 Payable 2019
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**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> 01801 - OVER THE RHINE 01	<b>Land Use</b> 450 - CONDOMINIUM OFFICE BUILDI	
<b>Owner Name and Address</b> MARKET SQUARE I LLC % MODEL GROUP 1826 RACE ST CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> THE MODEL GROUP 3870 VIRGINA AVE CINCINNATI OH 45227 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 3,950	<b>Effective Tax Rate</b> 96.515579	<b>Total Tax</b> \$406.68
<b>Property Description</b> UNIT 1800-02 RACE UNIT A 43.56% MARKET SQUARE CONDO PHASE 1		

**Appraisal/Sales Summary**

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	12/21/2015
Last Sale Amount	\$25,403
Conveyance Number	97649
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.000
Front Footage	117.61

**Tax/Credit/Value Summary**

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	3,220
CAUV Value	0
Market Improvement Value	8,060
Market Total Value	11,280
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$216.06
Tax as % of Total Value	0.000%

**Notes**

\*\* 7/22/16 - new parcel created from 308, 309 &amp; 325 for TY 2016

## Caleb Herrick

---

**From:** Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>  
**Sent:** Wednesday, May 29, 2019 2:16 PM  
**To:** Caleb Herrick; Johnson, Beth  
**Cc:** Brandon Guyer  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf  
**Attachments:** 1800 Race - sign.pdf

Caleb,

The adjudication letter and application form are attached.

Thank you,

Douglas Owen | Zoning Plan Examiner  
City of Cincinnati  
(513)352-2441

---

**From:** Caleb Herrick <cherrick@msaarch.com>  
**Sent:** Wednesday, May 29, 2019 1:47 PM  
**To:** Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>; Johnson, Beth <beth.johnson@cincinnati-oh.gov>  
**Cc:** Brandon Guyer <BGuyer@msaarch.com>  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

Hi Doug,

Understood. For the neon sign: the sign will be no larger than the 3.5' by 3.5' maximum.

Thanks,

**CALEB HERRICK**  
*Project Designer*  
O 513.241.5666



GOLD MEDAL FIRM – AIA OHIO  
[msaarch.com](http://msaarch.com)

---

**From:** Owen, Douglas <[Douglas.Owen@cincinnati-oh.gov](mailto:Douglas.Owen@cincinnati-oh.gov)>  
**Sent:** Wednesday, May 29, 2019 1:37 PM  
**To:** Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>; Caleb Herrick <[cherrick@msaarch.com](mailto:cherrick@msaarch.com)>  
**Cc:** Brandon Guyer <[BGuyer@msaarch.com](mailto:BGuyer@msaarch.com)>  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

Caleb,

Just to reiterate, the sign and awning will require a separate building permit as these types of appurtenances are not reviewed as part of the primary building permit and always require a separate permit in the City of Cincinnati. The

awning and a typical 3.5' x 3.5' externally illuminated sign could be reviewed at the Staff Level. The neon sign, however, will require the HCB review. Will this sign still fit within the 3.5' x 3.5' size allowed by the Conservation Guidelines? If you can send me the proposed dimensions I can complete your adjudication letter.

Thank you,

Douglas Owen | Zoning Plan Examiner  
City of Cincinnati  
(513)352-2441

---

**From:** Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Sent:** Wednesday, May 29, 2019 1:18 PM  
**To:** Caleb Herrick <[cherrick@msaarch.com](mailto:cherrick@msaarch.com)>; Owen, Douglas <[Douglas.Owen@cincinnati-oh.gov](mailto:Douglas.Owen@cincinnati-oh.gov)>  
**Cc:** Brandon Guyer <[BGuyer@msaarch.com](mailto:BGuyer@msaarch.com)>  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

Caleb,

It was specifically noted by DOTE that the sign and awning would have to be permitted under a separate permit so the sign and awning were not part of the approval.

“The blade sign and the awning will require separate permits and along with the outdoor seating will require the Revocable Street Privilege prior to the building permits being issued.”

The sign and awning were not approved or permitted.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections  
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202  
513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)



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**From:** Caleb Herrick <[cherrick@msaarch.com](mailto:cherrick@msaarch.com)>  
**Sent:** Wednesday, May 29, 2019 1:12 PM  
**To:** Owen, Douglas <[Douglas.Owen@cincinnati-oh.gov](mailto:Douglas.Owen@cincinnati-oh.gov)>; Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Cc:** Brandon Guyer <[BGuyer@msaarch.com](mailto:BGuyer@msaarch.com)>  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

Doug,

Both are based on what we saw on cagis for the building permit: **2018P09369**

It says zoning and historic both approved, and a blade sign was shown on the permit drawings.

**CALEB HERRICK**  
*Project Designer*

O 513.241.5666

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**From:** Owen, Douglas <[Douglas.Owen@cincinnati-oh.gov](mailto:Douglas.Owen@cincinnati-oh.gov)>  
**Sent:** Wednesday, May 29, 2019 11:54 AM  
**To:** Caleb Herrick <[cherrick@msaarch.com](mailto:cherrick@msaarch.com)>; Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Cc:** Brandon Guyer <[BGuyer@msaarch.com](mailto:BGuyer@msaarch.com)>  
**Subject:** RE: [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

Caleb,

You mentioned receiving approval for a blade sign previously. When did this occur and what type of approval was this? Did it require an HCB review or Zoning Relief? Can you provide me with dimensions of the sign, so I can adequately describe what type of approvals will be required for the new neon sign?

Thank you,

Douglas Owen | Zoning Plan Examiner  
City of Cincinnati  
(513)352-2441

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**From:** Caleb Herrick <[cherrick@msaarch.com](mailto:cherrick@msaarch.com)>  
**Sent:** Friday, May 24, 2019 3:19 PM  
**To:** Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>; Owen, Douglas <[Douglas.Owen@cincinnati-oh.gov](mailto:Douglas.Owen@cincinnati-oh.gov)>  
**Cc:** Brandon Guyer <[BGuyer@msaarch.com](mailto:BGuyer@msaarch.com)>  
**Subject:** [External Email] 1800 RACE\_NEON SIGN\_2019-05-24.pdf

External Email Communication

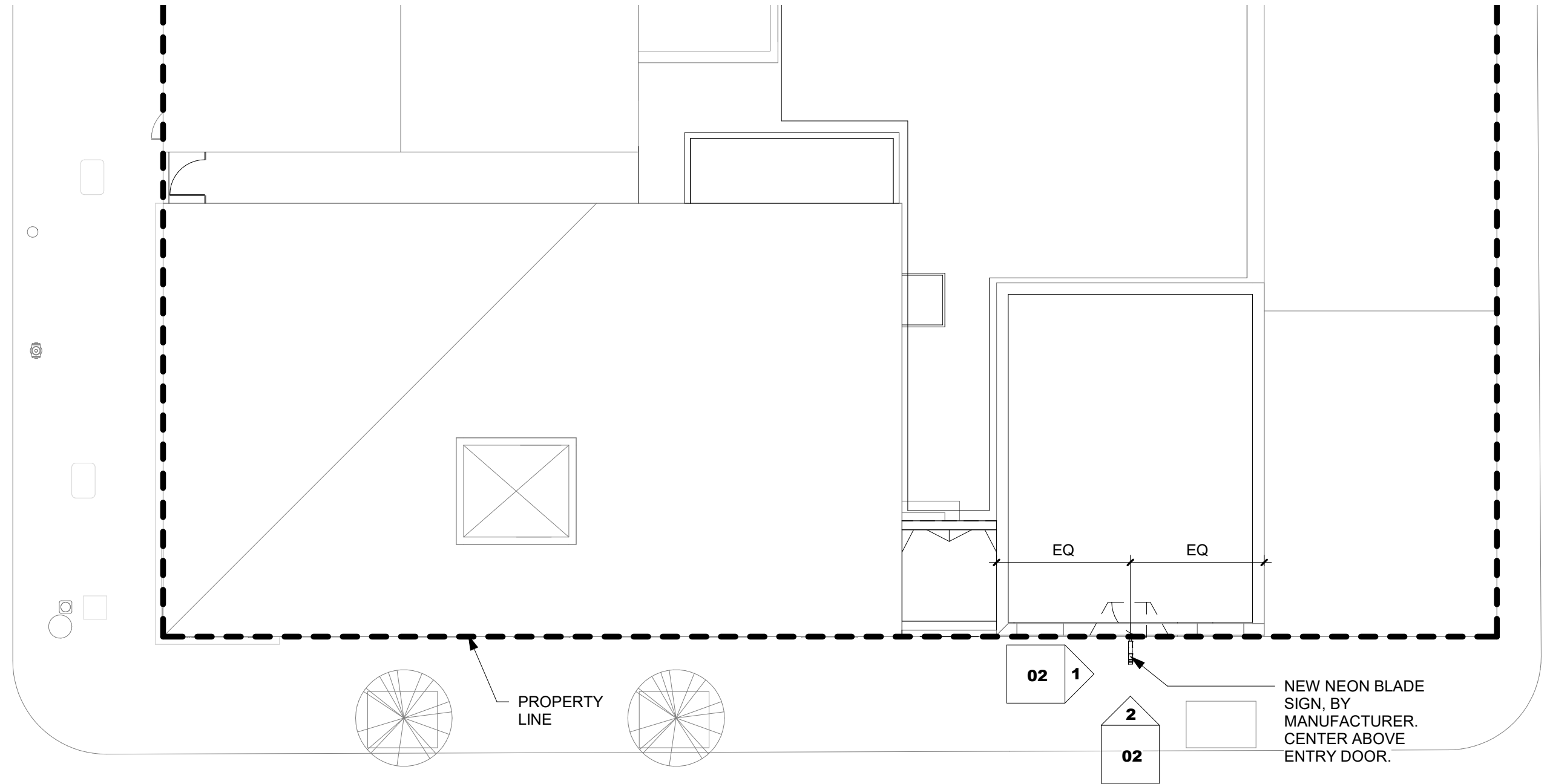
Hi Beth and Doug,

We received prior approval for a blade sign for the 1800 Race Street project, but the owner would now like for the sign to have neon, which we know needs approval by Zoning. See attached for what this sign will look like. Can you let us know what all we need to send to you in order to get this approved? Can this be approved at staff level?

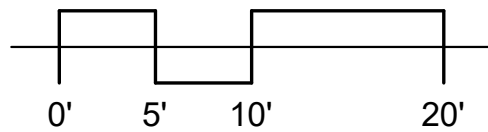
Thanks,

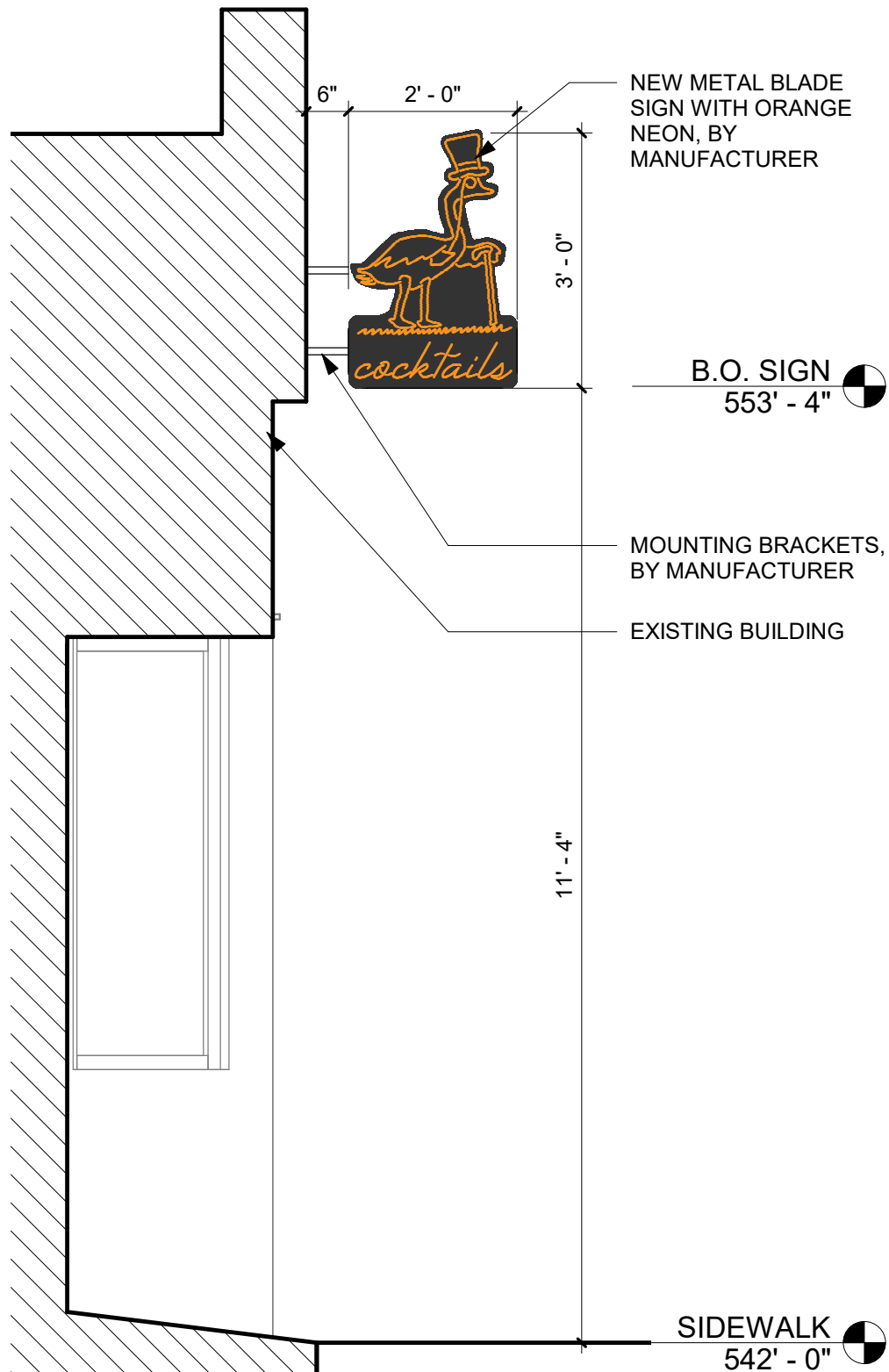
**CALEB HERRICK**  
*Project Designer*  
O 513.241.5666

**RACE STREET**

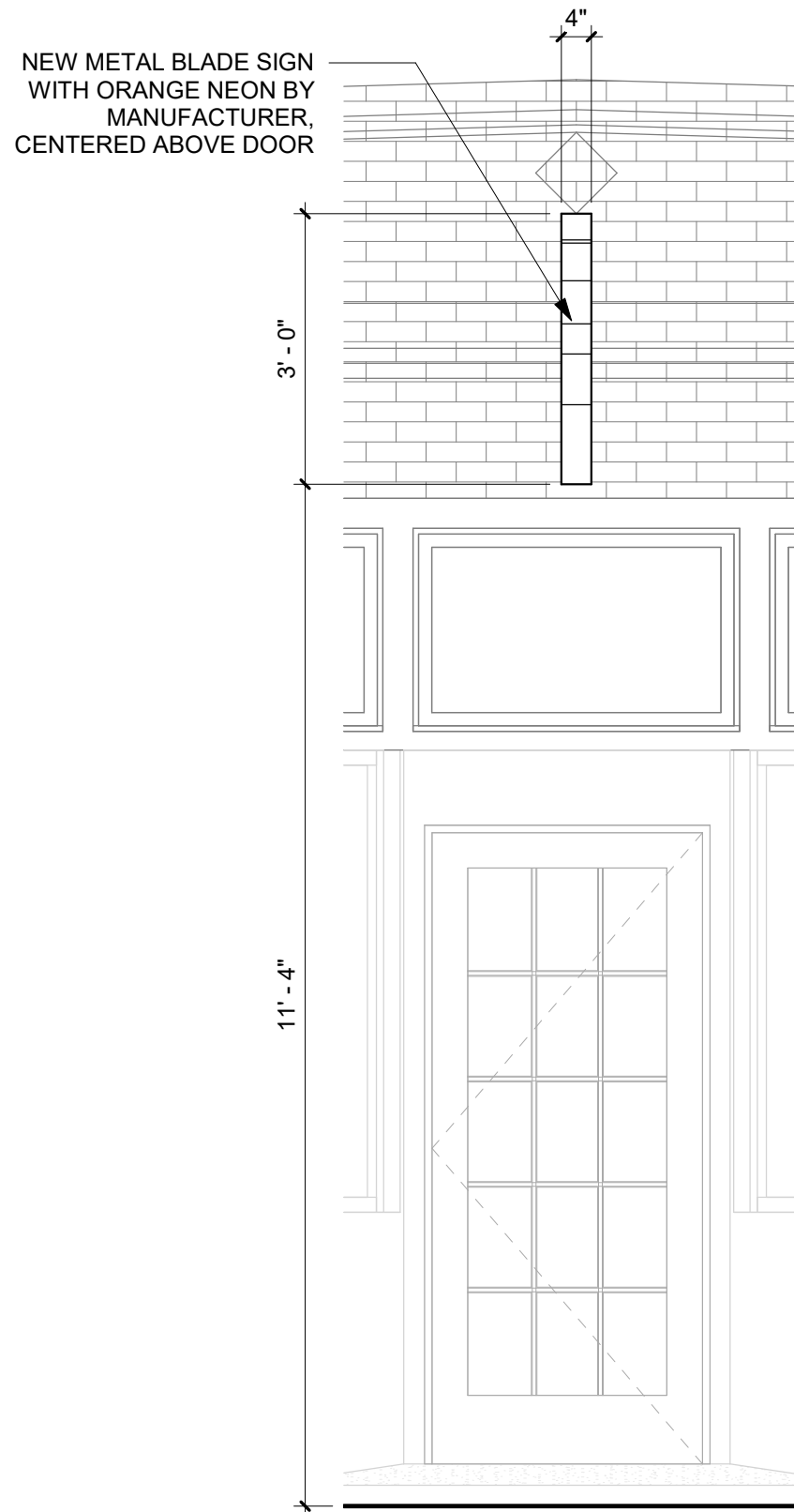


**W ELDER STREET**

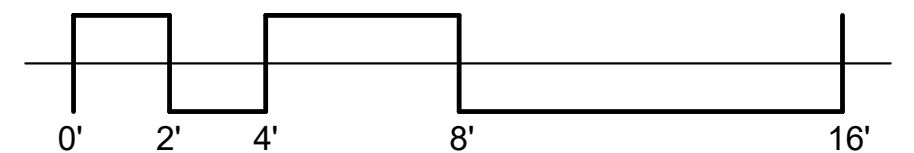




**FRONT ELEVATION**



**SIDE ELEVATION**



# ITEM 3

July 22, 2019

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## APPLICATION FOR WRITTEN ADMINISTRATIVE DECISION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: ZH20190099  
APPLICANT: Martha Dorff  
OWNER: Fourteenth Street LLC  
ADDRESS: **1400 Elm Street**  
PARCELS: 081-0002-0435  
ZONING: RM-1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 27, 2019  
HEARING DATE: July 8, 2019  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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

1. Sec. 1447-09(b) – **Expansion of a Nonconforming Use** – Approval required to expand the percentage/area of office use within a mixed use building.

### **Existing Conditions:**

The subject property is an existing three-story, mixed-use building originally built ca. 1900. The building is located on the northeast corner of the intersection of Elm Street and 14<sup>th</sup> Street in the Over-the-Rhine neighborhood. The building currently houses offices for Coldwell Banker West Shell on the ground floor storefront with apartments on the second and third floors.

### **Proposed Conditions:**

The applicant proposes converting the third floor from residential use to office use. No additional work is proposed to the exterior of the building and the applicant expects minimal internal work for the proposed conversion as an existing fire-rated stairwell accesses the third floor. The applicant states that the third-floor space could serve either one or two offices with the existing central stairwell.

### **Applicable Zoning Code Sections:**

1405-05: Land Use Regulations

1447-09: Expansion of a Nonconforming Use

1447-17: Standards for the Expansion or Substitution of Nonconforming Uses



Figure 1. Location of subject property. Image from CAGIS



Figure 2. Image of subject property ca. 2018. Image from Google.

**Zoning Analysis:**

The applicant requires Zoning Relief for the Expansion of a Nonconforming Use. The property historically housed the offices and workspace for “Azzi & Wolf Fine Violins”. By 2015, the violin space was converted to offices for Coldwell Banker West Shell, maintaining the existing legal nonconforming use. The proposed expansion of the facility consists of a third-floor conversion from residential to create additional office space within the building. The applicant expects the space to function as an office without interior renovations. The floor was last renovated in 2014 under permit 2014P07819. A building code analysis must be submitted through a Building Permit application in order to receive a new Certificate of Occupancy for the proposed conversion. If any conditions on the third floor do not match the previously approved permit drawings from 2014, these alterations must be shown on the new permit application.

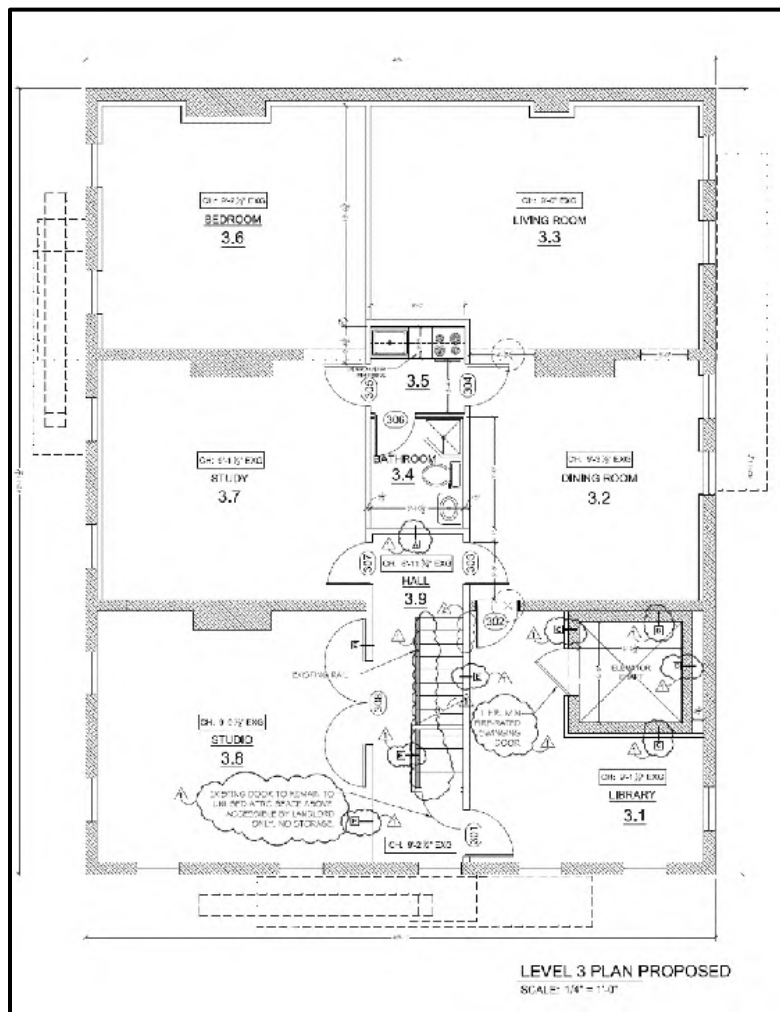


Figure 3. Most recent third floor plan from permit 2014P07819.

No work is currently proposed to the exterior of the building. If future exterior work is proposed, a Certificate of Appropriateness will be required. Any future signage proposed for the new office tenant(s) must comply with the Zoning Code and the Over-the-Rhine Historic Conservation Guidelines.

## Expansion of a Nonconforming Use

Per Section 1447-17, the Historic Conservation Board may approve, approve with conditions or disapprove an application for expansion of a nonconforming use as limited in § 1447-09 based on written findings of fact in consideration of the following standards. The failure of the proposed work to conform to any single factor or standard may not necessarily be a sufficient basis for denial:

- a) Consistent. *The proposed use is consistent with the general purposes and intent of the Cincinnati Zoning Code;*

While the proposed expansion is not explicitly consistent with the existing RM-1.2 Zoning District, which does not permit office uses, small-scale office uses such as that proposed for this project may complement existing nearby residential uses. The RM-1.2 is intended to “provide for mixed residential uses at moderately high densities. This is an intense district with an urban character.” As an intense and high-density district with an urban character, adding small-scale office uses would be somewhat consistent with the Code. Applicant should further explain at the hearing how consistent this use is.

- b) Safety and Efficiency. *The proposed use promotes the safe and efficient use of land;*

The proposed use will expand upon the existing legal nonconforming office use on the first floor, retain the second-floor residential use and add office use to the third floor. The use will continue to constitute a safe and efficient use of the land. The project will be required to follow Building Code life and safety requirements for mixed-use buildings and a Certificate of Occupancy is required prior to utilization of the third floor. Property Owner has been apprised of this and affirmed to comply in writing to Staff. As such, adding a small-scale office use to the third floor will maintain the existing safe and efficient use of land.

- c) Compatibility. *The proposed use is compatible with other adjacent land uses and buildings existing in the surrounding area;*

The proposed office use is compatible with other uses in the surrounding area. Other legal nonconforming office uses exist in this section of the RM-1.2 district including 114 W. 14<sup>th</sup> Street. A previously nonconforming office building at 124-126 W. 14<sup>th</sup>, converted by this property owner, is currently being converted to residential use. A CC-A district is directly across Elm Street from the subject property and a CC-P district is two blocks to the east. To the south is a Planned Development district for Washington Park. The area currently has a mix of residential, commercial, and recreational uses. Adding additional office space to the third floor of the building will be compatible with the land uses in the surrounding area.

- d) ***Neighborhood Compatibility.** The proposed use is consistent with the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property; and*

The proposed expansion will not negatively impact the value of the surrounding property and will be generally compatible with the surrounding neighborhood. As mentioned above, many other commercial and recreational uses are located in the vicinity. As being only office space, its ability to disrupt neighboring residences in the evenings and weekends is minimal.

- e) ***Limited Purpose Building.** The proposed use would be located in a building that is specially equipped or structurally designed for that use.*

The proposed use will be located in a building that has long been operated as a mixed-use building. Any building code issues that are not in compliance will be acknowledged in the use code analysis submitted by the property owner and compliance shall be required prior to occupancy.

#### General Standards

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

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

The underlying zoning is RM-1.2. The property is legally nonconforming in its existing first-floor office use.

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

As discussed above, the proposed use will not likely have an adverse impact on the neighborhood.

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

There are no adverse impacts anticipated for the proposed use as the use will more than likely be dormant in the evenings, disrupting adjacent residences minimally. Parking is convenient.

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

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

## **Consistency with Approved Plans**

### *Plan Cincinnati (2012)*

The proposed project is consistent with the Live Section of Plan Cincinnati, specifically the action step “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165).

## **Recommendation:**

2. Sec. 1447-09(b) – **APPROVE – Expansion of a Nonconforming Use** – Approval required to expand the percentage/area of office use within a mixed use building with the following conditions:
  - a. Any future signage shall receive separate building permits and Certificates of Appropriateness for compliance with the RM-1.2 district and the Over-the-Rhine Conservation Guidelines.
  - b. At a minimum, a Certificate of Occupancy shall be required prior to use of the third floor as an office use. The application must include a building code analysis dealing with separation, height and area and all other required materials.
  - c. Building Permits shall be required for any proposed interior work related to the conversion to the office use.

## **Findings**

1. The subject property is legally nonconforming in its existing first-floor office use.
2. No exterior work is proposed as part of this project.
3. Several other similar mixed-use buildings exist in the vicinity that are legal nonconforming in use.

**ADJUDICATION/DENIAL LETTER**

Date: May 16, 2019

Location: 1400 Elm Street

Request: Expansion of Non-Conforming Use

Zoning District: RM-1.2; Over-the-Rhine Historic District

Applicant Name: Martha Dorff

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 requires Zoning Relief from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet 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 of the application and all required documents. You will be required to submit 10 copies of the complete 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 included as well. **A \$500.00 fee is required with the submission.** The next deadline is May 24, 2019 for the July 8, 2019 Historic Conservation Board Meeting.

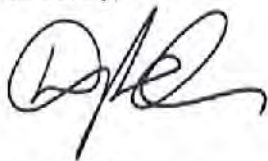
Your request does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. **Sec. 1405-05** – Office Uses are not permitted. As an existing legal nonconforming office currently exists on the ground floor, an **Expansion of a Nonconforming Use** permission is required to expand the office use to the third floor.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@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](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. \$ 500.00

#### 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.*

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 1400 Elm St. COMMUNITY Over The Rhine  
 PARCEL ID(S) 081-0002-0435-00  
 BASE ZONING CLASSIFICATION RM1.2 ZONING OVERLAY (if applicable) Historic District  
 **Non-Residential Project**     **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

### Section 2. APPLICANT

NAME Martha Dorff CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1400 Elm St. Unit 2 CITY Cincinnati STATE OH ZIP 45202  
 EMAIL martha@schickeldesign.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-503-7295

### Section 3. OWNER

NAME 14th St. LLC CONTACT PERSON (if legal entity) Martha Dorff  
 ADDRESS 1400 Elm St. Unit 2 CITY Cincinnati STATE OH ZIP 45202  
 EMAIL martha@schickeldesign.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-503-7295

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

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

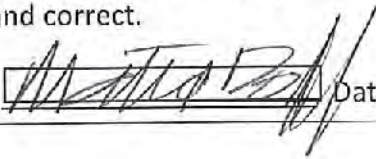
### Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

I am requesting permission to expand the existing small office use at 1400 Elm St to include the third floor.

### Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

### Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Martha Dorff Signature  Date 5 / 2 4 1 9

## Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

<input checked="" type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input checked="" type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input checked="" type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input checked="" type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input checked="" type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

## **INSTRUCTIONS FOR APPLICATIONS REQUESTING AN EXPANSION OR SUBSTITUTION OF A NONCONFORMING USE**

Applicants requesting an expansion or substitution of a nonconforming use must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1447-17. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

1. To meet the standard outlined in Cincinnati Municipal Code 1447-17, an applicant must demonstrate how the proposed project relates to one or more of the following standards:
  - a. consistency with the general purposes and intent of the zoning code;
  - b. promotion of the safe and efficient use of land;
  - c. compatibility with other adjacent land uses and buildings existing in the surrounding area;
  - d. consistency with the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property; or
  - e. location in a building that is specially equipped or structurally designed for that use.

5/24/19

APPLICATION FOR EXPANSION OF A NON-CONFORMING USE.

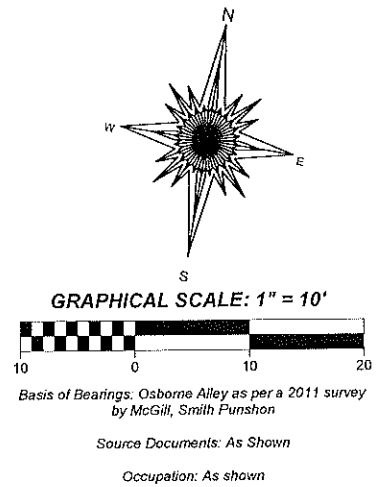
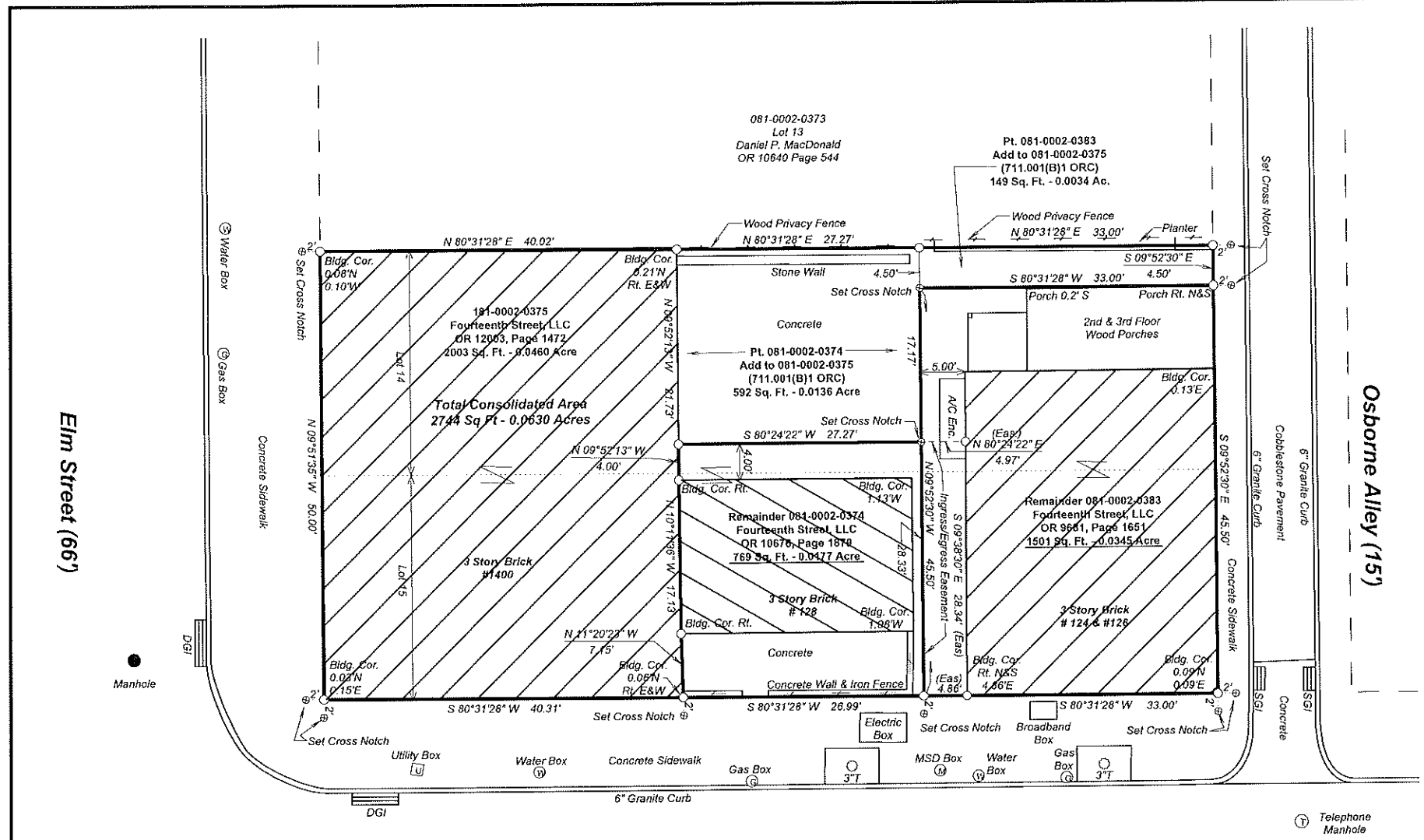
**Written Statement Required in Section 6 of Application:**

To meet the standard outlined in Cincinnati Municipal Code 1447-17, an applicant must demonstrate how the proposed project relates to one or more of the following standards.

- a. **“consistency with the general purposes and intent of the zoning code;”**  
Small office use in this location is consistent with the purposes stated under 1400-03 – Purposes in Chapter 1400 of the Cincinnati Zoning Code in a general sense, and more specifically with the following:
  - (b) “Preserve the character and quality of residential neighborhoods”. – the small office use complements the neighboring residential use. Offices are quiet in the evening when residents are home but add a nice busyness to the sidewalk during the day. We also considered applying for a zone change to CCA, the only contiguous zone to our location. One of the reasons we did not go this way was because keeping the existing RM1.3 protects the residential character along 14<sup>th</sup> St.
  - (c) In the same way as above, having some small offices mixed in with residences “fosters convenient, harmonious and workable relationships among land uses”
  - (g) “Create pedestrian friendly environments to reduce reliance on automobiles for travel.” Having small offices mixed in with residential use creates opportunities to live near where you work.
- b. **“promotion of the safe and efficient use of land;”**  
Small office use mixed in with residential is a safe and efficient way to use a relatively small historic building located in an area with a rich and changing mixture of residential, office, commercial and institutional use.
- c. **“compatibility with other adjacent land uses and buildings existing in the surrounding area;”** Small offices are very compatible with adjacent residential uses as I outlined above. In addition, there are numerous examples of commercial use in the immediate surrounding area. One example is 114 West 14<sup>th</sup> St one block to the East. This is a similar building located on a corner with a storefront. This entire building is devoted to office use.
- d. **“consistency with the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property;” or**  
Small office use at 1400 Elm seems consistent with the purpose of the RM1.2 district as stated in 1405-03 of the Cincinnati Zoning Code. (c)“This sub district is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character.” Office use does not negatively impact surrounding property value as evidenced by recent sales prices, in fact it appears to enhance it.
- e. **“location in a building that is specially equipped or structurally design for that use.”**  
The layout of 1400 Elm works well with the small office use because the third floor spaces are reached from a central fire rated stairwell. There is adequate and safe ingress and egress that does not conflict with access to the residential unit on the second floor.

**Additional considerations:**

The space can be used either as one office or two. 1400 Elm is located directly across 14<sup>th</sup> St from the Washington Park garage. Offices users can lease monthly spaces there or park on a daily basis. In addition they will have the option to lease space in the small lot located at 14<sup>th</sup> St and Osborne Alley.



West Fourteenth Street (50')

Consolidated area from 081-0002-0375, pt 0374 and pt 0383

145	N:5021.8099'	E:4887.3819'
150	N:5071.0714'	E:4878.8202'
187	N:5077.6597'	E:4918.2939'
219	N:5082.1485'	E:4945.1886'
153	N:5087.5811'	E:4977.7384'
190	N:5083.1476'	E:4978.5102'
191	N:5077.7150'	E:4945.9604'
223	N:5060.7957'	E:4948.9057'
189	N:5056.2510'	E:4922.0189'
6	N:5052.3102'	E:4922.7045'
68	N:5035.4513'	E:4925.7359'
188	N:5028.4457'	E:4927.1408'
145	N:5021.8099'	E:4887.3819'

Perimeter: 300.81' □  
Area: 0.0630 Acres  
2744 Sq Ft □  
Precision: Perfect □

081-0002-0375	N:5021.8099'	E:4887.3819'
150	N:5071.0714'	E:4878.8202'
187	N:5077.6597'	E:4918.2939'
189	N:5056.2510'	E:4922.0189'
6	N:5052.3102'	E:4922.7045'
68	N:5035.4513'	E:4925.7359'
188	N:5028.4457'	E:4927.1408'
145	N:5021.8099'	E:4887.3819'

Perimeter: 180.33' □  
Area: 0.0460 Acre  
2003 Sq Ft □  
Precision: Perfect □

711 from Par 374 to 375	N:5060.7957'	E:4948.9057'
223	N:5056.2510'	E:4922.0189'
189	N:5077.6597'	E:4918.2939'
187	N:5077.6597'	E:4918.2939'
219	N:5082.1485'	E:4945.1886'
223	N:5060.7957'	E:4948.9057'

Perimeter: 97.94' □  
Area: 0.0136 Acre  
592 Sq Ft □  
Precision: Perfect □

711 from Par 383 to 375	N:5083.1476'	E:4978.5102'
190	N:5083.1476'	E:4978.5102'
191	N:5077.7150'	E:4945.9604'
219	N:5082.1485'	E:4945.1886'
153	N:5087.5811'	E:4977.7384'
190	N:5083.1476'	E:4978.5102'

Perimeter: 75.00' □  
Area: 0.0034 Acre  
149 Sq Ft □  
Precision: Perfect □

Remainder - 081-0002-0383	N:5038.3218'	E:4986.3134'
144	N:5038.3218'	E:4986.3134'
218	N:5032.8891'	E:4953.7636'
191	N:5077.7150'	E:4945.9604'
190	N:5083.1476'	E:4978.5102'
144	N:5038.3218'	E:4986.3134'

Perimeter: 157.00' □  
Area: 0.0345 Acre  
1501 Sq Ft □  
Precision: Perfect □

Remainder - 081-0002-0374	N:5032.8891'	E:4953.7636'
188	N:5028.4457'	E:4927.1408'
68	N:5035.4513'	E:4925.7359'
6	N:5052.3102'	E:4922.7045'
189	N:5056.2510'	E:4922.0189'
223	N:5060.7957'	E:4948.9057'
218	N:5032.8891'	E:4953.7636'

Perimeter: 110.86' □  
Area: 0.0177 Acre  
769 Sq Ft □  
Precision: Perfect □

1400 ELM ST

EXPANSION OF LEGAL,  
NON CONFORMING OFFICE USE

5/23/19

GARY PHILLIP NICHOLS  
OHIO PROFESSIONAL SURVEYOR NO. 6657

**Preliminary**  
Plat of Survey  
Lots 14 & 15  
George W. Jones Subdivision  
Deed Book 72 Page 475  
Section 18, Township 4, Fractional Range 1  
Cincinnati Township  
City of Cincinnati  
Hamilton County, Ohio

**Nichols**  
SURVEYING

Gary P. Nichols, P.S.  
P.O. Box 308  
550 Kilgore Street  
Batavia, Ohio 45103  
(513)-732-0577

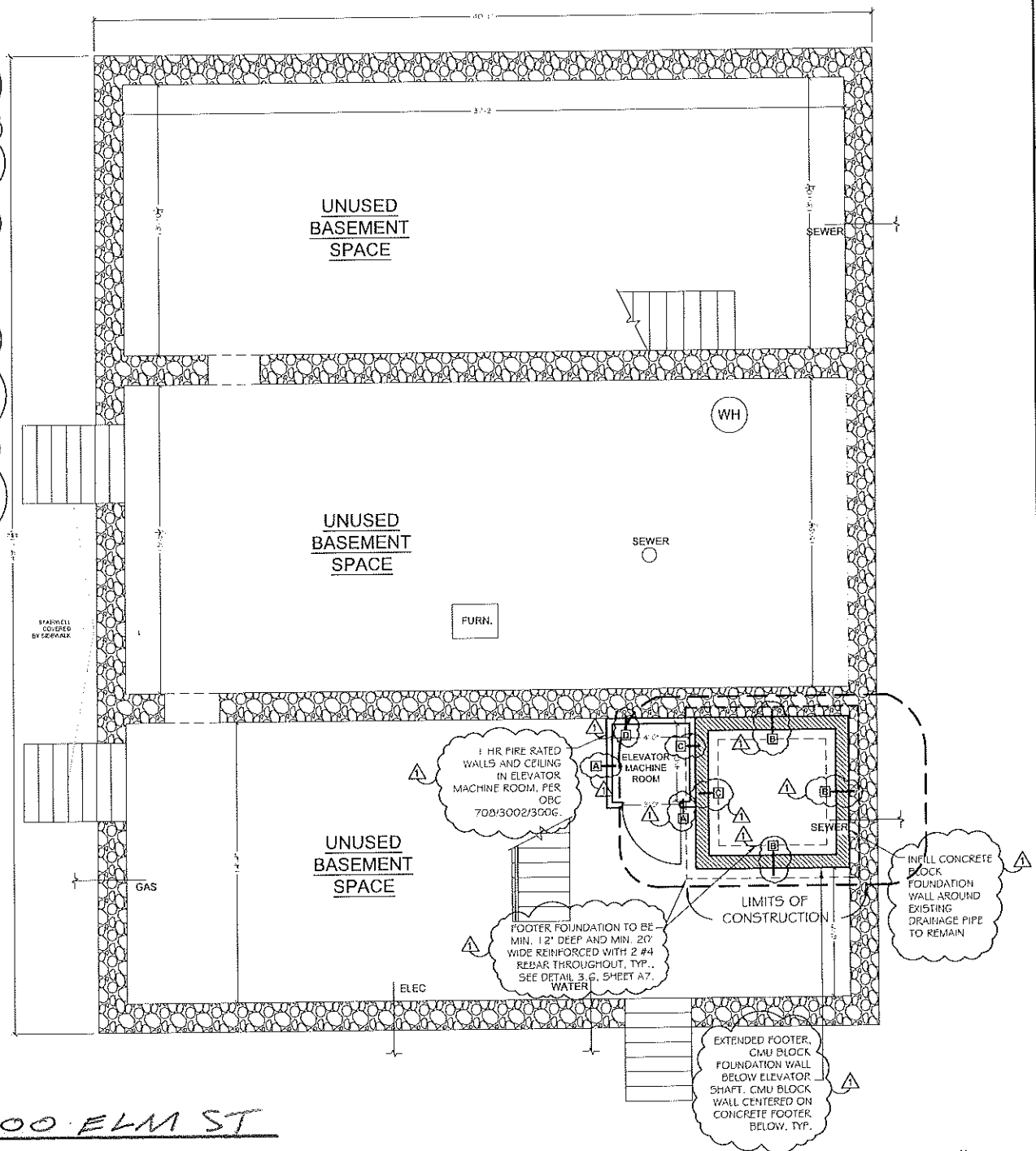
Date: April 29, 2014    Revised:    Drawn: GN    Checked: RC    File: HCI-714

**WALL TYPE KEY**

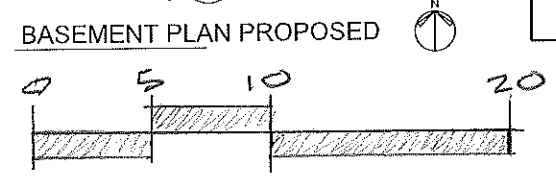
	NEW WOOD FRAME WALL	<b>A</b>	1-HR NEW WOOD FRAME WALL. SEE DETAIL 3.7/A7
	EXISTING STONE MASONRY WALLS	<b>B</b>	1-HR LIGHTWEIGHT CMU BLOCK WALL. SEE DETAIL 3.8/A7
	EXISTING BRICK MASONRY WALLS	<b>C</b>	1-HR LIGHTWEIGHT CMU BLOCK WALL WITH 2X4 FRAME STUD WALL AND 1/2" GYP-BOARD. SEE DETAIL 3.9/A7
	EXISTING 2X4 FRAME WALLS	<b>D</b>	1-HR EXISTING STONE MASONRY WALL WITH NEW WOOD FRAME WALL AND (2) 3/4" THICK GYP-BOARD. SEE DETAIL 4.0/A7
		<b>E</b>	1-HR EXISTING WOOD FRAME WALL WITH PLASTER FINISH BOTH SIDES. SEE DETAIL 4.1/A7

**NOTES:**

- NEW ELEVATOR MACHINE ROOM IS TO HAVE 1-HR FIRE RATED WALLS AND CEILING. MACHINE ROOM IS TO BE USED FOR ELEVATOR MACHINE EQUIPMENT ONLY.



1400 ELM ST  
 EXPANSION OF LEGAL  
 NON CONFORMING  
 OFFICE USE  
 5/23/19



DATE	01/15/2014	CDI APPRAISAL
DATE	06/25/2014	SCHEMATIC DESIGN REVISION
DATE	09/06/2014	PERMIT SET
DATE	11/10/2014	PERMIT SET REVISION 1
DATE	11/14/2014	CONSTRUCTION SET
DATE	12/16/2014	REVISED CONSTRUCTION SET

MARK

COMMENTS

PROJECT

OWNER

DRAWN BY **ALD**

APPROVED BY

DATE **12/16/2014**

SHEET TITLE

**1400 ELM ST  
 BASEMENT**

SHEET NUMBER

**A1**

MARTHA DORFF  
 LICENSE #0024870  
 EXPIRES 06/30/2015

**WALL TYPE KEY**

	NEW WOOD FRAME WALL	<b>A</b> 1-HR NEW WOOD FRAME WALL, SEE DETAIL 3.7/A7
	EXISTING STONE MASONRY WALLS	<b>B</b> 1-HR LIGHTWEIGHT CMU BLOCK WALL, SEE DETAIL 3.8/A7
	EXISTING BRICK MASONRY WALLS	<b>C</b> 1-HR LIGHTWEIGHT CMU BLOCK WALL WITH 2X4 FRAME STUD WALL AND 2" GYP-BOARD, SEE DETAIL 3.9/A7
	EXISTING 2X4 FRAME WALLS	<b>D</b> 1-HR EXISTING STONE MASONRY WALL WITH NEW WOOD FRAME WALL AND (2) 1/2" THICK GYP-BOARD, SEE DETAIL 4.0/A7
		<b>E</b> 1-HR EXISTING WOOD FRAME WALL WITH PLASTER FINISH BOTH SIDES, SEE DETAIL 4.1/A7

**INTERIOR FINISH SCHEDULE, FIRST FLOOR**

ROOM	FLOOR	WALLS	CEILING	TRIM
1 ELEVATOR LOBBY	EXISTING WOOD VENTIL FLOOR CONCRETE TILE	EXPOSED BRICK GYP BOARD EXISTING PLASTER CONCRETE TILE GYP BOARD		WOOD (PAINTED)

**DOOR SCHEDULE**

SYMBOL	DESCRIPTION	TYPE	FINISH	GRADE	SWAMP	WIND RAMP SET	FEET	PLAN
1								

**A**  
INTERIOR FULL LITE WOOD FRAME 20 MINUTE FIRE RATING

**B**  
INTERIOR MDF SINGLE PANEL WOOD FRAME 20 MINUTE FIRE RATING

**C**  
INTERIOR DOUBLE DOORS WOOD FRAME, FULL LITE, CLEAR GLASS, LOW-E 20 MINUTE FIRE RATING

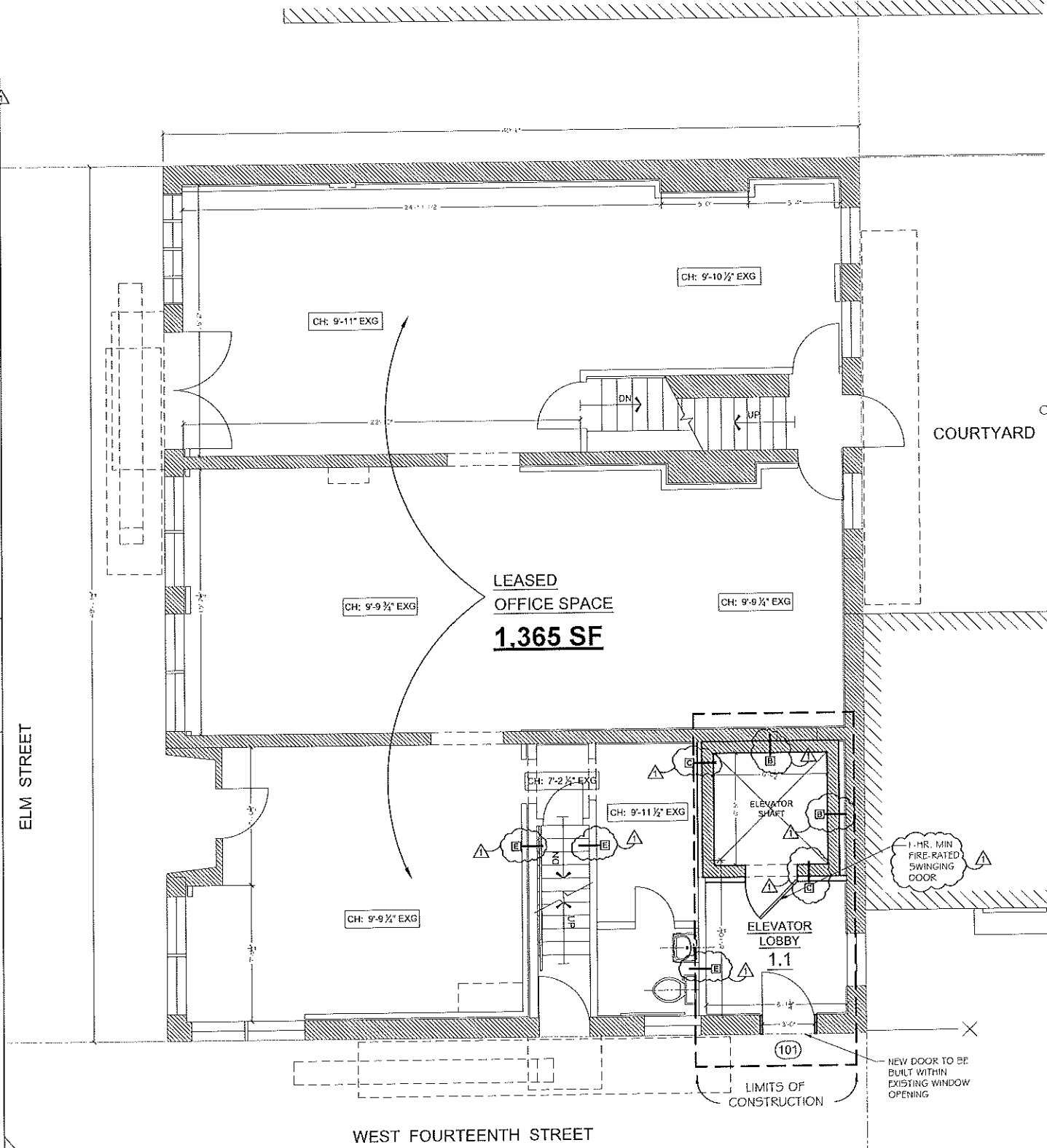
**D**  
INTERIOR MDF SINGLE PANEL, FLAT PANEL, SQUARE STICK, TRUSTILE, MODEL TS 1000

**E**  
INTERIOR FRENCH DOOR WOOD FRAME

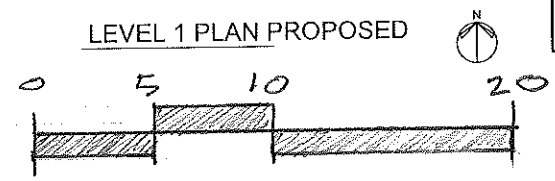
**F**  
RESIDENTIAL EXTERIOR ENTRANCE DOOR FIBERGLASS

**NOTES:**

- ALL EXISTING FIRE ESCAPES TO REMAIN.
- ALL EXISTING WINDOWS TO REMAIN.



**1400 ELM ST.  
EXPANSION OF LEGAL  
NON-CONFORMING  
OFFICE USE**  
5/23/19



**SCHICKEL DESIGN**  
"Building Value Through Design Excellence"  
174 W. Fairbanks St., Cincinnati, OH 45202

DATE	COMMENTS
01/16/2014	CDP APPRAISAL
06/25/2014	SCHEMATIC DESIGN REVISION
09/26/2014	PERMIT SET
11/10/2014	PERMIT SET REVISION 1
11/14/2014	CONSTRUCTION SET
12/16/2014	REVISED CONSTRUCTION SET

MARTHA DORFF  
LICENSE #00248670  
EXPIRES 06/30/2015

MARK	PROJECT

OTHER

DRAWN BY	ALD
APPROVED BY	
DATE	12/16/2014
SHEET TITLE	1400 ELM ST LEVEL 1 PLAN
SHEET NUMBER	A2

MARTHA DORFF  
 LICENSE #0024879  
 EXPIRES 06/30/2015

MARK	COMMENTS	DATE
	CDP APPRAISAL	01/15/2014
	SCHEMATIC DESIGN REVISION	06/25/2014
	PERMIT SET	06/26/2014
	PERMIT SET REVISION 1	11/10/2014
	CONSTRUCTION SET	11/14/2014
	REVISED CONSTRUCTION SET	12/16/2014

PROJECT

OWNER

DRAWN BY	ALD
APPROVED BY	
DATE	12/16/2014
SHEET TITLE	1400 ELM ST LEVEL 2 PLAN
SHEET NUMBER	A3

**WALL TYPE KEY**

	NEW WOOD FRAME WALL		1-HR NEW WOOD FRAME WALL, SEE DETAIL 3.7/A7
	EXISTING STONE MASONRY WALLS		1-HR LIGHTWEIGHT CMU BLOCK WALL, SEE DETAIL 3.8/A7
	EXISTING BRICK MASONRY WALLS		1-HR LIGHTWEIGHT CMU BLOCK WALL WITH 2X4 FRAME STUD WALL AND 5/8" GYP-BOARD, SEE DETAIL 3.9/A7
	EXISTING 2X4 FRAME WALLS		1-HR EXISTING STONE MASONRY WALL WITH NEW WOOD FRAME WALL AND 2 1/2" THICK GYP-BOARD, SEE DETAIL 4.0/A7
			1-HR EXISTING WOOD FRAME WALL WITH PLASTER FINISH BOTH SIDES, SEE DETAIL 4.1/A7

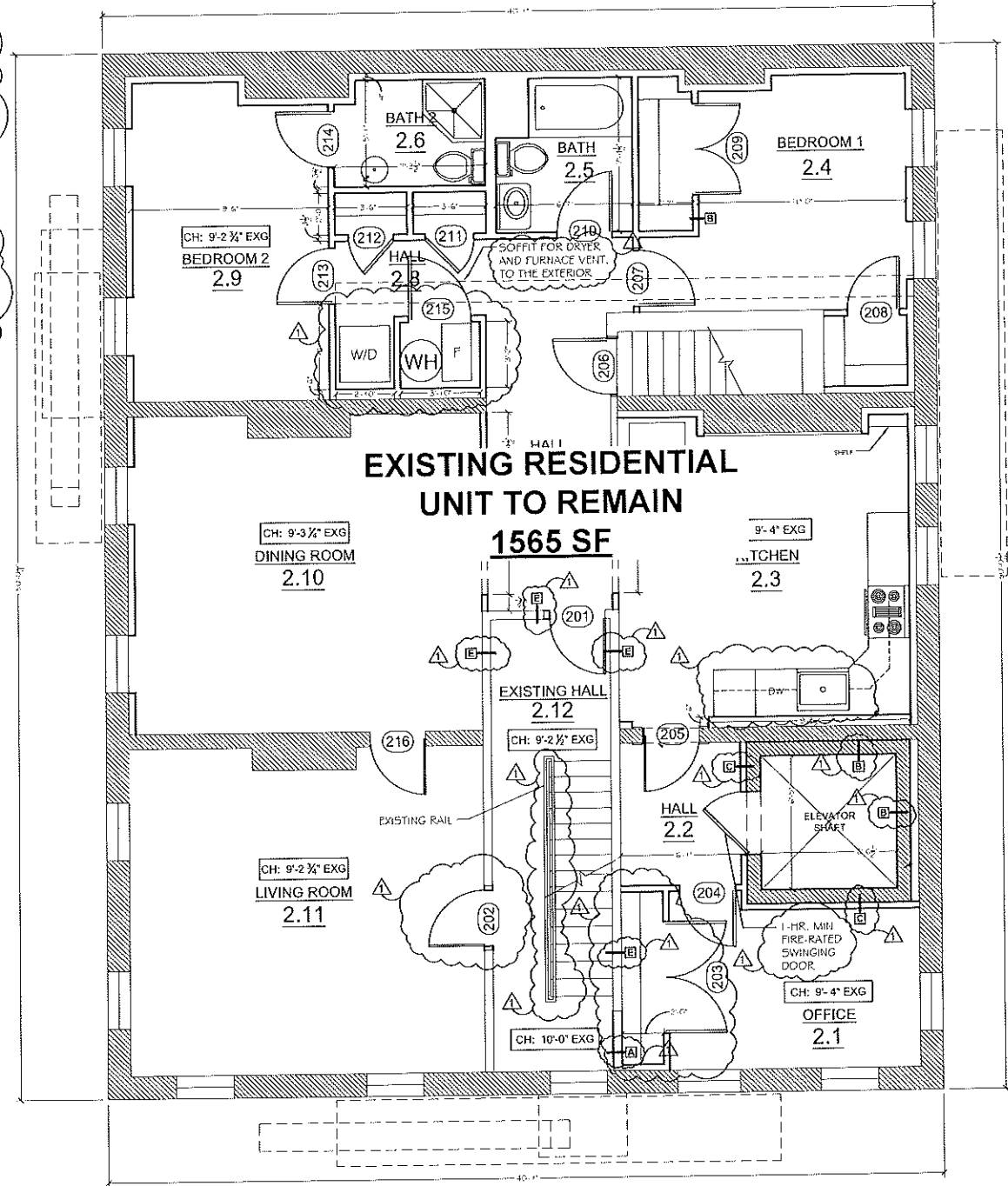
**INTERIOR FINISH SCHEDULE, SECOND FLOOR**

ROOM	FLOOR	WALLS	CEILING	TRIM	REMARKS
2.1 OFFICE	PAINTING WOOD	EXISTING WOOD	EXISTING WOOD	WOOD (PAINTED)	
2.2 ELEVATOR LOBBY	WALL FLOOR	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	
2.3 KITCHEN	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	
2.4 BEDROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.5 BATHROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.6 BATHROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.7 BATHROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.8 BATHROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.9 BATHROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.10 DINING ROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.11 LIVING ROOM	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
2.12 STAIRWELL	WALLS	CERAMIC TILE	CERAMIC TILE	WOOD (PAINTED)	MAINTAIN WOOD WAINSCOT - ADD EXTRA DRYWALL LAYER ON ROOM SIDE

**DOOR SCHEDULE**

SYMBOL	WIDTH	HEIGHT	TYPE	SC	FRAME	GLAZING	HARDWARE	TRIM	REMARKS
				HC	TYPE	TYPE	SET	TYPE	
201	2-8	6-0	D	SC	WD				60 MINUTE RATED
202	2-8	6-8	D	SC	WD				60 MINUTE RATED
203	5-4	6-8	E	SC	WD				
204	2-8	6-8	D	SC	WD				
205	2-8	6-8	D	SC	WD				
206	2-8	6-8	D	SC	WD				
207	2-8	6-8	D	SC	WD				
208	2-8	6-8	D	SC	WD				
209	4-4	6-8	E	SC	WD				
210	2-8	6-8	D	SC	WD				
211	2-4	6-8	D	SC	WD				
212	2-4	6-8	D	SC	WD				
213	2-8	6-8	D	SC	WD				
214	2-8	6-8	D	SC	WD				
215	3-0	6-8	D	SC	WD				
216	2-8	6-8	E	SC	WD				

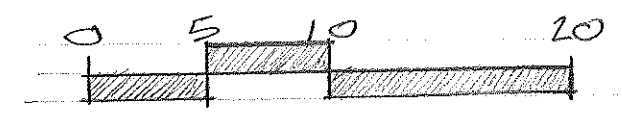
- NOTES:
- ALL EXISTING FIRE ESCAPES TO REMAIN.
  - ALL EXISTING WINDOWS TO REMAIN.



LEVEL 2 PLAN PROPOSED



1400 ELM ST  
 EXPANSION OF LEGAL  
 NON-CONFORMING  
 OFFICE USE  
 5/23/19



**WALL TYPE KEY**

	NEW WOOD FRAME WALL	A	1-HR NEW WOOD FRAME WALL, SEE DETAIL 3.7/A7
	EXISTING STONE MASONRY WALLS	B	1-HR LIGHTWEIGHT CMU BLOCK WALL, SEE DETAIL 3.8/A7
	EXISTING BRICK MASONRY WALLS	C	1-HR LIGHTWEIGHT CMU BLOCK WALL WITH 2X4 FRAME STUD WALL AND 1/2" GYP-BOARD, SEE DETAIL 3.9/A7
	EXISTING 2X4 FRAME WALLS	D	1-HR EXISTING STONE MASONRY WALL WITH NEW WOOD FRAME WALL AND (2) 1/2" THICK GYP-BOARD, SEE DETAIL 4.0/A7
	1-HR EXISTING WOOD FRAME WALL WITH PLASTER FINISH BOTH SIDES, SEE DETAIL 4.1/A7	E	

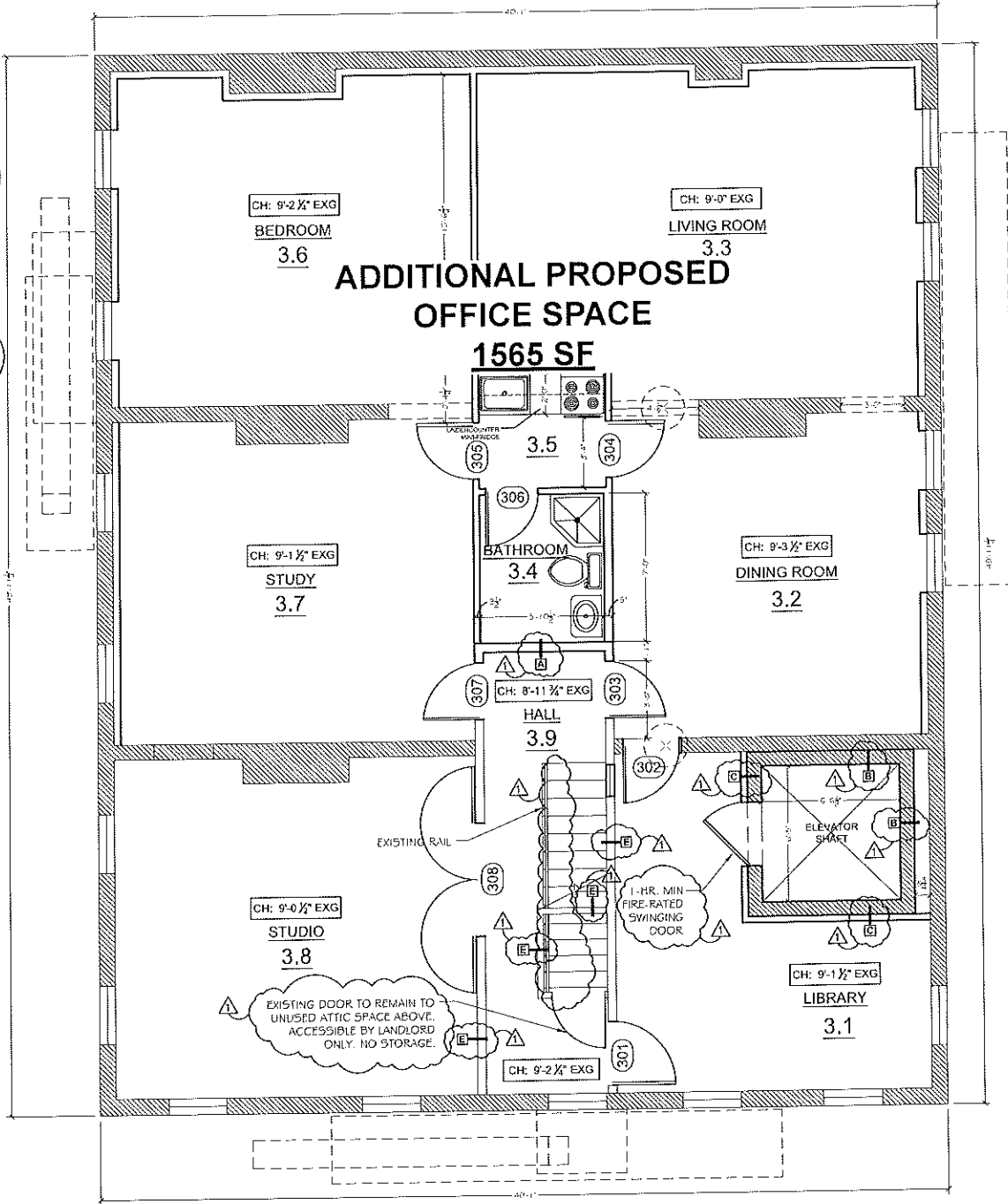
**INTERIOR FINISH SCHEDULE, THIRD FLOOR**

ROOM	FLOOR	WALLS	CEILING	TRIM	REMARKS
3.1 LIBRARY	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.2 DINING ROOM	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.3 LIVING ROOM	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.4 BATHROOM	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.5 KITCHEN	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.6 BEDROOM	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	FLOOR AND WALLS CERAMIC TILE
3.7 STUDY	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	
3.8 STUDIO	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	REPAIR AND MAINTAIN KARNICO? ADD EXTRA DRYWALL LAYER ON ROOM SIDE
3.9 STAIRWELL	EXISTING WOOD VENEER FLOOR	EXISTING BRICK	EXISTING PLASTER	WOOD (PAINTED)	

**DOOR SCHEDULE**

SYMBOL	WIDTH	HEIGHT	TYPE	SC	FRAME TYPE	GLAZING		HARDWARE SET	TRIM TYPE	REMARKS
						TYPE	AREA			
301	2-8	8-0	A	SC	WD					60 MINUTE RATED
302	2-8	6-8	D	SC	WD					60 MINUTE RATED
303	2-8	8-0	A	SC	WD					60 MINUTE RATED
304	2-8	6-8	D	SC	WD					60 MINUTE RATED
305	2-8	6-8	D	SC	WD					60 MINUTE RATED
306	2-6	6-8	D	SC	WD					60 MINUTE RATED
307	2-8	8-0	A	SC	WD					60 MINUTE RATED
308	5-4	8-0	C	SC	WD					60 MINUTE RATED

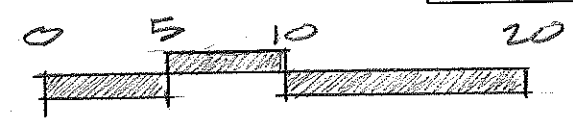
- NOTES:**
- ALL EXISTING FIRE ESCAPES TO REMAIN.
  - ALL EXISTING WINDOWS TO REMAIN.



LEVEL 3 PLAN PROPOSED



1400 ELM ST  
 EXPANSION OF LEGAL  
 NON CONFORMING  
 OFFICE USE,  
 5/23/19



MARTHA DOSE  
 LICENSE #0249870  
 EXPIRES 06/30/2015

DATE	COMMENTS
01/15/2014	CDF APPRAISAL
06/25/2014	SCHEMATIC DESIGN REVISION
09/26/2014	PERMIT SET
11/10/2014	PERMIT SET REVISION 1
11/14/2014	CONSTRUCTION SET
12/16/2014	REVISED CONSTRUCTION SET

DRAWN BY: **ALD**

APPROVED BY:

DATE: **12/16/2014**

SHEET TITLE: **1400 ELM ST LEVEL 3 PLAN**

SHEET NUMBER: **A4**

MARTHA DORFF  
 LICENSE #00249870  
 EXPIRES 06/30/2015

DATE	COMMENTS
07/15/2014	CDF APPRAISAL
08/25/2014	SCHEMATIC DESIGN REVISION
09/26/2014	PERMIT SET
11/10/2014	PERMIT SET REVISION 1
11/14/2014	CONSTRUCTION SET
12/16/2014	REVISED CONSTRUCTION SET

LIBF

PROJECT

OWNER

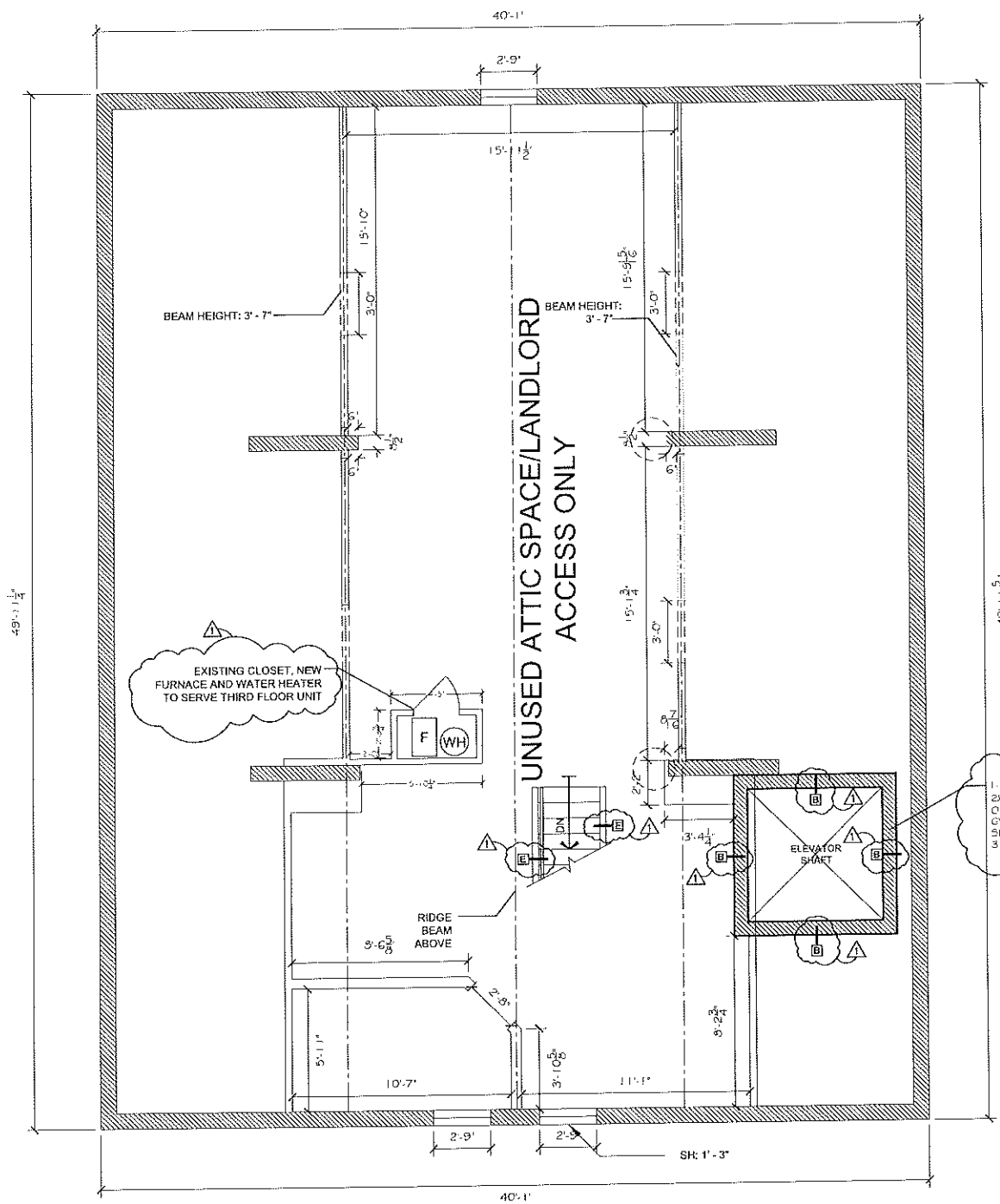
DRAWN BY **ALD**  
 APPROVED BY  
 DATE **12/16/2014**  
 SHEET TITLE  
**1400 ELM ST  
 LEVEL 4 PLAN**  
 SHEET NUMBER  
**A5**

**WALL TYPE KEY**

	NEW WOOD FRAME WALL	<b>A</b>	1-HR NEW WOOD FRAME WALL, SEE DETAIL 3.7/A7
	EXISTING STONE MASONRY WALLS	<b>B</b>	1-HR LIGHTWEIGHT CMU BLOCK WALL, SEE DETAIL 3.8/A7
	EXISTING BRICK MASONRY WALLS	<b>C</b>	1-HR LIGHTWEIGHT CMU BLOCK WALL WITH 2X4 FRAME STUD WALL AND 1/2" GYP-BOARD, SEE DETAIL 3.9/A7
	EXISTING 2X4 FRAME WALLS	<b>D</b>	1-HR EXISTING STONE MASONRY WALL WITH NEW WOOD FRAME WALL AND (2) 3/4" THICK GYP-BOARD, SEE DETAIL 4.0/A7
	1-HR EXISTING WOOD FRAME WALL WITH PLASTER FINISH BOTH SIDES, SEE DETAIL 4.1/A7	<b>E</b>	

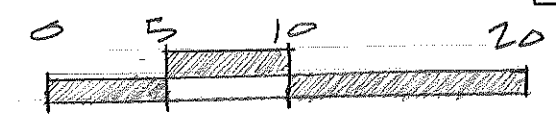
**NOTES:**

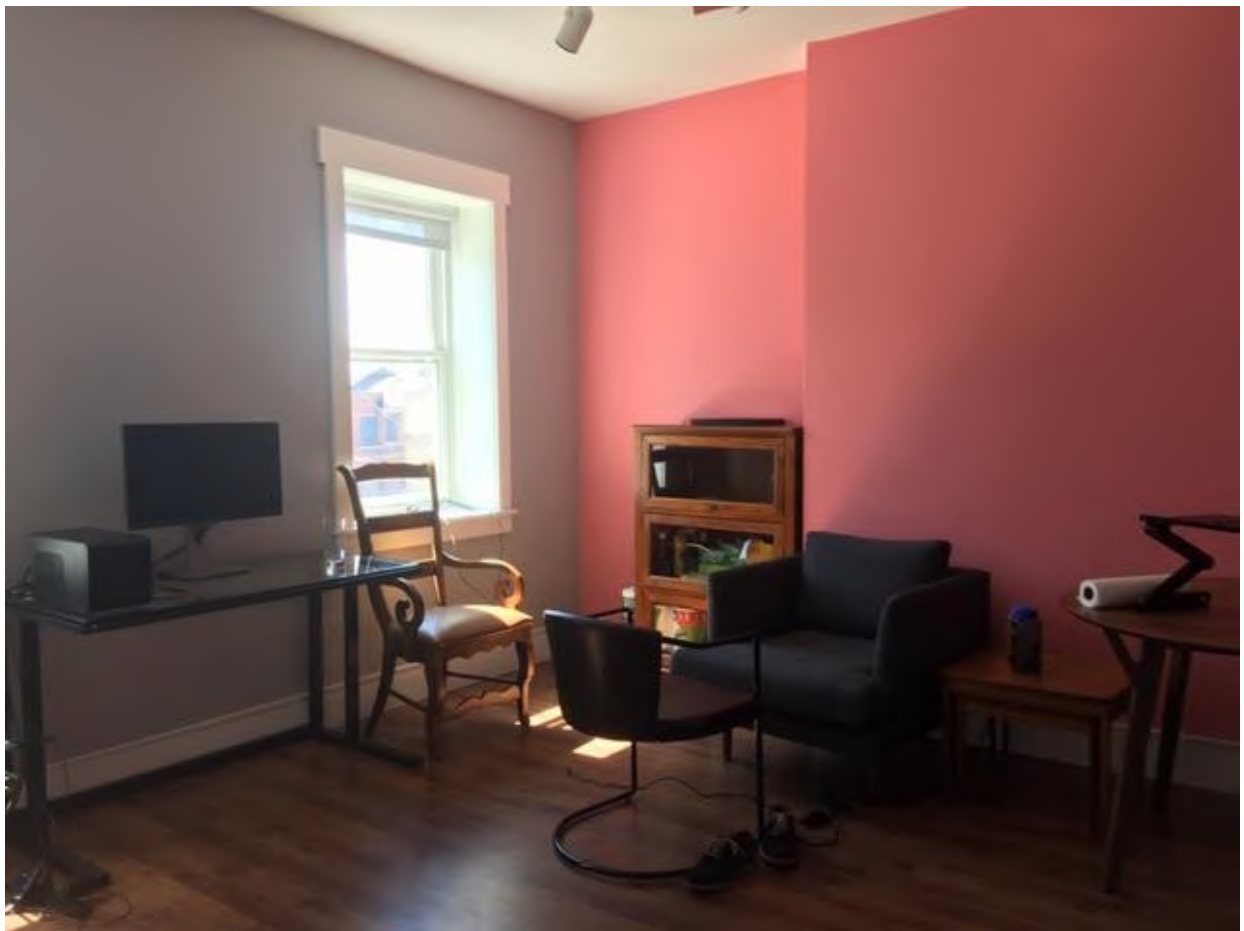
- ALL EXISTING FIRE ESCAPES TO REMAIN.
- ALL EXISTING WINDOWS TO REMAIN.



**1400 ELM ST.**  
**EXPANSION OF LEGAL, NON-**  
**CONFORMING OFFICE USE**  
 5/23/14

ATTIC PLAN PROPOSED











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

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APPLICATION #: ZH20190107/ COA2019035  
APPLICANT: Michael Stehlin, AIA  
OWNER: Race Street Tenant  
ADDRESS: **114 W. 14<sup>th</sup> Street**  
PARCELS: 081-0002-0013; 081-0002-0014; 081-0002-0015  
ZONING: RM-1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: July 11, 2019  
HEARING DATE: July 22, 2019  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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

The applicant requires the following Zoning Relief:

1. **Section 1405-05 – Use Variance** for an Office Use in the RM-1.2 District.
2. **Section 1405-07 – Dimensional Variance** of 6.22 ft. for a proposed front yard setback of 1.58 ft., short of the required 7.8 ft. based on front yard averaging.
3. **Section 1421-21 – Dimensional Variance** of 5 ft. (min) and 17 ft. (total) for proposed side yard setbacks of zero, short of the required 5 ft. minimum and 17 ft. total.
4. **Section 1405-07 – Dimensional Variance** of 30 ft. for a proposed rear yard setback of zero, short of the required 30 ft.

### **Existing Conditions**

The subject property is situated on the northeast corner of the intersection of W. 14<sup>th</sup> Street and Pleasant Street in the Over-the-Rhine neighborhood. Built ca. 1870, this Italianate, two-and-one-half-story masonry building features a stone foundation, brick bearing walls and a low-pitched side-gabled roof with a decorative cornice. The first floor along W. 14<sup>th</sup> Street features a metal commercial storefront. The rear of the building features a two-story rear wing with a covered gallery fronting Pleasant Street and an additional one-story rear addition extending near the rear lot line. A 6 ft. stockade privacy fence extends along the Right-of-Way from the rear corner of the main structure to the rear property line. The building serves as the offices of the Over-the-Rhine Community Housing organization. A 17 ft. wide vacant lot surrounded by a 4 ft. tall chain link fence is located to the east of the existing building.



Figure 1: Approximate Location of subject properties. Image from CAGIS.



Figure 2: 114 W. 14th Street ca. May 2018, facing northeast. Image courtesy of Google.

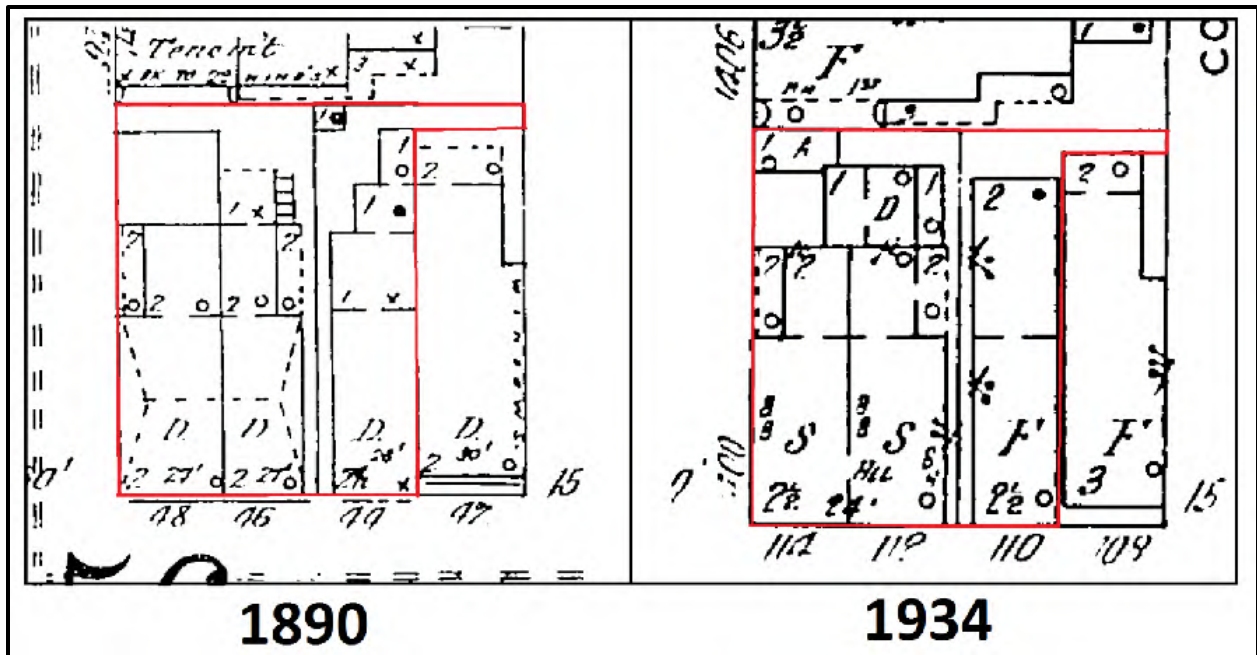


Figure 3. Historic Sanborn maps of the subject property

**Proposed Conditions**

The applicant is proposing to build an addition to the existing building in order to expand the offices of the Over-the-Rhine Community Housing organization. The work would entail the demolition of the small one-story rear addition and the construction of a new 2-3 story addition that would occupy the existing vacant lot to the east of the building as well as the rear of the current parcel. The addition will include a rooftop deck.

**Previous Reviews:** N/A.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM-1.2
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The existing office use is a legal nonconforming use in the RM-1.2 Zoning District. The proposed addition constitutes an expansion of the office use. While the Zoning Code allows for expansions of nonconforming uses in certain circumstances, the physical expansion of the building itself is prohibited. As such, a Use Variance is required for the proposed expansion. Additionally, setback variances are required for a building with zero lot lines.

**Use Variance Analysis:**

Section 1445-16 indicates no variance shall be granted to allow a use not permissible under the terms of the Zoning Code in the zoning district in which the property is located,

unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence.

The proposed work at 114 W. 14<sup>th</sup> Street meets the following criteria for a Use Variance from Section 1445-16:

*(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district.*

- The addition is proposed for the vacant lot to the east of the existing building at 112 W. 14<sup>th</sup> Street. The existing lot is only 17 ft. wide by 68 ft. deep for a total of 1156 square feet. As such, the lot is below the minimum size for a buildable lot in the RM-1.2 district, which requires a minimum of 1200 square feet for a single-family residential unit. As an unbuildable lot, the most viable options for utilizing the land is to consolidate the property with an adjacent lot. As the lot is in the same ownership as the adjacent office use, the most reasonable solution is to consolidate with 112 W. 14<sup>th</sup> Street.

*(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district*

- The variance stems from the fact that the lot is below the minimum standards for a buildable lot and the lot is in the same ownership as the adjacent legal nonconforming office use at 112 W. 14<sup>th</sup> Street. Even if variances were sought to allow the construction of a single-family residential use on the property, the extremely narrow width of the property (17 ft.) would limit the options on the site. Specifically, there would be no way to provide parking, which is a highly sought-after amenity in the dense neighborhood. As the Historic Conservation Guidelines strongly prohibit front-loaded garages in the basin area, parking is not likely on the site.

*(c) The hardship condition is not created by actions of the applicant*

- Neither the current owner nor the applicant has created any action to produce a hardship condition. The parcel is an existing Lot of Record and has not substantially altered boundaries since its initial creation.

*(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents*

- The rights of adjacent property owners or residents will not be adversely impacted by the proposed expansion of the existing office use. Additional office and other commercial uses exist in close proximity to the property, including a CC-P Zoning district 18 ft. to the east and a CC-A district 2 blocks to the west. Washington Park is located directly across the street, which regularly features entertainment and events. Additionally, a legal nonconforming office use is located at the corner of W. 14<sup>th</sup> Street and Elm Street. Office uses are generally less intense commercial uses that can compliment existing nearby residential uses.

- (e) *The granting of the variance will not adversely affect the community character, public health, safety or general welfare*
  - The proposed use as outlined by the applicant will not adversely affect the community character, public health, safety or general welfare. The Over-the-Rhine Community Housing organization has been operating from their current location at 112 W. 14<sup>th</sup> Street for many years.
- (f) *The variance will be consistent with the general spirit and intent of the Zoning Code*
  - The variance will be consistent with the intent of the Zoning Code. Several other mixed-use commercial buildings are located in the vicinity. Furthermore, while commercial properties are not currently permitted in residential districts, this was a common feature at the time of the building's construction and will serve to promote a more walkable neighborhood.
- (g) *The variance sought is the minimum that will afford relief to the applicant*
  - The variance sought is the minimum that will afford relief to the applicant on this specific property.

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

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

The proposed addition will have zero lot line setbacks on the side and rear yards and a minimal setback on the front. The proposed setbacks are in character with the surrounding development in the Over-the-Rhine district, and more specifically, along this block of 14<sup>th</sup> Street.

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

The denial of the requested variance would deprive the property of all economically viable uses. The side yard setback for the use is a total width of 17 ft., which is the total width of the entire lot. The lot is not buildable without variances.

**General Standards**

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

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

The underlying zoning is RM-1.2. The proposed work requires Zoning Relief for the proposed use and setbacks. Section 1405-01(c) states one of the purposes of the Residential Multi-Family Districts is to allow semi-public

and non-residential uses, where appropriate. Expanding the offices of a nonprofit that specifically works in the Over-the-Rhine neighborhood fulfills this purpose of the RM Districts.

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

The proposed work substantially conforms to the guidelines for the district.

- c. **Plans.** *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*

This project conforms to the Over the Rhine Comprehensive Plan.

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

The addition will not have a negative impact on traffic.

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

The proposed work will not have an adverse impact on the neighborhood. Many mixed-use buildings exist in the area and Commercially zoned districts exist within a block of the property. Office uses are generally compatible with multi-family residential districts as they are a less intensive use than other commercial uses and the general hours of operation are compatible with residential uses.

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

A COA is required for the proposed building addition. The work includes the demolition of a non-original, one-story, rear, brick addition and construction of a 3-story addition that will occupy the vacant parcel to the east and wrap around the rear of the existing building. As evidenced by historic Sanborn maps, the one-story addition is not originally to the building but was in place by 1934 at the latest. With the exception of the demolition of the rear addition, no additional work is proposed for the exterior of the existing building.

### **Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

### **Applicable Guidelines**

#### **ADDITIONS**

#### **Intent and General Guidelines**

1. *Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*

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

The addition is compatible in character with the original building and will not overpower the original. The addition will appear as a separate building to passersby along W. 14<sup>th</sup> Street. Specific guidelines for new construction are addressed below.

#### A. Specific Guidelines

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

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

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

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

The proposed development will feature a defined base, middle and top. The composition responds to the adjacent Italianate buildings on either side of the current vacant lot. The division of the primary façade maintains a vertical emphasis with vertically oriented storefront bays and second-story windows that are taller than wide. The base is defined by the proposed storefront with the middle being

the brick second story and the top defined by the metal cornice, being a metal screen with a cut pattern.

The rear addition will be visible from Pleasant Street and features a similar composition to the 14<sup>th</sup> Street façade with the exception of the first floor being a traditional brick façade with three window openings rather than a storefront.

- 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 of the addition will be a lightly sloping shed roof. The front portion of the roof along 14<sup>th</sup> Street will be inset to allow for a rooftop deck, which is further discussed below. The roof is compatible with nearby buildings in the district.

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

The proposed windows in the development are compatible with the neighboring buildings along W. 14<sup>th</sup> Street and Pleasant Street. The addition is three bays wide on W. 14<sup>th</sup> and features one individual window in each bay of the second floor. The rear portion of the addition visible from Pleasant Street will also be three bays for the main addition with a hyphen connecting it to the existing building. All windows will be taller than they are wide and will have simple lintels and sills distinguishing it from the historic windows on adjacent properties that have more elaborate hoods. Windows will be one-over-one matching adjacent properties.

- 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 proposed storefront complies with the guidelines. The storefront has a strong vertical emphasis and generally matches the dimensions of the existing building to the west. Windows will be setback from the structural elements.

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 properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.*

The primary façade has a small setback at the W. 14<sup>th</sup> Street elevation of approximately 1.58 ft. The small setback helps bridge the gap between the zero lot line on the existing building to the west and the 3.4 ft. setback of the building to the east. The small setback also allows for an outswinging entry door without the need to recess the doorway itself. This minimal setback is appropriate. While the majority of the buildings in the vicinity have zero setbacks, there are examples of other buildings with minimal setbacks including the adjacent building at 108 W. 14<sup>th</sup> Street as well as 128 W. 14<sup>th</sup> Street to the west.

While the setback is larger on the rear portion of the addition at approximately 15 ft., this is more common for secondary elevations. The setback will be similar to the existing one-story addition currently on the property.

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 proposed development will be consistent with the surrounding area. The proposed storefront on W. 14<sup>th</sup> Street mimics the storefront of the existing building and the division of bays is carried up through the second story. The same rhythm exists on the rear portion of the addition visible from Pleasant 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*

The new construction will maintain a strong vertical emphasis on the street. The storefront, windows, and cornice lines all help draw the eye upwards and the additions are taller than they are wide.

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

The proposed additions will be within one story of adjacent buildings.

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

Proposed materials include brick veneer on both the W. 14<sup>th</sup> Street and Pleasant Street frontages with metal cornices. The applicant proposes cementitious or metal paneling for third floor spaces that will not be visible from the street. While not specifically called out in the plans, small areas that may be visible from Comers Alley should also be clad in cementitious or metal paneling or brick veneer. The applicant has agreed to apply this material in these areas.

## Site Improvements

### B. SPECIFIC GUIDELINES

- 3. *FENCES AND WALLS:*** *Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought-iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board*

*fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but no left to weather naturally. Chain link, stockade, shadow board, basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.*

The applicant is proposing an iron fence along the Pleasant Street frontage where the building is setback from the lot line. This type of fence is appropriate for the district.

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

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level. The deck will be located at the front of the building along W. 14<sup>th</sup> Street but will be screened from view by the raised cornice which will act as a guardrail, eliminating the need for any addition safety rails. The deck will be screened from the east and west by the adjacent buildings.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on July 3, 2019.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. VARIANCES**

1. Section 1405-05 – **APPROVE – Use Variance** for an Office Use in the RM-1.2 District per plans dated 6.6.19 with the following condition:
  - i. Parcels 081-0002-0013, 081-0002-0014, and 081-0002-0015 shall be consolidated prior to the issuance of building permits.
  - ii. An Easement is required for the portion of the cornice that projects onto the adjacent property.
2. Section 1405-07 – **APPROVE** – Dimensional Variance of 6.22 ft. for a proposed front yard setback of 1.58 ft. per plans dated 6.6.19.
3. Section 1421-21 – **APPROVE** – Dimensional Variance of 5 ft. (min) and 17 ft. (total) for proposed side yard setbacks of zero per plans dated 6.6.19.
4. Section 1405-07 – **APPROVE** – Dimensional Variance of 30 ft. for a proposed rear yard setback of zero per plans dated 6.6.19.

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

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

## II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 114 W. 14<sup>th</sup> Street per plans dated 6.6.19 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. Exterior walls visible from Comers Alley shall be clad with cementitious or metal paneling or brick veneer.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

**ADJUDICATION/DENIAL LETTER**

Date: May 21, 2019

Location: 114 W 14<sup>th</sup> Street

Request: Infill and expansion of a non-conforming use

Zoning District: RM 1.2/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 application for a sign permit can not be approved as the use of an event hall was never approved and is not a permitted use in the CC-P Zoning District. You will be required to get a Use Variance from the Historic Conservation Board.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** All hearing dates and deadlines are posted on the city's website at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historicconservation-board/>.

Your request will does not comply with the following sections of the Cincinnati Zoning Code

1. 1405-05- Land Use Regulations
  - a. The existing building is a legal non-conforming use. The new addition will be an expansion of this use. An Office facility is not a permitted use in the RM 1.2. The applicant will need they meet the standards of 1447-17.
2. 1405-07 Development Regulations
  - a. RM 1.2 requires a 5/17 side setbacks. A variance is required for a zero lot line development.
  - b. RM 1.2 requires a 30 foot rear setback. A variance is required for a zero lot line development.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

## 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. \$ 615.44

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

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

#### Architectural Drawings and Plans

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

- 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  
 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: 114 W. Fourteenth St  
 Hamilton Co. Parcel ID No.: 081-0002-0013-90 Zoning District: RM1.2  
 Historic District: Over the Rhine Overlay District: \_\_\_\_\_

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

Name: Michael Stehlin, AIA  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1222 Race Street  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-784-0002 E-mail: ms@pastarc.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Over the Rhine Community Housing  
 Contact Person (if legal entity): Mary Burke Rivers, Director  
 Address: 114 W. Fourteenth Street  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-381-1171 E-mail: mburke@otrch.org

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
 Renovate existing office building and build new addition in vacant lot to the east. Minor demolition of one room in the rear.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 Expansion of existing office use.

### 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: Michael Stehlin Date: 6.6.19

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 114 W. Fourteenth Street COMMUNITY Over-the-Rhine  
 PARCEL ID(S) 081-0002-0013-90  
 BASE ZONING CLASSIFICATION RM1.2 ZONING OVERLAY (if applicable) \_\_\_\_\_  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME Michael Stehlin, AIA CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1222 Race Street CITY Cincinnati STATE OH ZIP 45202  
 EMAIL ms@pastarc.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 513.784-9522

### Section 3. OWNER

NAME Over-the-Rhine Community Housing CONTACT PERSON (if legal entity) Mary Burke Rivers, Director  
 ADDRESS 114 W. Fourteenth St CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL mburke@otrch.org RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513.381-1171

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

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

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

Expand existing office to adjacent vacant lot.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

### Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Michael Stehlin Signature  Date 6 / 6 / 19

## Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

<input checked="" type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input checked="" type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input checked="" type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input checked="" type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

OTR Community Housing – Service Center Expansion

SECTION 6: SUMMARY OF WHY RELIEF SHOULD BE GRANTED

Prepared By: Michael Stehlin

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Zoning Code Section 1445-16 Use Variance Standards:

- a. The property cannot be put to any economically viable use under any of the permitted uses in the zoning district

The vacant lot at 110 W 14<sup>th</sup> Street is only 17' wide x 68' deep, and is surrounded on 3 sides by existing buildings. Only through combination with the existing building to the west, 114 W. 14<sup>th</sup>, does this site become economically viable. Without the combination, the building code (OBC 1006.3.2) would limit the uses to one story, approximately 1,200 SF space or a single family structure. Multi-family is impossible, because of the difficulty of second means of egress and the impossibility of getting natural light to the rooms.

Over the Rhine Community Housing has been at this location for over 40 years. They have deep roots in the neighborhood and believe it is important to remain in Over the Rhine as the neighborhood changes. The possibility of moving to another location in the neighborhood was investigated, but was found to be cost prohibitive.

- b. The variance requested stems from a condition that is unique to this property and not ordinarily found in the same zone.

While there are other lots less than 20' wide, they typically are not on major streets. Fourteenth Street was once a side street, until Washington Park was expanded, and now this lot, on which once stood a modest residential structure, now faces a grand public space. Therefore this condition is unique. It is no longer a suitable location for a single family structure.

- c. The hardship condition is not created by actions of the applicant

The lot has been vacant for at least 50 years. The owner only wishes to remain in their current location and expand into this vacant lot.

- d. The granting of the variance will not adversely affect the rights of the adjacent property owners or residents.

The office use is beneficial to the surrounding property owners and residents. This office use provides a complimentary transition from the noise of the bars and park to the residential uses on Pleasant Street. Some of the permitted uses of this lot would conflict with the adjacent residential. The offices will be a good neighbor to the park, to the nearby restaurants, and to the residents nearby.

- e. The granting of the variance will not adversely affect the community character, public health, safety or general welfare.

We perceive no adverse effects from this project.

- f. The variance will be consistent with the general spirit and intent of the Zoning Code.

This lot is in an RM 1.2 zone, but is only 20' away from the CC-P zone to the east, which allows office use. There are many similar uses at nearby properties on Race Street.

- g. The variance sought is the minimum that will afford relief to the applicant

There is no lesser variance to be sought.

Setback: The proposed construction will extend to the property line on the east and north. The adjacent properties already have blank walls at these property lines and this approach is common in the neighborhood.

OTR Community Housing – Service Center Expansion

NARRATIVE OF INTENT – HCB GUIDELINES COMPLIANCE

Prepared By: Michael Stehlin

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A. Intent and General Guidelines:

1. New Construction: Infill is encouraged, especially where buildings have previously been demolished, as is the case here

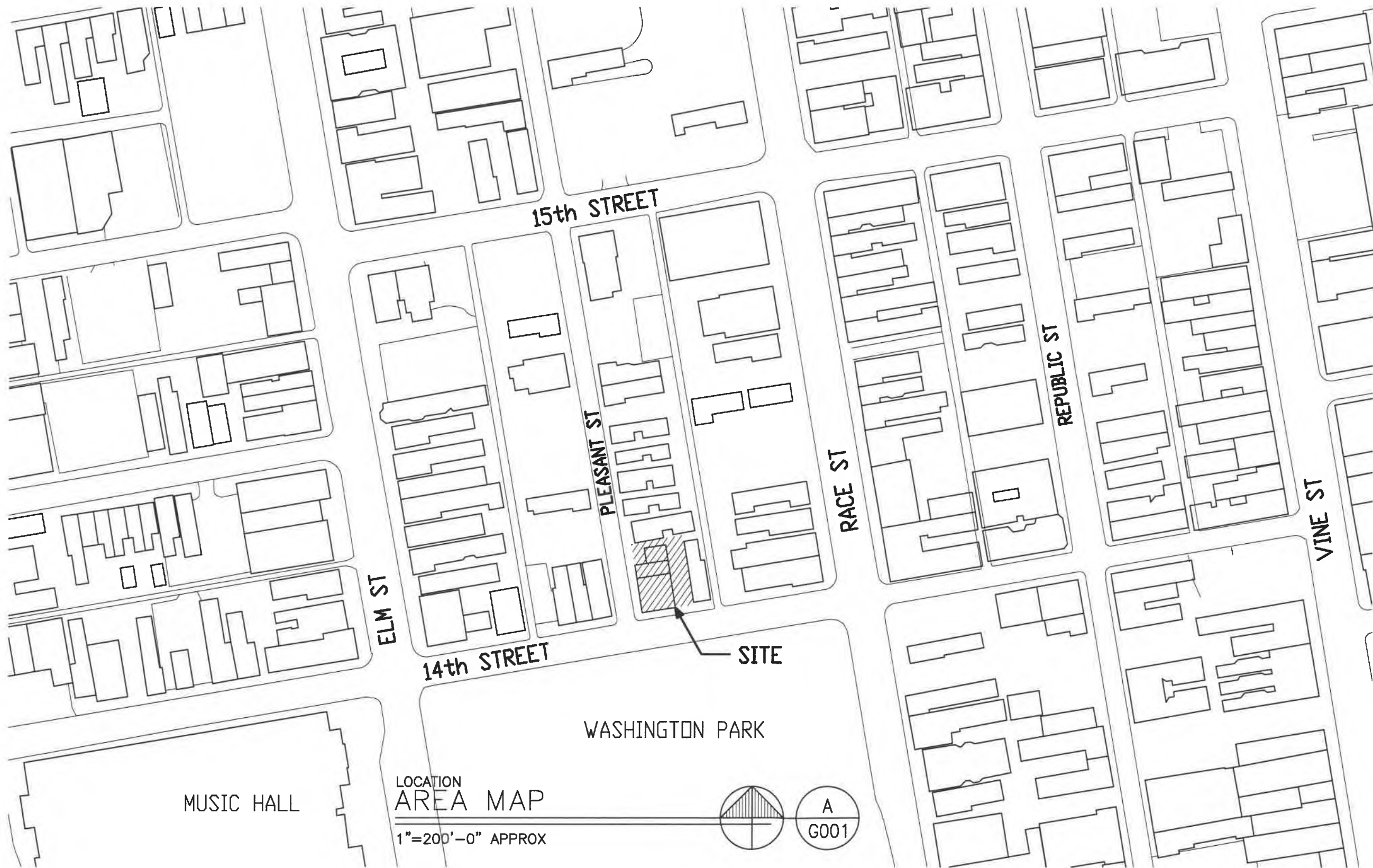
B. Specific Guidelines:

1. Composition: The proposal has a base, middle and top.
2. Roof: Low pitched roof not visible above the principal façade are recommended.
3. Window Openings: Tripartite scheme with vertically oriented windows.
4. Storefront: Taller than the upper floors and has piers, similar to adjacent.
5. Setback: Front façade located between the two adjacent buildings and Pleasant Street will have black metal fence typical of the neighborhood.
6. Rhythm: Tripartite scheme matches neighborhood rhythm.
7. Emphasis: Vertical is emphasized.
8. Height: does not vary more than one story than adjacent.
9. Materials: Steel and stone for the base, standard size brick for the middle and metal cornice is consistent with the rest of the neighborhood.





Area in SF:		
Existing basement: 870	New basement: 600	Total: 1,470
Existing first floor: 1,220	New first floor: 1,546	Total: 2,766
Existing second floor: 1,220	New second floor: 1,546	Total: 2,766
Existing third floor: 900	New third floor: 900	Total: 1,800



- LIST OF DRAWINGS:
- 1 MAP & INDEX
  - A0 BASEMENT PLAN
  - A1 FIRST FLOOR PLAN
  - A2 SECOND FLOOR PLAN
  - A3 THIRD FLOOR PLAN
  - A4 FRONT ELEVATION
  - A5 SIDE ELEVATION
  - A6 SIGHTLINES
  - A7 FRONT ELEVATION DETAIL

LOCATION  
AREA MAP  
1"=200'-0" APPROX



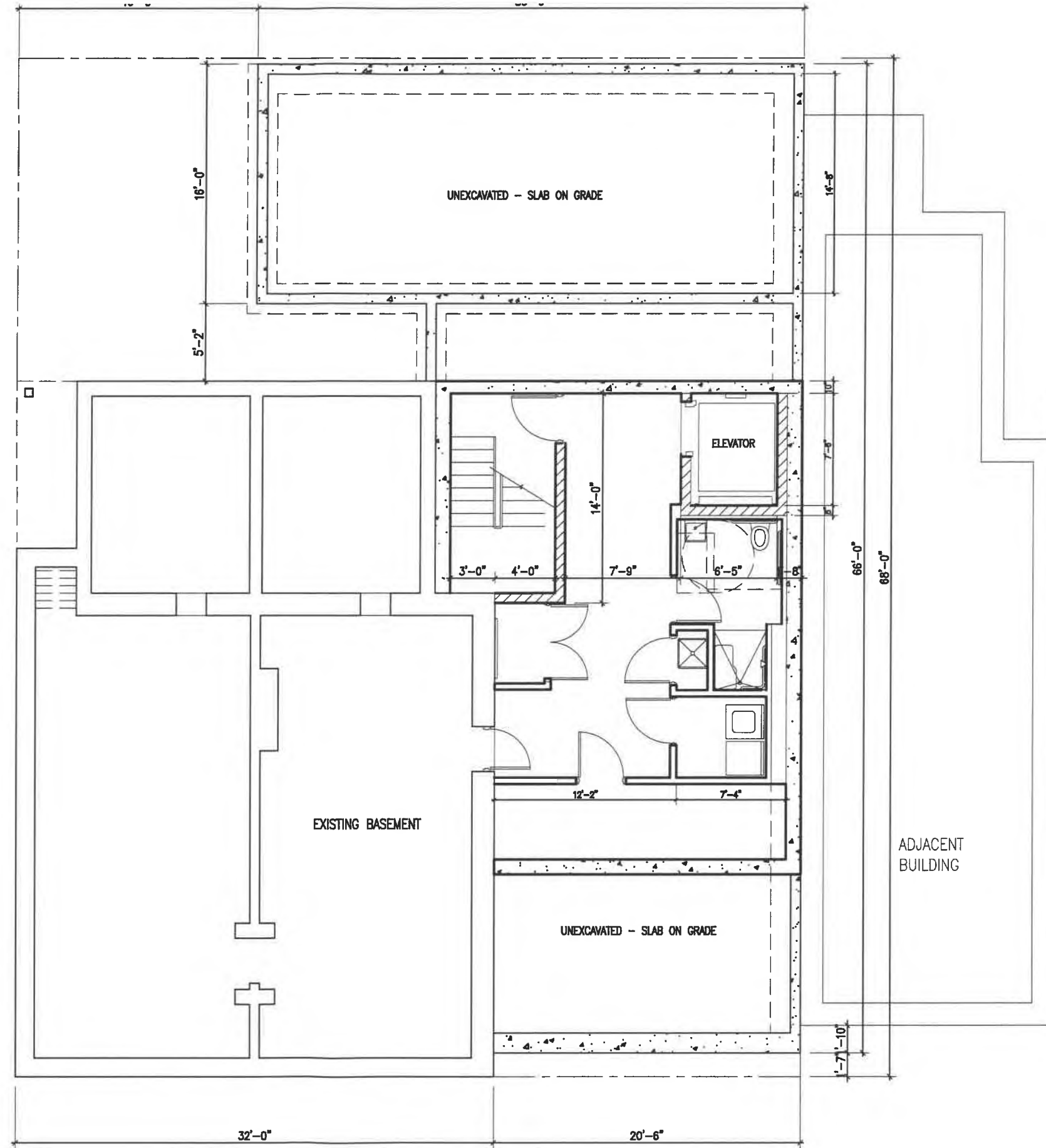

HCB COA APPLICATION <b>OTR COMMUNITY HOUSING</b> 114 W 14th St., Cincinnati OTR
<b>MAP INDEX</b>
<b>1</b>

# BASEMENT PLAN

1/8"=1'-0"  
8' 12' 16' 24'



PLEASANT STREET



COMER ALLEY

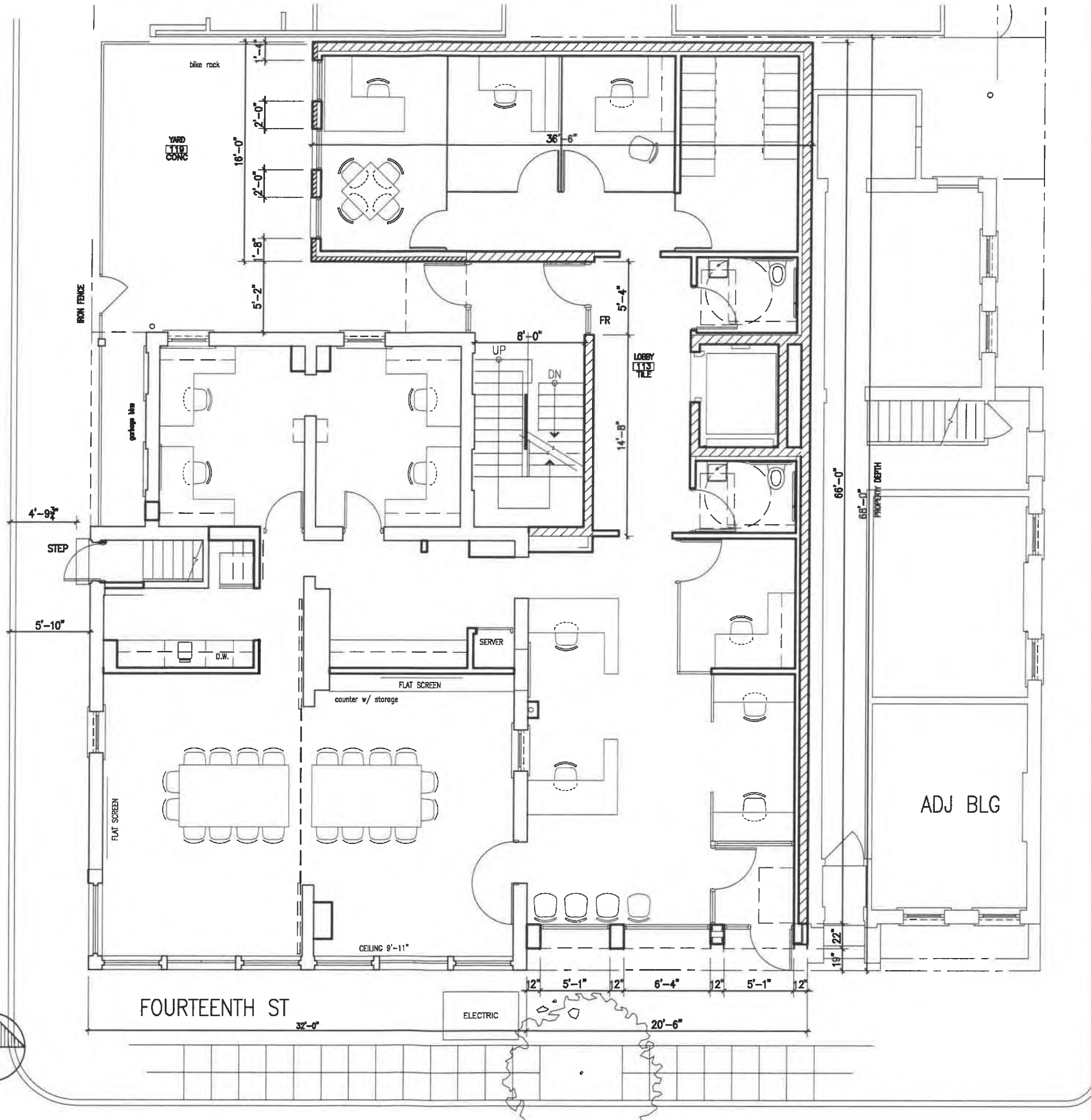
HCB COA APPLICATION
OTR COMMUNITY HOUSING
114 W 14th St., Cincinnati OTR
<b>BASEMENT PLAN</b>
<b>A0</b>

FIRST FLOOR

1/8"=1'-0" 8' 12' 16' 24'



PLEASANT ST



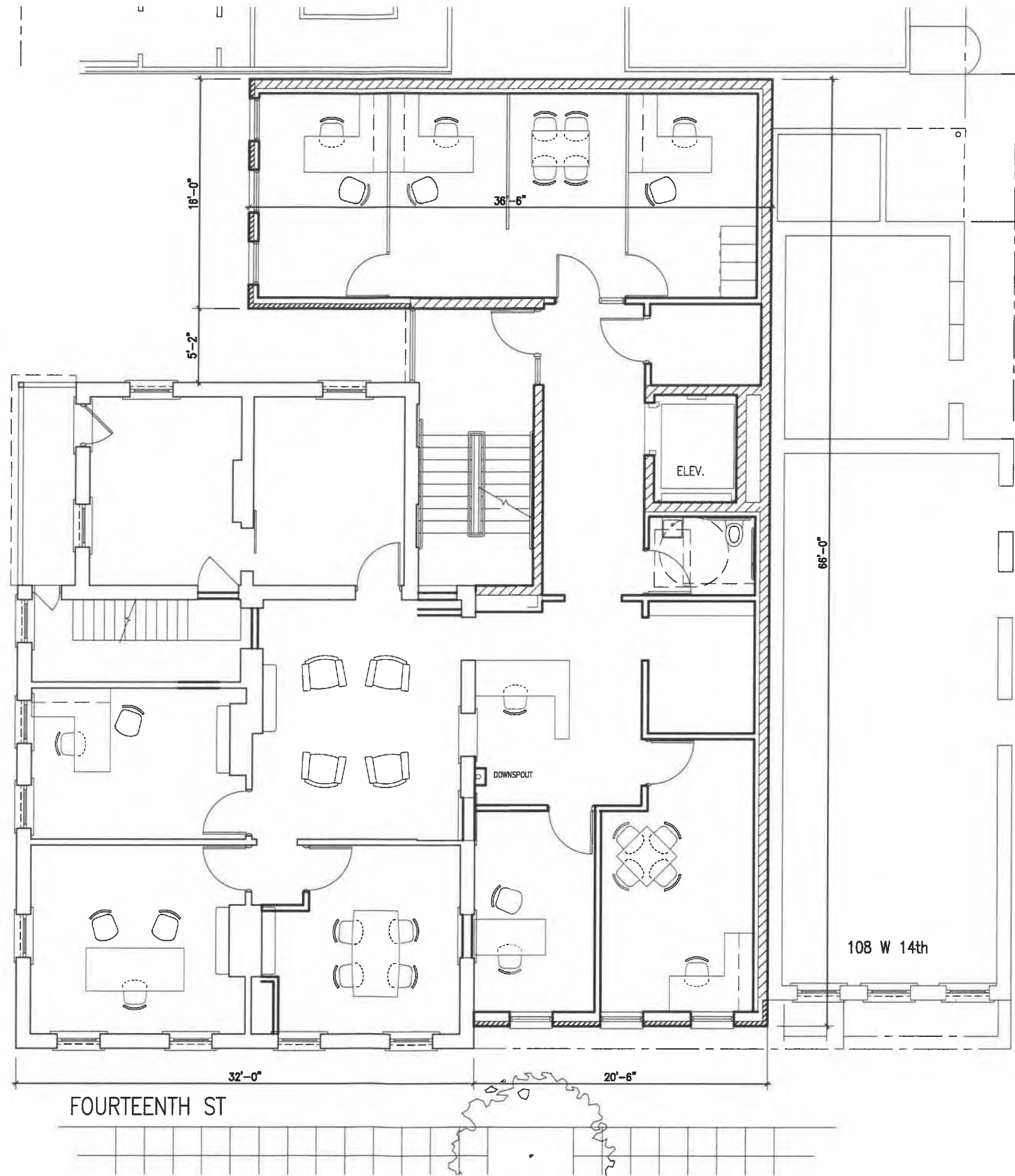
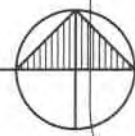
COMER ALLEY

HCB COA APPLICATION OTR COMMUNITY HOUSING 114 W 14th St., Cincinnati OTR
FIRST FLOOR
A1

SECOND FLOOR

1/8"=1'-0" 8' 12' 16' 24'

PLEASANT ST



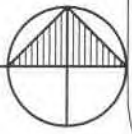
FOURTEENTH ST

COMER ALLEY

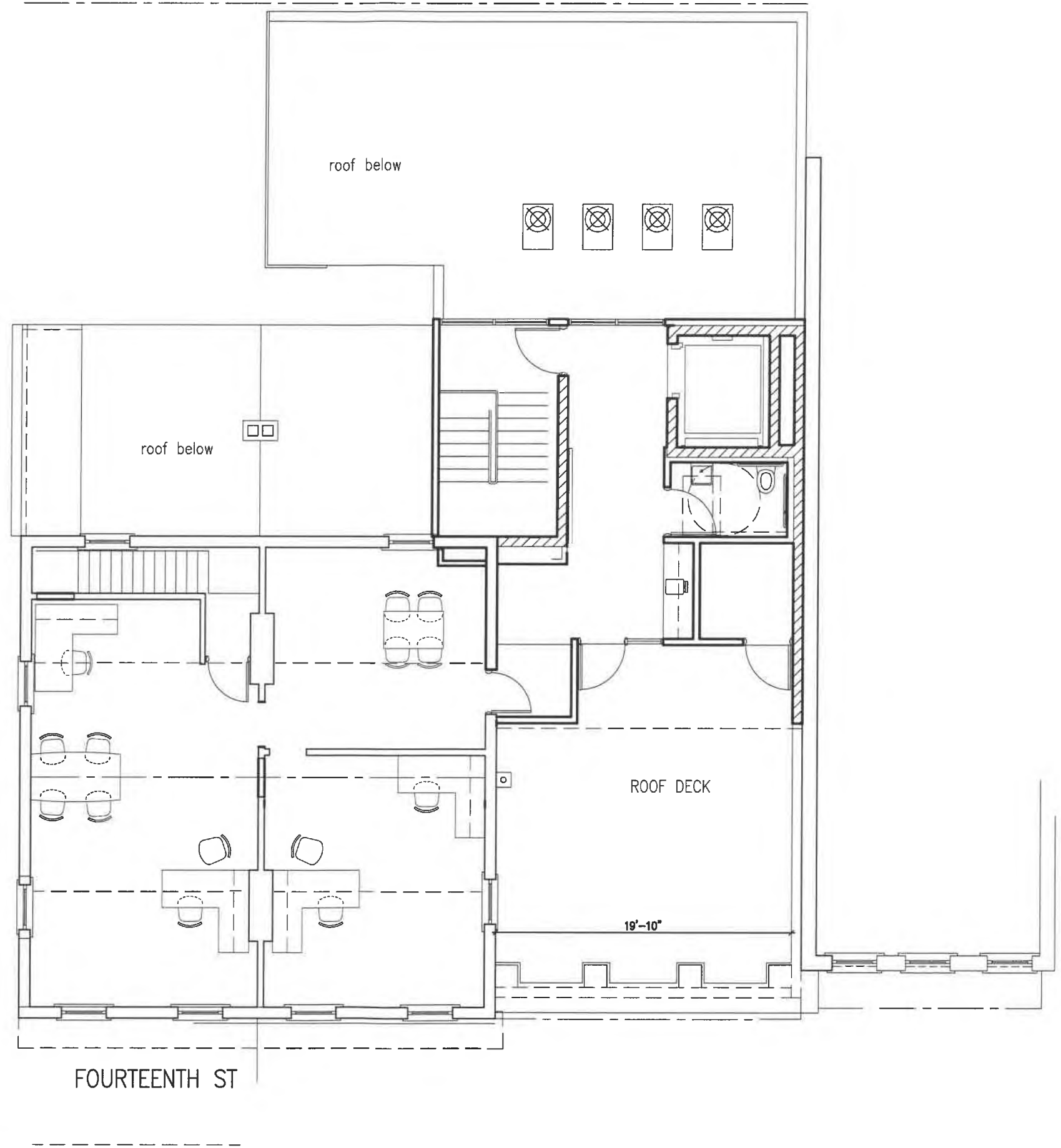
HCBA COA APPLICATION OTR COMMUNITY HOUSING 114 W 14th St., Cincinnati OTR
<b>SECOND FLOOR</b>
<b>A2</b>

THIRD FLOOR

1/8"=1'-0" 8' 12' 16' 24'



PLEASANT ST



FOURTEENTH ST

COMER ALLEY

HCBA COA APPLICATION OTR COMMUNITY HOUSING 114 W 14th St., Cincinnati OTR
THIRD FLOOR
A3



FRONT ELEVATION

3/16"=1'-0"

4' 8' 12' 16'

<p>HCB COA APPLICATION</p> <p>OTR COMMUNITY HOUSING</p> <p>114 W 14th St., Cincinnati OTR</p>	<p>FRONT ELEV</p> <p>A4</p>
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ADJACENT BLG

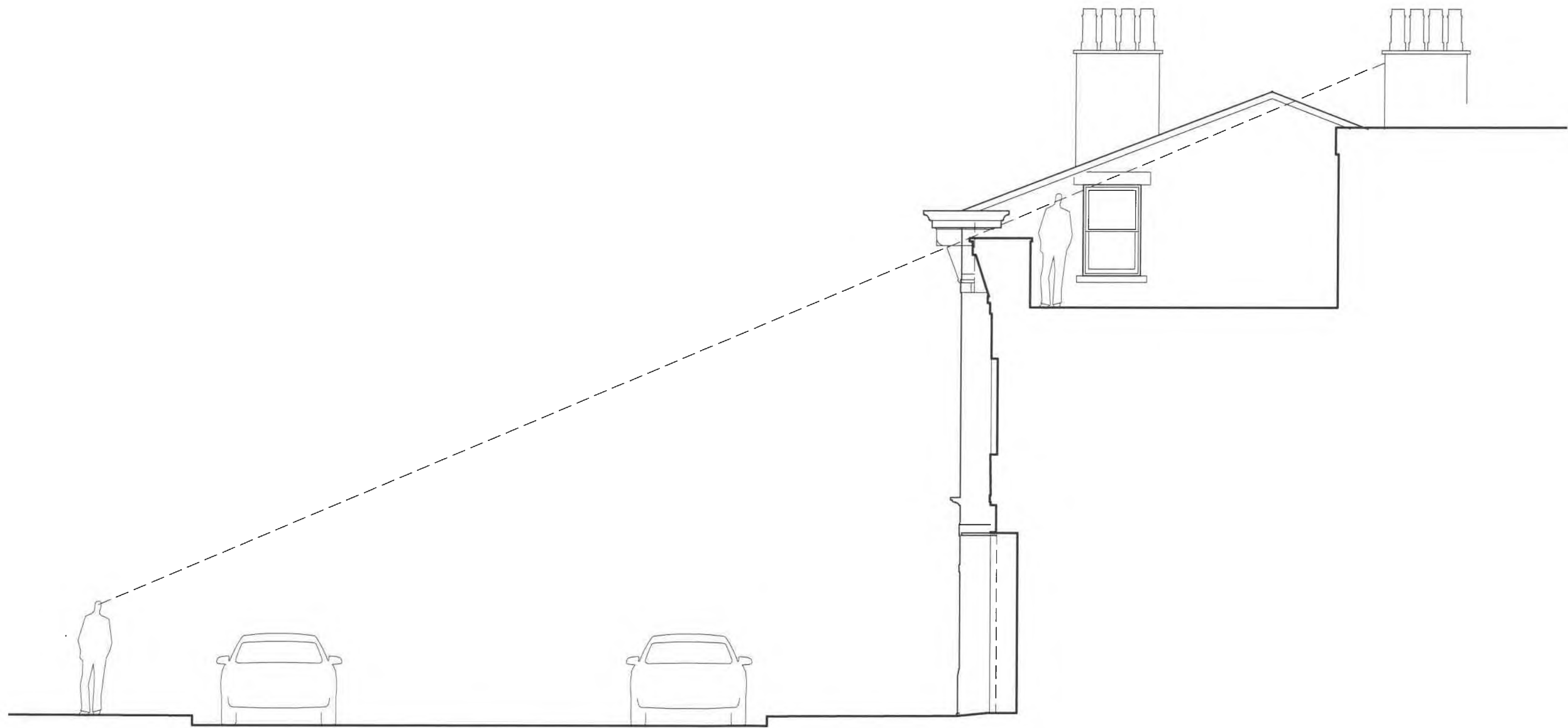
NEW CONSTRUCTION

EXISTING OFFICE

WEST ELEVATION  
SIDE ELEVATION

3/16"=1'-0"  
4' 8' 12' 16'

HCB COA APPLICATION	<b>SIDE ELEV</b>
OTR COMMUNITY HOUSING	<b>A5</b>
114 W 14th St., Cincinnati OTR	



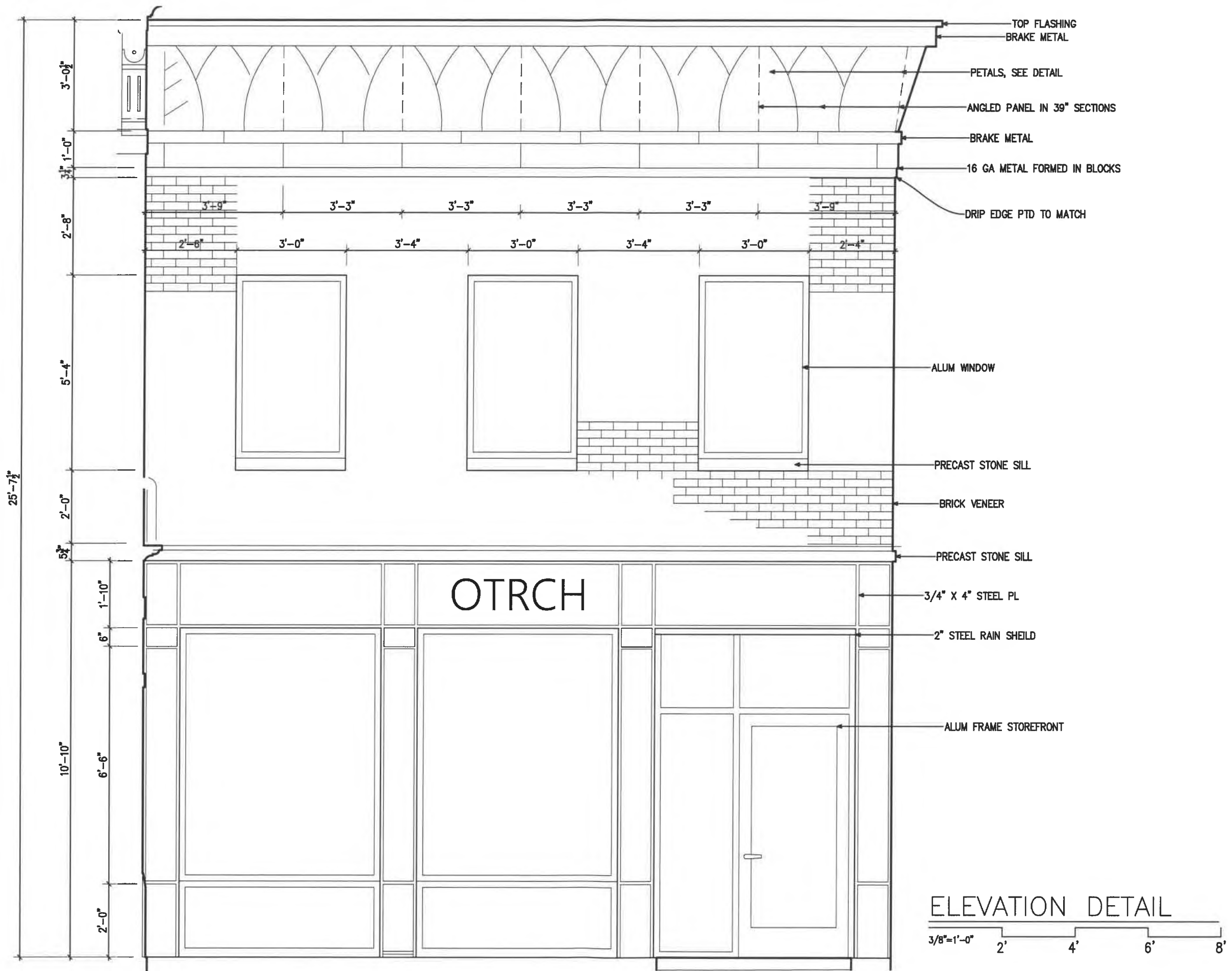
FOURTEENTH ST

NEW BUILDING W/DECK

SECTION  
SIGHTLINE LOOKING WEST

3/16"=1'-0" 4' 8' 12' 16'

HCB COA APPLICATION	-- SIGHTLINES
OTR COMMUNITY HOUSING	A6
114 W 14th St., Cincinnati OTR	



HCB COA APPLICATION  
 OTR COMMUNITY HOUSING  
 114 W 14th St., Cincinnati OTR  
 ELEV  
 DETAIL  
 A7

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

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APPLICATION #: ZHUV190009  
APPLICANT: Harry Pearce  
OWNER: Harry Pearce  
ADDRESS: **6014 Hamilton Ave**  
PARCELS: 0233-000-300-15  
ZONING: T5-MS-0  
OVERLAYS: College Hill Historic District  
COMMUNITY: College Hill  
REPORT DATE: **May 6, 2019, updated July 5, 2019**  
HEARING DATE: **May 20, 2019, rescheduled July 22, 2019**  
STAFF REVIEW: Matthew Shad, Zoning Administrator  
Beth Johnson, Urban Conservator

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

The current owner requires the following Zoning Relief:

1. Section 1703-2.80. Use Variance – Use Variance required for a proposed Fuel Sales as an accessory use to a Convenience Market use, as Fuel Sales is prohibited use in T5 MS-O zoning code.

### **Addendum to the Report:**

The applicant has retained legal counsel pertaining to this request. As a supplement, legal counsel has provided its rationale for why the applicant believes the project is compliant with the standards of the Use Variance. Additionally, the property owner has provided modified renderings that potentially illustrate how the property might be redeveloped in a manner more in keeping with the Form Based Code and Historic District guidelines and requirements.

The applicant has not amended the application to request a Certificate of Appropriateness approval, has not provided adequate information or materials to review for any dimensional, numeric or 'form based' design variances. The Board is only considering the appropriateness of the Use Variance at this time. Please review all original information. in addition to the Addendum provided today in consideration of this request.

Previously, a summary list of the applicant's potential future site development was provided. While not under consideration as no variances and COA are being formally considered, any future redevelopment that would be required to meet all zoning and historic district guidelines or granted relief by the HCB, prior to the accessory Fuel Sales use being permitted to be reestablished. Staff highlights revisions to the previous 11 item site development summary below. More work will be necessary in gaining greater compliance prior a COA recommendation.

- 1) Building Types. No Change.
- 2) 2 story construction. Contrary to applicant's assertion, 2 stories are the minimum base zoning requirement for new construction. While the historic guidelines, do offer a range for context, and pertain more directly to the historic buildings and their continued redevelopment or additions to them, this is only a guideline not the minimum required by base zoning code and certainly more capable of being achieved when a noncontributing building has the opportunity for demolition. Zoning relief would still need to be considered for the height less than 2 stories.
- 3) Building Placement. No Change.
- 4) 0% of the building meets front face setback. No Change.
- 5) Buffering. The revised concept illustrates a potential landscape wall along the right of way perimeter. Zoning relief still required, and curb cuts would be consolidated.
- 6) The revised concept illustrates some landscape buffer for the properties to the east and north. Zoning relief still required for parking within 40 ft of right of way.
- 7) Curb cuts. No Change.
- 8) Pole signs. No Change. Still prohibited.
- 9) The property will only be permitted to have 44 sf of signage. No Change.
- 10) Canopy Signage No change. Still prohibited.
- 11) Shopfront frontage type. The applicant has proposed a new façade plan potentially meeting the Form Based Code and Historic District Guidelines.

**Zoning Analysis:**

A Use Variance is required for a Fuel Sales use in the T5MS Zone. The use is not permitted by right or through a Form Based Code Use Permit hearing process.

Through the drawings of the proposed façade that were submitted to Staff, applicant is seeking to abandon the Vehicle Repair use on the property to accommodate a larger Convenience Market use. The Fuel Sales is an Accessory to the Convenience Market; the market could be approved by right without the requested Use Variance. Expansion of retail uses, and abandonment of the nonconforming Vehicle Repair are generally appropriate provided conformity to Form Based Code and historic guidelines is achieved.

The applicant has supplemented the request, bringing forth a rationale for the proposed Use Variance. Staff provides the following analysis.

- 1) Abandonment. The fuel sales were abandoned as defined in Sec. 1447-07 and were not a temporary cease of operations. The Zoning Code is very clear that a use is abandoned if it has ceased operation for 365 days.

*“A nonconforming use of land or of a structure in a district that is abandoned may not be reestablished or resumed. Any subsequent use or occupancy of the structure or land must conform to the regulations for the district in which it is located.*

*Abandoned means the interruption for a period of 365 consecutive days of active or productive operations of the nonconforming use on the land or within the structure or the removal or destruction of the nonconforming elements. Any period of abandonment caused by government action and without any contributing fault by the nonconforming user is not considered in determining the period of abandonment.”*

The use was abandoned for most of a three-year period, intentionally by the property owner/applicant. Subsequently, the property owner/applicant intentionally substituted the Fuel Sales for an illegal Vehicle Sales use, which the city enforced its closure through zoning citation. Inspector obtained photo evidence for the citation illustrates vehicles sales beneath the gas canopy, as does Google Streetview during the abandonment period. The property owner took measures to abandon the Fuel Sales use, making filings with the Bureau of Underground Storage Tanks. Property Owner has stated to staff and in testimony that he voluntarily ceased operation of the Fuel Sales because of the expense to operate, limited options for fuel wholesalers and competition by major competitors, like Kroger north of the site. There is no ambiguity in the facts that the property owner met the legal requirements of Abandonment when he ceased operations of Fuel Sales.

- 2) Prohibited Use. Fuel Sales are a Prohibited Use, either as a Principal Use or an Accessory Use. Land Use and Building Form are core standards of the Form Based Code and the foundation of any form of zoning code.

- a. Land Use: Sec.1703.2.2 states:

*“uses not listed in a use table are not permitted in the transect zone”.*

Fuel Sales, along with companion uses, Vehicle Repair and Vehicle Sales, are not listed in this transect zone OR ANY transect within the entire Form Base Code. Thus, they are prohibited universally in the Form Base Code, incorporating four neighborhood business districts. They were intentionally excluded by each neighborhood that established Form Based Codes in their multi-year charette process, which was highly publicized and actively engaged each community during its creation and enactment by City Council. Any preestablished Fuel Sales uses in any of the Form Base Code districts are

nonconforming and future redevelopment of existing nonconforming properties would have to consider all building form standards if they sought to redevelop. There is no ambiguity to the law and there is no ambiguity to the adoption of the intention of the law to prohibit future Fuel Sales uses within this business district. The neighborhood is adequately served by permitted Fuel Uses in the neighborhood at North Bend and Winton and with fuel sales beyond its borders.

The applicant is seeking a principal land use of a Convenience Market, an abandonment of a nonconforming Vehicle Repair use, and seeks to incorporate an accessory land use of Fuel Sales. The Convenience Market is contained in the Principal Structure, it is the principal means of income on the property. The applicant can abandon the nonconforming Vehicle Repair and convert to the Convenience Market today without seeking this Use Variance request. Both the applicant and common knowledge in the market know that fuel sales are not the primary source of revenue; it is the sales in the Convenience Market. Often fuel sales are known as loss-leaders; a means to drive sales in the store. Fuel pricing is aggressive. The owner and purchase need to clearly illustrate how the fuel is a necessity to the Convenience Market use.

- b. Signage: A claim is made that descriptions of signs in the sign code allow permission of a Prohibited Use. Signage is itself an Accessory Use and not a principal land use or building form. The argument that the subordinate right and use (signs) grants permission to the primary right and use (land use and building form) is an argument of “the tail wags the dog”. The applicant’s reference is to a description of 1703-5.8 O Pole Signs, where it states that changeable copy signs are only allowed for gasoline price signs. Applicant failed to note that the property’s zoning district, T5MS, explicitly prohibits a pole sign. Thus, the applicant argument as no merit as another accessory use doesn’t permit a prohibited use and secondly, the accessory use cited is itself prohibited.
- c. Accessory Structures. A claim is made that allowances of Accessory Structures allows permission for a Prohibited Use. A Prohibited land use is prohibited. A general provision within a zoning district that an Accessory Structure may be permitted, does not supersede the prohibition of the land use desiring the structure. A logic that you are permitted to build a fuel sales canopy for a prohibited use is an absurdity, comparable to the previous argument that a general sign provision allows a principal use. Further, the applicant failed to note that the following building form requirements for the potential use of Fuel Sales canopies. Per Section 1703.5.100 G b Fuel Sales: it states
  - b. Canopies covering fuel dispensing areas shall not be located:
    - 1) Between buildings and adjacent streets; and/or
    - 2) within 5 feet of a lot line, except if the neighbor is a residential use in which case the canopy shall not be located within 40 feet of the lot line.

Thus, if the nonconforming use had not been abandoned, the fuel canopy requirements PROHIBIT the existing location and redevelopment would require relocation or variance. Regardless, both the location and subordinate nature of the use/structure, render this argument invalid.

### ***Use Variance for the Fuel Sales***

Section 1445-16 indicates no variance shall be granted to allow a use not permissible under the terms of the Zoning Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner (Historic Conservation Board within Historic Districts) finds that the current owner for the use variance has demonstrated that the current owner will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence.

The following updates to the analysis of legal standards is provided below based upon supplements provided by legal counsel.

#### *(a) Can the property be put to any economically viable use under any of the permitted uses in the zoning district?*

- The Finney Law Firm supplement (Page 3), provides vague economic hardship assertions that are only pertaining to Mr. Pearce's personal economic conditions. No corroborating financial evidence was submitted to substantiate the oral claim. (Staff contacted the legal counsel, advising them that the Board discourages documentation provided only at the time of the meeting.) Economic hardship and viability are based on an individual property's opportunities, not the economic situation of the property owner. The test considers whether the property can be reasonable and economically redeveloped, not whether the owner is positioned to benefit economically, which is legal counsel's only assertion. As staff has stated repeatedly to the applicant and now his legal counsel, and as was articulated by the Historic Conservation Board at the previous hearing prior to continuance, the test is if the broader market would support a permitted use. A compelling argument would be based on the fair market value of the property, current construction and redevelopment costs, and market rental or purchase rates for reasonable uses. Nothing in the supplemental information provides any financial information supporting a conclusion that the site is unable to be redeveloped. Only a vague reference that the owner would owe the bank on the sale is provided.
- Vague assertions have been made regarding the cost to remove tanks and the potential environmental remediation costs associated with such. Owner, however, has provided no finding the site is contaminated. Owner has not disclosed that he replaced the tanks previously, per requirements of the Bureau of Underground Storage Tanks. Such replacement should have been in compliance with all pertinent regulations. The Board should inquire of Mr. Pearce and his potential buyer the following information:

- Did Mr. Pearce comply with all requirements at the time of the replacement installation?
- Was Mr. Pearce required to inspect for contamination at the time of replacement? If so, what was discovered and what remediation was necessary?
- Does Mr. Pearce have current knowledge that contamination has occurred since replacement? If so, what and how has he mitigated the situation?
- Is the potential purchaser today willing to take financial responsibility for any potential contamination, as is required by law?
- Has Mr. Pearce or the potential buyer conducted any Phase I or Phase II environmental analysis, as part of this proposed sale agreement? If so, what are the findings and potential corrective measures required and potential costs of remediation?
- When will the site be required to replace the tanks again in the future if redevelopment occurs?

The argument that contamination risk and tank removal costs are not a factor to a buyer redeveloping a convenience market and fuel sales facility but are a factor in any other redevelopment is a false assumption.

- The applicant has never any provided economic analysis that the Convenience Market is not viable without Fuel Sales.
- The applicant also states that because this is within a historic district, that site and structures must be “repaired rather than replaced”, inferring that the only way to meet this guideline is to use the property with a continuation of Fuel Sales. Staff reiterates that the economic hardship and viability standard is based on all the legal zoning uses of the property. The law supersedes the guidelines of an overlay district and that the overlay district actually allows for redevelopment of the site.

The historic overlay district is based on the appearance of a building, not the use. For example, an old bank building can be converted to a nonbank use; the historic district only would require the façade remain in keeping with the original façade of a contributing historic building. This building is a nondistinctive, highly altered building, with no restrictions on maintaining the building or the façade because of its noncontributing structure designation. Thus, the owner has unique flexibility to remove the building entirely or significantly alter the façade, provided it is in keeping with the zoning requirements of the Form Based Code and the guidelines of the historic district. This could allow a myriad of reuses, as Staff noted with legal counsel, regarding that even as-is, the site would accommodate a restaurant use, with its ability to provide potentially onsite parking, outdoor areas, and means to develop the utilitarian building as necessary.

Additionally, this property has the rare opportunity in the historic district for wholesale redevelopment, a property right not shared by vast majority of its neighbors. This is a result of its noncontributing building status. This

uniquely provides this property owner or a future developer, the rare benefit to demolish and redevelop the property to a conforming and more intense use. The use would likely provide more appropriate retail and residential uses and would be required to meet Form Based Code and historic guidelines for contextual development at the right of way, with parking in the rear and massing comparable to the form requirements. Not providing any documentation that redevelopment is economically out of the question is an unsubstantiated claim that the Board wanted to be substantiated at the last meeting.

*(b) Does the variance requested stem from a condition that is unique to the property at issue and not ordinarily found in the same zone or district?*

- No assertions by the applicant alter this analysis.

*(c) The hardship condition is not created by actions of the applicant*

- No assertions by the applicant alter this analysis or the fact that the situation was created solely by the property owner/applicant.

*(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents*

- No assertions by the applicant alters the analysis. Adjacent property owners will be negatively impacted, as a redevelopment more contributing to an integrated business district, will not result if the Fuel Sales use is perpetuated.

*(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare*

- No assertions by the applicant alters the analysis. The Community character will be negatively impacted as the redevelopment to a more conforming use and development pattern will not result if the Fuel Sales use is perpetuated.
- The applicant uses the College Hill Urban Design Plan, adopted in 2002, as support for the gas station at this location. Staff noted in that plan that the following is also articulated:
  - Create a strong pedestrian friendly environment.
  - Evaluate the existing zoning to encourage more pedestrian uses with regional business focuses at the northern end, understanding that this will create several non-conforming uses.

The College Hill Urban Design Plan, as most land use plans, is the documentation designed to drive implementation of administrative law governing the desired outcomes of the plan. Because of the plan and the intentions expressed by the neighborhood to City Council, the community was specifically chosen for the implementation of the Form Based Code district. The neighborhood's intention to further manage historic assets led to the subsequent adoption of the Historic District Overlay. The

intention of the neighborhood from land use plan to zoning law and zoning overlay was clear; Prohibition of Fuel Sales and automotive uses, preservation of historic assets, redevelopment of noncontributing buildings, all development and redevelopment enhancing and further conforming to the building forms and historic design precedents of the neighborhood.

(f) *The variance will be consistent with the general spirit and intent of the Zoning Code*

- No assertions by the applicant alters the analysis. Negative impacts and lack of conformity to the general spirit and intent of the Zoning Code will result if the Fuel Sales use is perpetuated.

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

#### **I. ZONING RELIEF**

##### **A. USE VARIANCE**

1. Section 1703-2.80. Use Variance – **DENY** Use Variance for the proposed Fuel Sales as an accessory use to a Convenience Market use, as such is prohibited in T5 MS-O zoning code per the application and façade drawings submitted by Harry Pearce dated 2/8/19, amended 3/8/2019 and 7/3/2019.

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. The evidence has demonstrated that the property was Abandoned as defined in Sec. 1447-07 of the zoning code and that reestablishment of Fuel Sales as a Principal or Accessory Use is requires a Use Variance.
3. The current property owner has not demonstrated with sufficient credible evidence that any/all other permitted zoning uses, including the convenience market without fuel sales, are not economically viable.
4. The current property owner has not demonstrated with any credible evidence that redevelopment of the site within the historic district, which potentially allows for these noncontributing structures to be demolished and redeveloped is not economically viable.
5. The current owner is not guaranteed the highest and best use for the property or to maximize personal financial return but guaranteed a use that is permitted by law.



Eli N. Krafte-Jacobs, Esq.  
Eli@FinneyLawFirm.com  
Phone: (513) 797-2853  
Fax: (513) 943-6669

June 18, 2019

**VIA ATTACHMENT TO  
VARIANCE APPLICATION**

Business Development & Permit Center  
c/o Zoning Hearing Examiner  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

**Re: Application for Zoning Use Variance at 6014 Hamilton Avenue**

To Whom It May Concern:

Please be advised that the Finney Law Firm has been retained to represent Mr. Harry E. Pearce, III ("Pearce"), the owner of that certain real property commonly known as 6014 Hamilton Avenue, Cincinnati, Ohio 45224, with Hamilton County Parcel Identification Number 0233-000-300-15, which is more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), with regard to the submission of the attached Application Requesting a Use Variance (the "Application"). Pearce, by and through counsel, hereby submits this letter in support of the Application and respectfully requests that you consider the content herein when arriving at your decision.

**I. Granting a Use Variance is in the Public Interest Pursuant to Cincinnati  
Municipal Code (the "CMC") Section 1445-13.**

In order to meet the standards required under the CMC to grant a use variance, Pearce must establish that his proposed use is appropriate when the same is analyzed through a series of sixteen (16) factors, which factors are outlined in Section 1445-13 of the CMC. Specifically, Pearce must show, among other things, that: (i) the project conforms to the underlying zoning district regulations; (ii) the project conforms to the College Hill Mid-Business Historic District guidelines; (iii) the project conforms to the College Hill Urban Design Plan; (iv) that the streets are suitable for the anticipated traffic for the proposed use; (v) that there is appropriate buffering and landscaping; (vi) that the proposed use is compatible with the surrounding neighborhood; and (vii) that the proposed use does not result in adverse effects or blight to the neighborhood. For the reasons that follow, Pearce's proposed use satisfies this factor test such that it is appropriate to issue a use variance.

The Property is currently situated in the T5MS zoning district and has been utilized as a gasoline station for more than eighty (80) years. While that use has temporarily ceased, there is nothing within Section 1703 of the zoning code (the "Form Based Code") that states or suggests that a property owner may not engage in fuel sales as an accessory use to a convenience market. Section 1703-2.20 of the Form Based Code simply states that "[u]ses not listed in a use table are not permitted in the transect zone." This restriction is not applicable for two reasons. First and foremost, Section 1703-5.80 of the Form Based Code

specifically contemplates the use of "changeable copy signs" for gasoline prices within the T5MS district. Thus, fuel sales are explicitly acknowledged as something that may occur within the T5MS district. Second, Section 1703-2.80 of the Form Based Code specifically allows for accessory structures and buildings, which means the fuel station canopy is an accepted use within the T5MS district. For these reasons, using the Property as a gasoline station conforms to the underlying zoning district regulations.

The College Hill Mid-Business Historic District guidelines (the "Guidelines") establish that Pearce's use of the Property as a gasoline station not only conforms to the desires of the College Hill Community Council, but it advances the community goals. As stated in introduction of the Guidelines, the preservation of existing buildings and the availability of resources to help building owners rehabilitate historic structures is *critical* to the success of the College Hill Mid-Business Historic District. The Guidelines note that most of the buildings in the College Hill District (the "CHD") are one to three stories in height (the Property is one story) and most of the businesses contain large commercial glass storefronts (there are plans to rehabilitate the Property to include such glass storefronts). The use of the Property as a gasoline station further conforms to the Guidelines, which require parcels to be *repaired rather than replaced wherever possible*. The only way to meet this particular guideline is to allow the Property to continue being used as a gasoline station. Additionally, The Zoning Department's Staff Report, dated May 6, 2019, specifically notes that one of the problems with granting a use variance is that the Property is only one story tall, but that directly conflicts with the Guidelines, which state that: (i) many of the properties in the CHD are one story tall and (ii) additions should not exceed the height of the original building.

Additionally, the Property conforms to the College Hill Urban Design Plan (the "Design Plan"), which was prepared in July of 2001 as an overall plan for the improving the College Hill Business District. The Property is a part of what is known as "Area 2" of the Design Plan. The Property is not subject to specific projects laid out by the Design Plan, but it does conform with the general development plan for a few reasons. First, one of the desired outcomes of the Design Plan is to improve the screening/fencing for parking lots. While the gasoline station is not a parking lot *per se*, it would ordinarily contribute to a sightline of vehicles instead of aesthetics; however, here, as noted on the attached plans, the fuel pumps and parking spaces will be largely screened by the permanent landscaping fixtures abutting the right of way.

Furthermore, using the property as a gasoline station satisfies many of the desired outcomes expressed by the local community during the development of the Design Plan. The community expressed desires to: (i) increase the number of locally owned and non-chain businesses; (ii) increase the number of individually owned businesses; (iii) stabilize existing businesses; and (iv) maintain businesses of convenience. On the other hand, the local community expressed a displeasure with empty buildings and stores, general rundown appearances, unattractive streetscapes, and the general failure to use properties efficiently. Unfortunately, that is exactly what would occur without the granting of a variance because Pearce cannot afford to utilize this property in any other manner. Finally, the Design Plan also evidences the fact that members of the community specifically noted that they would like to see a gasoline station in College Hill. As evidenced above, utilizing the Property as a gasoline station conforms to the College Hill Urban Design Plan.

The remaining factors under Section 1445-13 of the CMC are more easily reviewed and, upon their review, it is clear that the issuance of a use variance is appropriate under the circumstances. First, it must be shown that "streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed." Simply put, the Property has been used as a gasoline station for more than eighty (80) years. The ingress and egress is more than suitable and adequate to accommodate the anticipated traffic and there is no evidence to suggest that its continued use as a gasoline station would overload the adjacent streets. Second, there must be: (i) appropriate buffering to protect adjacent uses or properties from light, noise, and visual impacts and (ii) landscaping meeting the requirements of Chapter 1423 of the CMC. The

light and noise pollution will not be significant and, as noted above and on the attached plans, the fuel pumps, canopy, and parking spaces will be largely screened by the permanent landscaping fixtures abutting the right of way. Third, the operating hours and the business itself must be compatible with adjacent and predominant land uses, buildings and structures. As the CHD is a mixed-use district with dozens of businesses, a gasoline station naturally supports those business endeavors.

Factors not yet addressed are predominantly centered around either economics or the potential for blight. As for the economics, the Property has successfully operated a gasoline station for more than eighty (80) years, which undoubtedly promotes the Cincinnati economy and creates jobs, both permanent and temporary during renovations. Moreover, the value added as a result of such renovations will increase the real property taxes owed to the City. It is incontrovertible that such an operation would be a boon to both public and private benefits. As for the concerns related to blight or adverse effects, the granting of a variance to allow the Property to operate as a gas station would fight against those concerns. Blight is likely to increase if Pearce cannot operate a gasoline station because: (i) Pearce cannot afford to renovate the Property for other uses; (ii) due to an outstanding mortgage, Pearce cannot afford to sell the Property for significantly less than its value, which is what the market would demand if the Property must be renovated for a use other than a gasoline station; and (iii) if Pearce cannot change or sell the Property, it will fall into disrepair and be subject to VBML regulations. It goes without saying that VBML properties are safe havens for bad actors, which would increase the blight and adverse effects to the surrounding community.

For the reasons stated above, it is appropriate to issue a use variance to Pearce and the Property such that the Property may be used as a gasoline station. The issuance of such a variance: (i) conforms to the CMC, the Guidelines and the Design Plan; (ii) would not create issues with traffic, buffering, or landscaping; (iii) does not adversely affect the surrounding neighborhood or businesses; and (iv) would positively affect the local economy without interrupting the current aesthetics and ambiance of the College Hill District.

## **II. Strict Compliance with the CMC Will Cause Applicant to Suffer Unnecessary Hardship Pursuant to Section 1445-16.**

After establishing that the grant of a use variance is appropriate under Section 1445-13 of the CMC, Pearce must show that the same is appropriate under Section 1445-16. This section states that:

No use variance shall be granted to allow a use not permissible under the terms of the Zoning Code or the Land Development Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code or the Land Development Code is required and such hardship must be demonstrated by clear and convincing evidence as to the following criteria:

- (a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district;
- (b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;
- (c) The hardship condition is not created by actions of the applicant;
- (d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

- (e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare;
- (f) The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and
- (g) The variance sought is the minimum that will afford relief to the applicant.

As evidenced herein, the granting of a use variance is appropriate under Section 1445-16 of the CMC. There is no economically viable alternative use for the Property other than as a gasoline station. Repurposing and/or building on a parcel that used to operate a gas station can be incredibly expensive and, as a result, lenders are not willing to extend loans to build on old gas station sites without extensive remediation and certification. The cost to redevelop a former gasoline station can exceed \$125,000. For this Property in particular, the cost to remove the underground storage tanks alone was quoted in excess of \$120,000. Consequently, when remediation is considered alongside the mortgage attached to the Property: (i) Pearce is not able to use the Property for any other purpose and (ii) there are no investors willing to pay in excess of the outstanding loan amount, which is to say that Pearce would be required to pay the bank just to sell the Property, let alone have an economically viable use.

The Property is unique to the neighborhood and the College Hill District because its ability to engage in fuel sales as an accessory use to a convenience market was grandfathered into the T5MS-O zoning regulations. There are no other properties in the T5MS-O that have a lawful, non-conforming use pursuant to the zoning district for purposes of fuel sales. Additionally, but-for the enactment of the Form Based Code, Pearce would still be entitled to use the Property as a gasoline station. Pearce did not have a hand in enacting the restriction against fuel sales in the T5MS-O, but rather, the City and the College Hill District recognized and appreciated the role that Pearce's gasoline station played in the community; evidenced by his grandfathered use. Furthermore, Pearce did not elect to cease fuel sales by virtue of a poor economy, rather, Pearce was physically unable to perform the tasks necessary for the day-to-day operation of the business because he was suffering from heart conditions and prostate cancer. Thus, the application for a variance to engage in fuel sales "stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district" and "the hardship condition [was] not created by actions of the applicant;" and as such, the Property satisfies the second and third factors under Section 1445-16.

There will not be any adverse effects to the rights of adjacent property owners or residents, or the community character, public health, safety or general welfare. First, the Property has engaged in fuel sales as an accessory use to a convenience market for more than eighty (80) years. Second, the College Hill Forum—the community council for College Hill—voted in support of Pearce's efforts to obtain this variance at a regular monthly meeting open to the public. This support is evidenced by the letter attached hereto as Exhibit B. Third, the College Hill Ministerium, an association of clergy from College Hill, voiced their support of Pearce's desire to use the Property as a gasoline station, which is evidenced by the letter attached hereto as Exhibit C. Furthermore, while the Zoning Department has received eight (8) letters of opposition to Pearce's request for a variance, it should be noted that: (i) five (5) of those letters are substantially identical "form" letters and (ii) those letters not come from the groups representing the community such as the College Hill Form or the College Hill Ministerium.

The variance will be consistent with the general spirit and intent of the T5MS-O regulations, which generally requires uses that include: (i) a small to medium footprint; (ii) a simple wall plane along the street; (iii) building at the right of way; (iv) small to no side setbacks; and (v) up to five stories. As noted in Pearce's application, the building situated on the Property is small to medium in size and the proposed, permanent landscaping fixtures provide the desired wall plane along the street and a sense of continuity with

building at the right of way. Pearce remains open and willing to discuss how to achieve smaller setbacks with aesthetically pleasing structures or landscapes.

As noted above in the analysis of Section 1445-16(a), the Property cannot be used for any other economically viable purpose. Not only is the requested variance the minimum that will afford relief to Pearce, it is the *only* thing that will afford relief to Pearce. The ability to sell fuel directly correlates with the sustainability of the Property and, thus, granting a variance is the only remedy that will afford relief to Pearce.


### III. Conclusion

The Property demonstrates all of the qualities attendant to the proper grant of a use variance. Following the issuance of a variance the Property would satisfy the factors under Section 1445-13. Specifically: (i) the Property would conform to the underlying zoning district regulations, the College Hill Mid-Business Historic District guidelines, and the College Hill Urban Design Plan; (ii) the streets will remain suitable for the anticipated traffic for the proposed use; (iii) there will be appropriate buffering and landscaping; and (iv) the use is compatible with the surrounding neighborhood and does not result in adverse effects or blight to the neighborhood. Similarly, the applicant satisfies the factors under Section 1445-16 because: (i) the property is not economically viable with any other uses in the zoning district; (ii) the variance request is a result of the uniqueness of the Property in that it is already a grandfathered and non-conforming use; (iii) Pearce did not create the hardship condition; (iv) the variance will not adversely affect the rights of adjacent property owners or residents, or the community character, public health, safety or general welfare; (v) the variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and (vi) the variance sought is the minimum that will afford relief to the applicant. For these reasons, Pearce respectfully requests the grant of a use variance for fuel sales as an accessory use to a convenience market.

Please do not hesitate to reach out to discuss and questions or concerns. Your time and consideration are greatly appreciated.

Sincerely,

FINNEY LAW FIRM, LLC,  
an Ohio limited liability company

  
\_\_\_\_\_  
Eli N. Krafte-Jacobs, Esq.

Cc: Harry E. Pearce, III

**EXHIBIT A**

*[Legal Description]*

Being all of Lot No. 2 and the south 3.15 feet of Lot No. 1 of E. N. Wild's Subdivision as recorded in Plat Book 15, Page 18, and bounded and described as follows: to-wit:

Beginning at the intersection of the north line of Marlowe Avenue, formerly Woodward Avenue, and the easterly line of Hamilton Avenue as now constructed;

Thence North 24 deg. 17' West, along the easterly line of Hamilton Avenue, as now constructed, a distance of Eighty and 50/100 (80.50) feet;

Thence North 22 deg. 5' West, along the easterly line of Hamilton Avenue, as now constructed, a distance of Thirty-five and 16/100 (35.16) feet;

Thence South 86 deg. 45' East parallel to the north line of Marlowe Avenue, a distance of One Hundred Sixty-six and 46/100 (166.46) feet to the west line of Lot No. 4 of E. N. Wild's Subdivision as recorded in Plat Book 15, Page 18 of the Records of Hamilton County, Ohio;

Thence South 3 deg. 15' West, along the west line of said Lot No. 4, a distance of One Hundred Three and 15/100 (103.15) feet to the north line of Marlowe Avenue;

Thence North 86 deg. 45' West along the north line of Marlowe Avenue a distance of One Hundred Fourteen and 16/100 (114.16) feet to the place of beginning, be the same more or less but subject to all legal highways.

Subject to a certain License Agreement dated November 30, 1961 between the Standard Oil Company and Dr. Hilton M. Altenbach, Licensee, to construct, maintain, replace and remove a wall upon a strip of land 18 inches in width off the entire east side of the within conveyed premises.

Parcel ID Number: 233-0003-0015-00

Property Address: 6014 Hamilton Avenue  
Cincinnati, Ohio 45224

Prior Reference: Deed Book 4390, Page 1073 of the  
Hamilton County, Ohio Recorder's Office

**EXHIBIT B**

*[College Hill Forum Letter]*



College Hill Forum - P.O. Box 24100 - Cincinnati, OH 45224 - 513-501-3777

April 23, 2019

Both Johnson, Urban Conservator  
Urban Conservation Permit Center  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

**TO:** Both Johnson  
**FR:** College Hill Forum community council  
**RE:** Request for zoning variance for permit to pump gas at 6014 Hamilton Ave.

At the regular monthly meeting of the College Hill Forum community council meeting on April 23, 2019, designated as an open meeting, a majority of those in attendance and voting voted to support Mr. Hank Pearce's request for a letter of support in his efforts to regain a permit to pump gas at 6014 Hamilton Ave., the location of a business he has owned since 1984.

Mr. Pearce's gas station was grandfathered in when College Hill adopted (and has embraced) the Forum Based Code.

*Sincerely,*

Phyllis Stusher, President  
College Hill Forum community council  
[Phyllis11@tcland.com](mailto:Phyllis11@tcland.com)  
513-607-9672

**EXHIBIT C**

*[College Hill Ministerium Letter]*

May 8, 2019

To Hamilton County Zoning Board:

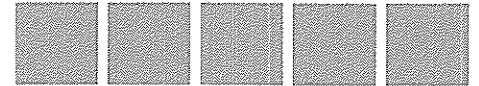
We, the College Hill Ministerium, would like to voice our support of Pearce's Auto Care, 6014 Hamilton Ave., and Mr. Hank Pearce, owner. The College Hill Ministerium is a collection of many of the churches in the College Hill neighborhood of Cincinnati, OH. We understand that Mr. Pearce is seeking to have his license to pump gasoline reinstated. We have found Hank and Pearce's Auto Care to be a good neighbor in our community. We believe this business has made positive contributions to our neighborhood.

Thank you for your service.

Sincerely,

The College Hill Ministerium

Rev. Dan Weyand-Geise	First United Church of Christ, Pastor
Rev. Michael Ostadl	Ohio Living Uplift, Chaplain
Mr. Ralph Williams	Christ's Community of College Hill, Executive Director
Bishop Todd O'Neal	House of Joy Christian Ministries, Pastor
Rev. Eugene Ellington	Consolation Baptist Church, Pastor
Fr. George Jacquemin	St. Clare Roman Catholic Church, Pastor
Rev. Drew Smith	College Hill Presbyterian Church, Pastor
Sister J White	Grace Episcopal Church, Church Representative
Rev. Daniel Nikolich	Twin Towers, Chaplain



June 27, 2019

Ms. Beth Johnson  
Urban Conservator  
City of Cincinnati  
Historic Conservation Board

Re: Application #ZHUV90009  
6014 Hamilton Avenue

Ms. Johnson,

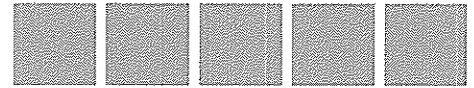
The proposed design for the 6014 Hamilton Avenue renovation has been heavily revised to better address the specifics and intent of the form based zoning code. These changes are summarized as follows:

**Building Type:** The building footprint is non-conforming, it is wide enough at more than 25 feet, but not deep enough at only 60 feet. The position of the building on the lot prevents it from being significantly deeper and getting to 100 feet. In addition, the proposed use as a convenience store does not require significant additional square footage. There is a small proposed addition in the rear corner of the building to allow the addition of walk in cooler space within the building. There will be no exterior coolers.

**Building Form:** The existing building is non-conforming at one story. Two stories is the minimum for new buildings. While the existing building is non-conforming to the code for new buildings, there are a significant number of existing one story buildings on Hamilton Avenue to the south of the property. The proposed building height is comparable to these existing one story buildings in the immediate area.

**Building Placement/Build to Line:** The existing building is not at the front property line and is non-conforming to the new code. A site wall is proposed at the property line/Build to Line to reinforce the streetscape. This wall is on Hamilton Avenue and the side street, Marlow. The wall only has openings to allow for vehicle and pedestrian access. The vehicle openings are proposed to be reduced to the minimum necessary. One access point has been removed completely. The greatest percentage possible of the BTL has been defined. The site wall defines 48% of the BTL on Hamilton and 74% of the BTL on Marlow.

**Parking:** Parking is required to be 40 feet back from the property line and generally behind the building. The existing parking was very much non-complying. Due to the existing location of the building on the site, parking behind the building is not possible. The new plan has all of the parking behind the building front line from Hamilton Avenue. The parking spaces are 45' feet back from Hamilton Avenue. The proposed parking is to the north and south of the building. The area south of the building does go up to the site wall on Marlow and is non-complying. This seemed like the lowest impact option and the parking is bounded by the site wall on Marlow and landscaped area along the building and Hamilton Avenue sides.



**Curb Cuts:** These have been reduced to the greatest extent possible to allow the required traffic. One of the four existing curb cuts has been eliminated and two have been reduced in width. It would be possible to reduce to two curb cuts, one on Hamilton and one on Marlow, but that would result in more paved area on the site and less landscaped area. We feel the reduction in paved area/increase in landscaping area is a more attractive option and provides a better design. Overall, the curb cuts are still non-complying, but much improved.

**Pole Sign:** The pole sign is an existing non-conforming sign and will remain with new finish and faces.

**Signage:** The proposed signage on the building is a flat non-internally lit sign of 44 square feet.

**Gas Canopy:** There is no signage proposed on the existing gas canopy.

**Storefront Transparency:** The proposed storefronts on both streets have been increased in size. The Hamilton Avenue storefront is now all but 4 feet of the building width and is 53% transparent. The Marlow side is 44% transparent. Given that the 75% required is based on a minimum 2 story building and that the transparency calculation only includes the first floor, a one story building is at an inherent disadvantage in the transparency calculation. With a parapet that extends above the roof line to screen mechanicals, the overall square footage of the wall is inflated, leading to a lower % of transparency. If we cut off the area of the wall at the roof line or the under side of the roof structure, the transparency would be higher on each wall.

**Building Materials:** The proposed exterior is thin brick over the existing concrete block with aluminum storefront and metal copings. These materials are in keeping with the form based code. The design of the building incorporates forms seen in existing one story buildings nearby within the zoning area. Pilasters are used to divide the storefront into bays which related to individual storefronts seen in older buildings in the area. Storefronts have proportions similar to those seen in the area. The building is compatible with the district without attempting to look old.

**Bicycle Parking:** The required parking for 4 bicycles is proposed and included on the site plan.

**Landscaping:** Required trees adjacent to the parking areas are proposed and shown on the site plan. Other landscaping is proposed to screen off the rear of the building

**Pedestrian Access:** Pedestrian access, separate from driveways and vehicle areas is proposed near the corner off Marlow via a sidewalk. This will provide a safe and accessible route from the sidewalk and public transportation to the building entrance. Accessible parking is located along this route so people do not have to go through the vehicle drive area from the accessible parking to reach the building.

**Loading:** A designated loading area is not required. Loading will occur in front of the building, under the gas canopy and goods will be brought in through a side door.

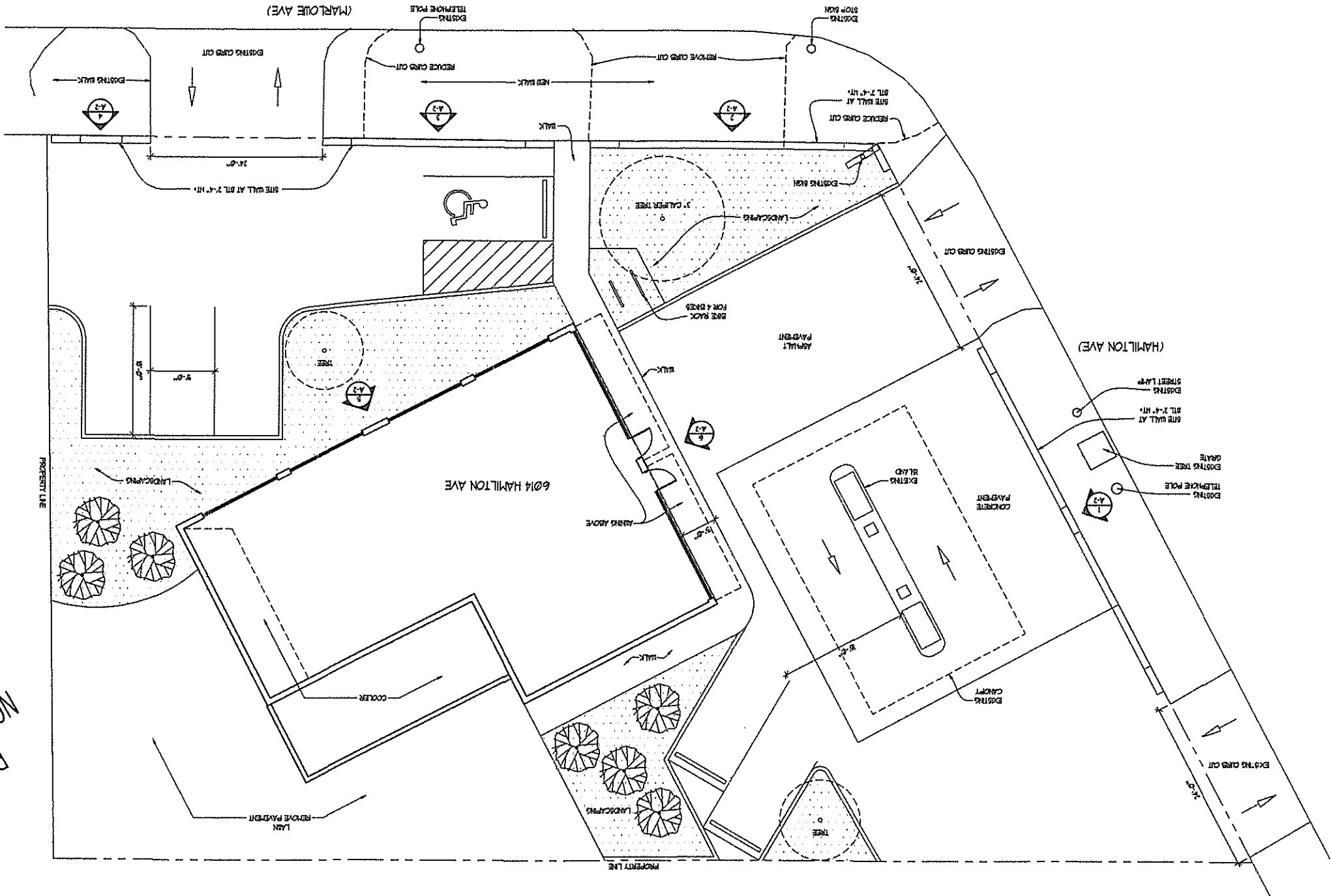
All of this is subject to review and approval by the appropriate city agencies. A variance will be necessary for the transparency and possibly for other non-complying items. Those will be addressed at a later time if the project goes forward. It has been our goal to develop a design that provides as much compliance with the code and its intent as possible given the non-conforming conditions of the existing building and site.

Thank you.



Stan Ladrack, AIA

1 SITE PLAN  
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION  
06-27-19  
PROGRESS PRINT

PROJECT #: 219074  
**A-1**

SITE PLAN

REVISIONS:  
DRAWN BY: EDB  
ISSUE DATE: 06/24/19

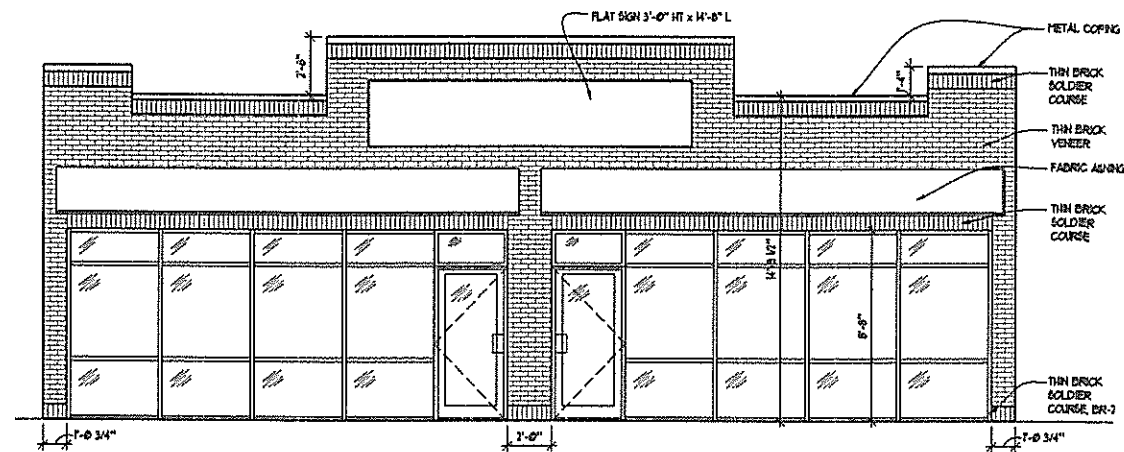
# Exterior Alteration Convenience Store

6014 Hamilton Ave  
Cincinnati, OH 45224

**R S L** COMMERCIAL ARCHITECTURE

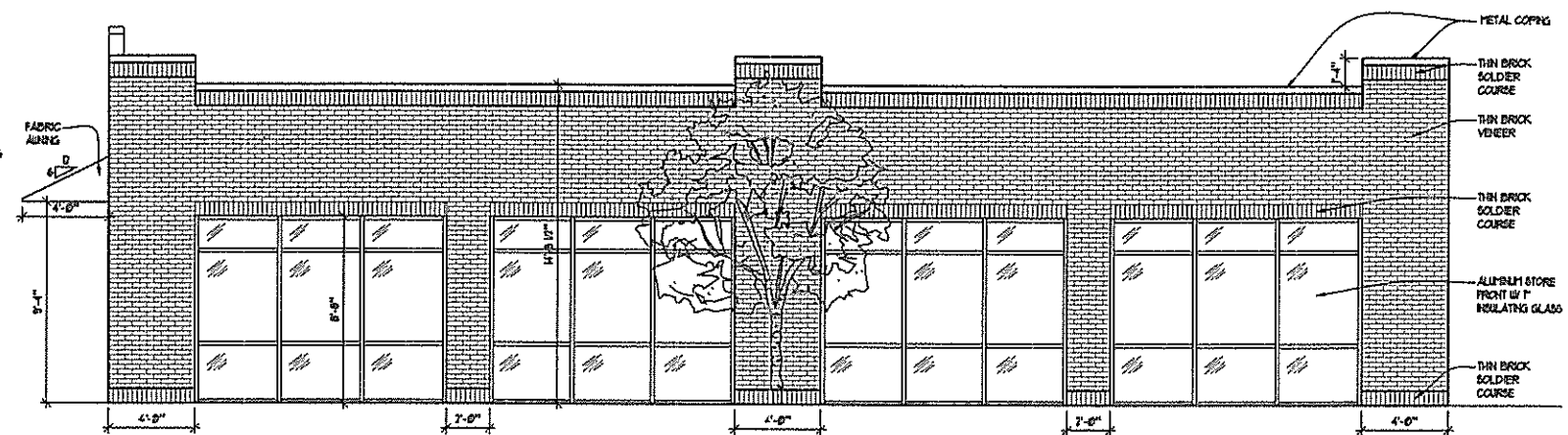
www.rslarch.com

8927 Rossash Road  
Cincinnati, OH 45236  
513-891-9950 PHONE  
513-891-9951 FAX



**6 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

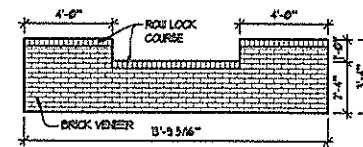
NOTE: TRANSPARENCY OF THIS WALL = 93%



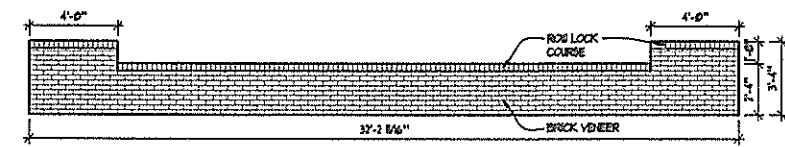
**5 SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE: TRANSPARENCY OF THIS WALL = 44%

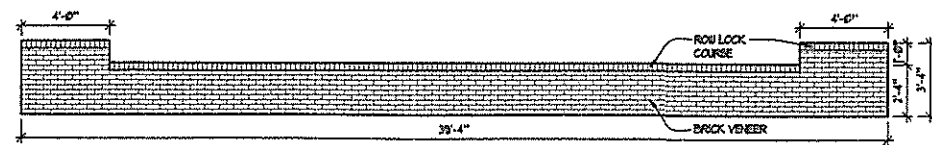
PROGRESS PRINT  
NOT FOR CONSTRUCTION  
06-27-19



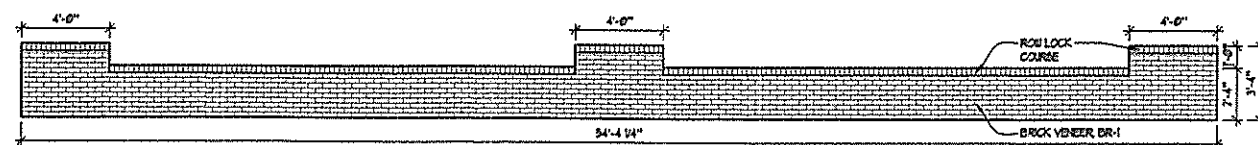
**4 SITE WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SITE WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SITE WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 SITE WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



Convenience Store  
6014 Hamilton Avenue  
Cincinnati, OH

Project #219074  
Date: 06-28-19

**R S L** COMMERCIAL  
ARCHITECTURE

8927 Rossash Road  
Cincinnati, OH 45236

513-891-9950 PHONE  
513-891-9951 FAX

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

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

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APPLICATION #: ZHUV190009  
APPLICANT: Harry Pearce  
OWNER: Harry Pearce  
ADDRESS: **6014 Hamilton Ave**  
PARCELS: 0233-000-300-15  
ZONING: T5-MS-0  
OVERLAYS: College Hill Historic District  
COMMUNITY: College Hill  
REPORT DATE: May 6, 2019  
HEARING DATE: May 20, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### Details of Zoning Relief Required:

The current owner requires the following Zoning Relief:

1. Section 1703-2.80. Use Variance – Use Variance required for a proposed Fuel Sales as an accessory use to a Convenience Market use, as Fuel Sales is prohibited use in T5 MS-O zoning code.

Additionally, while the property currently has established legal non-conformity pertaining to the location of the building and the types and maximum dimensions of signage on the property, the existing building with proposed changes submitted by the applicant, does not meet the Form Based Code development standards, based on the following attributes. Note that Items 5-11 below can all potentially be incorporated into a redevelopment of the existing site or nonconformities significantly reduced.

- 1) Building Types. The building is required to be a minimum of 25 feet wide and 100 feet deep. The building is 50 feet and 60 feet long.
- 2) Building Form. The building is required to be a minimum of 2 stories tall. The building is one story tall.
- 3) Building Placement. The building is required to have 0 foot front yard setbacks. The building is over 50 feet from the right of way.
- 4) Building is to have 90% of its front face at the setback line on the main street (Hamilton) and 60% on the side street (Marlow). Presently, 0% of the building meets these requirements.

- 5) The entire Build to Line must be defined by a building or landscape wall. 0% of the build to line is defined by a building or landscape wall, though area exists for such.
- 6) Parking is required to be 40 feet back from the front property line and generally behind the building. It does not meet this standard as nearly all the parking is in front of the building and adjacent to the property line with no landscape buffer area.
- 7) Curb cuts are only permitted to be 14 feet wide. There are 2 curb cuts per street face, and they are larger than 14 feet wide. This also does not meet DOTE requirements.
- 8) Pole signs/monument signs are not prohibited. The property has a pole sign.
- 9) The property will only be permitted to have 44 sf of signage.
- 10) Signage on the gas canopy would not be permitted and former signage on the canopy has been abandoned.
- 11) A Shopfront frontage type for the building and its renovations is required. 75% of the ground floor must be transparent. As presently proposed, 33% of the frontage along Hamilton Avenue is transparent. 0% along Marlow is transparent.

### **Existing Conditions**

The subject property at 6014 Hamilton Ave is presently only a Vehicle Repair use. Fuel Sales was abandoned by the property owner/applicant since 2015, but a vehicle repair business has continued operation throughout the period since the Fuel Sales ceased. The tanks and pumps were put into temporary closure and permits filed with BUSTER for this closure. The City can verify that that the Fuel Sales use was abandoned, meeting the requirements of Sec. 1447-07, Abandonment of Nonconforming Use, through Google Streetview photographs as well as through the result of a Zoning Code violation, when the property owner was cited for Vehicle Sales, a prohibited use on the property upon the portion of the property that was previously occupied by the Fuel Sales use (B201704910)



Figure 1. Aug 2017 photo of site depicting illegal Vehicle Sales use. Image courtesy of Google.

The existing building is a non-contributing building to the College Hill Historic District and is a circa 1950's concrete block building (former Sohio station) that was remodeled and expanded into its current configuration by the 1990s. The building has garage doors on both street frontages and a 4 pump gas fueling station within a flat canopy.

In 2013 the Form Base Code was established in College Hill. This change in zoning made Fuel Sales and Vehicle Sales and Repair prohibited uses throughout the Form Based Code area. This was an intentional decision of all 4 neighborhoods that established the Form Based Code and was recommended after an exhaustive engagement and charette process, before being recommended to Planning Commission and approved by City Council. The community and property owners affected were well aware of the rezoning process and this property owner has stated that he was aware of the zoning was changing during the creation and adoption process. At the time of the adoption of the Form Based Code, both the Fuel Sales and the Vehicle Repair were able to be considered legal nonconforming uses.

Prior to 2013, the property was zoned CN-M. Fuel Sales was a permitted use in this zone.

In 2017 the College Hill Historic District was established. This property is within the district but is listed as a non-contributing building. Noncontributing status allows for the potential demolition and reconstruction upon the site for a development substantially meeting the Form Based Code requirements.

### **Proposed Conditions**

The proposal would be to permit a Convenience Market with a Fuel Sales accessory use on the site and abandon the Vehicle Repair nonconforming use. As the Fuel Sales is not a permitted use, it would require a Use Variance.

The new owners have proposed doing façade improvements to the existing building. These improvements would have to be approved in a separate hearing for a Certificate of Appropriateness as there was insufficient information for staff to make a recommendation.

### **Previous Reviews**

N/A

### **Applicable Zoning Code Sections:**

Zoning District:	Section 1703	Form Based Code
Variance Requests:	Section 1703-2.80	Use Types
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
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">College Hill Historic District.</a>	

**Zoning Analysis:**

A Use Variance is required for a Fuel Sales use in the T5MS Zone. The use is not permitted by right or through a Form Based Code Use Permit hearing process.

Through the drawings of the proposed façade that were submitted to Staff, it appears the garage doors are being removed and Vehicle Repair use will be abandoned on the property to accommodate a larger Convenience Market use. The Fuel Sales is an Accessory to the Convenience Market; the market could be approved by right without the requested Use Variance.

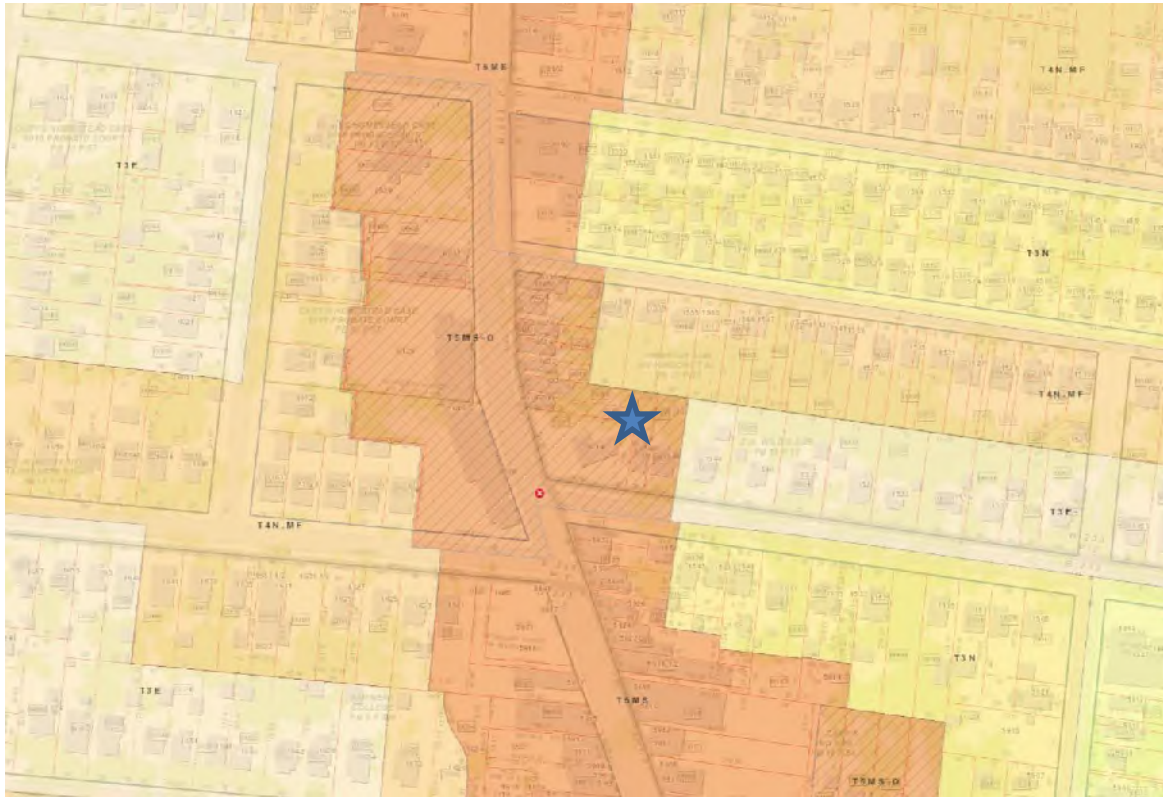


Figure 2. Location of 6014 Hamilton Ave. Image courtesy of CAGIS.



Figure 3. View of 6014 Hamilton Av ca. 2018. Image courtesy of Google.

### ***Use Variance for the Fuel Sales***

Section 1445-16 indicates no variance shall be granted to allow a use not permissible under the terms of the Zoning Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner (Historic Conservation Board within Historic Districts) finds that the current owner for the use variance has demonstrated that the current owner will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence.

The following analysis outlines the use variance standards as applied to the proposed use at the subject property.

*(a) Can the property be put to any economically viable use under any of the permitted uses in the zoning district?*

- The property is a Vehicle Repair facility that formerly had a Fuel Sales accessory use. This is not a permitted use under the current zoning which was adopted in 2013.
- The property has been in the same ownership for 89 years and has operated as a fuel sales and vehicle repair facility service shop for its history. As the fuel sales has ceased operation and has a legal closure on file with BUSTER, the use has been legally abandoned meeting the requirements of Sec. 1447-07, Abandonment of Nonconforming Use.
- The owner has not provided any credible evidence that the property cannot be utilized as a permitted zoning use within the Form Based district. This includes evidence that the Convenience Market requires the

Fuel Sales use to be viable or that no viable commercial uses could occupy the existing nonconforming structure. While the building form is a non-conforming building form for the district and was built as a gas station, other uses could be used within the building. A block to the north, Fern, a flower and plant shop, has converted an old auto repair shop into a retail establishment. (see below)

- The property owner has not provided any credible evidence that demonstrates the property cannot be redeveloped into a zoning use conforming to the permitted uses and the development standards of the Form Based Code district.



Figure 4 Fern located at 6040 Hamilton Avenue. This was a previous Auto Repair shop that has been turned into a plant/flower shop.

*(b) Does the variance requested stem from a condition that is unique to the property at issue and not ordinarily found in the same zone or district?*

- The College Hill Form District has a handful of buildings that have a larger setback that were built after the period of significance and were built to cater to the car rather than a pedestrian environment during the middle of the 20<sup>th</sup> century. The Form District was created to help guide development to deter similar development in the future, and to fill in these gaps in the pedestrian corridor. While the form district does not require a building to be demolished for a more appropriate development, a legally non-conforming building can be reused for a use that is a legally conforming use. Further, the building can be remodeled to closure match form standards and site plan requirements and signage requirements.

*(c) The hardship condition is not created by actions of the applicant*

- The current owner abandoned fuel sales intentionally during 2015. This was a condition created by the owner as he stated that fuel sales was not a profitable business at the time and could not be sustained by his operation because he was selling fuel independently. If the owner had continued its use, it would be a legally non-conforming use. The owner was aware and notified of the significant zoning code amendment before and until adoption in 2013 and has stated such to staff.

*(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents*

- Staff has received numerous letters in opposition to the granting of the variance and one letter from the Community Forum in support of the ordinance. The community supported the zoning code adoption of the Form District in 2013-2014, which did not allow Fuel Sales as a permitted use. The zoning code adoption was intentional on prohibited new and expanded vehicle sales, repair and fuel sales uses. This was a specific use many of the letters state that was a detriment to the redevelopment of the business district.
- Owners who have invested into the district expecting uses that are permitted within the Zoning Code expect business that are more appropriate to the anticipated evolution to an enhanced pedestrian oriented business district and not one which caters to the automobile.
- There are several gas stations within 1 mile of the business district, so the use isn't providing something that the district does not have access to.
- The proposed operator has two other Fuel Sales and retails sales in the area. One is in Mount Healthy the other is in Price Hill. The property in Price Hill has had several property maintenance violations pertaining to grass, weeds, liter and recently had a sign violation.

*(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare*

- The existing building and the proposed prohibited use do not meet the vision or character of the community. With the adoption of the Form Based Code, the College Hill community agreed upon a vision of a walkable business district. Granting a Use Variance based solely upon the rationale that the building was built for fuel sales and vehicle repair, will adversely affect the investment and new development within the business district that was attracted to the area based on the Form District and the pedestrian oriented uses. For example, the development across the street followed the form based requirements and built appropriate buildings to help create the walkable pedestrian oriented district that the zoning district encourages. Regardless of noncompliant form, the existing building would

be able to be reused into a more appropriate land use that would not cater to the automobile but would be better integrated into the business district.



Figure 5 looking north on Hamilton with the newly built development that followed the Form Based code on the left and the subject site of the right.

*(f) The variance will be consistent with the general spirit and intent of the Zoning Code*

- The intent of T5-MS-O Main Street Form District is defined in the City of Cincinnati Form Based Code as “to provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form. The following are generally appropriate form elements in this zone
  - Small to Medium Footprint,
  - Simple wall plane along the street,
  - Building at the ROW
  - Small to no side setbacks,
  - Up to 5 stories.

The use of a Fuel Sales use does not meet the intent of this zone.

*(g) The variance sought is the minimum that will afford relief to the applicant*

- The applicant has not provided evidence that this is the minimum that will afford relief as the applicant has not provided documentation or analysis that any other permitted use is infeasible at this location, that the convenience market without fuel is infeasible, or that the potential redevelopment of the existing building and site attempts to reduce as many nonconforming development standards as possible (height, storefront design, curb cuts, landscape walls at the build to line, signage).

## **Other approvals that will be required**

The applicant has only applied for a Use Variance for Fuel Sales at this location. As part of the review process, staff asked for other documentation to try and understand what the entire development would look like. The applicant has stated there will be no improvements to the site other than a new façade skin on the building. The applicant provided images and basic drawings of the proposed façade.

The proposed façade would require the additional Zoning Relief

1. The proposed façade would require zoning relief for transparency as it does not meet the 75% required transparency for a Shopfront per Sec. 1703-2.110
2. Signage may have to get zoning relief as a canopy sign is not permitted and a pole sign is not permitted. No signage has been proposed
3. The Use Variance only is requesting for a Fuel Sales, the other operations by the proposed operator also includes the sale alcohol. Alcohol Sales would be required to get a Use Permit. Such request has not been sought.

The proposed site is also within the College Hill Historic District and the proposal for the façade would be required to come before the Historic Conservation Board for a Certificate of Appropriateness. The current submission does not comply with the Design Guidelines

1. EFIS/Stucco is not an appropriate material within the district.
2. Storefront treatment is not a historically appropriate treatment within the historic district and does not reflect the proportions, including transparency percentage or appropriate composition, that are typically seen on storefronts within the district.

## **Other Considerations:**

**Prehearing Results:** A prehearing was held on May 1, 2019. The applicant was present.

**Comments Provided to Staff:** There have been 2 letters of opposition submitted and 1 letter in support from the College Hill Forum, noting within that the vote was 12 for, 8 against and 8 abstaining and 1 letter of support from the College Hill Ministerium.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. USE VARIANCE**

1. Section 1703-2.80. Use Variance – **DENY** Use Variance for a proposed Fuel Sales as an accessory use to a Convenience Market use, as such is prohibited in T5 MS-O zoning code per the application and façade drawings submitted by Harry Pearce dated 2/8/19 and amended 3/8/2019.

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. The current property owner has not demonstrated with any credible evidence that any/all other permitted land uses, including the convenience market without fuel sales, are not economically viable.
3. The current property owner has not demonstrated with any credible evidence that redevelopment of the site is not economically viable.
4. The current property owner has not demonstrated that the proposed redevelopment of the existing nonconforming site and structure has been designed to maximize and reduce the substantial number of nonconformities to the current situation.
5. The current owner is not guaranteed the highest and best use for the property. They are guaranteed a use that is permitted by law.

If the board approves the request for a Use Variance the following conditions are recommended to be applied.

- 1) A new façade and enhanced site plan shall be presented to the Historic Conservation Board and a Certificate of Appropriateness granted, achieving the maximum compliance to all Form Based Code and Historic Guidelines, prior to the issuance of a Zoning Certificate of Compliance and any building permits a Change of Use to allow the Convenience Market with accessory Fuel Sales.
- 2) The Use Variance is granted only allowing for a Convenience Market with Accessory Fuel Sales. Fuel Sales shall not be permitted to be integrated into a Vehicle Repair use and Fuel Sales may commence operation only when a Certificate of Occupancy is issued for the Convenience Market incorporating all required site and building improvements approved by the Historic Conservation Board.
- 3) A Use Permit granting approval for alcohol sales will be required to be granted by the HCB prior to alcohol sales commencing.
- 4) The future site plan shall reduce widths and the number of curb cuts as required by DOTE. The Marlowe Avenue curb cut at the intersection shall be removed.
- 5) The future site plan shall incorporate Landscaping areas within the site and required structures at the Build-to lines along the frontage of the property.
- 6) Screening will be required on the rear of the property on the east property line.
- 7) Signage shall be prohibited upon the Fuel Sales canopy and the canopy shall in design and color, be complimentary to the remodeled building.
- 8) A light study will be submitted showing that the light from the canopy is not spilling onto adjacent properties or right of way.
- 9) Wall Signage shall only be permitted on the Hamilton Avenue Façade.
- 10) Two year expire

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

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APPLICATION #: COA2019029  
APPLICANT: KL Findlay Land Investors LLC  
OWNER: same  
ADDRESS: **34 Green Street**  
PARCELS: 094-0008-0367  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: June 25, 2019, July 11, 2019  
HEARING DATE: July 8, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish the building.

### **Existing Conditions**

The existing building is 2-story brick building set at the Corner of Race and Green Street on the right-of-way. The building is considered a non-contributing building to the Over-the-Rhine Historic District as it is listed as such within the guidelines.



Figure 1" Image of 34 Green Street from Google Street View.

**Proposed Conditions**

The applicant is proposing to demolish 34 Green Street. While the applicant has stated they would like to develop the site, no plans have been submitted to the city for review or consideration during the months the applicant has discussed this with staff.

**Previous Reviews:**

N/A



Figure 2: 1540 Elm Street context map. Image provided by CAGIS Maps.

**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 demolition.

A redevelopment at this site will not permit more than 12 residential units at this site, thus potential zoning variances may be required.

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

A Certificate of Appropriateness is required for the demolition.

The applicant has provided documentation around the lack of economic viability of the structure and has provided an inspection report for the building.

Staff has reviewed the information and agrees that the building would need to be substantially rehabilitated to make the building marketable. Further, the current building is not in keeping with the Design Guidelines of the historic district and would need substantial changes to the façade to achieve greater compliance.

The building is a non-contributing building and does not have the scale or rich detailing that we typically see on historic buildings; However, the building does provide a continuity of the streetscape wall and has the brick material and texture that is found in the district and a fairly regular rhythm at the ground level. For buildings of this era, in this neighborhood, it is a more compliant building to district guidelines, than many others. As a corner building, it provides the corner anchor that is important on a streetscape and block and is of substantial size. Its absence would be obvious and detrimental to the context of the streetscape.

Staff has informed the applicant on numerous occasions, including via email on August 21, 2018, that staff would not be supportive of a demolition without building plans and any potential zoning relief also being approved simultaneously by the Historic Conservation Board, as the removal would adversely affect the streetscape and does not meet the guidelines that states

*1. 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.*

While the building is not a historic building and lacks the rich detail of the neighboring contributing building, the building is on a corner and continues the street wall along Elm Street. The removal of the building would leave a 65 foot hole on Elm Street and a 140 ft hole on Green Street. The building is also a brick building and continues to brick continuity along the street and has fenestration with windows and doors to create interest at the pedestrian level.

Staff also discussed the need for the necessity for plans for a new building to be approved with two different architectural firms that were working on behalf of the client, in July 2018 and June 2019.

The applicant is still requesting a demolition without any conditions and prior to new buildings being approved. Applicant's rationale is that it is necessary for testing for foundations for structural design and that they cannot develop construction documents without knowing where the historic foundations are under the slab foundation of the

current building.

Staff has requested on June 7, 2019 and June 19, 2019 that the application provide:

- 1) Documentation that testing cannot be done prior to demolition.
- 2) Feasibility of one wall being removed in order to get a truck in to do testing.
- 3) Statements, including economic hardship arguments, as to why a building schematic design, not construction documents, can't be presented to the Historic Conservation Board prior to the seeking demolition of the current building.

As to the first point, testing can only be conducted on a cleared site, the applicant has provided documentation from Alt & Witzig Engineering, a geotechnical Engineering firm, stating they do not believe it would be feasible to do a subsurface testing prior to a demolition occurring. The applicant also provided a statement from their architect, one which we have not worked with in other redevelopments in historic districts, stating that they would not be able to design a building without soil and site condition verification.

The Buildings & Inspections Department respectfully does not concur with this perspective. In the Director of Building and Inspections' experience in multiple cities with similar challenges investigating redevelopment sites, knows of common methodologies to surmount risk. First, review of historical records like Sanborn Maps would always be considered, as well as seeking any available building permit information of the existing building. The Buildings and Inspections Department has the original constructions plans from 1972. Further, most designers would make a conservative, higher than typical load capacity assumption, based on soil analysis and findings of sites in proximity. Within a block of this site there has been multiple new constructions projects and the foundation permits and any soil analysis can be requested and used for assumptions. The addresses include 1607 Elm St, 1619 Pleasant St, 1618 Pleasant St, 1611 Pleasant St, 1616 Pleasant Street, 1626 Pleasant St. Then upon confirmation after demolition, the final analysis would occur. Regardless, even prior to demolition, certification by a structural engineer would be required, analyzing that the demolition would not compromise the adjacent historic structures. Thus, analysis including coring the foundation of the existing building, is likely still required before permit issuance. Such testing and certifications occur throughout the city in situations like this one with neighboring buildings proximate to the property lines. Thus, given the above standard practices, the developer must provide sufficient information prior to demolition, rendering the rationale of demolition before analysis moot.

As to the second point, that the applicant cannot develop construction documents, Staff again states that historic information research initially would provide much insight into the question. Staff disagrees that the only way to investigate the current condition of the foundations under the slab on grade would be to completely demolish the building. Designs for a foundation in an urban environment are done regularly without land being cleared. Recent examples for projects approved by the Historic Conservation Board where such a practice of testing occurred prior to demolition have included:

- 15<sup>th</sup> and Vine (mix of vacant land and existing building)
- 1216 Vine Street (under existing building)
- 1118 Sycamore Street (under a parking lot)

- Liberty and Elm (under existing buildings, vacant land)

Staff is supportive of a demolition at the site only when a new structure has received Certificate of Appropriateness Approval, and Zoning Relief Approval if necessary, by the Historic Conservation Board and the wrecking permit would be issued concurrently with the building permit. This is in keeping with past Board expectations in numerous historic districts in the city, most recently the following:

- 1216 Race Street (OTR District) which also had modern buildings over historic foundations
- 721 Main Street (Main St. District)
- 1725 Madison Ave (E Walnut Hills District)

Staff does understand the challenges of needing certainty for the developer to know demolition is allowable and getting a redevelopment project organized and permitted within two years. As such, Staff would strongly consider recommending that a current approval be provided its normal two-year expiration requirement. However, if a subsequent redevelopment is brought forward and a substantial time has lapsed from the existing demolition approval, Staff would support a concurrent extension of the COA for demolition to be concurrent with the approval of the COA for the redevelopment. However, Staff strongly supports and recommends that the HCB follow the intent of the guidelines and past practice and not support demolition upon this site without a subsequent redevelopment.

### **Comments on Applicable Guidelines**

#### **Demolition:**

Demolition regulations for designated property in Cincinnati set forth in Chapter, Historic Conservation, of the Cincinnati Municipal Code. See particularly Section 741-13, Regulation of Alterations, Demolitions and Environmental Changes, and Section 741-15, Demolition. Generally, demolition of existing buildings is permitted if one of the following conditions exist:

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency. See Section 741-21(c).

*The building has not been declared a public nuisance and the building has not been declared an emergency condition. There are no outstanding building code violations on the property.*

2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused for any use or a reasonable economic return from the use of all or part of the building or from the sale of the property proposed for demolition cannot be realized. See Section 741-13(h)(2).

*The owner has made an argument regarding economic hardship and that the building*

*cannot be reused or sold in its current configuration. While staff feels that many of their arguments are valid to allow for redevelopment, staff does not feel that the evidence provided justifies a demolition of the building without plans for a replacement structure being approved by the HCB. Staff's position is aligned with previous HCB actions. An example of such is the 8<sup>th</sup> and Main project, a substantially more difficult project, which the developer was initially granted a right to demolition only with a subsequently approved and permitted redevelopment. The project evaluated the site and was granted a COA for redevelopment and designed foundation permit drawings all prior to issuance of a demolition permit. Without knowing what the design or programming of the new building being proposed is, staff and the board cannot evaluate and guarantee that a development will be appropriate and approvable nor that the significant void of losing such a large building mass will be remediated in a timely manner.*

*The applicant has also stated that the site must be cleared due to the level of crime at the location. Staff consulted the reported crime data and there was only 1 listed reported crime in the last 6 months according to the crime data provided through Cincy Insights. Empirical data shows that vacant land has a greater probability of being crime hotspots, and while staff understands the applicant's frustration with boarded up windows being broken, demolishing a building will most likely increase the crime at the site, not deter it. The applicant has provided a statement from Police Officer Brendon Rock stating that a vacant property hinders the safety of the neighborhood. However, zoning experience with Police in the neighborhood has been Police prefer to limit large unmanaged spaces and create barriers to access. Finally, as a modern building with much fewer windows than many, this building is relatively easy to manage issues of trespassing than older neighboring structures.*

3. The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation. See Section 741-13(h)(3).

*This is not a non-profit corporation or organization.*

4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

*While the building is a non-contributing building, the demolition request is for an entire building and not an addition or portion of the building.*

#### **Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:**

The Historic Conservation Board, when acting on any application for a Certificate of

Appropriateness seeking approval of demolition, may:

1. 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.

*This is a non-contributing building, but it does contribute to the streetscape providing massing at a corner with 205 linear feet of street frontage. Its removal will adversely affect the character of the streetscape, particularly when the site is in the heart of the neighborhood and in close proximity to Findlay Market. The removal of the building will provide a hole in the urban fabric and provide a vacant lot at a corner intersection that is intact.*

2. Approve the demolition if it is necessary to carry out an Urban Design Plan or an Urban Renewal Plan, approved by Council or a Planned Unit Development (PUD).

*This site is not part of an Urban Design Plan or an Urban Renewal Plan.*

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on May 1, 2019. 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** the application for Certificate of Appropriateness (COA) for demolition of a non-contributing building at 34 Green Street with the following conditions:

1. The Director of Buildings & Inspections shall authorize the issuance of the Wrecking Permit only when the Historic Conservation Board approves a COA for redevelopment of the site, and when a building permit in substantial conformity with that COA is issued.
2. This approval of a COA for a Wrecking Permit shall expire in two years from the date of this decision if the Historic Conservation Board does not approve a redevelopment COA for the site.

3. If a redevelopment COA for the site is approved by the Historic Conservation Board, the expiration date of the Wrecking Permit shall be extended in a duration consistent with the redevelopment COA.

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

1. The building is a non-contributing building to the Over-the-Rhine Historic District, and it is understood that the property owner desires to know that the opportunity to demolish the building is acceptable, so as to continue engaging in redevelopment planning efforts.
2. It is premature to demolish a significantly sized structure, with substantial street frontage, on a highly visible corner, in close proximity to the Findlay Market destination in the neighborhood, without a redevelopment project anticipated and approved by the Historic Conservation Board.
3. The removal of this structure without an approved COA for redevelopment and the subsequent construction occurring would adversely affect the continuity of the streetscape, the pedestrian oriented character of the block and leave a substantial void within the urban fabric.
4. It is appropriate to extend the expiration of the COA for wrecking to coincide with an anticipated future redevelopment COA so as not to adversely impact the property owner.



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: 34 Green Street  
 Hamilton Co. Parcel ID No.: 094-0008-0367-00 Zoning District: CC-P  
 Historic District: Over-the-Rhine Overlay District: N/A

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

Name: KL Findlay Land Investors I, LLC  
 Contact Person (if legal entity): Nicholas Lingenfelter  
 Address: 5905 E. Galbraith Road (Ste 4100)  
 City: Cincinnati State: OH Zip Code: 45236  
 Phone: 513-985-1247 E-mail: Nick@plkcommunities.com

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:  
Demolition of a two-story, not contributing building.  
 \_\_\_\_\_  
 \_\_\_\_\_


### 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: 5/22/19



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

May 21, 2019  
Updated July 3, 2019

Historic Conservation Board,

This letter is to address the demolition of a structure in the Over-the-Rhine Historic District. The subject structure is located at 34 Green Street. The demolition of this structure falls under Condition 2, Demolition of a Non-Contributing building or addition, within Section 1 of the "Documentation for the Demolition of Historic Properties." In addition, we have also provided justification under Section 2 "Economic Hardship."

The Owner, KL Findlay Land Investors I, LLC, is a subsidiary of PLK Communities. The structure to be demolished is a two-story, non-historic building at the corner of Race and Green Streets. It is listed in the applicable guidelines as a non-contributing building. (The structure is listed as parcel 131 1702 Race St (26-34 Green St)).

The building is an obsolete former day-care which due to changes in state laws could no longer be occupied as such. We have tried diligently for over a year to secure a tenant for the current building as it sits with no success. We have even listed it for-sale twice without an offer.

The site is ideal for future development, and removal of the existing structure would make the site development-ready. In addition, we know historically there were at least 5 structures under the current building and in working to secure an architect and develop plans for the site everyone we approached is requesting soil borings to determine the necessary foundation structure to develop upon. The EDR Sanborn Maps for the property are provided in the attached request as well.

In working with the Urban Conservator in our pre-hearing conference, it was mentioned that we needed additional support for the demolition. Since that meeting we have provided documentation from our Geotechnical Engineer – Alt & Whitzig, Project Architect LABhaus and Platte Architecture. Platte is not our project architect, but worked on a different project at 1216-1218 Race which was a case example mentioned by the Conservator. In our discussions with Platte they said this building is a completely different situation from 1216-1218 Race and provide email documentation as well.

In all cases, it was supported by third parties that we need to take the building down prior to creating plans for the future structure. We don't have sufficient information to design a structure without proper geotechnical testing first. As previously mentioned, we know historically there were multiple buildings under the current

structure, and the current foundation is slab on grade. This leads us to believe there are probably still multiple buildings still under this structure and without taking it down, we have no idea what we are dealing with or how to design around it.

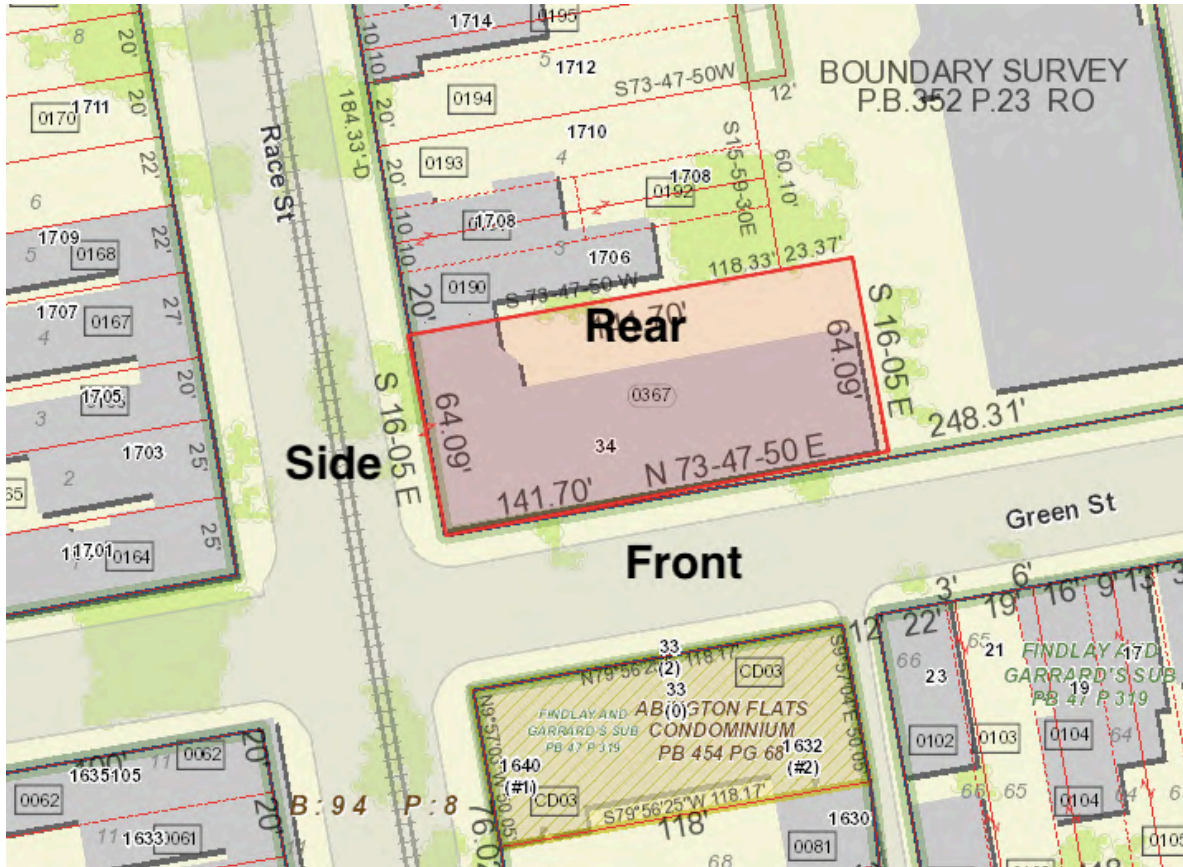
Finally, after our original filing on May 21, 2019 we granted the police a Right of Entry into the building on May 30. The park by Findlay Market was closed a few months ago, and ever since that point we have had constant break-ins coupled with various illegal activities we are constantly fighting to stop; on a building that will ultimately come down. We have spent in excess of \$7,800 over the past 40 days to re-secure secure the building and remove bio waste and other paraphernalia. Even the police officers in the area are struggling to keep it under control. I have included the Right of Entry Form we and an email from Brendan Rock the local office over OTR detailing the situation and the benefit to the community to take the building down. I have also included the invoices to remediate the issues at the property so far.

Historical interior and exterior photos are provided herein as well for your review.

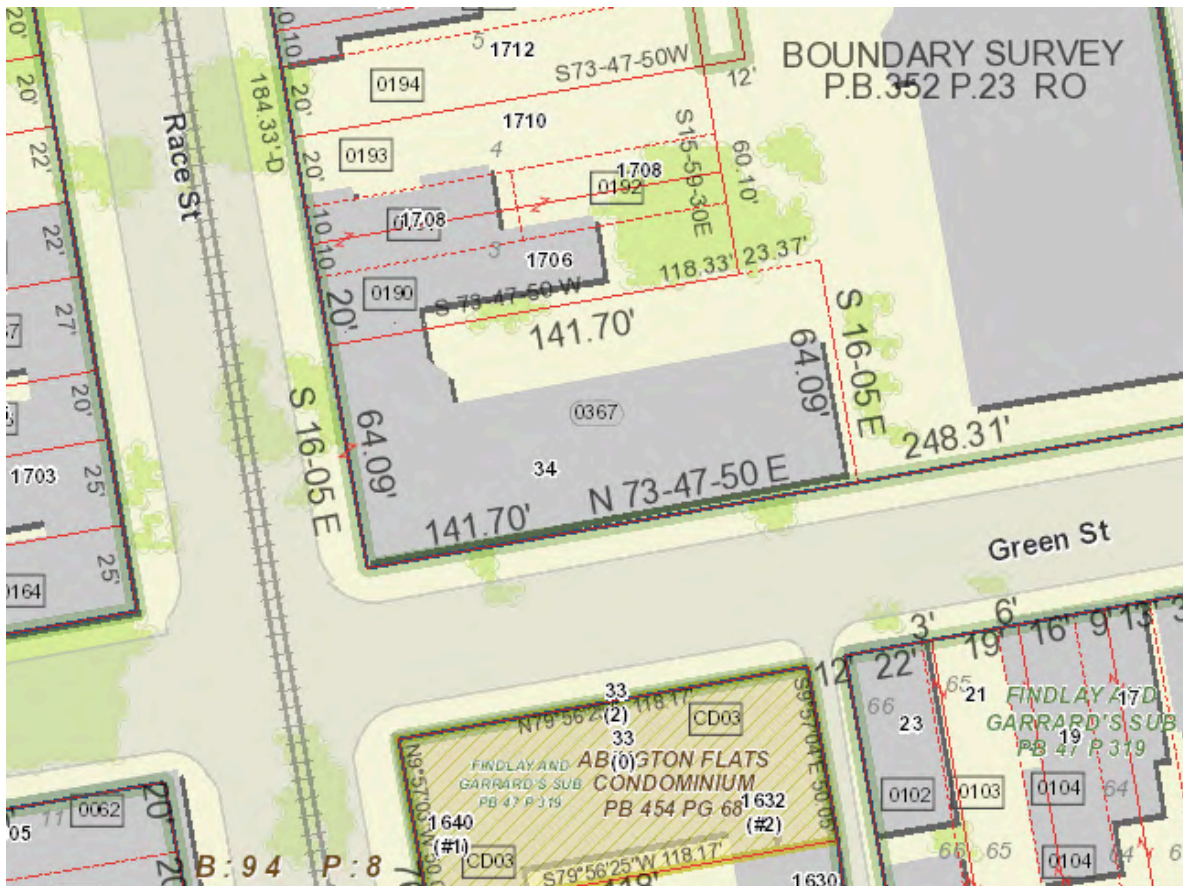
Respectfully Submitted,  
Nicholas Lingenfelter

Nicholas P. Lingenfelter  
Vice President of Development  
PLK Communities, LLC  
5905 East Galbraith Road  
Suite 4100  
Cincinnati, Ohio 45236

**SITE PLAN**



**PROPERTY PLAN**



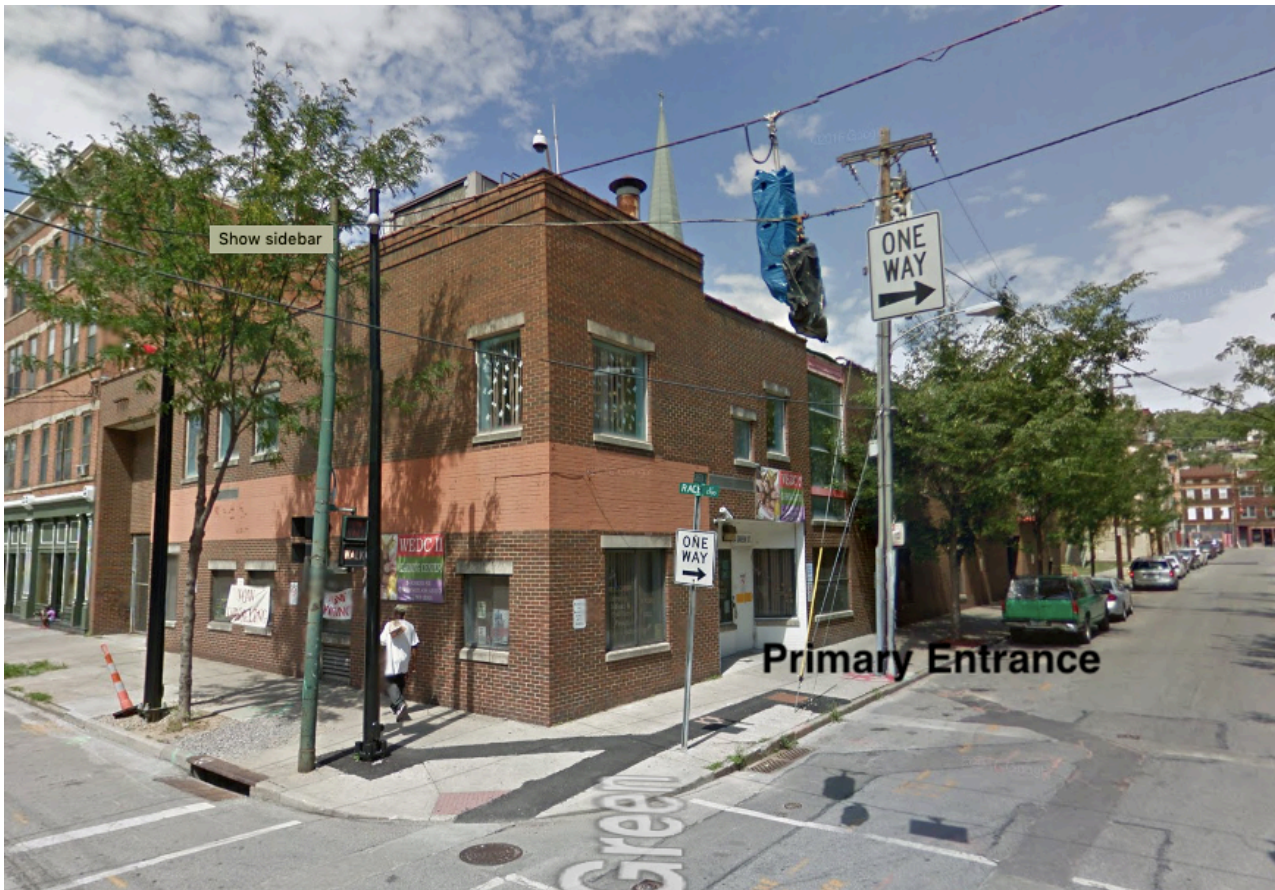
VIEW LOOKING NORTH ON RACE



VIEW LOOKING EAST ON GREEN



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**INTERIOR IMAGES**






# Dusty Rhodes, Hamilton County Auditor

generated on 5/21/2019 1:30:38 PM EDT

## Property Report

<b>Parcel ID</b> 094-0008-0367-00	<b>Address</b> 34 GREEN ST	<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> 01801 - OVER THE RHINE 01	<b>Land Use</b> 499 - OTHER COMM STRUCTURE		
<b>Owner Name and Address</b> KL FINDLAY LAND INVESTORS I LLC 5905 E GALBRAITH RD STE 4100 CINCINNATI OH 45236 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> KL FINDLAY LAND INVESTORS I LLC 5905 E GALBRAITH RD STE 4100 CINCINNATI OH 45236 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 133,110	<b>Effective Tax Rate</b> 96.515579	<b>Total Tax</b> \$12,891.54	
<b>Property Description</b> NEC GREEN ST & RACE ST 0.20869 AC R2 -T3 -S13			

Appraisal/Sales Summary	
Year Built	1975
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	11/21/2017
Last Sale Amount	\$311,450
Conveyance Number	157590
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.208
Front Footage	205.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	67,720
CAUV Value	0
Market Improvement Value	312,600
Market Total Value	380,320
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$6,467.95
Tax as % of Total Value	0.000%

### Notes

1) 7-15-05 REMOVED F/TIF ABATEMENT DUE TO FILING APPLICATION FOR EXEMPTION 1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

# 1950 Sanborn Map



The certified Sanborn Library search results in this report can be authenticated by visiting [www.edmet.com/sanborn](http://www.edmet.com/sanborn) and entering the certification number. Only Environmental Data Resources, Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

44C4D-40B2-B1C6

## **34 GREEN STREET**

### **SPECIFIC HISTORIC GUIDELINES – OVER THE RHINE**

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.

***As this is a demolition, no missing or deteriorated materials will be of issue.***

2. **Door and Window Openings:** Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

***The structure has seven solid steel non-historic doors and forty-two non-historic windows. As this is a demolition, doors and windows will not be retained.***

3. **Door and Window Sash:** Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

**The structure has not historic door or window trim.**

4. **Ornamentation:** Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings in Over-the-Rhine. Don't remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material. Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape, and texture of material. Some synthetic materials including fiberglass castings may be approved on a case-by-case basis.

**The structure has no ornamentation.**

5. **Roofs:** Chimneys, dormer or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should 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 Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

**The roof will be removed during the demolition.**

6. **Cleaning:** Clean exterior surfaces with the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Some types of chemical cleaning can be used, but test patches should be carried out in inconspicuous areas first. Don't sandblast or use other abrasive cleaning methods that destroy the surface of brick and stone and shorten the life of the building. Don't use wire brushes, because they can also damage masonry surfaces.

***As this is a demolition, no cleaning is to be performed.***

7. **Repointing Masonry:** Repoint historic masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness. The mortar joints in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. A typical lime-based mortar has the following formula: 8 parts sand, 2 parts lime, and 1 part Portland cement. This mortar is softer than the Portland cement-based mortar of today. Hard modern mortar used on historic masonry causes bricks to crack or spall during the freeze-thaw cycle.

***As this is a demolition, no masonry repointing is to be performed.***

8. **Water-Repellent Coatings:** Don't use water-repellent coatings on historic masonry. Most historic structures have survived without the need of water-repellent coatings. Water-related damage on the interior of buildings is usually the result of a failing roof, deteriorated or faulty gutters and downspouts, deteriorated mortar, rising damp or condensation. Water-repellent coatings will not solve these problems and may make them worse.

***No water-repellent coatings are proposed.***

9. **Painting:** Repaint buildings that were historically painted. Most building built before 1890 in Over-the-Rhine were originally painted. Paint is part of the aesthetic design of these building and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style. Varying the choice of color between neighboring buildings is preferred.

***No painting is proposed.***

10. **Wood Siding:** Retain and repair original wood siding. When replacement is necessary, the new wood should match the original in size, shape, profile and detail. All wood siding should be painted. Aluminum or vinyl siding is not appropriate for replacing or covering original wood siding. Artificial stone, asbestos, asphalt siding, and other similar surfacing materials are not acceptable. The use of composite cement siding may be approved on a case-by-case basis.

***No siding is proposed.***

11. **Shutters and other outside attachments:** Original shutters should be repaired and retained. Many buildings in Over-the-Rhine have or had wood shutters for the windows. Reintroducing missing shutters must be based on physical evidence and the shutters must fit the opening and be operable.

Exterior light fixtures should be appropriate to the style of the building. Colonial “coach” lights are not appropriate. Mercury vapor and other streetlights are not appropriate for attachment to the façade. Exterior light fixtures should be mounted in a way that does not cast undue glare onto neighboring properties.

***No historic shutters or outside attachments exist on the structure.***

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

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

***No storefronts exist in the structure.***

13. **Signs:** Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should not be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

***No signs are involved in the project.***

14. **Awnings:** The installation of fabric awnings on storefronts is encouraged. Awnings add color and variety to commercial buildings and highlight the businesses. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Awnings of metal, plastic, vinyl (not vinyl coated fabric) or wood will be reviewed on a case-by-case basis. Internally illuminated awnings are not acceptable.

***No awnings exist or are proposed.***

# LABhaus | modern living. evolved.

---

DATE: July 1, 2019  
SENT TO: Nicholas P. Lingenfelter  
Vice President of Development  
PLK Communities LLC  
REGARDING: 34 Green Street -Historical Lot Information Review and Commentary

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To Whom It May Concern,

I have reviewed the Sanborn Map information prepared by EDR on April 11, 2019.

There are discernible differences between the Sanborn Maps in the following years:

- 1891
- 1904
- 1922
- 1950
- 1981

This would make the investigation of the soil and potentially abandoned footing | foundation | fill construction of the site critical in determining what the ultimate structural capacity as well as the proposed method of foundation construction would ultimately be. As a result the total load bearing capacity is directly related to what can be constructed above in terms of proposed density and story totals. It is my professionalism opinion that soil | site condition verification should be confirmed as the first step of the process in order to inform the overall project viability and set constraints to the building that would be designed above.

If any further information or clarification is needed, please do not hesitate to contact me via the contact information held herein.

Best,



Sara Ann Logan Patterson NCARB, AIA, IIDA  
Managing Principal | Architect of Record  
LABhaus

☆ **Dustin Horn**

RE: 34 Green Street

To: Nicholas Lingenfelter

Yesterday at 1:13 PM

DH

 Siri found new contact info in this email: Dustin Horn [dhorn@altwitzig.com](mailto:dhorn@altwitzig.com)

[add to Contacts...](#) 

Nick, I've reviewed the attached documentation for the development of the northeast corner of Green Street and Race Street. As you have suspected, there is no reasonable access to do a subsurface investigation that would be sufficient to design foundations. We would recommend that the investigation occur after demolition of the structure.


**Dustin Horn, P.E.**  
**Project Engineer**

***Alt & Witzig Engineering, Inc.***

*Geotechnical Engineering • Environmental Services • Construction Quality Control*

6205 Shumacher Park Drive  
West Chester, Ohio 45069  
[www.altwitzig.com](http://www.altwitzig.com)

Office: (513)777-9890  
Email: [dhorn@altwitzig.com](mailto:dhorn@altwitzig.com)

**From:** Ryan O'Malley ryan@plattedesign.com   
**Subject:** 1216-1218 Race - boring test  
**Date:** July 2, 2019 at 4:54 PM  
**To:** Nick Lingenfelter nick@plkcommunities.com  
**Cc:** Jim Knappenberger jim@plattedesign.com



Nick,

Per your questions about the boring tests performed at 1216-1218 Race:

- Only one boring test was performed.
- Our structural engineer at Advantage Group criticized this as inadequate—for most buildings, they typically see 5.
- The existing building at 1218 Race is a single-story structure with a garage door that made it relatively easy to perform the single boring test.

**RYAN O'MALLEY**  
Project Manager / Designer

**PLATTE**  
architecture + design

WE ARE IN A NEW LOCATION.

Please save the following address for your directory:

**PLATTE Architecture + Design**  
1810 Campbell Alley | Suite 300  
Cincinnati, OH 45202  
[www.plattedesign.com](http://www.plattedesign.com)  
 [\(513\) 871-1850 x.1012](tel:5138711850)

PLK Communities Security Checkpoint: External email. Please make sure you trust this source before clicking links or opening attachments.

## Right of Entry Letter for Cincinnati Police Department

**Owner/Manager:** Nicholas Lingenfelter C/O PLK Communities  
**Mailing address**  
(to send subpoena, if needed): 5905 E. Galbraith Rd (Ste 4100)  
**Zip code:** 45236  
**Business number:** 513-561-5080  
**Emergency night number:** 513-259-8629  
**Email address:** Nick@plkcommunities.com

I, Nicholas P. Lingenfelter, owner/manager of the property located at:  
34 Green Street,

Cincinnati, Ohio, 45202,  
hereby grant members of the Cincinnati Police Department permission to enter onto the  
above listed property and act as my agents to investigate the activity of anyone located  
within this property.

This includes, but is not limited to, investigating and enforcing violations of criminal  
trespassing and drug-related offenses and any other violations of the Cincinnati Municipal  
Code (C.M.C.) and Ohio Revised Code (O.R.C.).

This authorization shall remain in effect as long as I own or control this property or until  
revoked in writing by one of the above listed parties.

Sworn and subscribed before me this 30 day of May, 2019.

  
\_\_\_\_\_  
Owner/Manager (Signature)

  
\_\_\_\_\_  
Notary Public



**TERRI LEE EVANCHYK**  
Notary Public, State of Ohio  
My Commission Expires  
July 29, 2021

☆ Rock, Brendon 

 Green Street June 27, 2019 at 3:07 PM

BR

RE: [External Email] 34 Green Street

To: Nick Lingenfelter

Sir, I've been working in OTR for most of career (started in the neighborhood in January of 2002). For all of that time, the area around Race and Green Streets has been plagued by violence and drug sales/usage. In the last few years, there has been an increase in the amount of positive energy in the area. There has been a great deal of development and rehabilitation of existing properties in the immediate area and the people that live and work in the area have begun to take an expanding role in the effort to revitalize the area. At the most recent meeting of the Over-the-Rhine community council, a number of residents of this area stated they were frustrated by the issues still plaguing the streets around their homes and apartments and feel like they're being held hostage by non-residents who come to the area with the sole purpose of engaging in any number of illegal activities. While these issues are complex and the role the police play in combatting them is multi-faceted, one item I feel everyone familiar with these situations would agree on is that vacant properties only hinder the kinds of positive development we are all seeking for this little section of OTR. They act as anchors dragging down the area around them. The former daycare at the corner of Race/Green is one such property. Every day that it exists in its current state only serves as encouragement to the knuckleheads and a reminder to the good and decent people in the area of the challenges facing them. Development of this property (even if that meant making it a parking lot) would be one more step in the right direction for the neighborhood and truly appreciated by myself. If there's anything more I can do to help you help us, please let me know. Thanks.

rock



## Hays and Sons Complete Restoration

---

Hays and Sons Complete Restoration  
190 Container Place  
Cincinnati OH, 45246  
Email: office@haysandsons.com  
Office: 513 671-9110  
Fax: 513 671-0190  
Tax ID: 35-1755242

Insured: PLK Green St  
Property: 34 Green St  
Cincinnati, OH 45202

Claim Rep.: self pay

Estimator: Josh Oram  
Position: EMS Manager  
Company: Hays and Sons-Cincinnati  
Business: 190 Container Place  
Cincinnati, OH 45246

Business: (513) 476-7626  
E-mail: joram@haysandsons.com

**Claim Number:** 00

**Policy Number:** 000

**Type of Loss:** Vandalism

Date of Loss: 5/23/2019 12:00 PM  
Date Inspected: 5/23/2019 1:30 PM

Date Received: 5/23/2019 12:00 PM  
Date Entered: 6/5/2019 1:19 PM

Price List: OHCI8X\_MAY19  
Restoration/Service/Remodel  
Estimate: PLK\_GREEN\_ST



# Hays and Sons Complete Restoration

Hays and Sons Complete Restoration  
 190 Container Place  
 Cincinnati OH, 45246  
 Email: office@haysandsons.com  
 Office: 513 671-9110  
 Fax: 513 671-0190  
 Tax ID: 35-1755242

## PLK\_GREEN\_ST

### Job

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Generator - 6,000 watt - portable (per day) Generator for 2.5 days	2.50 DA	0.00	82.00	14.35	219.35
1. Material 819.00 material bought for job. Bolts, wood, etc	1.00 EA	0.00	819.00	57.33	876.33
2. Temporary Repairs - per hour 5/23/19 Josh Donnie and Shane from 2 pm until 5 pm. 9 hours 5/24/19 Josh Donnie and Shane from 9 am to 4pm. 21 hours 6/4/19 Donnie plus 5 guys from 8 am to 12pm. 24 hours.	54.00 HR	0.00	63.60	240.41	3,674.81
5. Plumbing invoice from Debra Invoice attached	1.00 EA	0.00	2,905.98	203.42	3,109.40
<b>Totals: Job</b>				<b>515.51</b>	<b>7,879.89</b>
<b>Line Item Totals: PLK_GREEN_ST</b>				<b>515.51</b>	<b>7,879.89</b>



## Hays and Sons Complete Restoration

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Hays and Sons Complete Restoration  
190 Container Place  
Cincinnati OH, 45246  
Email: office@haysandsons.com  
Office: 513 671-9110  
Fax: 513 671-0190  
Tax ID: 35-1755242

### Summary for Dwelling

Line Item Total	7,364.38
Total Tax	515.51
<b>Replacement Cost Value</b>	<b>\$7,879.89</b>
<b>Net Claim</b>	<b>\$7,879.89</b>

---

Josh Oram  
EMS Manager

**Further supporting the request for demolition at 34 Green Street, below we have addressed all required points for economic hardship**

1. Property was acquired 11/27/17. Purchase price was \$311,450. In addition, we spent 5 months working to remove all of the City and Federal reverter rights as part of our acquisition costs. This has since been completed and we have clear title to the property as of April 2018.
2. The property was occupied for approximately 30 days after purchase. The tenant that operated out the space was already closed and only paid a nominal \$1,250 in rent until they could get all of their furniture removed from the space.
3. All expenses are capitalized. P&L and associated GL's attached.
 

Taxes, Insurance and Misc. Costs	\$ 7,514.33
Financing Costs	3,025.50
Interest Expense	22,514.16
Total Expenses	\$ 33,053.99
4. Annual Insurance \$ 987.50 (copy of annual payment attached).
5. No improvements made. Cabinets were donated to St. Mary's School in Alexandria, KY, playground equipment was donated to Summit Academy in Bond Hill and all other daycare equipment of usable value was donated to a low-income daycare in Walnut Hills. We attempted to donate the restaurant equipment with no takers.
6. Total Real Estate Taxes paid since acquisition \$6,467.95.
7. Current Mortgage is \$ 249,160. Due in full 7/19. Loan currently paying interest only with total interest of \$22,514.16 since acquisition. See GL account 1016-0000 for further details.

**8. Value History**

<b>Parcel ID</b>	<b>Address</b>	<b>Index Order</b>	<b>Tax Year</b>
094-0008-0367-00	34 GREEN ST	Parcel Number	2018 Payable 2019

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2018	10/11/2018	67,720	312,600	380,320	0	50 Changes to/from Exempt Property
2017	11/15/2017	67,720	312,600	380,320	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	30,020	316,430	346,450	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	30,020	316,430	346,450	0	120 Reappraisal, Update or Annual Equalization

9. No appraisals obtained. The bank financed the project based upon a personal loan with a mortgage filed as an abundance of caution.
10. Property is owned by KL Findlay Land Investors I, LLC a for-profit corporation.
11. Tax Returns since acquisition are attached. All expenses are capitalized.
12. The property was listed for Sale or Rent by Scott Oyler of Coldwell Banker West Shell from 4/26/18 through 9/13/18. Scott is one of the top 5 real estate agents in the City of Cincinnati and the top agent in Over-the-Rhine. Scott helped set the listing price, and after listing the property for 5 months we had

no offers or showings. Scott thought it would be best to delist the property until the Spring Season. In February of this year we Directly listed the property for Sale or Rent on LoopNet and Costar.

13. The listing price since February of this year was \$1 and shown as call for more information. This was an attempt to try and drive leads, unfortunately we have had over 42,000 click throughs on the listing, have received only received 3 emails, with no phone calls and no showings. All buyers described the area as too premature and rough.
14. Scott Oyler helped to set the initial sales price. After listing on the commercial services at \$1 we still had no success.
15. Advertising was signage on the building, MLS Listings and Costar/LoopNet Listings.
16. Property was extremely deteriorated and did not have working heat or air which the daycare needed. Also, the multi-story nature of the building made it functionally obsolete to operate.
17. No structural reports completed but a third part inspection prior to acquisition is attached.
18. We have attempted to lease any of the space as low as \$14PSF which is 30% below market with no offers.
19. The property was occupied for approximately 30 days after purchase. The tenant that operated out the space was already closed and only paid a nominal \$1,250 in rent until they could get all of their furniture removed from the space.
20. See #18 above. We have not been able to secure any tenants for the space.
21. Provided on the following page is an analysis of the return on investment for rehabbing the current building; which is a non-contributing structure. In all scenarios, there is a negative return. The building is 1970's construction that was poorly maintained and visually unappealing. Also, due to its age and lack of significance, the property does not qualify for alternate sources to subsidize the redevelopment.

Uses			
	\$	% of Total	\$/SF
<b>Land/Building</b>			
Purchase Price	600,000	19.39%	57
<b>Total Land/Building</b>	<b>600,000</b>	<b>19.39%</b>	<b>57</b>
<b>Construction Cost</b>			
Shell Renovation and Exterior	350,000	11.31%	33
Common Interiors	787,500	25.45%	75
Windows	157,000	5.07%	15
Retail White Box	175,000	5.66%	17
Retail TI	122,500	3.96%	12
Fire Suppression	73,500	2.38%	7
GC Overhead	166,550	5.38%	16
Demo/Cleaning	30,000	0.97%	3
Contingency (15%)	279,308	9.03%	27
<b>Total Construction Cost</b>	<b>2,141,358</b>	<b>69.21%</b>	<b>204</b>
<b>Soft Costs</b>			
Architect/MEP/Structural/LEED (4.5% of HC)	96,361	3.11%	9
Development Fee (5% of HC)	107,068	3.46%	10
Borrower & Lender Legal Fees	55,000	1.78%	5
Permits (.45% of HC)	9,636	0.31%	1
Loan Fees (50bps)	15,000	0.48%	1
Reports (Title/Survey/Appraisals/etc)	20,500	0.66%	2
Property Tax/Insurance 24 Months	32,000	1.03%	3
Interest Carry (12 Mos Hold + 12 Mos Const @ 6%)		0.00%	-
SC Contingency (5%)	17,000	0.55%	2
<b>Total Soft Costs</b>	<b>352,565</b>	<b>11.40%</b>	<b>34</b>
<b>Total Project</b>	<b>\$ 3,093,923</b>	<b>100.00%</b>	<b>\$ 295</b>

Total Building Square Footage	10,500		
Rentable SF	8,525		
Market Rents NNN	\$ 15	\$ 18	\$ 20
Total Rent	\$ 127,875	\$ 153,450	\$ 170,500
Vacancy (10%)	(12,788)	(15,345)	(17,050)
Effective Gross Income	\$ 115,088	\$ 168,795	\$ 187,550
Non Pass Through Expenses	(10,358)	(15,192)	(16,880)
Net Operating Income	\$ 104,730	\$ 153,603	\$ 170,671
Value at 7.5% Cap Rate	\$ 1,396,000	\$ 2,048,000	\$ 2,276,000
Value Creation	\$ (1,697,923)	\$(1,045,923)	\$ (817,923)

22. A partial scenario would not provide a reasonable rate of return. See #21 for further details.

23. Not applicable. The property is not of historical or architectural significance.

24. The property should be worth between 600,000-750,000 once the structure is demolished.

25. The ownership is aware the building is a non-contributing building but in a historic district. The same knowledge was there at the time of acquisition. The owner purchased the property to redevelop it and still intends to do so. We need the structure down to test for old foundations and begin the building structural design phase.

26. Primary source of construction costs and underwriting:

Nicholas Lingenfelter

Nicholas has spent 16 year in Commercial Real Estate development with projects ranging from distressed note acquisitions to ground-up construction with a focus on infill locations. In particular, Nicholas has a focus in financing tax credit transactions throughout the Midwest during his career.

Prior to working for PLK Communities, Nicholas spent 14 years as a Commercial Real Estate banker in Chicago and Cincinnati where he financed in excess of \$2.75 billion dollars in transactions in a lead banker role. Most recently Nicholas worked for WesBanco Bank as the Senior Vice President, Senior Commercial Banker and Team Lead for Southwest Ohio's Commercial Real Estate Team.

# KL FINDLAY LAND INVESTORS

PLK Communities, LLC

Profit and Loss Detail

1/1/2017 - 5/31/2019 - Cash - Accounting Book: Default

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Page 1 of 1

Account	1/1/2017 - 5/31/2019
<b>INCOME</b>	
Other Income	
4220-0000 Miscellaneous Income	1.12
<b>Total Other Income</b>	<b>1.12</b>
<b>TOTAL INCOME</b>	<b>1.12</b>
<b>EXPENSE</b>	
<b>CONTROLLABLE &amp; FIXED EXPENSES</b>	
Controllable Expenses	
Administrative Expenses	
6655-1000 Accounting Software	60.00
<b>Total Administrative Expenses</b>	<b>60.00</b>
<b>Total Controllable Expenses</b>	<b>60.00</b>
Fixed Expenses	
Taxes & Insurance	
7000-0000 Real Estate Taxes	6,467.95
7030-0000 Insurance	987.50
<b>Total Taxes &amp; Insurance</b>	<b>7,455.45</b>
<b>Total Fixed Expenses</b>	<b>7,455.45</b>
<b>Total CONTROLLABLE &amp; FIXED EXPENSES</b>	<b>7,515.45</b>
<b>TOTAL EXPENSE</b>	<b>7,515.45</b>
<b>NET OPERATING INCOME</b>	<b>-7,514.33</b>
<b>NON-OPERATING EXPENSE</b>	
Rehab and Other Items	
Capital	
7566-0000 Other Tax	800.00
7585-0000 Finance	2,225.50
<b>Total Capital</b>	<b>3,025.50</b>
<b>Total Rehab and Other Items</b>	<b>3,025.50</b>
<b>TOTAL NON-OPERATING EXPENSE</b>	<b>3,025.50</b>
<b>NET INCOME</b>	<b>-10,539.83</b>

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# KL FINDLAY LAND INVESTORS

PLK Communities, LLC

General Ledger

May 2019 - Cash - Accounting Book: Default

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Page 1 of 1

Date	Reference	Property Name	Description	Debit	Credit	Balance
1016-0000	Const In Progress					22,514.16
1101-0000	Land					31,145.00
1104-0000	Building					288,213.00
2201-0000	Mortgage Note Payable - 1st Lien					-249,160.00

Reference	Property	Date	Description	Total	02/11/2019 Amount Paid
201395	KL FINDLAY LAND INV	01/15/2019	Gen. Insurance 01/10/19 - 01/10/2020	987.50	987.50
				987.50	987.50

**KL Findlay Land Investors I, LLC**  
 5905 E. Galbraith Rd. Suite 4100  
 Cincinnati, OH 45236

Wesbanco  
 69-3/434

2036

02/11/2019

PAY TO THE ORDER OF Assured Partners \$ \*\*\*\*\* 987.50

Nine Hundred Eighty Seven Dollars and Fifty Cents\*\*\*\*\*

Assured Partners  
 5905 E Galbraith Rd STE 5000  
 Cincinnati, OH 45236

⑈00 2036⑈ ⑆ ⑆

KL Findlay Land Investors I, LLC  
 Assured Partners

2036

02/11/2019

Reference	Property	Date	Description	Total	Amount Paid
201395	KL FINDLAY LAND INV	01/15/2019	Gen. Insurance 01/10/19 - 01/10/2020	987.50	987.50
				987.50	987.50

**SHORT PERIOD INITIAL RETURN  
U.S. Return of Partnership Income**

**1065**  
Form  
Department of the Treasury  
Internal Revenue Service

For calendar year 2017, or tax year beginning OCT 25, 2017, ending DEC 31, 2017.  
**EXTENSION GRANTED TO 09/17/18**

OMB No. 1545-0123

**2017**

<b>A</b> Principal business activity <b>REAL ESTATE INVESTMENT</b>	Type or Print	Name of partnership <b>KL FINDLAY LAND INVESTORS I, LLC</b>	<b>D</b> Employer identification number <b>82-3403353</b>
<b>B</b> Principal product or service <b>LAND DEVELOPMENT</b>		Number, street, and room or suite no. If a P.O. box, see the instructions. <b>5905 E. GALBRAITH RD., SUITE 4100</b>	<b>E</b> Date business started <b>10/25/2017</b>
<b>C</b> Business code number <b>531310</b>		City or town, state or province, country, and ZIP or foreign postal code <b>CINCINNATI OH 45236</b>	<b>F</b> Total assets <b>\$ 352,256.</b>

**G** Check applicable boxes: (1)  Initial return (2)  Final return (3)  Name change (4)  Address change (5)  Amended return  
(6)  Technical termination - also check (1) or (2)

**H** Check accounting method: (1)  Cash (2)  Accrual (3)  Other (specify) ▶

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ 2

**J** Check if Schedules C and M-3 are attached

**Caution.** Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a		
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c
	2 Cost of goods sold (attach Form 1125-A)			2
	3 Gross profit. Subtract line 2 from line 1c			3
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6
7 Other income (loss) (attach statement)			7	
8 Total income (loss). Combine lines 3 through 7			8	
Deductions (see the instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9
	10 Guaranteed payments to partners			10
	11 Repairs and maintenance			11
	12 Bad debts			12
	13 Rent			13
	14 Taxes and licenses			14
	15 Interest			15
	16 a Depreciation (if required, attach Form 4562)	16a		
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c
	17 Depletion (Do not deduct oil and gas depletion.)			17
	18 Retirement plans, etc.			18
	19 Employee benefit programs			19
	20 Other deductions (attach statement)			20
	21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21
22 Ordinary business income (loss). Subtract line 21 from line 8			22	

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

<b>Sign Here</b> Signature of partner or limited liability company member	Date	<b>May the IRS discuss this return with the preparer shown below (see instr.)?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	------	---

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>DUSTIN S. DECK, CPA</b>	Preparer's signature <b>DUSTIN S. DECK, CPA</b>	Date <b>04/10/18</b>	Check <input type="checkbox"/> if self-employed	PTIN <b>P01218045</b>
	Firm's name <b>CLARK, SCHAEFER, HACKETT &amp; CO.</b>			Firm's EIN ▶ <b>31-0800053</b>	
	Firm's address ▶ <b>1 EAST 4TH STREET CINCINNATI, OH 45202</b>			Phone no. <b>513-241-3111</b>	

LHA For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2017)

**Schedule B Other Information**

<b>1</b> What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other				
<b>2</b> At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
<b>3</b> At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
<b>4</b> At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
<b>5</b> Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details					X
<b>6</b> Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$ 1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					X
<b>7</b> Is this partnership a publicly traded partnership as defined in section 469(k)(2)?					X
<b>8</b> During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
<b>9</b> Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
<b>10</b> At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.					X

**Schedule B** Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)	<input type="checkbox"/>	
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership.		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
20 Enter the number of partners that are foreign governments under section 892.		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		X

**Designation of Tax Matters Partner** (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP	<b>PETER C KLEKAMP</b>	Identifying number of TMP	
If the TMP is an entity, name of TMP representative		Phone number of TMP	<b>513-561-5080</b>
Address of designated TMP			

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) <b>SEE STATEMENT 2</b>	2	1,221.
	3 a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13 a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14 a Net earnings (loss) from self-employment	14a	0.
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16 a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
m Reduction in taxes available for credit (attach statement)	16m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17 a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19 a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20 a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	1,221.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
	a General partners						
b Limited partners		1,160.	61.				

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash				32,898.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)				
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets			289,529.	
b Less accumulated depreciation			1,316.	288,213.
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				31,145.
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach statement)				
14 Total assets		0.		352,256.
<b>Liabilities and Capital</b>				
15 Accounts payable				
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 3	0.		1,035.
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach statement)				
21 Partners' capital accounts				351,221.
22 Total liabilities and capital		0.		352,256.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	1,221.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	1,221.
5 Add lines 1 through 4	1,221.		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year		6 Distributions: a Cash	
2 Capital contributed: a Cash	350,000.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	1,221.	8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	351,221.
5 Add lines 1 through 4	351,221.		

SHORT PERIOD INITIAL RETURN

U.S. Return of Partnership Income

OMB No. 1545-0123

1065

Form Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

2018

<b>A</b> Principal business activity <b>REAL ESTATE INVESTMENT</b>	Type or Print	Name of partnership <b>KL FINDLAY LAND INVESTORS I, LLC</b>	<b>D</b> Employer identification number <b>82-3403353</b>
<b>B</b> Principal product or service <b>LAND DEVELOPMENT</b>		Number, street, and room or suite no. If a P.O. box, see instructions. <b>5905 E. GALBRAITH RD., SUITE 4100</b>	<b>E</b> Date business started <b>10/25/2017</b>
<b>C</b> Business code number <b>531310</b>		City or town, state or province, country, and ZIP or foreign postal code <b>CINCINNATI OH 45236</b>	<b>F</b> Total assets <b>\$ 359,557.</b>

**G** Check applicable boxes: (1)  Initial return (2)  Final return (3)  Name change (4)  Address change (5)  Amended return

**H** Check accounting method: (1)  Cash (2)  Accrual (3)  Other (specify) \_\_\_\_\_

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **2**

**J** Check if Schedules C and M-3 are attached

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1 a Gross receipts or sales	1a	
	b Returns and allowances	1b	
	c Balance. Subtract line 1b from line 1a		1c
	2 Cost of goods sold (attach Form 1125-A)		2
	3 Gross profit. Subtract line 2 from line 1c		3
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4
	5 Net farm profit (loss) (attach Schedule F (Form 1040))		5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6
7 Other income (loss) (attach statement)		7	
8 Total income (loss). Combine lines 3 through 7		8	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)		9
	10 Guaranteed payments to partners		10
	11 Repairs and maintenance		11
	12 Bad debts		12
	13 Rent		13
	14 Taxes and licenses		14
	15 Interest (see instructions)		15
	16 a Depreciation (if required, attach Form 4562)	16a	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b	16c
	17 Depletion (Do not deduct oil and gas depletion.)		17
	18 Retirement plans, etc.		18
	19 Employee benefit programs		19
	20 Other deductions (attach statement)		20
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	
22 Ordinary business income (loss). Subtract line 21 from line 8		22	0.
Tax and Payments	23 Interest due under the look-back method-completed long-term contracts (attach Form 8697)		23
	24 Interest due under the look-back method-income forecast method (attach Form 8866)		24
	25 BBA AAR imputed underpayment (see instructions)		25
	26 Other taxes (see instructions)		26
	27 Total balance due. Add lines 23 through 27		27
	28 Payment (see instructions)		28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed		29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment		30

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

May the IRS discuss this return with the preparer shown below (see instr.)?  Yes  No

**Paid Preparer Use Only**

Print/Type preparer's name: **JUSTIN J. VANDERGLAS** Preparer's signature: **JUSTIN J. VANDERGLAS** Date: **03/29/19**

Firm's name: **CLARK, SCHAEFER, HACKETT & CO.** Firm's EIN: **31-0800053**

Firm's address: **1 EAST 4TH STREET CINCINNATI, OH 45202** Phone no.: **513-241-3111**

**Schedule B Other Information**

<b>1</b> What type of entity is filing this return? Check the applicable box:	<b>Yes</b>	<b>No</b>
<b>a</b> <input type="checkbox"/> Domestic general partnership		
<b>b</b> <input type="checkbox"/> Domestic limited partnership		
<b>c</b> <input checked="" type="checkbox"/> Domestic limited liability company		
<b>d</b> <input type="checkbox"/> Domestic limited liability partnership		
<b>e</b> <input type="checkbox"/> Foreign partnership		
<b>f</b> <input type="checkbox"/> Other <input type="checkbox"/>		
<b>2</b> At the end of the tax year:		
<b>a</b> Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		<b>X</b>
<b>b</b> Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership	<b>X</b>	
<b>3</b> At the end of the tax year, did the partnership:		
<b>a</b> Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below		<b>X</b>
<b>(i)</b> Name of Corporation	<b>(ii)</b> Employer Identification Number (if any)	<b>(iii)</b> Country of Incorporation
<b>b</b> Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		<b>X</b>
<b>(i)</b> Name of Entity	<b>(ii)</b> Employer Identification Number (if any)	<b>(iii)</b> Type of Entity
<b>4</b> Does the partnership satisfy <b>all four</b> of the following conditions?	<b>Yes</b>	<b>No</b>
<b>a</b> The partnership's total receipts for the tax year were less than \$250,000.		
<b>b</b> The partnership's total assets at the end of the tax year were less than \$ 1 million.		
<b>c</b> Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
<b>d</b> The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.		<b>X</b>
<b>5</b> Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?		<b>X</b>
<b>6</b> During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?		<b>X</b>
<b>7</b> Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		<b>X</b>
<b>8</b> At any time during calendar year 2018, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.		<b>X</b>
<b>9</b> At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		<b>X</b>
<b>10 a</b> Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		<b>X</b>
<b>b</b> Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		<b>X</b>

**Schedule B** Other Information (continued)

	Yes	No
<b>c</b> Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
<b>11</b> Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)	<input type="checkbox"/>	
<b>12</b> At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
<b>13</b> If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
<b>14</b> Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		X
<b>15</b> Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
<b>16 a</b> Did you make any payments in 2018 that would require you to file Form(s) 1099? See instructions		X
<b>b</b> If "Yes," did you or will you file required Form(s) 1099?		
<b>17</b> Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
<b>18</b> Enter the number of partners that are foreign governments under section 892.		
<b>19</b> During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
<b>20</b> Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
<b>21</b> Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?		X
<b>22</b> During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. \$		X
<b>23</b> Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
<b>24</b> Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through entity with current year, or prior year, carryover excess business interest expense? See instructions	X	
<b>a</b> The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or		
<b>b</b> The partnership only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7). If "No," complete and attach Form 8990.		
<b>25</b> Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions. If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3. If "No," complete Designation of Partnership Representative below.		X

**Designation of Partnership Representative** (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR **PETER C KLEKAMP**

U.S. taxpayer identification number of PR

U.S. address of PR

U.S. phone number of PR **513-561-5080**

If the PR is an entity, name of the designated individual for the PR

U.S. taxpayer identification number of the designated individual

U.S. address of designated individual

U.S. phone number of designated individual

<b>26</b> Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 13. \$		X
--	--	---

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) <b>SEE STATEMENT 1</b>	2	- 859.
	3 a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	c Dividend equivalents	6c	
	7 Royalties	7	
8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain (attach statement)	9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13 a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14 a Net earnings (loss) from self-employment	14a	0.
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16 a Name of country or U.S. possession ▶	16a	
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Section 951A category ▶ e Foreign branch category ▶	16e	
	f Passive category ▶ g General category ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense ▶ j Other ▶	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Section 951A category ▶ l Foreign branch category ▶	16l	
	m Passive category ▶ n General category ▶ o Other ▶	16o	
	p Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p	
q Reduction in taxes available for credit (attach statement)	16q		
r Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17 a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19 a Distributions of cash and marketable securities	19a	240,000.
	b Distributions of other property	19b	
20 a Investment income	20a		
b Investment expenses	20b		
c Other items and amounts (attach statement) <b>STMT 2</b>			

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p						1	-859.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners		-816.	-43.				

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		32,898.		24,161.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)				
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets	289,529.			
b Less accumulated depreciation	1,316.	288,213.		
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)		31,145.		31,145.
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach statement)	STATEMENT 3			304,251.
14 Total assets		352,256.		359,557.
<b>Liabilities and Capital</b>				
15 Accounts payable				
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 4	1,035.		35.
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more				249,160.
20 Other liabilities (attach statement)				
21 Partners' capital accounts		351,221.		110,362.
22 Total liabilities and capital		352,256.		359,557.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

Note: The partnership may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	-859.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-859.
5 Add lines 1 through 4	-859.		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	351,221.	6 Distributions: a Cash	240,000.
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-859.	8 Add lines 6 and 7	240,000.
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	110,362.
5 Add lines 1 through 4	350,362.		



# 34 Green St Cincinnati, 45202

10,445 SF | Price Not Disclosed

Last updated on March 13, 2019

Exposure  
Level

**Premium**

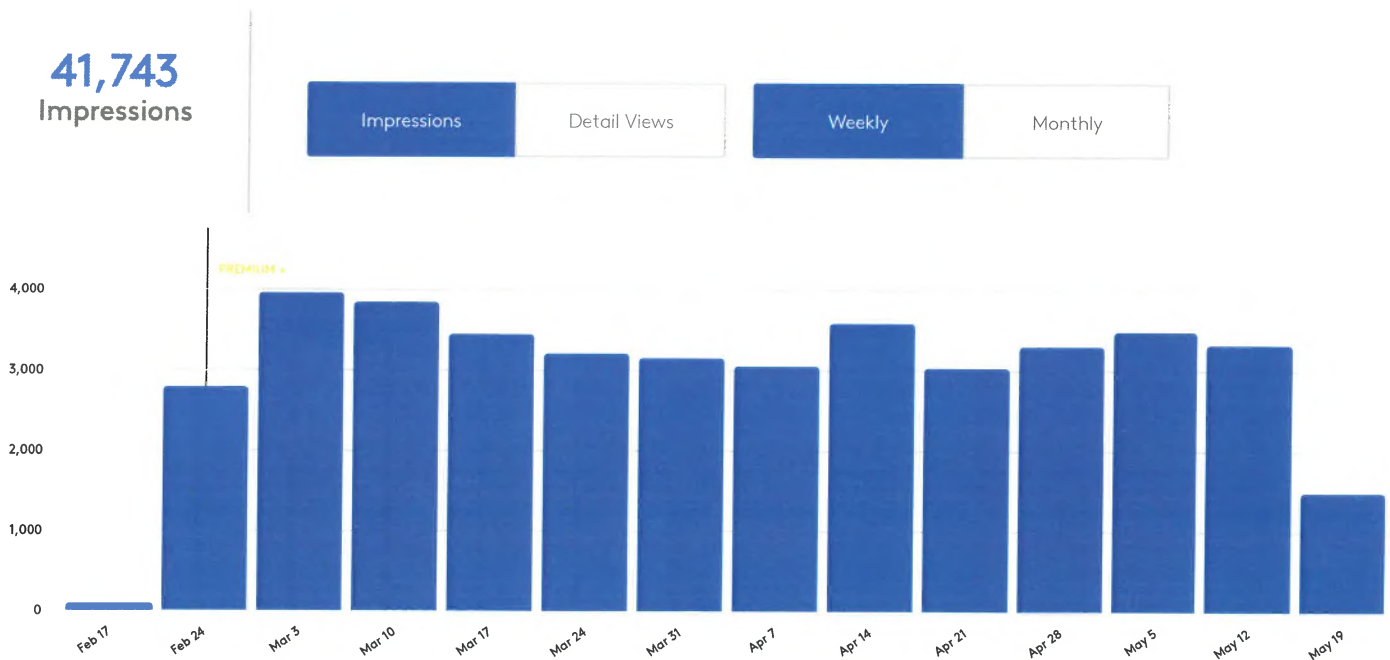
since Feb 26, 2019

Listing  
Completeness

**55%**

## Reach

Reach gives insight into how much exposure your listing is getting on our websites. **Impressions** are the number of times your listing is shown in search results. **Detail Views** are the number of times your listing has been clicked on from those search results for more information.



## Engagement

Engagement provides insight into the actions people are taking once they have clicked on your listing.

**LoopNet Email Leads** are tenants and investors who have contacted you through the contact broker form on the listing.

**Favorites** is the number of times your listing has been saved by a tenant or investor.

**Shared** indicates how many times your listing has been emailed to a friend or colleague by a tenant or investor searching LoopNet.

**Printed** is the number of times tenants and investors have printed your listing information for future reference or to share with others.

**Attachments Viewed** track the number of times your attachments like property fliers have been opened from your listing on LoopNet.

**Visitor Details** summarizes the companies and locations of people viewing your listing from a search on CoStar and LoopNet.

3  
✔ Email Leads

< 5  
♥ Favorites

< 5  
📄 Shared

< 5  
🖨️ Printed

< 5  
📎 Attachments  
Clicked

These are LoopNet engagements from Feb 17, 2019 to May 22, 2019

### Visitor Details

Company	Location	Visitors	Views	Most Recently Viewed
Not Disclosed	Cincinnati, OH	141	237	05/21/2019
Not Disclosed	Hawthorne, CA	1	3	05/21/2019
Not Disclosed	Mountain View, CA	5	9	05/21/2019
Not Disclosed	Murfreesboro, TN	1	1	05/21/2019
Not Disclosed	Rockville, MD	1	1	05/21/2019
Not Disclosed	Reading, PA	2	2	05/20/2019
Not Disclosed	Steubenville, OH	1	3	05/20/2019
Not Disclosed	Newport Beach, CA	1	1	05/20/2019
Pro Mach Inc	Canton, OH	1	2	05/20/2019
Republic Commercial Real Estate LLC	Fairfield, OH	1	9	05/20/2019

## Listing History

This is a log of events and changes to your listing.

Date Changed	Action
05/21/2019	Listing Updated

02/20/2019 Listing Exposure Level changed to Premium

02/19/2019 Photo was added

02/19/2019 Photos were added (Primary Photo & other)

---



Sign Out [Add a Listing](#)

## Listing Manager

- MY LISTINGS
- MARKETING
- LISTING PLAN
- MY PROFILE
- ADMINS
- CDX MAIL NEW

FOR SALE

1 **\$0.0**

Listing Commission Value ⓘ

[Add a Listing](#)



Talk To Your Researcher  
 Bailey Jenkins ⓘ  
 (513)-296-2571

Filter by name, address, or submarket



Active Listings



Sort By



MORE FILTERS



**34 Green St**

Clifton/Midtown Submarket - Retail

FOR SALE  
 Price Not Disclosed | Active  
[VIEW SALE INFO](#)

90 Day Views

**42,613**

Want to improve?

Marketing Quality

**Good**

Want to improve?

Exposure Level

**Premium**

Get more exposure

Updated Today

Confirm up-to-date

Edit Listing

REMOVE LISTING



34 Green St.  
Cincinnati, OH 45202

Prepared for: Nicholas Lingenfelter

Prepared by: Guardian Inspections  
5223 Chapel Lane  
Mason, OH 45040

## Table of Contents

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## Definitions

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NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Item functioned as intended or was examined and found to have no obvious signs of major defect at the time of inspection.
Not Present	Item not present or not found during the typical inspection process. Item is missing or not installed.
Not Inspected	Item was unable to be inspected for safety reasons, lack of utility power, inaccessible, or may be disconnected or missing at time of inspection.
Marginal	Items may or may/not be functioning as intended, not properly installed or missing and need service, repair or replacement. Some items may be typical maintenance.
Defective	Item is not functioning as intended at this time and or is a safety, health, or structural concern, and may affect the value of the home. Immediate service, repair, or replacement is needed. Evaluation is required by a licensed or qualified professional. Repairs or replacement of the defective items may be costly. Estimates for repairs should be acquired previous to the purchase of the home.

## General Information

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### Property Information

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Property Address 34 Green St.  
City Cincinnati State OH Zip 45202  
Contact Name Tina Turner  
Phone 602-5878

### Client Information

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Client Name Nicholas Lingenfelter  
Phone 259-8629  
E-Mail nick@plkcommunities.com

### Inspection Company

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Inspector Name Brian Kirchmer  
Company Name Guardian Inspections  
Address 5223 Chapel Lane  
City Mason State OH Zip 45040  
Phone 513-573-0272  
E-Mail btkirchmer@outlook.com  
File Number Lingenfelter 10-12-17  
Amount Received \$1125.00

### Conditions

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Others Present Buyer Property Occupied Yes  
Estimated Age 1979  
Inspection Date 10/12/2017  
Start Time 8:45 am End Time 11:00 am  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 60 degrees  
Weather Cloudy Soil Conditions Wet  
Space Below Grade Basement  
Building Type Commercial  
Sewage Disposal Public How Verified Multiple Listing Service

**General Information (Continued)**

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Water Source Public How Verified Multiple Listing Service

## Lots and Grounds

This inspection company is not responsible for the inspection of the entire grounds of the property. This inspection company will inspect and report on the grounds within 10 feet of the structure only.

1. Acceptable Walks: Concrete
2. Acceptable Steps/Stoops: Steel
3. Acceptable Deck: Pressure treated pine, Composite floor boards - Deck OK: The deck appeared to be in good general condition. There were no loose or damaged or splintered boards observed on the deck surface. The structure appears to be constructed properly from all observable locations.
4. Acceptable Vegetation: Landscaping Satisfactory
5. Acceptable Fences: Chain Link
6. Acceptable Grading: Near Level

## Exterior Surface and Components

This inspection company only inspects the outermost cladding on the exterior and is not responsible for materials under or covered by the outer layer of cladding. This inspection company does not remove the existing cladding for inspection and is not responsible for any damage that has been covered over by newer materials.

### Most areas Exterior Surface

1. Marginal Type: Brick - **Spalling: There are damaged brick on the left wall from spalling. The damaged brick should be replaced by a qualified contractor.**



2. Defective Trim: Wood - **There is moisture damaged wood and other composite material on the exterior of the bay window on the 2nd floor on the front of the building. All moisture damaged material will need to be replaced. Due to the amount of damage the entire bay window area may need to be rebuilt.**

Exterior Surface and Components (Continued)

Trim: (continued)



- 3. Defective
- 4. Acceptable
- 5. Defective
  
- 6. Acceptable

Fascia: Wood - See notes above in "Trim".

Entry Doors: Steel/Glass

Windows: Double Pane - There are gaps in the wood around the frame of the window in the stair landing on the left side of the building (front entrance area). There is evidence of water getting into the interior of the window. The exterior of the window will need to be repaired and all gaps caulked and painted to prevent water intrusion.

Exterior Lighting: Surface mount OK

## Exterior Surface and Components (Continued)

7. Defective

Exterior Electric Outlets: 110 VAC GFCI - **Failed GFCI: There are GFCI outlets on the rear exterior wall at the deck level that has failed and does not trip. The outlets needs to be replaced. Exterior cover plates need to be installed as well.**



8. Acceptable

Gas Meter: Exterior surface mount

9. Acceptable

Main Gas Valve: Located at main line

## Common Spaces

1. Acceptable

Entrance Door: Steel

2. Acceptable

Access ADA Compliant: Yes

3. Acceptable

Stairs/Handrails: Good Overall Condition

4. Emergency lighting present? Yes

5. Acceptable

Ceilings: Drywall

6. Acceptable

Walls: Drywall

7. Acceptable

Floors: Finished floor covering

8. Acceptable

Windows: Double Pane

## Common Spaces (Continued)

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- 9. Acceptable Electrical: 110 vac
- 10. Acceptable HVAC source: Main HVAC System
- 11. Acceptable Fire or Smoke Detectors: Installed on all levels - The local fire marshal should be contacted for inspection of the fire alarm system.

## Roof

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It is impossible to determine the exact age of the roof shingles. The age stated on the report is an estimated age only. The typical life span of most shingles is 20-25 years. However, some may fail sooner or last longer. The exact useable life of the shingles cannot be accurately determined by this inspection company. The shingles are suggested to be monitored or inspected by a roofing contractor annually for damage or defects and repaired as needed.

### Main Building Roof Surface

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- 1. Method of Inspection: On Roof
- 2. Defective Material: EDPM (rubber roof) single ply membrane - **The membrane material on the upper roof is in good condition with no tears or damage. However, there are numerous humps and low areas in the surface. The humps in the roof surface is evidence of damage to the substrate underneath. In some areas there was a crunching noise when the humped areas were stepped on and compressed down to the substrate indicating damaged material. There are low areas in the roof surface as well where water pools and does not drain to the roof drains. A qualified roofer should evaluate the roof surface to determine if it can be repaired or if it needs to be removed, substrate replaced and a new membrane installed.**

**The membrane under the deck on the rear of the building may be damaged in a few locations under the deck. There are several areas on the ceiling below that have water damage. The Trex flooring and floor framing will need to be removed and repairs made to the membrane or if the damage is too great the membrane will need to be replaced. The flashing around the roof drain may be faulty as well resulting in leaks in the ceiling below. There is damaged flashing and damaged membrane in a few areas above the deck level on the building walls. All damaged roofing material and flashing will need to be replaced.**



Roof (Continued)

Material: (continued)

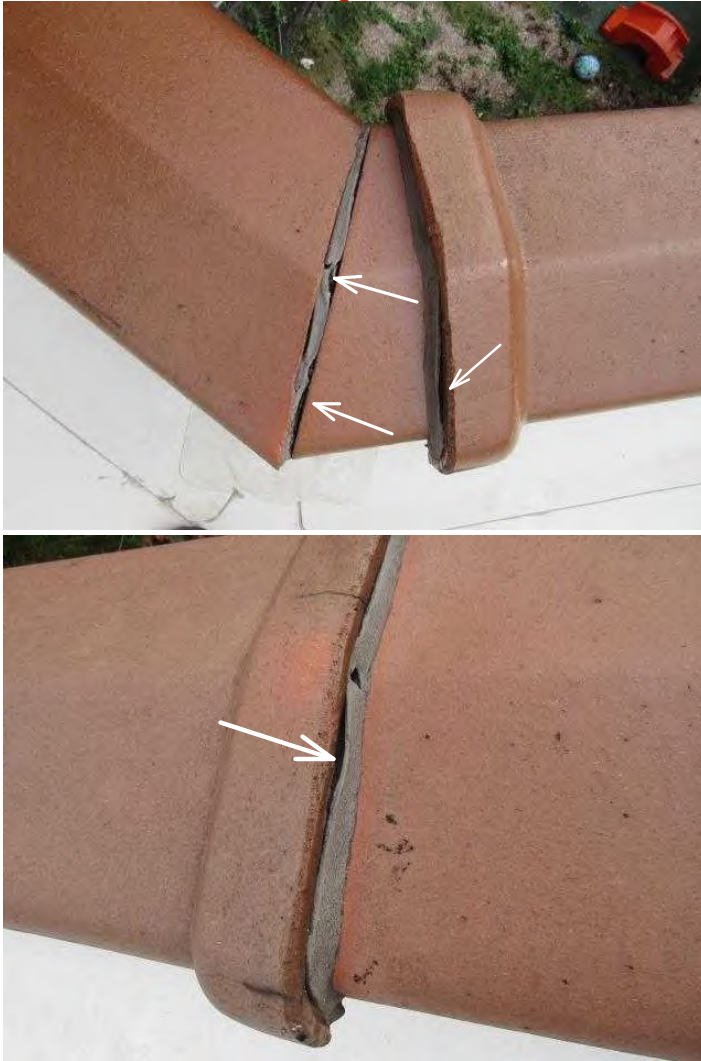


## Roof (Continued)

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- 3. Type: Flat Number of Layers: 1 layer visible
- 4. Approx Age: Undetermined but appears older
- 5. Defective Flashing: Rubber, Metal, Clay Tile - The parapet wall cap is clay tiles. The joints were caulked at one time, but the caulk at the joints has failed and separated. All of the failed caulk needs to be removed and the joints re caulked.

Flashing repairs are needed at the roof membrane. A qualified roofer should make all repairs needed to the roof flashing and membrane.



Roof (Continued)

Flashing: (continued)



Roof (Continued)

Flashing: (continued)



## Roof (Continued)

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- 6. Acceptable Plumbing Vents: PVC
- 7. Marginal Roof Drains: Repairs needed - All debris needs to be removed from the roof and roof drain strainers so water will drain from the roof properly.

## Parking Garage

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Due to storage and/or automobiles in some garages, not all wall and ceiling surfaces can be inspected. This inspection company does not move heavy objects or automobiles to inspect the interior surfaces. Some surfaces in this garage may not have been inspected due to these limitations.

## Electrical

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This inspection company does not move any storage, furniture, or personal belongings to inspect wall or floor outlets, light switches, or other electrical devices. Random outlets and switches are tested throughout the home to determine operability. Light switch/outlet cover plates are not removed to determine type of wiring. Some outlets and light switches may not be tested in all homes due to these restrictions. If excessive light bulbs are burned out it will not be possible to determine if light fixtures have failed. Wiring behind finished surfaces cannot be inspected. Wiring under insulation or hidden behind storage items or in finished ceilings can not be inspected.

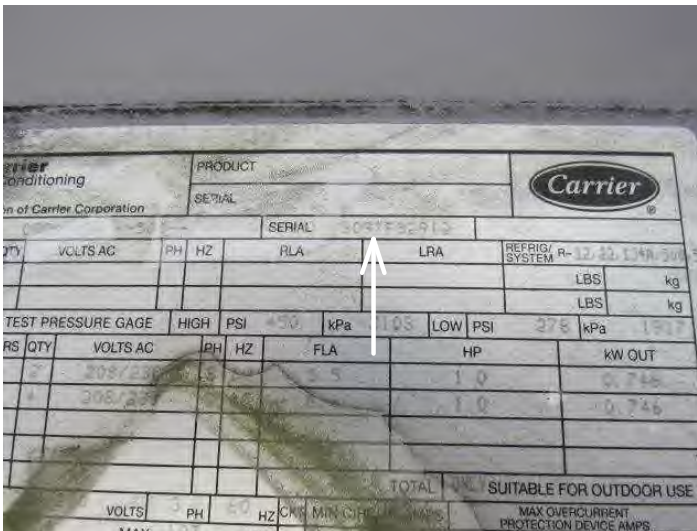
- 1. Service Size Amps: Undetermined but approximately 1200 -2000 amps
  - 2. Acceptable Service: Good condition at this time
  - 3. Acceptable Type Aluminum
  - 4. Acceptable Branch Circuits Type: Copper 3-wire conductor
  - 5. Acceptable Branch Circuits Location Outlets, Switches, Basement
  - 6. Defective GFCI: Repairs needed - **Failed GFCI - Exterior: There is a failed GFCI outlet on the exterior house wall that needs to be replaced as soon as possible by a licensed electrician.**
  - 7. Acceptable Ground: Water Line/Ground Rod
  - 8. Acceptable Smoke Detectors: Hardwired to the electrical system
- 1st Floor daycare room Electric Panel
- 
- 9. Not Inspected Panel Access The panel was not accessed - **The panel is locked and could not be inspected. Most of the 225 amp panels throughout the building were locked and were not inspected. It is recommended to have the building owner unlock the panels or have an electrician unlock the panels to be able to inspect the wiring and breakers in the panels for any defects.**
  - 10. Acceptable Main Breaker Size: 225 amp panel
  - 11. Not Inspected Breakers:
- 2nd floor kitchen Electric Panel
- 
- 12. Not Inspected Panel Access
  - 13. Acceptable Main Breaker Size: 225 amp panel
  - 14. Not Inspected Breakers:
- 2nd floor classroom 2 panels locked Electric Panel
- 
- 15. Not Inspected Panel Access The panel was not accessed
  - 16. Acceptable Main Breaker Size: 225 amp
  - 17. Not Inspected Breakers:
  - 18. Acceptable Smoke Detectors: Present on all levels
  - 19. Acceptable Emergency Lighting: Exit lights

## Air Conditioning

The typical life span of air conditioners and/or heat pump units is 10-15 years. However, some units may fail sooner than 10 years, or last longer than 15 years. It is impossible for this inspection company to predict when the unit will fail. Annual service is suggested.

### Roof Unit AC System

1. Not Inspected A/C System Operation: Needs Service - There is no evidence that the air conditioning system has been serviced within the last few years. The roof unit and chillers in the basement should be serviced by a qualified HVAC contractor.
2. Manufacturer: Carrier
3. Type: Air cooled Capacity: Undetermined
4. Approximate Age: 1997
5. Not Inspected Evaporative Coil: Not Inspected - Not Visible: The evaporator coil in the plenum could not be inspected due to the fact that it is inside of the furnace plenum and the plenum was not disassembled to access the coil.
6. Acceptable Installation Method: Roof mount - Installation OK: There were no problems with the installation of this unit at this time.



7. Service Connection: 240 volt AC Temperature Differential: None taken, too cold to test.
8. Acceptable Electrical Disconnect: Exterior

## Air Conditioning (Continued)

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- 9. Not Inspected Exterior Compressor: Air Conditioner, Chiller
- 10. Acceptable Refrigerant Lines: Line-set OK
- 11. Acceptable Exposed Ductwork: Metal
- 12. Not Inspected Blower Fan/Filters:
- 13. Not Inspected Thermostats: Standard

## Heating System

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The typical life span of most heating systems is 15-20 years. If the manufacturing date is not observable on the unit it may be difficult to predict the actual age of the unit or the remaining useable life span. Some furnaces fail sooner than 15 years and some may last longer than 20 years. This inspection company cannot predict when the unit will fail. Annual service on the unit is suggested. All register vents may not be inspected due to personal furnishings, storage, or furniture.

### Basement Heating System

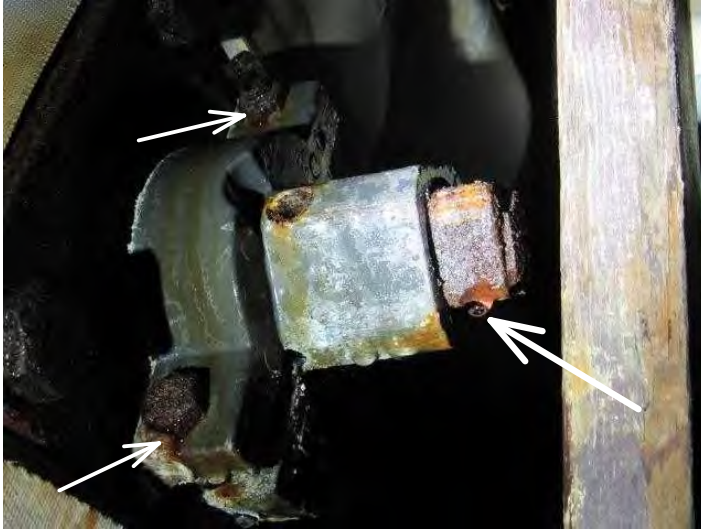
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- 1. Defective Heating System Operation: Boiler 3-500,000 BTU units as one boiler - See "Distribution" below.
- 2. Approximate Age 38 yrs
- 3. Type: Gas Fired Boiler Capacity: 1,500,000 BTU
- 4. Fuel: Natural Gas Temperature Differential: N/A
- 5. Acceptable Burners and Elements: Proper Operation
- 6. Defective Distribution: Pipes/Convectors - **There are several boiler system water line pipe joints leaking. There is excessive rust on many of the pipes and joints and valves. This is evidence that the boiler system has not been maintained and or serviced for several years. A qualified HVAC contractor with expertise in commercial grade boiler systems should be contacted to determine repair or replacement options.**



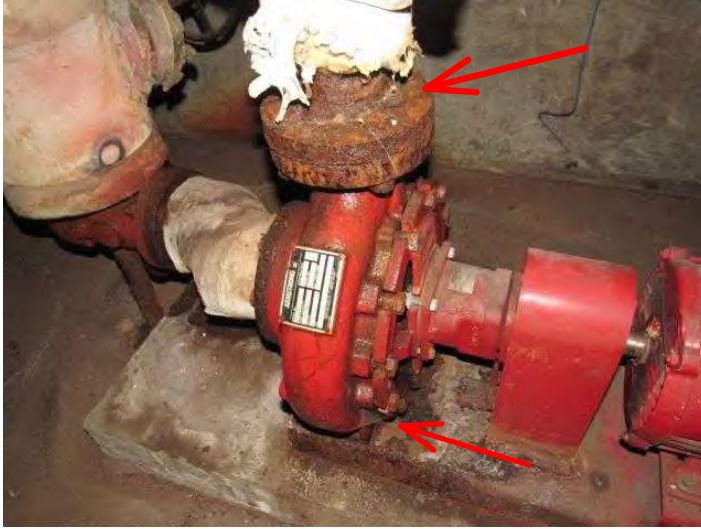
Heating System (Continued)

Distribution: (continued)



Heating System (Continued)

Distribution: (continued)



Heating System (Continued)

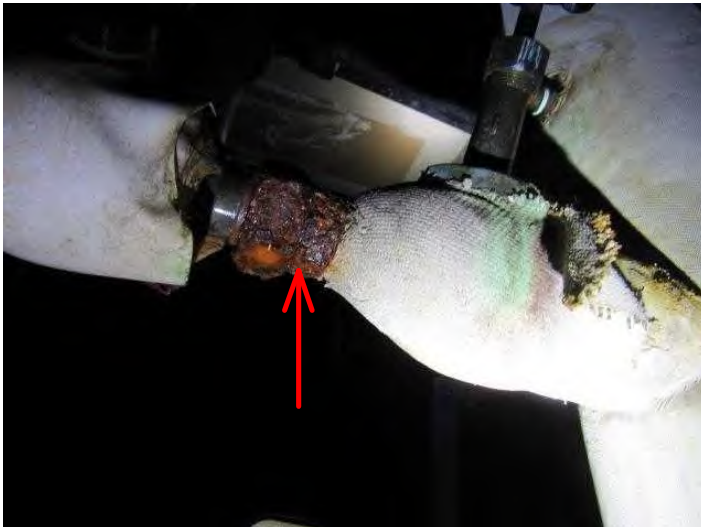
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Distribution: (continued)



Heating System (Continued)

Distribution: (continued)



## Heating System (Continued)

7. Defective Venting: Galvanized Steel - **The rusted furnace flue vent on the roof should be replaced.**



8. Acceptable Fuel Lines: Black Iron  
9. Acceptable Thermostats: Standard

## Plumbing

The plumbing lines within the walls of the home cannot be inspected. The plumbing in the home is tested for a short period of time to determine if there are obvious leaks or damage to the system. The showers and tubs are not operated as if one were actually bathing for an extended period of time. The inspector is not responsible for leaks in the plumbing system that do not occur at the time of inspection or that cannot be seen due to finished wall, floor, or ceiling surfaces. Water heaters have a typical life span of 10-15 years. Some can last longer or fail sooner. There is no possible way for the inspector to predetermine the failure of the heater or failure of the electronic or mechanical components of the water heater.

1. Acceptable Service Line: Copper  
2. Acceptable Main Water Shutoff: Basement Floor  
3. Acceptable Water Lines: Copper  
4. Acceptable Gas Service Line: Black Iron  
5. Acceptable Drain/Vent Pipes: PVC

### Basement Water Heater

6. Acceptable Water Heater Operation: Operated as intended  
7. Manufacturer: Rheem  
8. Type: Natural gas Capacity: 75 gal  
9. Approximate Age: 8 yrs

Plumbing (Continued)

10. Defective

Venting: Galvanized Steel - Rust/Corrosion Holes in the Flue Pipe: There are rust and or corrosion holes in the flue pipe. The damaged flue pipe needs to be replaced.



Plumbing (Continued)

Venting: (continued)



11. Acceptable TPRV and Drain Tube: Copper

Rest Room

1st floor womens Rest Room

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floor: Finished floor covering
- 4. Acceptable Doors: Wood
- 5. Acceptable Electrical: 110 vac
- 6. Acceptable Sink/Basin: Porcelain
- 7. Acceptable Faucets: Typical Faucet-OK
- 8. Acceptable Traps: Chrome
- 9. Defective Toilets: Porcelain - **Very Loose Toilet - Replace Seal: The toilet is very loose at this time. It is so loose that it is recommended to pull the toilet and replace the toilet flange seal or "ring". A licensed plumber should make this repair.**
- 10. Acceptable Grab Bars: Metal
- 11. Acceptable Partitions: Stall with door
- 12. Acceptable HVAC Source: Main HVAC System
- 13. Acceptable Ventilation: Fan
- 14. ADA Compliant Yes No repairs needed.

1st floor mens and womens Rest Room

- 15. Acceptable Ceiling: Drywall
- 16. Acceptable Walls: Drywall
- 17. Acceptable Floor: Finished floor covering
- 18. Acceptable Doors: Wood
- 19. Acceptable Electrical: 110 vac
- 20. Acceptable Sink/Basin: Porcelain
- 21. Acceptable Faucets: Typical Faucet-OK
- 22. Acceptable Traps: Chrome
- 23. Acceptable Urinals: Porcelain

## Rest Room (Continued)

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- 24. Defective Toilets: Porcelain
- 25. Acceptable Grab Bars: Metal
- 26. Acceptable Partitions: Stall with door
- 27. Acceptable HVAC Source: Main HVAC System
- 28. Acceptable Ventilation: Fan-OK
- 29. ADA Compliant Yes

Daycare Classroom far right side. Rest Room

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- 30. Acceptable Ceiling: Drywall
- 31. Acceptable Walls: Drywall
- 32. Acceptable Floor: Finished floor covering
- 33. Acceptable Doors: Wood
- 34. Acceptable Windows: Double Pane
- 35. Acceptable Electrical: 110 vac
- 36. Acceptable Counter/Cabinet: Wood, Composite
- 37. Acceptable Sink/Basin: Porcelain
- 38. Acceptable Faucets: Typical Faucet-OK
- 39. Marginal Traps: Chrome - [Chrome Waste Corroded: There is corrosion on the sink waste trap in the bathroom. The chrome type of waste trap is susceptible to this type of deterioration and should be replaced if leaks develop.](#)

- 40. Acceptable Toilets: Porcelain -OK
- 41. Acceptable HVAC Source: Main HVAC System
- 42. Acceptable Ventilation: Fan

Daycare classroom middle rear Rest Room

---

- 43. Acceptable Ceiling: Drywall
- 44. Acceptable Walls: Drywall
- 45. Acceptable Floor: Finished floor covering
- 46. Acceptable Doors: Wood
- 47. Acceptable Electrical: 110 vac - The class dome is missing on the ceiling light. The light cover needs to be replaced.



- 48. Acceptable Sink/Basin: Porcelain
- 49. Acceptable Faucets: Typical Faucet-OK
- 50. Acceptable Traps: Chrome
- 51. Acceptable Toilets: Porcelain
- 52. Acceptable HVAC Source: Main HVAC System

## Rest Room (Continued)

- 
53. Acceptable Ventilation: Fan  
1st floor left side daycare classroom Rest Room
- 
54. Acceptable Ceiling: Drywall  
55. Acceptable Walls: Drywall  
56. Acceptable Floor: Finished floor covering  
57. Acceptable Doors: Wood  
58. Acceptable Electrical: 110 vac  
59. Acceptable Counter/Cabinet: Wood, Composite  
60. Acceptable Sink/Basin: Porcelain  
61. Acceptable Faucets: Typical Faucet-OK  
62. Defective Traps: Chrome - **Active Drain Leak: There is an active leak in the sink drain that should be repaired by a licensed plumber.**
63. Acceptable Toilets: Porcelain  
64. Acceptable HVAC Source: Main HVAC System  
65. Acceptable Ventilation: Fan  
Women's 2nd Floor left side Rest Room
- 
66. Acceptable Ceiling: Drywall  
67. Acceptable Walls: Drywall  
68. Acceptable Floor: Finished floor covering  
69. Acceptable Doors: Wood  
70. Acceptable Electrical: 110 vac  
71. Acceptable Sink/Basin: Porcelain  
72. Acceptable Faucets: Typical Faucet-OK  
73. Acceptable Traps: Combination of materials  
74. Defective Toilets: Larger toilet is loose - **Very Loose Toilet - Replace Seal: The toilet is very loose at this time. It is so loose that it is recommended to pull the toilet and replace the toilet flange seal or "ring". A licensed plumber should make this repair. (may be causing the ceiling damage on the 1st floor)**
75. Acceptable Partitions: Full height  
76. Acceptable HVAC Source: Main HVAC System  
77. Acceptable Ventilation: Fan  
2nd floor front left classroom Rest Room
- 
78. Acceptable Ceiling: Drywall  
79. Acceptable Walls: Drywall  
80. Acceptable Floor: Finished floor covering  
81. Acceptable Doors: Wood  
82. Acceptable Electrical: 110 vac  
83. Acceptable Counter/Cabinet: Wood, Composite  
84. Acceptable Sink/Basin: Porcelain  
85. Acceptable Faucets: Typical Faucet-OK  
86. Acceptable Traps: Chrome  
87. Acceptable Toilets: Porcelain  
88. Acceptable HVAC Source: Main HVAC System  
89. Acceptable Ventilation: Fan

## Employee Lounge

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### 2nd floor kitchen Employee Lounge

1. Not Inspected Cooking Appliances:
2. Air Gap Present? No
3. Not Inspected Refrigerator: Not part of this inspection report.
4. Acceptable Sink: Stainless Steel
5. Defective Electrical: 110 vac - **Add GFCI to Kitchen: A GFCI outlet needs to be installed to all locations within 6' of the sink This is a safety concern and needs immediate repair by a licensed electrician.**
6. Acceptable Faucets: Double Handle
7. Defective Traps: PVC - **Active Drain Leak: There is an active leak in the sink drain that should be repaired by a licensed plumber.**

**There is a broken PVC drain on the other sink that needs repair by a qualified plumber.**



8. Acceptable Counter Tops: Stainless Steel
9. Acceptable Cabinets: Composite
10. Acceptable Ceiling: Drywall

## Employee Lounge (Continued)

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- 11. Acceptable Walls: Drywall
- 12. Acceptable Floor: Finished floor covering
- 13. Acceptable Doors: Wood
- 14. Acceptable Windows: Double Pane
- 15. Acceptable HVAC Source: Main HVAC System

## Office Space

---

### Left front Office Space

- 1. Defective Ceiling: Drywall - **Moisture Damage:**  
**There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.**



- 2. Acceptable Walls: Drywall
- 3. Acceptable Floor: Finished floor covering
- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Double Pane
- 6. Defective Electrical: 110 vac - **The ceiling light fixture is loose and needs repair.**



- 7. Acceptable HVAC Source: Main HVAC System

### Left middle 2-joined offices Office Space

- 8. Acceptable Ceiling: Drywall

Office Space (Continued)

- 9. Acceptable Walls: Drywall
  - 10. Acceptable Floor: Finished floor covering
  - 11. Acceptable Doors: Wood
  - 12. Acceptable Windows: Double Pane
  - 13. Defective Electrical: 110 vac - **Loose Outlets: There is a loose outlet on the wall that needs to be secured. This is a safety concern. Repairs should be accomplished by a licensed electrician.**
- Damaged Outlet: There is a damaged outlet that needs to be replaced.**



- 14. Acceptable HVAC Source: Main HVAC System
- Left rear Office Space

- 15. Defective Ceiling: Drywall - **Moisture Leaks: There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.**



- 16. Acceptable Walls: Drywall
- 17. Acceptable Floor: Finished floor covering
- 18. Acceptable Doors: Wood
- 19. Acceptable Windows: Double Pane
- 20. Acceptable Electrical: 110 vac

## Office Space (Continued)

21. Defective HVAC Source: Main HVAC System -  
There is a rusted boiler pipe that needs to be replaced.



### 2nd floor far right side Office Space

22. Acceptable Ceiling: Drywall  
23. Acceptable Walls: Drywall  
24. Acceptable Floor: Finished floor covering  
25. Acceptable Doors: Wood  
26. Acceptable Windows: Double Pane  
27. Acceptable Electrical: 110 vac  
28. Acceptable HVAC Source: Main HVAC System

## Janitor's Room

### 1st Floor Janitor's Room

1. Acceptable Ceiling: Drywall  
2. Acceptable Walls: Drywall  
3. Acceptable Floors: Finished floor covering  
4. Acceptable Doors: Wood  
5. Acceptable Electrical: 110 vac  
6. Acceptable HVAC Source: Main HVAC System  
7. Defective Sink: Concrete - There is no hot water to the faucet. A plumber will need to make repairs.  
8. Acceptable Sink Drain: PVC  
9. Acceptable Floor Drain: Surface drain

## Room

### 1st floor left hallway Room

Room (Continued)

1. Defective Ceilings: Drywall - **Moisture Leaks: There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.**

**The access door screw was rusted and the access could not be opened. There may be an active leak in this area from the boiler lines or perhaps a bathroom or kitchen area above.**



- 2. Acceptable Walls: Drywall
- 3. Acceptable Floors: Finished floor covering
- 4. Acceptable Windows: Double Pane
- 5. Acceptable Electrical: 110 vac
- 6. Acceptable HVAC Source: Main HVAC System
- 7. Emergency lighting present? Yes Lighting is present. Emergency Lighting should be monitored for proper operation and repaired as needed.

Front hall, possible nurses room Room

- 8. Acceptable Ceilings: Drywall
- 9. Acceptable Walls: Drywall - There is a stainless steel sink and porcelain sink in the room. Both sinks, faucets and traps are functioning as intended.
- 10. Acceptable Floors: Finished floor covering
- 11. Defective Doors: Steel/Glass - **The door handle set does not function and needs repair.**
- 12. Acceptable Electrical: 110 vac
- 13. Acceptable HVAC Source: Main HVAC System

1st Floor Storage Closet Room

- 14. Acceptable Ceilings: Drywall
- 15. Acceptable Walls: Drywall
- 16. Acceptable Floors: Finished floor covering
- 17. Defective Doors: Wood - **The sliding doors are off the track and need repair to function properly.**

1st floor Daycare room far right side Room

- 18. Acceptable Ceilings: Drywall
- 19. Acceptable Walls: Drywall
- 20. Acceptable Floors: Finished floor covering
- 21. Acceptable Doors: Wood
- 22. Acceptable Windows: Double Pane
- 23. Acceptable Electrical: 110 vac
- 24. Acceptable HVAC Source: Main HVAC System

Room (Continued)

- 25. Defective Laundry Area: 1st floor hall - The dryer vent is venting into the building and needs to be vented to the exterior of the building. A qualified contractor will need to make repairs.



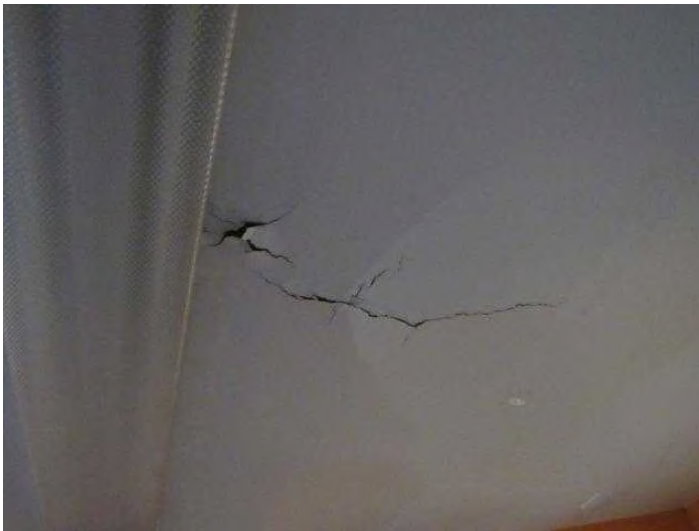
1st floor middle daycare classroom Room

- 26. Defective Ceilings: Drywall - Moisture Damage: There is water staining and damage on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.



Room (Continued)

Ceilings: (continued)



- 27. Acceptable Walls: Drywall
- 28. Acceptable Floors: Finished floor covering
- 29. Acceptable Doors: Wood
- 30. Acceptable Windows: Double Pane
- 31. Defective Electrical: 110 vac - **Loose Outlets: There is a loose outlet on the wall that needs to be secured. This is a safety concern. Repairs should be accomplished by a licensed electrician.**

**Missing Outlet Cover Plates: The missing cover plates on the outlets need to be installed.**

- 32. Acceptable HVAC Source: Main HVAC System

- 1st floor left daycare classroom Room
- 33. Acceptable Ceilings: Drywall
- 34. Acceptable Walls: Drywall
- 35. Acceptable Floors: Finished floor covering
- 36. Acceptable Doors: Wood
- 37. Acceptable Windows: Double Pane

Room (Continued)

- 38. Acceptable Electrical: 110 vac
  - 39. Acceptable HVAC Source: Main HVAC System
- 

- 40. Defective Ceilings: Drywall - **Moisture Damage: There is water staining on the ceiling that was tested with a moisture meter and found to be dry at the time of inspection. The roof flashing or other roof penetrations should be monitored in the future for leaks and repaired as needed.**



- 41. Acceptable Walls: Drywall
  - 42. Acceptable Floors: Finished floor covering
  - 43. Acceptable Windows: Double Pane
  - 44. Defective Electrical: 110 vac - **Burned Out: All burned out bulbs should be replaced to determine if the fixtures are operable or if they need to be repaired or replaced.**
  - 45. Acceptable HVAC Source: Main HVAC System
- 
- 2nd floor classroom left side Room
  - 46. Acceptable Ceilings: Drywall
  - 47. Acceptable Walls: Drywall
  - 48. Acceptable Floors: Finished floor covering

Room (Continued)

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- 49. Acceptable Doors: Wood
  - 50. Acceptable Windows: Double Pane
  - 51. Acceptable Electrical: 110 vac
  - 52. Acceptable HVAC Source: Main HVAC System
  - 53. Acceptable Sink: Stainless Steel
- 2nd floor classroom far right side Room
- 
- 54. Marginal Ceilings: Drywall - **Additional drywall repair is needed to the ceiling.**



- 55. Acceptable Walls: Drywall
  - 56. Acceptable Floors: Finished floor covering
  - 57. Acceptable Doors: Wood
  - 58. Acceptable Windows: Double Pane
  - 59. Acceptable Electrical: 110 vac
  - 60. Acceptable HVAC Source: Main HVAC System
- 2nd floor front hallway Room
- 
- 61. Acceptable Ceilings: Drywall
  - 62. Acceptable Walls: Drywall
  - 63. Acceptable Floors: Finished floor covering
  - 64. Defective Windows: Double Pane - **The bay window is moisture damaged and needs to be repaired and possibly totally rebuilt.**

Room (Continued)

Windows: (continued)



Room (Continued)

- 65. Acceptable
- 66. Defective

Electrical: 110 vac  
HVAC Source: Main HVAC System - **There are two shut off valves for the water lines to the radiator that are leaking and need to be repaired by a qualified HVAC contractor.**



## Room (Continued)

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HVAC Source: (continued)



- 
- 2nd floor front left corner Room
- 67. Acceptable Ceilings: Drywall
  - 68. Acceptable Walls: Drywall
  - 69. Acceptable Floors: Finished floor covering
  - 70. Acceptable Doors: Wood
  - 71. Acceptable Windows: Double Pane
  - 72. Acceptable Electrical: 110 vac
  - 73. Acceptable HVAC Source: Main HVAC System

## Basement

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Due to finished surfaces, HVAC equipment and storage, wall, floor, and ceiling surfaces may not be completely inspected. All basement areas that are visible without obstruction are inspected.

- Partial Basement
- 
- 1. Acceptable Ceiling: Concrete
  - 2. Acceptable Walls: Poured Concrete, Block
  - 3. Acceptable Floors: Concrete
  - 4. Acceptable Floor Drain: Surface drain
  - 5. Acceptable Doors: Wood
  - 6. Acceptable Electrical: 110 vac
  - 7. Acceptable HVAC Source: Main HVAC System
  - 8. Acceptable Ventilation: Vents
  - 9. Acceptable Sump Pump: Yes-Mechanical float type
  - 10. Defective Moisture Location: Left Wall
  - 11. Acceptable Bsmt Stairs/Railings: Good Overall Condition

## Structure

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The framing structure behind finished wall, ceiling, or floor materials cannot be inspected. This company does not conduct invasive tests on wall surfaces.

1. Acceptable Structure Type: Conventional Wood Frame
2. Acceptable Foundation: Poured Concrete, Concrete Block
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams/Columns: Masonry Wall
5. Acceptable Bearing Walls: Masonry
6. Acceptable Joists/Trusses: Steel roof trusses
7. Acceptable Floor/Slab: Concrete
8. Acceptable Stairs/Handrails: Good Overall Condition
9. Acceptable Subfloor: Undetrmined, Concrete

## Marginal Summary

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### Exterior Surface and Components

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1. Most areas Exterior Surface Type: Brick - Spalling: There are damaged brick on the left wall from spalling. The damaged brick should be replaced by a qualified contractor.



### Roof

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2. Roof Drains: Repairs needed - All debris needs to be removed from the roof and roof drain strainers so water will drain from the roof properly.

### Rest Room

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3. Daycare Classroom far right side. Rest Room Traps: Chrome - Chrome Waste Corroded: There is corrosion on the sink waste trap in the bathroom. The chrome type of waste trap is susceptible to this type of deterioration and should be replaced if leaks develop.

### Room

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4. 2nd floor classroom far right side Room Ceilings: Drywall - Additional drywall repair is needed to the ceiling.



## Defective Summary

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### Exterior Surface and Components

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1. Trim: Wood - There is moisture damaged wood and other composite material on the exterior of the bay window on the 2nd floor on the front of the building. All moisture damaged material will need to be replaced. Due to the amount of damage the entire bay window area may need to be rebuilt.



2. Fascia: Wood - See notes above in "Trim".
3. Windows: Double Pane - There are gaps in the wood around the frame of the window in the stair landing on the left side of the building (front entrance area). There is evidence of water getting into the interior of the window. The exterior of the window will need to be repaired and all gaps caulked and painted to prevent water intrusion.
4. Exterior Electric Outlets: 110 VAC GFCI - Failed GFCI: There are GFCI outlets on the rear exterior wall at the deck level that has failed and does not trip. The outlets needs to be replaced. Exterior cover plates need to be installed as well.

## Exterior Surface and Components (Continued)

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Exterior Electric Outlets: (continued)



### Roof

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5. Main Building Roof Surface Material: EDPM (rubber roof) single ply membrane - The membrane material on the upper roof is in good condition with no tears or damage. However, there are numerous humps and low areas in the surface. The humps in the roof surface is evidence of damage to the substrate underneath. In some areas there was a crunching noise when the humped areas were stepped on and compressed down to the substrate indicating damaged material. There are low areas in the roof surface as well where water pools and does not drain to the roof drains. A qualified roofer should evaluate the roof surface to determine if it can be repaired or if it needs to be removed, substrate replaced and a new membrane installed.

The membrane under the deck on the rear of the building may be damaged in a few locations under the deck. There are several areas on the ceiling below that have water damage. The Trex flooring and floor framing will need to be removed and repairs made to the membrane or if the damage is too great the membrane will need to be replaced. The flashing around the roof drain may be faulty as well resulting in leaks in the ceiling below. There is damaged flashing and damaged membrane in a few areas above the deck level on the building walls. All damaged roofing material and flashing will need to be replaced.

Roof (Continued)

Material: (continued)



## Roof (Continued)

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Material: (continued)



6. Flashing: Rubber, Metal, Clay Tile - The parapet wall cap is clay tiles. The joints were caulked at one time, but the caulk at the joints has failed and separated. All of the failed caulk needs to be removed and the joints re-caulked.

Flashing repairs are needed at the roof membrane. A qualified roofer should make all repairs needed to the roof flashing and membrane.



Roof (Continued)

Flashing: (continued)



Roof (Continued)

Flashing: (continued)



## Roof (Continued)

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Flashing: (continued)



### Electrical

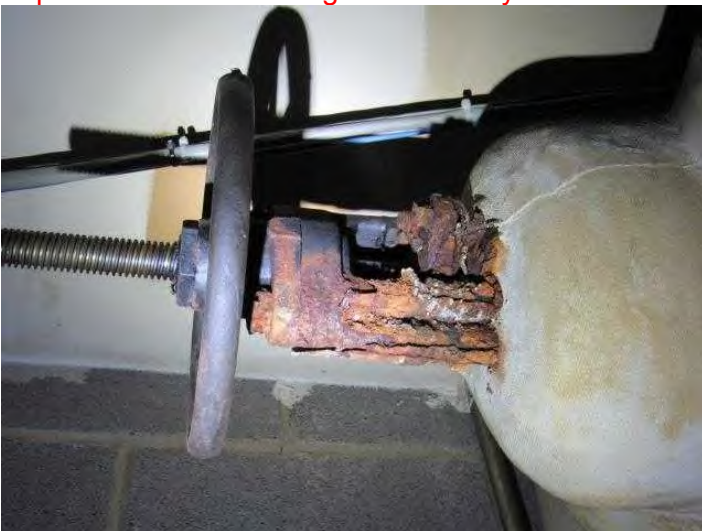
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7. GFCI: Repairs needed - Failed GFCI - Exterior: There is a failed GFCI outlet on the exterior house wall that needs to be replaced as soon as possible by a licensed electrician.

### Heating System

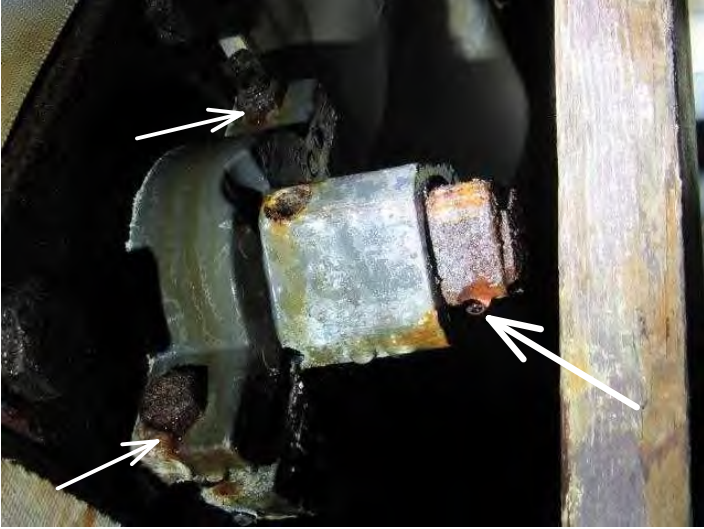
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8. Basement Heating System Heating System Operation: Boiler 3-500,000 BTU units as one boiler - See "Distribution" below.
9. Basement Heating System Distribution: Pipes/Convectors - There are several boiler system water line pipe joints leaking. There is excessive rust on many of the pipes and joints and valves. This is evidence that the boiler system has not been maintained and or serviced for several years. A qualified HVAC contractor with expertise in commercial grade boiler systems should be contacted to determine repair or replacement options.



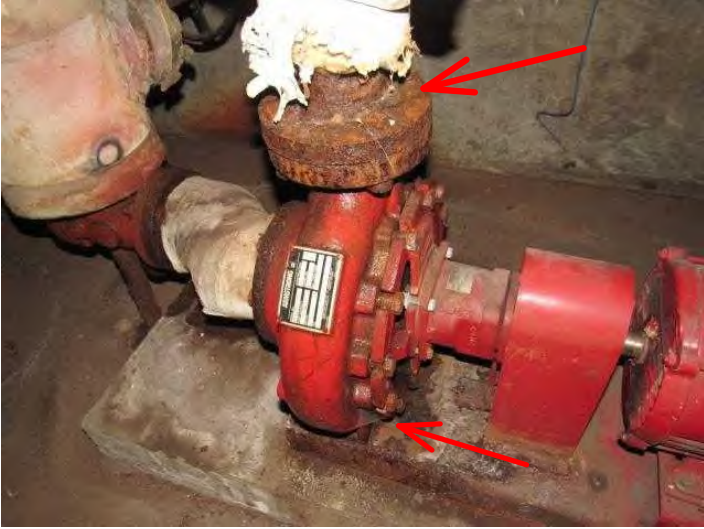
Heating System (Continued)

Distribution: (continued)



Heating System (Continued)

Distribution: (continued)



Heating System (Continued)

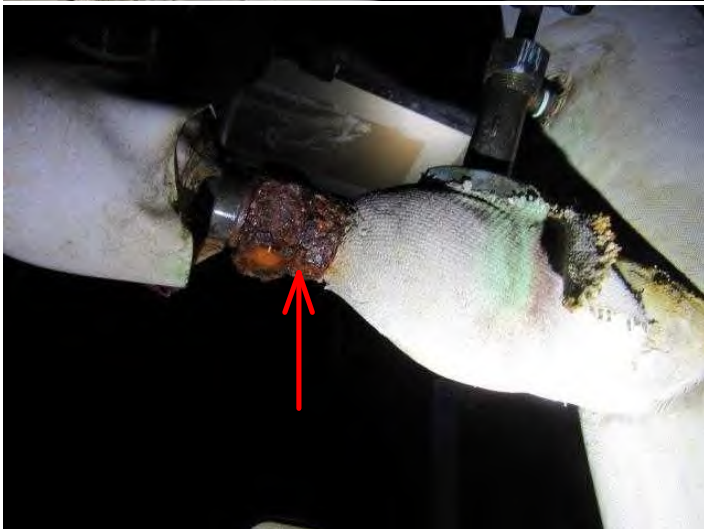
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Distribution: (continued)



Heating System (Continued)

Distribution: (continued)



## Defective Summary (Continued)

10. Basement Heating System Venting: Galvanized Steel -  
The rusted furnace flue vent on the roof should be replaced.



## Plumbing

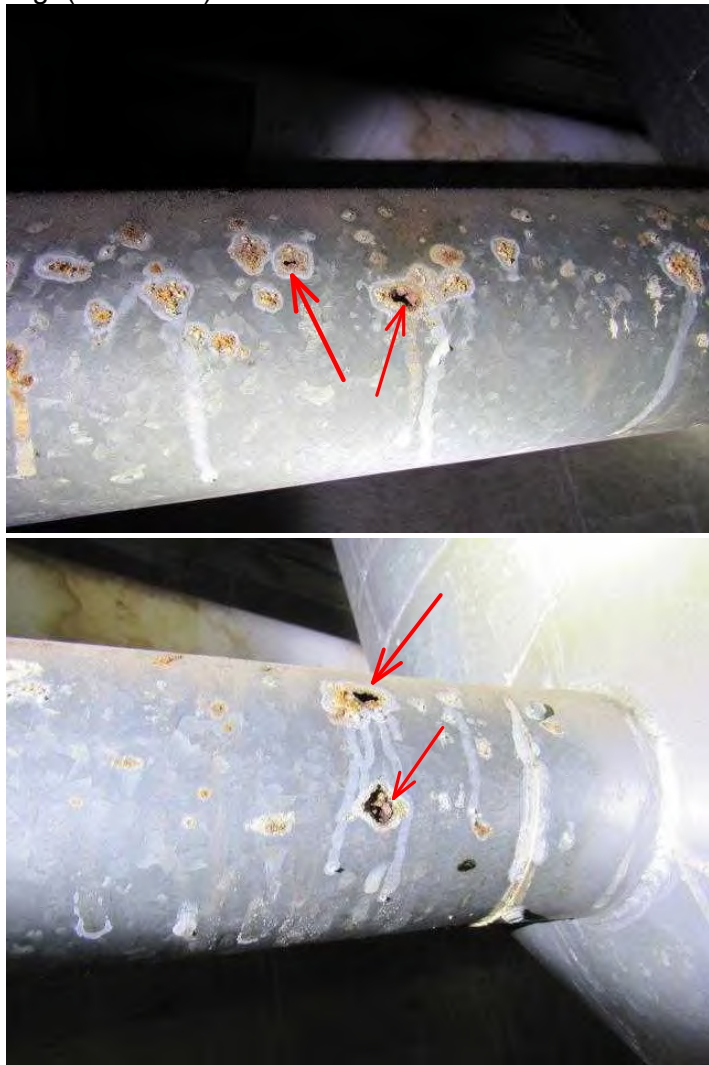
11. Basement Water Heater Venting: Galvanized Steel - Rust/Corrosion Holes in the Flue Pipe: There are rust and or corrosion holes in the flue pipe. The damaged flue pipe needs to be replaced.



## Plumbing (Continued)

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Venting: (continued)



### Rest Room

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12. 1st floor womens Rest Room Toilets: Porcelain - **Very Loose Toilet - Replace Seal: The toilet is very loose at this time. It is so loose that it is recommended to pull the toilet and replace the toilet flange seal or "ring". A licensed plumber should make this repair.**
13. 1st floor mens and womens Rest Room Toilets: Porcelain
14. 1st floor left side daycare classroom Rest Room Traps: Chrome - **Active Drain Leak: There is an active leak in the sink drain that should be repaired by a licensed plumber.**
15. Women's 2nd Floor left side Rest Room Toilets: Larger toilet is loose - **Very Loose Toilet - Replace Seal: The toilet is very loose at this time. It is so loose that it is recommended to pull the toilet and replace the toilet flange seal or "ring". A licensed plumber should make this repair. (may be causing the ceiling damage on the 1st floor)**

### Employee Lounge

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16. 2nd floor kitchen Employee Lounge Electrical: 110 vac - **Add GFCI to Kitchen: A GFCI outlet needs to be installed to all locations within 6' of the sink This is a safety concern and needs immediate repair by a licensed electrician.**

## Defective Summary (Continued)

17. 2nd floor kitchen Employee Lounge Traps: PVC - **Active Drain Leak: There is an active leak in the sink drain that should be repaired by a licensed plumber.**

**There is a broken PVC drain on the other sink that needs repair by a qualified plumber.**



Defective Summary (Continued)

Office Space

18. Left front Office Space Ceiling: Drywall - **Moisture Damage:** There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.



19. Left front Office Space Electrical: 110 vac - **The ceiling light fixture is loose and needs repair.**



## Defective Summary (Continued)

20. Left middle 2-joined offices Office Space Electrical: 110 vac - **Loose Outlets:** There is a loose outlet on the wall that needs to be secured. This is a safety concern. Repairs should be accomplished by a licensed electrician.

**Damaged Outlet:** There is a damaged outlet that needs to be replaced.



21. Left rear Office Space Ceiling: Drywall - **Moisture Leaks:** There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.



22. Left rear Office Space HVAC Source: Main HVAC System - **There is a rusted boiler pipe that needs to be replaced.**



## Defective Summary (Continued)

### Janitor's Room

23. 1st Floor Janitor's Room Sink: Concrete - **There is no hot water to the faucet. A plumber will need to make repairs.**

### Room

24. 1st floor left hallway Room Ceilings: Drywall - **Moisture Leaks: There is water staining on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.**

The access door screw was rusted and the access could not be opened. There may be an active leak in this area from the boiler lines or perhaps a bathroom or kitchen area above.



25. Front hall, possible nurses room Room Doors: Steel/Glass - **The door handle set does not function and needs repair.**
26. 1st Floor Storage Closet Room Doors: Wood - **The sliding doors are off the track and need repair to function properly.**
27. 1st floor Daycare room far right side Room Laundry Area: 1st floor hall - **The dryer vent is venting into the building and needs to be vented to the exterior of the building. A qualified contractor will need to make repairs.**



28. 1st floor middle daycare classroom Room Ceilings: Drywall - **Moisture Damage: There is water staining and damage on the ceiling from past leaks. The plumbing or boiler lines above will need to be inspected for leaks and repaired as needed.**

Room (Continued)

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Ceilings: (continued)



## Defective Summary (Continued)

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29. 1st floor middle daycare classroom Room Electrical: 110 vac - **Loose Outlets:** There is a loose outlet on the wall that needs to be secured. This is a safety concern. Repairs should be accomplished by a licensed electrician.

**Missing Outlet Cover Plates:** The missing cover plates on the outlets need to be installed.

30. 2nd floor hall area in front of the kitchen Room Ceilings: Drywall - **Moisture Damage:** There is water staining on the ceiling that was tested with a moisture meter and found to be dry at the time of inspection. The roof flashing or other roof penetrations should be monitored in the future for leaks and repaired as needed.



31. 2nd floor hall area in front of the kitchen Room Electrical: 110 vac - **Burned Out:** All burned out bulbs should be replaced to determine if the fixtures are operable or if they need to be repaired or replaced.
32. 2nd floor front hallway Room Windows: Double Pane - **The bay window is moisture damaged and needs to be repaired and possibly totally rebuilt.**

Room (Continued)

Windows: (continued)



Defective Summary (Continued)

33. 2nd floor front hallway Room HVAC Source: Main HVAC System - There are two shut off valves for the water lines to the radiator that are leaking and need to be repaired by a qualified HVAC contractor.



## Room (Continued)

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HVAC Source: (continued)



Basement

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34. Partial Basement Moisture Location: Left Wall

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

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APPLICATION #: COA2019032  
APPLICANT: Model Group- Stephen Smith  
OWNER: Nassau Ave. Investments, LLC  
ADDRESS: **1725 Elm Street**  
PARCELS: 133-0003-0063  
ZONING: CC-Over-the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: July 11, 2019  
HEARING DATE: July 22, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant requests a Certificate of Appropriateness for the demolition of an existing 3 ½ story alley facing secondary building on the property.

**Existing Conditions:**

The building is an historic building built in the late 1800s as a multi-family dwelling. When the building was built, there were no restrictions on how or where buildings were constructed. Campbell Alley is a 20 ft. width; current and longstanding city law currently considers this an alley way per Zoning and DOTE. Further, development per today’s zoning ordinances and subdivision regulations, prohibits development of multiple buildings on one parcel as well as having buildings accessed only from an alley. The lot has a frontage on Elm Street with a 4 story historic Italianate building. The building fronting Elm is in good condition and is not part of the request.

**Proposed Conditions:**

The proposal at 1725 Elm Street is to demolish the rear 3 ½ story brick building that fronts onto Campbell Alley due to its deteriorated condition.

**Previous Review:** The building received a COA for roof top decks and balcony addition at the January 22, 2018 Historic Conservation Board meeting. #COA20170088

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review



Figure 1: Picture of the front building at 1725 Elm Street from Elm street provided by Google Street Views.



Figure 2: Picture of the rear building at 1725 Elm Street from Elm street provided by Google Street Views.



Figure 3: Context map of 1725 Elm Street. Map provided by CAGIS.

## **Certificate of Appropriateness Review**

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

Demolition shall not be permitted unless one of the following conditions exists:

- (1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;

*The demolition has not been ordered by the Director of Buildings and Inspections but on May 31, 2019 the building was ordered to be barricaded and was declared unsafe by the City of Cincinnati Property Maintenance and Code Enforcement Division. There were orders for hazardous entry and orders to keep the building vacant. (Attachment 1). This was a culmination of events through the years by the City toward several property owners. Seven entities have owned the property since 3/13/2001:*

- *12/27/2001 B200104087- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant. Orders were closed.*
- *03/11/2005 B200501149- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant. Orders were closed.*
- *11/17/2008 B200806593- Orders against the building to secure the building and obtain a VBML license. Orders were never closed. \*New Ownership*
- *06/01/2010 B201003384- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, and a hazardous entry*

warning due to the deteriorated condition on the interior. The Orders were never closed. \*New Ownership

- 04/13/2016 B201602410- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, hazardous entry warning due to the deteriorated condition on the interior. Orders to receive permits and approvals for work. Orders were never closed.
  - 08/16/2017 2017P07486 and 2017P08864- Building permit for interior demolition- Issued, never closed/completed.
  - 09/27/2017 B201706214- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, hazardous entry warning due to the deteriorated condition on the interior. Orders to receive permits and approvals for work. Orders were never closed. \*New Ownership
  - 05/24/17 – Mt Auburn LLC, purchases property.
  - 01/22/2018- Mt Auburn, LLC receives COA approved for roof top decks, balconies, and rehabilitation
  - 02/22/2018 2018P01565- Building permits for the rehabilitation to match the HCB approved plans submitted. Plans as submitted were not able to obtain Building Plans Examination approval. Issues related to egress, fire rating of courtyard, fire escape egress path, fire rating between the two buildings.
  - 12/17/2018- Inspection of the property noted that there were a lot of masonry and deterioration issues on the Alley fronting building.
  - 01/22/2019- Continuation of B201706214- It was noted that a VBML would not abate the stabilization issues required.
  - 04/04/2019- Continuation of B201706214- Bricks have continued to fall onto the alley from the rear building.
  - 04/09/2019 – Continuation of B201706214- Inspection at the property of extensive water damage to masonry wall causing deterioration. A rear downspout is broken and missing.
  - 04/19/2019- Continuation of B201706214- Civil Citation issued and noticed owner that by 4/22/2019 plans for abatement of the water leak and masonry problems need to be submitted.
  - 5/20/2019- Continuation of B201706214- More brick has fallen from the building at the base and from the top.
  - 06/04/2019- Continuation of B201706214- Inspection noted more bricks have failed. Rear building is structurally unsafe and dangerous. Owner will be cited for criminal prosecution.
  - 06/26/2019 Nassau Avenue Investments, LLC purchases property
- (2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused, nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;

**A) Test 1 - Can the structure be reused?**

*The applicant has provided a structural engineering report from Advantage Engineering Group dated 6.24.19. The report states that the rear wall is subject*

*to a complete and sudden collapse due to the deterioration of wood headers over openings in the basement. The report also stated that the north wall appears to be in a similar condition and many of the stone lintels have cracked.*

**B) Test 2 - Can a reasonable economic return be gained from the use of all or part of the building?**

*Zoning Code Section 1435-09-2 Certificate of Appropriateness; Standards of Review establishes factors the Historic Conservation Board shall consider in determining if a property owner has demonstrated an economic hardship by credible evidence. These factors are:*

**(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?**

*The building is in a condition that would require a minimum of 2 walls to be potentially completely removed, the basement repaired/rebuilt, and then the walls rebuilt. This stabilization would be required prior to any rehabilitation work in the building. This would require that the north and west walls be taken down, the basement repaired/rebuilt and then the walls rebuilt. As much of the brick has water damage, spalling, or cracking, much of the brick would not be able to be reused.*

*The interior of the building is also in a condition that would not permit reuse of the existing material and would require removal and rebuilding. This would basically make a building that is only original on 2 walls.*

*An estimated cost of just the stabilization would be \$311,860. The purchase price for the lot with both buildings was \$320,000. These costs are in addition to rehabilitation into a permitted use. The estimated cost of rehabilitation of the entire property (both front and rear buildings) would be \$2,195,000 based on \$250/sf and 8,780 sf. This would make the overall cost \$2,506,860 which would mean approximately \$286/sf. Even if the applicants were able to obtain both State and Federal Historic tax credits, the most they would be able to afford with using comparable rental rates for both apartments and office uses would be \$280.00, which is close to \$286/sf but this is also not including the purchase price into financing. If the purchase price is included in financing, then the applicants would only be able to afford \$230/sf.*

*As the state tax credits are a competitive application, it is not a guarantee that they would be able to receive the credits and they are only issued 2 times a year therefore requiring properties to wait to start work until they are awarded. This can be problematic if there is an emergent issue.*

*If only Federal Tax Credits were able to be obtained that would mean a max rehab costs that the applicant would be able to afford would be \$220/sf when not*

*considering the purchase price and a max of \$175 when considering the purchase price.*

*With the removal of the rear building a rehabilitation would be around \$1,725,000 or \$250 sf for 6,900 sf. They would be able to support a rehabilitation with the use of both Federal and State Tax Credits of around \$255/sf and with just Federal Tax Credits at about \$210 sf. An economic analysis can be seen in Attachment 2.*

*Even with rough estimates, there is a gap between what it will cost to rehabilitate the property with the rear building and what the property can support economically. The gap to rehabilitate both the front and rear building are close only when you do not consider the purchase price and the rehabilitation would be able to get both state and federal historic tax credits. While there is still a potential gap with just the front building it is much closer and with some finessing of the financing and construction costs, the project would be doable. As the applicant is only asking for the removal of the rear building, staff does feel the request is justified.*

***(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and***

*The applicants did buy the property in 6.26.19 knowing that the building was in the Over-the-Rhine Historic District and knowing that a COA would be required for the demolition.*

*The property has changed hands multiple times over the last 10 years without a successful rehabilitation project being able to be completed. The ownership records indicate 6 owners since 2008. The previous owners, Mt. Auburn LLC, took plans to the Historic Conservation Board for rehabilitation work and even had building permits issues, but were not able to complete their plans. The owners before them, Hilton Capital Group, attempted to pull permits under their ownership but withdrew the work.*

*The demolition of this structure will help facilitate an economically viable rehabilitation of the architecturally significant building at the front of the lot. Currently, the ownership is not proposing additions on the site. Currently the site has a non-conforming condition with 2 principal structures on the site and a new separate building would require zoning relief or the new portion would have to be a connected to the remaining structure. The extra space would provide an outdoor space for future residents as well as ample space for refuse storage.*

*The previous owners had come before the board in January of 2018 for rehabilitation of the structures to include roof decks and balconies.*

**(iii) Whether the economic hardship was created or exacerbated by the property Owner.**

*The current owners bought the property as it is and did not further create a hardship on the lot. The owners closed on the lot on 6.29.19.*

**(iii)(aa) A property's current level of economic return;**

*Currently the property is vacant and is not creating an economic return for the property owners.*

**(iii)(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;**

*The property has not been listed for sale as the property was recently purchased in order to facilitate the rehabilitation of the building fronting on Elm Street. The current property owner owns a significant number of buildings around the Findlay Market area and has successfully rehabilitated these buildings.*

**(iii)(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;**

*Due to the zoning, the property would be permitted to be used for a range of commercial uses but given the size of each floor the uses that would be most feasible would be either office or residential.*

**(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;**

*The property is currently vacant and has been vacant for years. The building has evidence of structural damage due to water, fire, and neglect but this was all done prior to the current ownership which obtained ownership on 6/29/2019.*

**(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or**

*The applicants knew that the property was in a Local Historic District when they bought the property*

**(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.**

*The building is eligible for historic tax credits as it is a contributing structure in the Over-the-Rhine Historic District.*

- (3) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.

*Not applicable to the request.*

- (4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

*The demolition is for a secondary building on the lot. The building is not connected to the building that fronts on to Elm Street. The demolition of the building will not affect the streetscape of Elm Street.*

#### **Supplemental Demolition Guidelines for the Over-the-Rhine Historic District**

- (5) Approve the Demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

*The building is a rear multi-family tenement style building from the late 1800s. It is an alley facing building but when built Campbell was a Street. While Staff does not believe that this would be considered a non-contributing building, the demolition of it will not affect the streetscape of Elm Street or adversely affect the architecturally significant building fronting Elm Street.*

*A Digging History Report has been attached and was submitted by a resident. This shows that the building was potentially built by the Christian Moerlein Brewing Company in 1885. The property also lies in an area of high significance.*

#### **Other Considerations:**

**Prehearing Results:** July 3, 2019. The applicant and one resident were present. The resident, Danny Klingler, was not in favor of the demolition and has submitted 3 documents for review by staff and the board. They include a profile of 1737 Elm Street showing another building on the same block that was able to be saved, A history of the building and a map showing the property is in an area of high significance. Staff agrees with the documentation regarding the history and as stated above considers this a contributing building. While the profile of 1737 Elm Street is compelling, staff does believe the issues of deterioration are different. The documentation submitted on 1737 Elm Street show deterioration at the top of the wall and not in the foundation.

One letter in opposition has been submitted by the Over-the-Rhine Community Council. Staff does want to note that they were notified of the application to the HCB through both mailed and emailed notice.

**Recommendation:**

**A. CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear building at 1725 Elm based on the credible evidence provided by applicant in their submission dated 06/6/2019 and supplemented on 6/25/2019.
  
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 removal of the building will not adversely affect the streetscape of Elm Street and will not adversely affect the architecturally significant building facing Elm Street.
  - c. The building has faced serious neglect and deterioration causing a partial fail of a wall and portions of the foundation.
  - d. The applicant has provided a structural engineering report detailing the deficiencies in the building which would only be remedied by a reconstruction of more than 50% of the building.
  - e. The cost of stabilization of the rear structure makes a project that includes the rehabilitation of both front and rear buildings economically unfeasible.

# City of Cincinnati



**Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement**

**Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708**

MT AUBURN LLC  
2013 HIGHLAND AVE  
CINCINNATI OH 45219-3105

**Re:1725 ELM ST**

BPP: 013300030063

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: B201706214

**NOTICE DATE October 05, 2017**

To: MT AUBURN LLC,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by November 06, 2017. **Please call the Inspector at 352-3445 between 8:00 to 10:00 a.m., or E-Mail: eric.otto@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

You have a right to appeal certain orders under Section 1101-81 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals of the requirements of the Vacated Building Maintenance License are filed with the Secretary of the Board of Housing Appeals (BHA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA or BHA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,

Eric Otto  
District Inspector  
E-Mail: eric.otto@cincinnati-oh.gov

\_\_\_\_\_  
E. Cunningham, OBBS Certified Building Official

Cert # 310



**October 05, 2017****VIOLATION LISTING****1: REPAIR BROKEN WINDOWS AND DOORS OR BARRICADE THE BUILDING**

Vacant buildings must be kept secure. Windows and doors must be repaired and kept locked or the openings must be secured by barricading.

You are ordered to repair defective windows and doors in an approved manner or securely barricade openings in this building to prevent the entry of trespassers within fifteen (15) days of the date of this notice. You are further ordered to maintain the barricades unless windows, doors and other openings are repaired and maintained in an approved manner. Please refer to the enclosed information on barricading buildings if you elect to barricade the openings rather than repair them within 15 days. The time limit to file an appeal of this order is ten (10) days of the date of this notice.

**CBC SECTION: 1101-65.2 Barricades:** If a vacant building is open to access by trespassers, the director of buildings and inspections may order any openings barricaded to prevent trespassers from entering such building. The barricading of such doors, windows and other openings shall be maintained as long as the building is vacant or until the windows, doors and other openings are repaired in an approved manner.

**THE FOLLOWING NOTE IS FOR INFORMATION ONLY:** Vandalism and theft in vacant buildings is common and very costly. Repair of windows and doors and curtains or shades in the windows tend to give the appearance of occupancy and may discourage a break in, while boarding indicates vacancy. Outward signs of vacancy such as accumulation of circulars on the porch, stickers, signs indicating vacancy, and illegal weeds and litter also tend to invite vandalism. A basic alarm system in the vacant building may also help protect your property from illegal entry, crime, and fire.

**2: OBTAIN A VACATED BUILDING MAINTENANCE LICENSE**

Apply for a Vacated Building Maintenance License and provide proof of liability insurance within 30 days of the date of this notice and cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice.

**CBC SECTION: 1101-77.1**The owner of a building ordered in whole or in part vacated or kept vacant by the director of buildings and inspections shall apply for a vacated building maintenance license, cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4. and obtain a vacated building maintenance license.

**3: APPROVALS REQUIRED**

**General:** If the plans for the erection, construction, repair, alteration, or equipment of a building are subject to examination by the director of buildings and inspections, under 1101-17.2 CBC he shall make or cause to be made such inspections, investigations and determinations as are necessary to determine whether or not the work which has been performed and the installations which have been made are in conformity with the approved plans relating thereto and to safety and sanitation, except to the extent special supervision is provided under 1101-39 CBC .

Obtain the required approvals of the work performed under permit and plans at the subject premises.

**4: OBTAIN PERMIT - NO PLANS REQUIRED**

Obtain required permits for all work. Discontinue work until permits are obtained.



**CBC SECTION: 1101-17.1 Permits required:**

It shall be unlawful for any person to construct, enlarge, alter, repair, relocate, or demolish a structure of building equipment installed therein; change a structure to another use, or to allow any excavation or filling of land, without first filing an application and obtaining a proper permit from the Director of Buildings and Inspections, and paying the fee hereinafter prescribed for same.

**5: KEEP THE BUILDING VACANT**

This is a reissue of case B201003384 and B201602410.

Building has been heavily damaged by fire, water, and vandalism. The mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized. The building, at this time, is not approved for occupancy 1101-11 CBC (Gut Rehab). Permits, plans, and approvals required 1101-17 CBC and 1101-43 CBC. There are no approved mechanical systems--HVAC, plumbing, or electric. This building is unsafe and unsanitary and is not fit for human habitation.

Keep this building vacant until it is brought into compliance with the applicable provisions of the CBC and restored to a safe and sanitary condition.

**CBC SECTION: 1101-65.1 Vacation and barricades:**

The director of buildings and inspections shall be authorized to order any building or portion of any building vacated, or if it is vacant to remain vacant for one or more of the following reasons set out below.

1101-65.1.1 Code violations: When a building is occupied, or any work, operation or construction is performed therein or thereon in violation of any of the provisions of this Code.

1101-65.1.2 Unsafe or unsanitary building: When in the opinion of the director of buildings and inspections the building is unsafe or unsanitary.

1101-65.1.3 Noncompliance: When the owner, agent, or tenant fails or refuses to comply with any lawful order issued by the director of buildings and inspections.

**6: HAZARDOUS ENTRY WARNING**

**Fire Damaged Floors**

The district inspector reports that as of the date of the Notice of Violation issuance, the interior condition of the property poses a safety hazard to persons making entry into the building. Contact the District Inspector for further information on the interior hazards specific to this property.



## THIS IS A NOTICE OF VIOLATION AND ORDER TO:

**1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;**

**2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;**

**3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.**

**1101-79.4 Vacated Building Maintenance Standards:** A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

**(1) Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.

**(2) Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.

**(3) Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.

**(4) Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.

**(5) Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.

**(6) Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.

**(7) Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(8) Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(9) Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(10) Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(11) Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.

**(12) Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.

**(13) Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.

**1101-129.4 Refund:** The director of buildings and inspections shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the CBC and reoccupied within one year of payment of the application fee.\*

*\* The refund will only be made in the amount paid for the license during the year in which the building was reoccupied.*



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**Remit To:****INVOICE**

City of Cincinnati  
 Code Enforcement, Attn: L. Briede  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202

MT AUBURN LLC  
 P O BOX 19884  
 CINCINNATI OH 45219

Case Number: B201706214  
 Invoice Date: October 05, 2017  
**Amount Due: \$3,605.00**  
**Due Date: November 06, 2017**

*Please detach this stub and return with your signed application and payment*

**IN RE: VBML APPLICATION- 1725 ELM ST**

To: MT AUBURN LLC

The subject building was originally ordered to be vacated or kept vacant on May 03, 2007. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Eric Otto, at 352-3445, between, 8:00 to 10:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,605.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,  
 Code Enforcement, Attn: L. Briede  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

You have the right to appeal to the Board of Housing Appeals for a suspension of the VBML fees and certain VBML maintenance requirements under Section 1101-83 CBC. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



# City of Cincinnati



**Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement**

**Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708**

MT AUBURN LLC  
P O BOX 19884  
CINCINNATI OH 45219

**Re:1725 ELM ST**

BPP: 013300030063

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: B201706214

**NOTICE DATE October 05, 2017**

To: MT AUBURN LLC,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by November 06, 2017. **Please call the Inspector at 352-3445 between 8:00 to 10:00 a.m., or E-Mail: eric.otto@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

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Sincerely,

Eric Otto

District Inspector

E-Mail: eric.otto@cincinnati-oh.gov

Cert # 310

E. Cunningham, OBBS Certified Building Official



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**CBC SECTION: 1101-65.2 Barricades:** If a vacant building is open to access by trespassers, the director of buildings and inspections may order any openings barricaded to prevent trespassers from entering such building. The barricading of such doors, windows and other openings shall be maintained as long as the building is vacant or until the windows, doors and other openings are repaired in an approved manner.

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**5: KEEP THE BUILDING VACANT**

This is a reissue of case B201003384 and B201602410.

Building has been heavily damaged by fire, water, and vandalism. The mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized. The building, at this time, is not approved for occupancy 1101-11 CBC (Gut Rehab). Permits, plans, and approvals required 1101-17 CBC and 1101-43 CBC. There are no approved mechanical systems--HVAC, plumbing, or electric. This building is unsafe and unsanitary and is not fit for human habitation.

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**6: HAZARDOUS ENTRY WARNING**

**Fire Damaged Floors**

The district inspector reports that as of the date of the Notice of Violation issuance, the interior condition of the property poses a safety hazard to persons making entry into the building. Contact the District Inspector for further information on the interior hazards specific to this property.



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Enclosure: VBML Application Form



1725 Elm Street Rehabilitation Costs vs expected income- Purchase Price Not Included in Analysis

Structure	SF	Applicants Cost to Rehab based on \$250/sf and extra stabilization cost	Cost/sf	Rental Income at \$20/sf/year (\$1.66/sf per month)	Market Rate Rent at 17.95/sf/ year with strictly office/retail
	8780	\$2,506,860	\$286	\$175,600	\$157,601
	8780	\$2,506,860	\$286	\$175,600	\$157,601
Tax Credits 45%		\$1,128,087.00			
Tax Credits at .80 on the dollar		\$902,469.60			
Purchase Price		\$320,000			
Applicants total for financing		\$1,924,390.40			

Used calculator at <https://www.cbsbank.com/Debt-Service-Calculator.aspx>  
 Terms based on their numbers  
 30 years amortization rate  
 9% interest rate

Purchase Price not included  
 Taxes and Maintenance based on an estimate of taxes post improvement

Costs/sf	SF	Cost to rehab	Tax Credits 45%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$200	8780	\$1,756,000	\$790,200	\$632,160	\$1,123,840				
\$210	8780	\$1,843,800	\$829,710	\$663,768	\$1,180,032	\$9,494	\$2,000	\$11,494	\$137,928
\$220	8780	\$1,931,600	\$869,220	\$695,376	\$1,236,224	\$9,947	\$2,000	\$11,947	\$143,363
\$230	8780	\$2,019,400	\$908,730	\$726,984	\$1,292,416	\$10,399	\$2,000	\$12,399	\$148,789
\$240	8780	\$2,107,200	\$948,240	\$758,592	\$1,348,608	\$10,851	\$2,000	\$12,851	\$154,214
\$250	8780	\$2,195,000	\$987,750	\$790,200	\$1,404,800	\$11,303	\$2,000	\$13,303	\$159,640
\$255	8780	\$2,238,900	\$1,007,505	\$806,004	\$1,432,896	\$11,529	\$2,000	\$13,529	\$162,353
\$260	8780	\$2,282,800	\$1,027,260	\$821,808	\$1,460,992	\$11,755	\$2,000	\$13,755	\$165,066
\$270	8780	\$2,370,600	\$1,066,770	\$853,416	\$1,517,184	\$12,208	\$2,000	\$14,208	\$170,491
\$275	8780	\$2,414,500	\$1,086,525	\$869,220	\$1,545,280	\$12,434	\$2,000	\$14,434	\$173,204
\$280	8780	\$2,458,400	\$1,106,280	\$885,024	\$1,573,376	\$12,660	\$2,000	\$14,660	\$175,917
\$290	8780	\$2,546,200	\$1,145,790	\$916,632	\$1,629,568	\$13,112	\$2,000	\$15,112	\$181,342
\$300	8780	\$2,634,000	\$1,185,300	\$948,240	\$1,685,760	\$13,564	\$2,000	\$15,564	\$186,768

Costs/sf	SF	Cost to rehab	Tax Credits 20%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$150	8780	\$1,317,000	\$263,400	\$210,720	\$1,106,280				
\$160	8780	\$1,404,800	\$280,960	\$224,768	\$1,180,032				
\$170	8780	\$1,492,600	\$298,520	\$238,816	\$1,253,784				
\$180	8780	\$1,580,400	\$316,080	\$252,864	\$1,327,536	\$10,681	\$2,000	\$12,681	\$152,172
\$190	8780	\$1,668,200	\$333,640	\$266,912	\$1,401,288	\$11,275	\$2,000	\$13,275	\$159,300
\$195	8780	\$1,712,100	\$342,420	\$273,936	\$1,438,164	\$16,540	\$2,000	\$18,540	\$222,480
\$200	8780	\$1,756,000	\$351,200	\$280,960	\$1,475,040	\$17,051	\$2,000	\$19,051	\$228,614
\$210	8780	\$1,843,800	\$368,760	\$295,008	\$1,548,792	\$12,461	\$2,000	\$14,461	\$173,532
\$220	8780	\$1,931,600	\$386,320	\$309,056	\$1,622,544	\$13,055	\$2,000	\$15,055	\$180,664

**1725 Elm Street Rehabilitation Costs vs expected income- Purchase Price Included in Analysis**

	Applicants Cost to Rehab based on \$250/sf and extra stabilization cost	Rental Income at \$20/sf/year (\$1.66/sf per month)	Market Rate Rent at 17.95/sf/ year with strictly office/retail
Structure	SF 8780 \$2,506,860	Cost/sf \$286 \$175,600	\$157,601
	8780	\$2,506,860	\$286
		\$175,600	\$157,601
Tax Credits 45%	\$1,128,087.00		
Tax Credits at .80 on the dollar	\$902,469.60		
Purchase Price	\$320,000		
Applicants total for financing	\$1,924,390.40		

Used calculator at <https://www.cbsbank.com/Debt-Service-Calculator.aspx>  
 Terms based on their numbers  
 30 years amortization rate  
 9% interest rate  
 Purchase Price included  
 Taxes and Maintenance based on an estimate of taxes post improvement

Costs/sf	SF	Cost to rehab	Tax Credits 45%	Tax credit at .8/\$	Purchase Price	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$185	8780	\$1,624,300	\$730,935	\$584,748	320,000	\$1,359,552	\$10,939	\$2,000	\$12,939	\$155,268
\$190	8780	\$1,668,200	\$750,690	\$600,552	320,000	\$1,387,648	\$11,165	\$2,000	\$13,165	\$157,984
\$200	8780	\$1,756,000	\$790,200	\$632,160	320,000	\$1,443,840				
\$210	8780	\$1,843,800	\$829,710	\$663,768	320,000	\$1,500,032				
\$225	8780	\$1,975,500	\$888,975	\$711,180	320,000	\$1,584,320	\$12,747	\$2,000	\$14,747	\$176,964
\$230	8780	\$2,019,400	\$908,730	\$726,984	320,000	\$1,612,416	\$12,973	\$2,000	\$14,973	\$179,676
\$240	8780	\$2,107,200	\$948,240	\$758,592	320,000	\$1,668,608				

Costs/sf	SF	Cost to rehab	Tax Credits 20%	Tax credit at .8/\$	Purchase Price	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$140	8780	\$1,229,200	\$245,840	\$196,672	320,000	\$1,352,528	\$10,882	\$2,000	\$12,882	\$154,584
\$145	8780	\$1,273,100	\$254,620	\$203,696	320,000	\$1,389,404	\$11,179	\$2,000	\$13,179	\$158,148
\$150	8780	\$1,317,000	\$263,400	\$210,720	320,000	\$1,426,280	\$11,467	\$2,000	\$13,467	\$161,604
\$160	8780	\$1,404,800	\$280,960	\$224,768	320,000	\$1,500,032				
\$170	8780	\$1,492,600	\$298,520	\$238,816	320,000	\$1,573,784				
\$175	8780	\$1,536,500	\$307,300	\$245,840	320,000	\$1,610,660	\$12,959	\$2,000	\$14,959	\$179,508
\$180	8780	\$1,580,400	\$316,080	\$252,864	320,000	\$1,647,536				

**1725 Elm Street Rehabilitation Costs vs expected income- Front Building Rehabilitation Only**

	SF	Applicants Cost to Rehab	Cost/sf	Rental Income at \$20/sf/year (\$1.66/sf per month)	Market Rate Rent at 17.95/sf/ year with strictly office/retail
Front Structure Only	6900	\$1,725,000	\$250	\$138,000	\$123,855
	6900	\$1,725,000	\$250	\$138,000	\$123,855
Tax Credits 45%		\$776,250.00			
Tax Credits at .80 on the dollar		\$621,000.00			
Applicants total for financing		\$1,104,000.00			

Used calculator at <https://www.cbsbank.com/Debt-Service-Calculator.aspx>  
 Terms based on their numbers  
 30 years amortization rate  
 9% interest rate  
 Taxes and Maintenance Taken from Applicants assumptions

Costs/sf	SF	Cost to rehab	Tax Credits 45%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$200	6900	\$1,380,000	\$621,000	\$496,800	\$883,200				
\$210	6900	\$1,449,000	\$652,050	\$521,640	\$927,360		\$2,000	\$2,000	\$24,000
\$220	6900	\$1,518,000	\$683,100	\$546,480	\$971,520	\$7,817	\$2,000	\$9,817	\$117,804
<b>\$230</b>	<b>6900</b>	<b>\$1,587,000</b>	<b>\$714,150</b>	<b>\$571,320</b>	<b>\$1,015,680</b>	<b>\$8,172</b>	<b>\$2,000</b>	<b>\$10,172</b>	<b>\$122,069</b>
\$240	6900	\$1,656,000	\$745,200	\$596,160	\$1,059,840	\$8,526	\$2,000	\$10,526	\$126,317
\$250	6900	\$1,725,000	\$776,250	\$621,000	\$1,104,000	\$8,883	\$2,000	\$10,883	\$130,596
\$255	6900	\$1,759,500	\$791,775	\$633,420	\$1,126,080	\$9,060	\$2,000	\$11,060	\$132,720
\$260	6900	\$1,794,000	\$807,300	\$645,840	\$1,148,160	\$9,238	\$2,000	\$11,238	\$134,856
<b>\$270</b>	<b>6900</b>	<b>\$1,863,000</b>	<b>\$838,350</b>	<b>\$670,680</b>	<b>\$1,192,320</b>	<b>\$9,593</b>	<b>\$2,000</b>	<b>\$11,593</b>	<b>\$139,116</b>
\$280	6900	\$1,932,000	\$869,400	\$695,520	\$1,236,480	\$12,660	\$2,000	\$14,660	\$175,917
\$290	6900	\$2,001,000	\$900,450	\$720,360	\$1,280,640	\$13,112	\$2,000	\$15,112	\$181,342
\$300	6900	\$2,070,000	\$931,500	\$745,200	\$1,324,800	\$13,564	\$2,000	\$15,564	\$186,768

Costs/sf	SF	Cost to rehab	Tax Credits 20%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$150	6900	\$1,035,000	\$207,000	\$165,600	\$869,400				
\$160	6900	\$1,104,000	\$220,800	\$176,640	\$927,360				
\$175	6900	\$1,207,500	\$241,500	\$193,200	\$1,014,300	\$8,161	\$2,000	\$10,161	\$121,932
<b>\$180</b>	<b>6900</b>	<b>\$1,242,000</b>	<b>\$248,400</b>	<b>\$198,720</b>	<b>\$1,043,280</b>	<b>\$8,394</b>	<b>\$2,000</b>	<b>\$10,394</b>	<b>\$124,728</b>
\$190	6900	\$1,311,000	\$262,200	\$209,760	\$1,101,240	\$8,860	\$2,000	\$10,860	\$130,320
\$195	6900	\$1,345,500	\$269,100	\$215,280	\$1,130,220	\$9,094	\$2,000	\$11,094	\$133,128
\$200	6900	\$1,380,000	\$276,000	\$220,800	\$1,159,200	\$9,327	\$2,000	\$11,327	\$135,924
<b>\$210</b>	<b>6900</b>	<b>\$1,449,000</b>	<b>\$289,800</b>	<b>\$231,840</b>	<b>\$1,217,160</b>	<b>\$9,793</b>	<b>\$2,000</b>	<b>\$11,793</b>	<b>\$141,516</b>



Over-the-Rhine Community Council  
P.O. Box 662  
Cincinnati OH 45201

July 10, 2019  
Cincinnati Historic Conservation Board  
c/o Beth Johnson, Urban Conservator  
805 Central Avenue  
Cincinnati, OH 45202  
Sent Via Email

Subject: 1725 Elm Demolition

To Whom it May Concern:

The Over-the-Rhine Community Council (OTRCC) Board of Trustees opposes approval of the demolition of the historic building located at 1725 Elm Street (Rear), on the basis that applicant Model Group did not give notification or seek the input of residents, and that preservation of our unique historic assets is one of our community council's core values.

We respectfully ask that the applicant be instructed to engage the community prior to proceeding with approvals for this project.

Respectfully,

A handwritten signature in black ink, which appears to read "Maurice Wagoner". The signature is written in a cursive style.

Maurice Wagoner  
President  
Over-the-Rhine Community Council

## Johnson, Beth

---

**From:** Danny Klingler <dannyklingler@gmail.com>  
**Sent:** Wednesday, July 10, 2019 4:44 PM  
**To:** Johnson, Beth  
**Subject:** Re: [External Email]  
**Attachments:** 1725 Elm St Rear\_Digging Cincinnati History Report.pdf; 1737 Elm\_Profile of Rehabilitation.pdf; OTRmap\_AOIwithSignificance.pdf

Thanks for clarifying and for honoring accepting submissions up until COB. That was my understanding as well.

As you know I believe it would be a very sad loss for this building to be torn down, unnecessarily I believe.

Attached please find a history report on the building, a map of OTR areas of high integrity, and a synopsis of one of OTR ADOPT's first preservation projects, at 1737 Elm.

The history report suggests that the rear building on Campbell Alley was built in 1885 by the Christian Moerlein Brewing Company, making it part of the brewing heritage of this area.

1737 Elm is very analogous to 1725 Elm in that both properties have a front building facing Elm and a rear building on Campbell Alley. In addition, 1737 Elm Rear was in extremely dangerous and unsafe condition. It has now been stabilized and rehabilitated and is fully occupied, as detailed in the attached report. As this project was begun 9 years ago before things had taken off in OTR, I believe it demonstrates that the 1725 Elm rear building can be successfully stabilized and reused.

The map of integrity shows that 1725 Elm Rear falls in an area of particularly high integrity of remaining fabric in Over-the-Rhine. It is especially important that these areas be preserved.

Thanks for your consideration.

Danny

On Wed, Jul 10, 2019 at 4:35 PM Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)> wrote:

I did say that I knew I would have to be working on the staff reports tonight so I would accept anything through the End of Business. If you have them finished now I can look at them to consider in the report as I finish it up this evening. Otherwise any information will be attached to the packet to send to the board but without consideration in the report.

Beth Johnson, AICP | Urban Conservator

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

513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)

# 1725 Elm Street (rear building)



Report prepared by:

Ann Senefeld

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All information herein believed accurate but not guaranteed.

Cover Photo – Google Street View, Sept. 2015

# 1725 Elm Street (rear building)

Address Prior to 1896: 603 Elm Street

## Hamilton County Auditor and Recorder Information

Parcel ID: 133-0003-0063-00

Year Built: 1885

Property Description: 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB

### Indexes to Deed, Mortgages and Leases

#### INDEX TO 1st SERIES (1789-1859)

454 *Findlay and Garrard's Sub in Sec. 13. T. 3. R. 2. See John*  
**DEEDS. Block K.**

GRANTOR	GRANTEE	Book Page	DESCRIPTION
<i>Findlay Jas</i>	<i>Lepta J Garrard</i>	<i>47304</i>	<i>Whole Block</i>
<i>McLean John wife</i>	<i>Wm B + J. B. Lawder</i>	<i>102227</i>	<i>Being 68 1/2 ft of Liberty st</i>
<i>Same</i>	<i>Edmund W Schon</i>	<i>102730</i>	<i>" 14</i>
<i>Schon Edmund W</i>	<i>David Anderson</i>	<i>186332</i>	<i>25 ft from Church back to Campbell st bounded S by</i>
<i>Rakle Matthew</i>	<i>Nichols, Fetal</i>	<i>180521</i>	<i>25 ft from Campbell st by 5 ft of 48 ft lot</i>
<i>Anderson David</i>	<i>Alex Ruff</i>	<i>246207</i>	<i>North pt of lot 14</i>
<i>Ruff Alex Sr</i>	<i>Alex Ruff jr</i>	<i>25410</i>	<i>Lease 3 yrs pt of house No 603 Elm St</i>
<i>Ruff Alex</i>	<i>Geo Wild</i>	<i>28174</i>	<i>Lease 3 yrs pt of house No 603 Elm St</i>

#### INDEX TO 2nd SERIES (1859-1871)

**DEEDS. Block K Findlay + Garrard's Sub Cont**

GRANTOR	GRANTEE	Book Page	DESCRIPTION
<i>Ruff Alex Sr</i>	<i>Alex Ruff jr</i>	<i>25410</i>	<i>Lease 3 yrs pt of house No 603 Elm St</i>
<i>Ruff Alex</i>	<i>Geo Wild</i>	<i>28174</i>	<i>Lease 3 yrs pt of house No 603 Elm St</i>

#### INDEX TO 3rd SERIES (1871-1886)

428  
**DEEDS BLOCK "K" FINDLAY & GARRARD'S SUB.**

GRANTOR	GRANTEE	BOOK PAGE	DESCRIPTION
<i>Reif, Anna</i>	<i>Jno. Kneidel</i>	<i>69 115</i>	<i>Lease, 5 yrs. part of House, #603 Elm St.</i>

Reif, J. A. per Extr.	Jno. Sauer	543	29	Lot 14.
Ratterman, H. A.	Same	543	32	" 14.

11/25/1882

Sauer, Jno.	Henry Boeck	72	290	Lease, 5 yrs. Premises, #603 Elm St.
-------------	-------------	----	-----	--------------------------------------

8/20/1883; two story frame

Sauer, Jno.	Moerlein Brewg. Co.	82	459	" 5, " pt. of House, #603 Elm St.
Moerlein, Brewg. Co.	Jos. Neumaier	82	462	" 5, " Same.

LB 82/459 - 8/12/1886; brick building

INDEX TO 4th SERIES (1886-1903)

308

DEEDS: BLOCK "K" FINDLAY & GARRARDS SUB.

GRANTOR	GRANTEE	BOOK	PAGE	DESCRIPTION
Sauer, John	Henry Bradtmueller	630	7	Lot 14 on Heleans sub.
Bradtmueller, H.	P. Steinmetz	90	55	151 1/2 ft W. of Elm St. Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, H.	C. Moerlein Brew Co	101	121	pt. of house #603 Elm St. Lease 2 yrs. pt. of house #603 Elm St.
Bradtmueller, H	C. Moerlein Brew Co	113	338	Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, Henry	Chris Moerlein Brew Co	124	22	Lease 3 yrs. 1 & 2 floors of building known as #1725 Elm St.

INDEX TO 5th SERIES (1903-1918)

340

DEEDS Findlay & Garrard's Subd'n Block "K."

GRANTOR	GRANTEE	Book	Page	DESCRIPTION
Bradtmueller, Henry	Lina Schwartz	920	406	Lot 14, 25 ft on W.S. Elm St. back to Campbell St

INDEX TO 6th SERIES (1918-1927)

None

INDEX TO 7th SERIES (1927-1939)

84

PLAT IN DEED BOOK 117 PAGE 84

DEEDS

LOTS 9 TO 21  
LOTS 7 TO 8  
BLOCK SQUARE

John McLean Sub. of Block "K" Findlay & Garrard

GRANTOR	GRANTEE	BOOK	PAGE	LOT NO.	DESCRIPTION
Schwartz Lina	Peter Topicz	1526	64	14	

FEB 10 1931

INDEX TO 8th SERIES (1939-2003)

See Ownership Card below.

TRANSFERRED TO PRESENT OWNER

DATE		MO.	DA.	YR.	OWNER
2 24 58					GUTIN, HARRY B. INC.,
5 27 59					SCHWARTZ, ROSE
11 15 60					DEONIS, MORRIS
8 4 61					SCHWARTZ, ROSE & ANNA BRAVERMAN - TRUSTEES
2 18 69					OSKY, IDA
10 9 84					JANSEN, MARK & CYNTHIA (\$14.00)
10 17 86					COGDELL, GASTON D. \$ 5.00
11 8 91					SNYDER, KEVIN L. 6.10 WD

TOPICZ, PETER  
1725 ELM ST. REAR  
CINTI.O  
133 3 63

1725 ELM ST REAR  
25 X 111.50  
LOT 14 JHO MCLEAN SUB  
133 3 63

TAX CODE

BOOK	PLAT	PARCEL

DATE	CUT-UPS	BALANCE	VALUATIONS			CHANGES	CUT-UP OUT OF PARCEL
			FEET OR ACRES	LAND	BUILDINGS		
			2270	6920	9190		
			2050	6920	8970		
			200	700	900		
			2250	7420	9870		
			2290	8460	10750		
			2290	7370	9660		
			3830	4620	8450		
8 24 90				1160	1160	8316	
			3830	3460	7290		
			3050	4500	7550		
			3120	4610	7730		
			3050	4840	7890		
			3050	4840	7890		
				3090	3090	3493	
			3050	1750	4800		
			3230	1750	4980		
			3230	1750	4980		

REMARKS:

CENSUS TRACT.

SKETCH OF LAND

REAL ESTATE TAX LIST      GEO. GUCKENBERGER, AUDITOR      HAMILTON COUNTY, O.      Form No. 1-1937-250M

Hamilton County Auditor Ownership Card

Transfer History – Hamilton County Auditor

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2019	206781	320,000	6/26/2019	MT AUBURN LLC	NASSAU AVENUE INVESTMENTS LLC
2017	141414	310,000	5/24/2017	HILTON CAPITAL GROUP LLC	MT AUBURN LLC
2016	104073	185,000	3/15/2016	HAMLET JOHN D	HILTON CAPITAL GROUP LLC
2014		0	2/25/2014	HAMLET JOHN TR	HAMLET JOHN D
2009	30971	5,500	11/16/2009	BADGER GREGORY P	HAMLET JOHN TR
2008	14472	1,000	10/17/2008	SCHEER DAVID R & BRENDA C	BADGER GREGORY P
2001	2966	12,000	3/13/2001	KNOX EMIL	SCHEER DAVID R & BRENDA C
1994	748	1,100	1/18/1994	SALVADORE BEN	KNOX EMIL
1993	12812	1,100	9/15/1993	SNYDER KEVIN L	SALVADORE BEN
1991	14070	6,100	11/8/1991	COGDELL GASTON D	SNYDER KEVIN L
1986	0	0	10/1/1986	JANSEN MARK & CYNTHIA	COGDELL GASTON D
1984	0	0	10/1/1984	SEE OWNERSHIP CARD	JANSEN MARK & CYNTHIA

**Hamilton County Auditor Photos**



1993

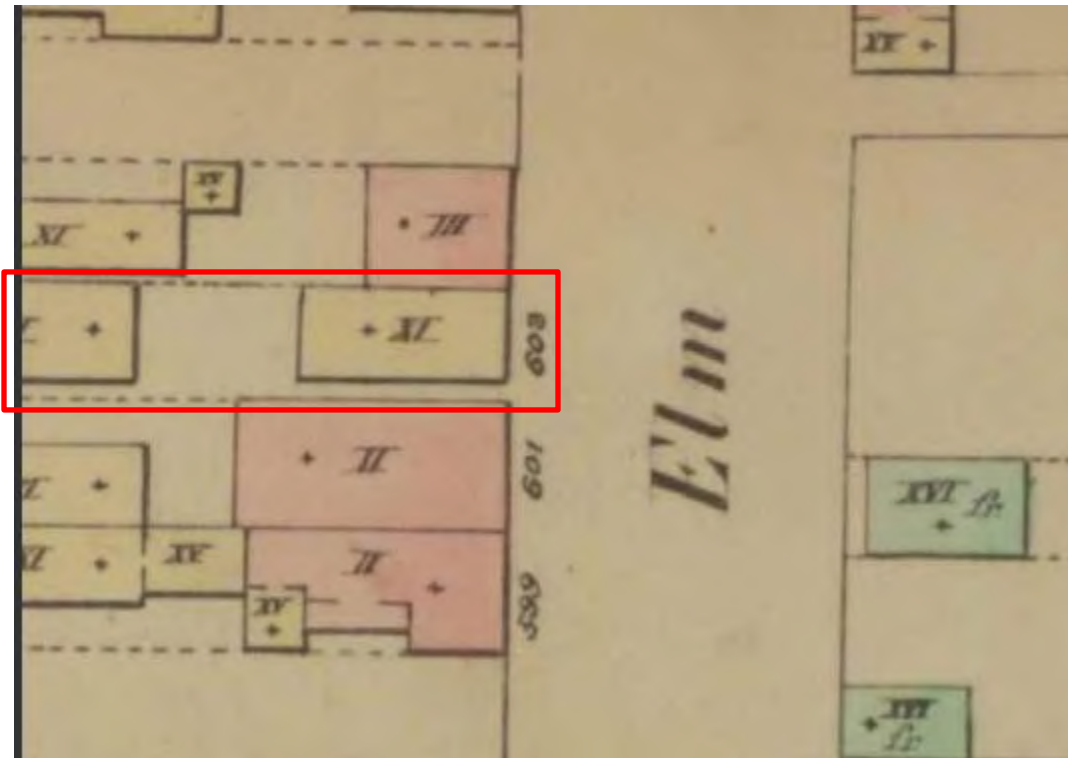


2003



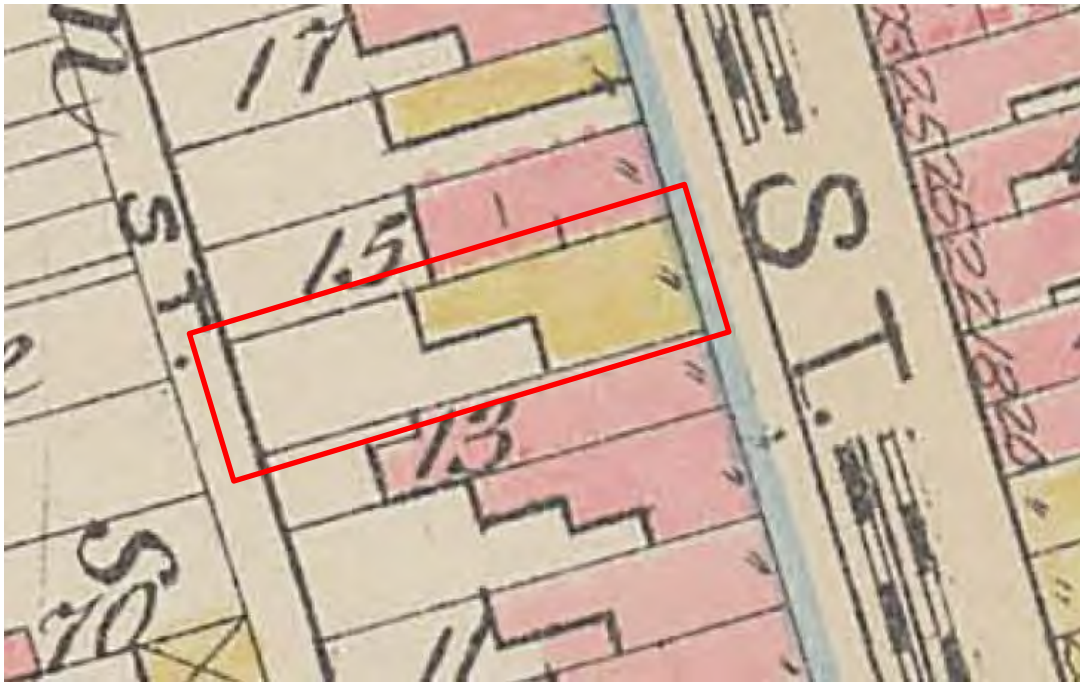
1330003006300 08/08/2008

## Maps



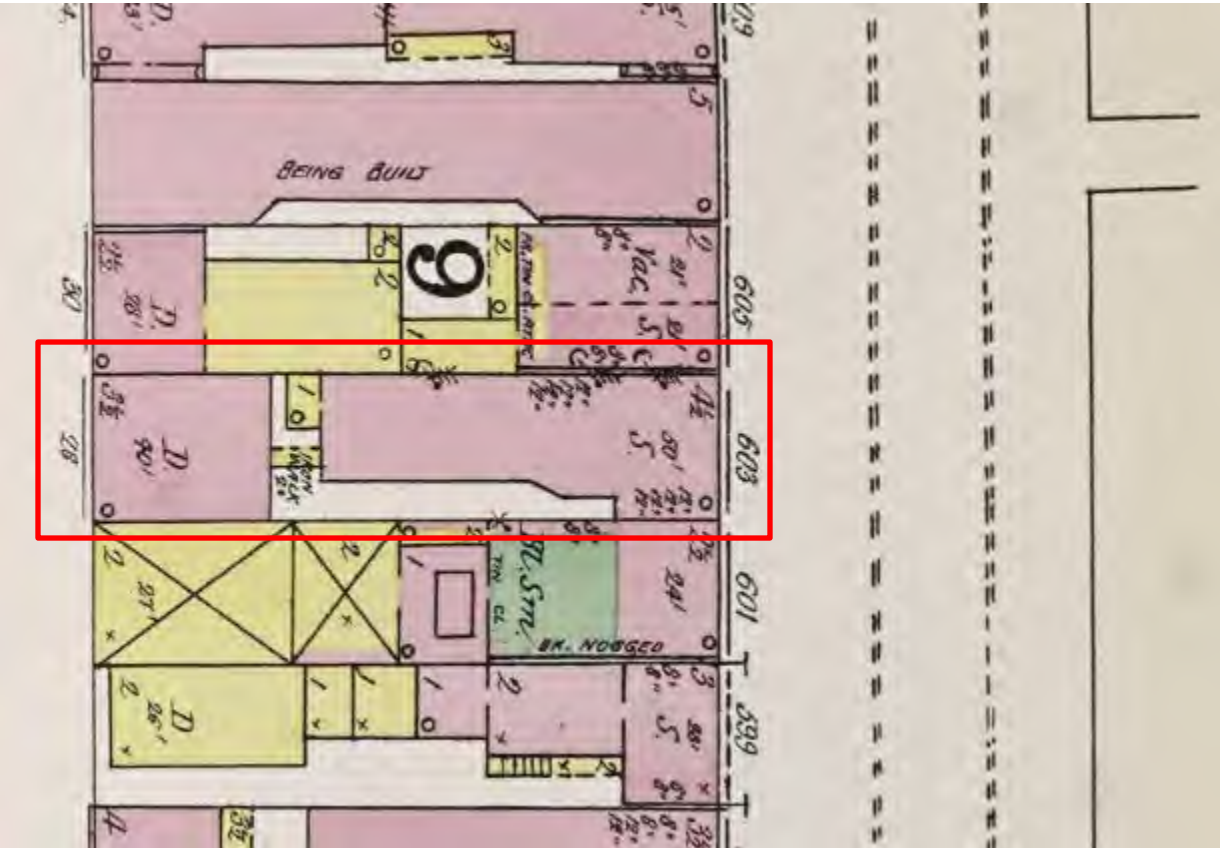
1855 Atlas of Cincinnati by W. H. Martin

Cincinnati History Library, for research purposes only. Pink indicates brick and yellow is wood. Blue is for special risks such as manufacturers or establishments where steampower is, or shavings made



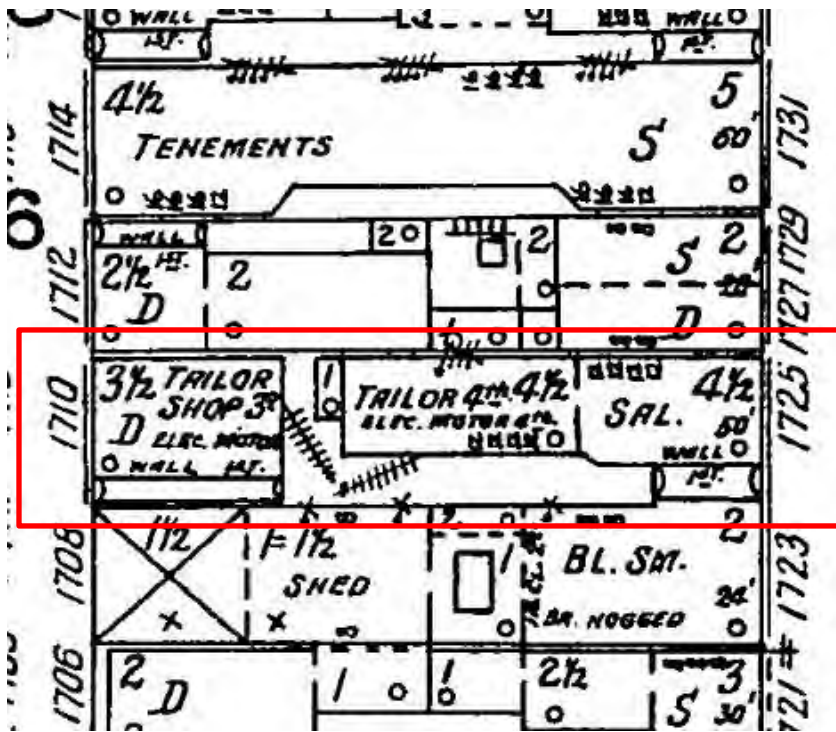
1833-1884; Atlas of the city of Cincinnati, Ohio : from official records, private plans & actual surveys; Robinson, Elisha & Pidgeon, Roger H.

Yellow indicates a frame structure. Pink indicates a brick structure.

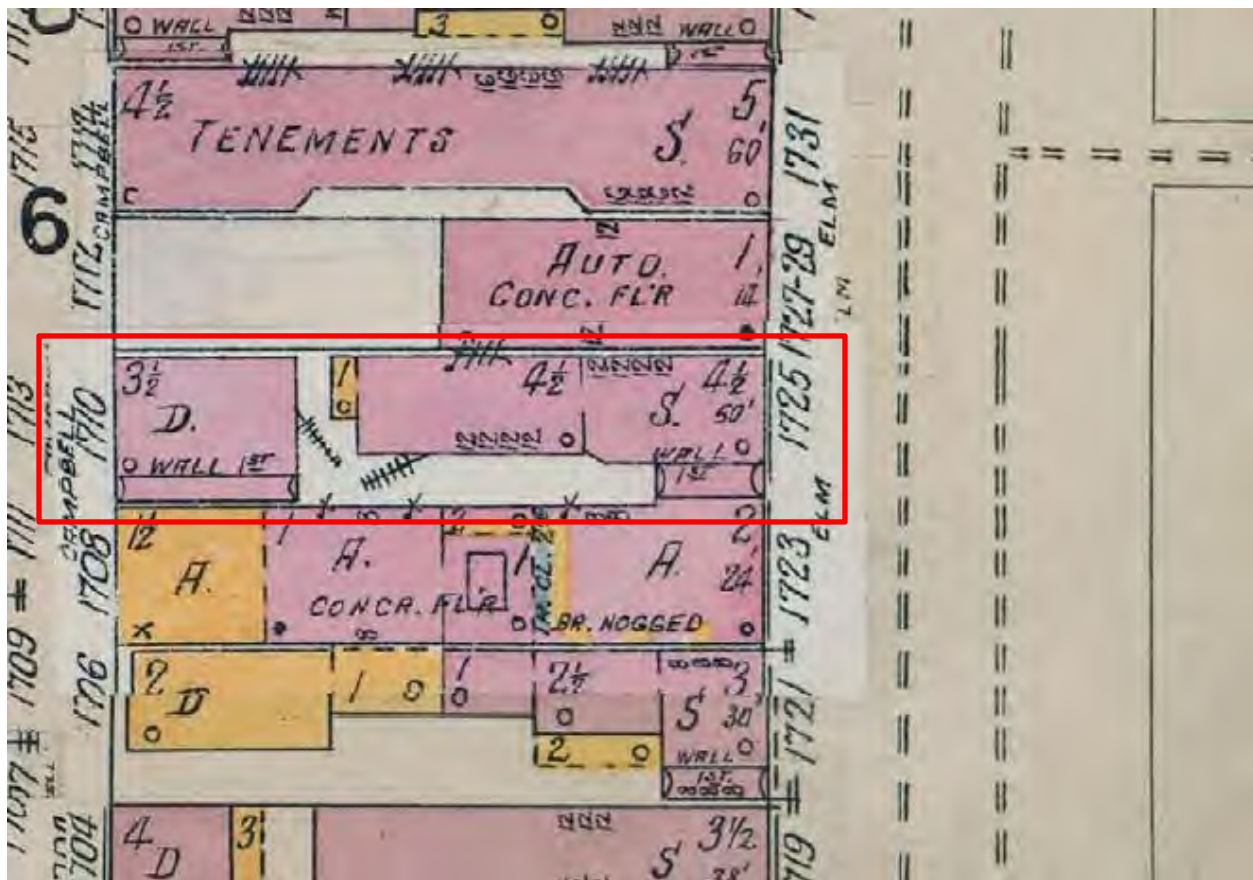


1891 Sanborn Insurance Map

Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.

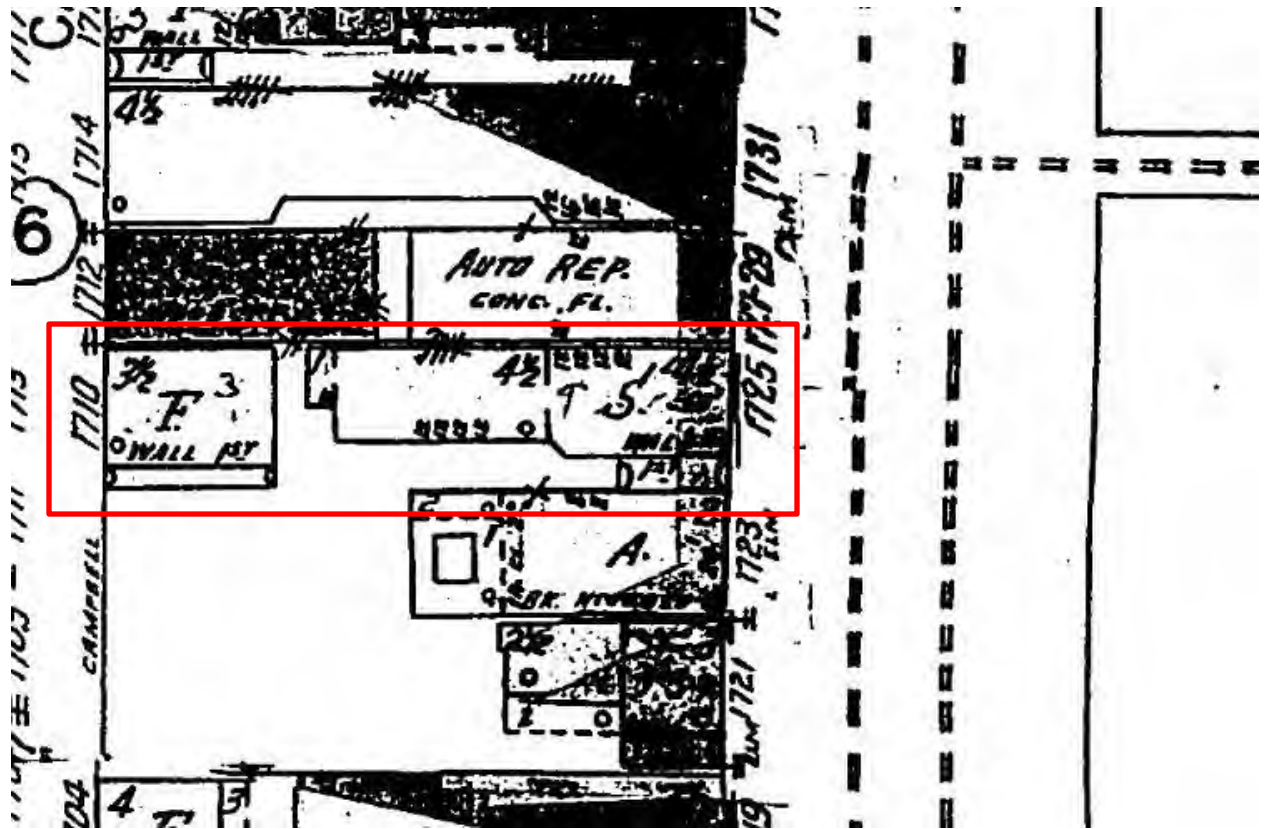


1904 Sanborn Insurance Map

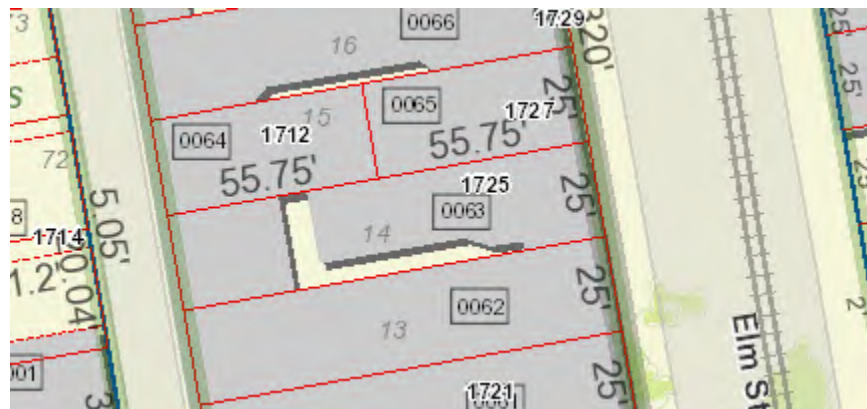


1930 Sanborn Insurance Map

Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.



1950 Sanborn Insurance Map



2019 CAGIS

## City Directories

1886

Miller Jos. presser, h. rear 603 Elm  
Miller Mary, tailoress, h. rear 603 Elm  
Miller Sebastian, tailor, h, rear 603 Elm

1890

Fuchs Edward, wagon mkr. h. rear 603 Elm  
Guthardt Henry E. tailor, h. rear 603 Elm  
Koehler Ida, tailoress, bds, rear 603 Elm

1895

Fuchs Mrs. Rosa, h. rear 603 Elm nr Green  
" Sophia, tailoress, h. rear 603 Elm nr Green  
Giessen Mrs. Annie, h. rear 603 Elm nr Green  
Guthardt Annie, (wid. Henry) tailor shop, rear 603 Elm nr Green, h. 54 Back  
Wendt Gustav, coremkr. h. rear 603 Elm nr Green  
" Henry, lah. h. rear 603 Elm nr Green

1900

Kampel Geo. clk. Post Office, h. rear 1725 Elm  
" Leo, tailor, rear 1725 Elm  
Kraussle Ernst, cooper, h. rear 1725 Elm  
Wolff Rosa, h. rear 1725 Elm  
Pflug Henry, mach. h. rear 1725 Elm

1905

Marx Nicholas jr tailor shop rear 1725 Elm  
Sutkay Jos locksmith h rear 1725 Elm  
—Mathias lab h rear 1725 Elm

1910

Diebold John beveler h rear 1725 Elm  
Erdey Alex tailor h rear 1725 Elm  
Feiss Wm lab h rear 1725 Elm  
Feuerstein Matthew brushmkr h rear 1725 Elm

1915

Erdey Alex tailor h rear 1725 Elm  
Feuerstein Matthew brushmkr h rear 1725 Elm  
Weinstein Jos (W Bros) rear 1725 Elm h flat 1, 2836 Stanton Av  
-Solomon (W Bros) rear 1725 Elm h 3314 Perkins Av  
-Bros (Solomon & Joseph) tailors rear 1725 Elm

1920

Erdey Alex jr mach h rear 1725 Elm  
—Alex sr tailor h rear 1725 Elm  
Mandi John shoewkr h rear 1725 Elm  
Speckert Frank sr lab h rear 1725 Elm  
—Martin lab h rear 1725 Elm

1925

Brassoven Geo painter h rear 1725 Elm  
Monti John lab h rear 1725 Elm  
Zigler Samuel tailor h rear 1725 Elm

1930-31

Rieder Kate housekpr h rear 1725 Elm  
Speckert Fred shoewkr h rear 1725 Elm

1935

Flanagan Albert J barber 1725 Elm h rear 1725 Elm  
Geiger Geo Jr woodwkr h rear 1725 Elm  
Montgomery Mrs Hazel waitress h rear 1725 Elm  
Nehr Peter h rear 1725 Elm  
Saunders Carl h rear 1725 Elm  
Splckert Fred h rear 1725 Elm

1940

No listings identified as rear.

1945

No listings identified as rear.

1949

rear King Mary  
1725 Elm

1952

rear King Mary  
Puchth Chas

1959

rear Vacant

# Cincinnati Enquirer Articles

**HAND GIRLS**—To work on coats, at 1725 Elm st., rear building.

March 12, 1896; p. 3

**MACHINE GIRL**—To make linings for fine coats, at 1725 Elm st., rear building.

March 2, 1897; p. 3

**A.—WANTED**, a first machine hand on fine coats; steady. 1725 Elm st., rear building.

July 31, 1898; p. 6

**A.—WANTED**, 1 and 2 machine girls, on fine coats; steady work; good pay; at 1725 Elm, rear building.

September 11, 1898; p. 6

**KAMPEL**.—Amelia Kampe! (nee Mueller), at her residence, 1725 Elm st. Sunday, 4.15 p. m. Funeral Wednesday morning at 8 o'clock from residence, and 8:30 from St. Francis's Church. [Buffalo papers please copy.]

April 17, 1900; p. 7

**TAILORESSES**—First-class machine girl and hand girls to hitch and put sleeve linings in coats, at 1725 Elm st., rear building.

October 4, 1904; p. 10

**TAILORESSES**—Girls to baste canvas and girls to learn; not under 14 years of age; to work on coats. No. 1725 Elm st., rear building.

March 14, 1905; p. 10

**A.—FIRST-CLASS** girls on fine coats and for basting, padding felts and for pulling basting threads. 1725 Elm st., 3d floor, front.

July 9, 1905; p. 14

**A.—WANTED**—Machine and hand girls on coats; steady work and good pay. 1725 Elm st., rear. my24-4\*

May 26, 1906; p. 6

**A.—OPPRESSER**—And a good man for seam presser; steady work. DALINSKY, 1725 Elm st., rear.

February 28, 1907; p. 10

**TAILORESSES**—First hand girls and girls to fell sleeve linings on coats, at 1725 Elm st., rear building.

June 1, 1913; p. 31

**A.—WANTED**—First machine girls to make pockets, and machine girls to make collars, sleeves and linings on coats. 1725 Elm, rear building.

June 8, 1913; p. 31

**A.—WANTED**—Girls to sew in pockets and make linings on coats. 1725 Elm, rear bldg.

October 19, 1913; p. 3

**Seeks Receiver For Firm.**  
 Inability of Joseph H. Haslit and his partner, Max Schwartz, as to the conduct of their partnership, known as the Lee Tailoring Company, caused Haslit to file suit in the Common Pleas Court yesterday, asking for the appointment of a receiver to take charge of the business. The firm has two stores, one at 903 Vine street and the other at 1725 Elm street. It is claimed that the firm has between \$3,000 and \$4,000 in merchandise and equipment, and \$2,000 in accounts receivable, while they owe only about \$1,500, Haslit claims. However, they cannot agree as to the proper way to conduct the business, so a receiver is wanted to take charge of affairs and dissolve the partnership. Jackson & Woodward, attorneys.

November 29, 1913; p. 20



**RECEIVER'S SALE  
AT AUCTION  
STOCK AND FIX-  
TURES OF LEE  
TAILORING CO.**

FRIDAY, JANUARY 9, 1914.  
Commencing at 10 A. M., on  
the Premises

903 VINE ST.

IN LOTS AS PER CATALOG.

Consisting of cloths, pants lengths, over-  
coatings, suitings, finished garments,  
fixtures, mirrors, sewing machines,  
motor, stove, tables, electric fixtures,  
&c. Also accounts receivable.

**STOCK CAN BE INSPECTED ANY  
TIME.**  
**CONTINUING AT 2 P. M. ON THE  
PREMISES.**

1725 ELM STREET.

(Third floor, rear.)

**COMPLETE TAILOR SHOP**, containing  
sewing machines, padding machine,  
tacking machine, gas irons, cutting  
tables, pressers' tables, &c.

The tailor shop contents will be offered  
first as an entirety and then in parcels.

**CAN BE INSPECTED THURSDAY,  
JANUARY 8, FROM 2 P. M. TO 3 P. M.**

**TERMS—Cash on day of sale.**

Catalog sent free upon request.  
To be sold by order of Common Pleas  
Court in Case No. 155,343, wherein Jo-  
seph R. Haslit is plaintiff and Max  
Schwartz defendant.

**HENRY BENTLEY**, Receiver.

**JOHN W. WOLF** and

**HERBERT JACKSON**, Attorneys.

**THEODORE MAYER & BRO.**

AUCTIONEERS.

Tel. M. 811. First National Bank Bldg.

January 4, 1914; p. 3

**OFFPRESSER**—On fine coats, at 1725 Elm st.,  
rear building.

May 4, 1914; p. 13

**MACHINE GIRLS**—First, on coats, at 1725 Elm  
st., rear building.

May 17, 1914; p. 35

**HOUSEKEEPER**—For widower, by a lone  
widow; reference. No. 1725 Elm st., third  
floor, rear.

November 15, 1914; p. 33

1737 Elm

Before and After

1737 Elm was a severely distressed property with two historic buildings on the lot situated in much the same way as 1725 Elm – a front building facing Elm Street and a rear building facing Campbell Alley. The front building was in very poor condition, while the rear building was in extremely poor condition and its main façade had begun to fall onto Campbell Alley.

OTR A.D.O.P.T. intervened and worked to ensure the rear building was stabilized and both buildings were adopted and rehabilitated. Partnering with Kim Starbuck, both the front and rear masonry walls of the rear building were rebuilt, while a new foundation was poured as well. The building required a near comprehensive stabilization effort.

Adoptee Kim Starbuck completed construction on both fully rehabilitated buildings in 2017. The front building now houses The Rhined artisan cheese shop on the ground floor, and micro-apartments on the upper floors. The rear building is a 100% solar powered occupied single family home. This has been a profitable investment.

Before Photos (Rear Building on Campbell Alley)

















Before Photos (front building on Elm)







After Photos (Front)





After Photos (Rear)










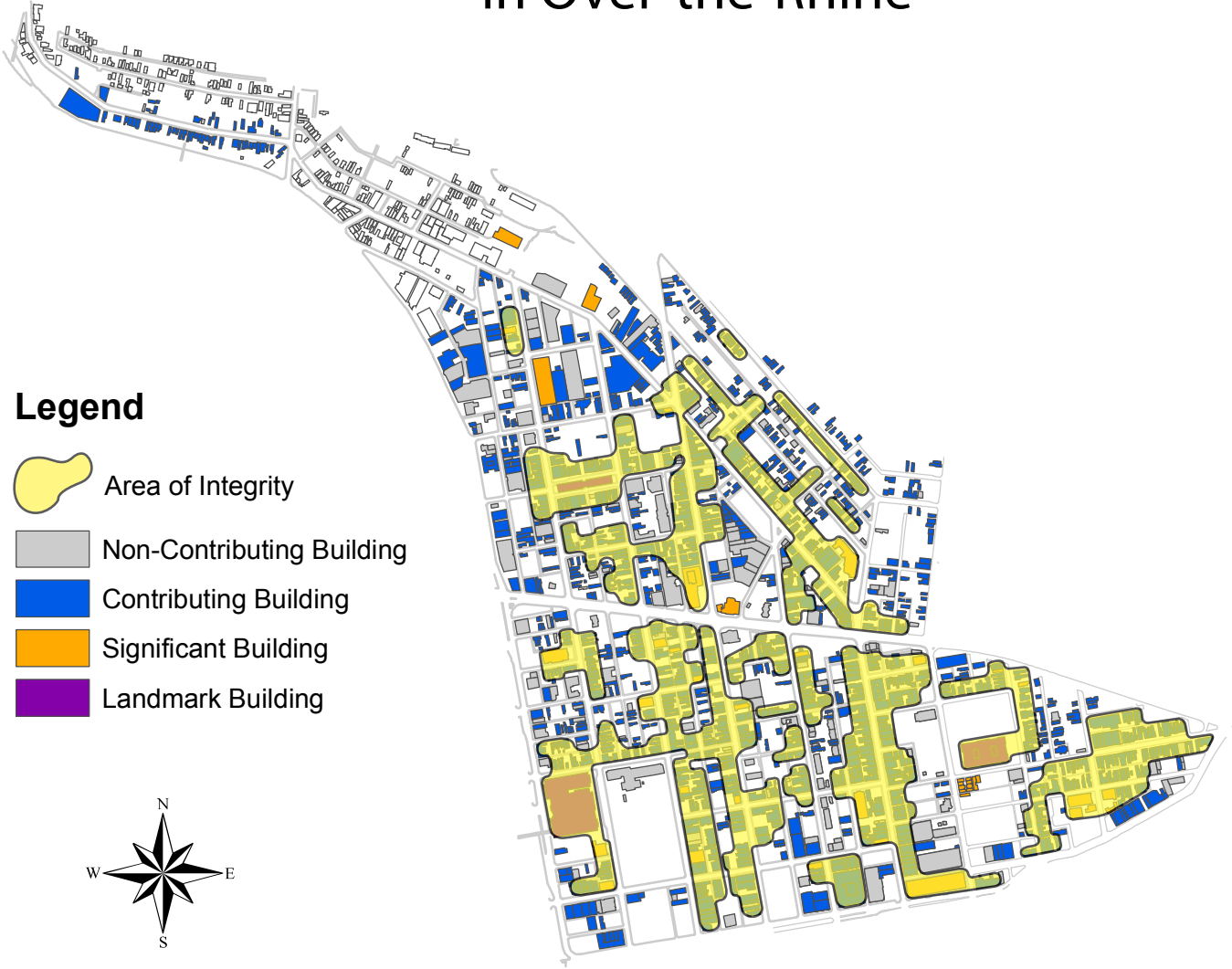
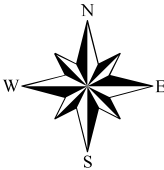




# Areas of High and Moderate-High Integrity in Over-the-Rhine

## Legend

-  Area of Integrity
-  Non-Contributing Building
-  Contributing Building
-  Significant Building
-  Landmark Building



June 7, 2019

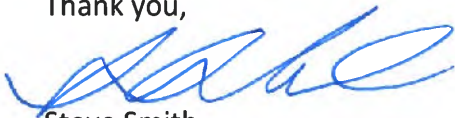
Beth Johnson, AICP  
Urban Conservator  
City of Cincinnati, Buildings and Inspections  
805 Central Ave, Suite 500  
Cincinnati, OH 45202

Re: 1725 Elm St Demolition

Ms. Johnson,

Attached is our application for permission to demolish the rear Campbell Alley facing structure at 1725 Elm St. Please review at your earliest convenience and let me know if you have any questions.

Thank you,



Steve Smith  
CEO  
Model Group, Inc

**ADJUDICATION/DENIAL LETTER**

Date: May 30, 2019

Location: 1725 Elm Street

Request: Demolition of rear portion of the building.

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

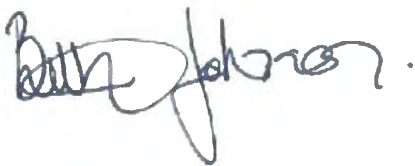
The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is a demolition within a local historic 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 \$615.44 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.**

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. \$ 615.44

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

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

#### Architectural Drawings and Plans

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

- 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: 1725 ELM STREET  
 Hamilton Co. Parcel ID No.: 133-0003-0063-00 Zoning District: CC-P  
 Historic District: Over-the-Rhine Overlay District: Historic

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

Name: Stephen Smith  
 Contact Person (if legal entity): Stephen Smith  
 Address: 1826 Race St  
 City: Cincinnati State: Oh Zip Code: 45202  
 Phone: 513 559 5852 E-mail: ssmith@modelgroup.net

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: Mt. Auburn LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: P.O. Box 19884  
 City: Cincinnati State: Ohio Zip Code: 45219  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

- New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The rear building fronting Campbell Alley has severe structural damage and is failing. It is beyond repair + needs to come down to alleviate safety concerns and allow us to save to primary building fronting Elm St.

**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: 6.6.19

## **Statement of Intent / How the project meets the applicable Historic Guidelines**

Our intent is to renovate the Elm St facing building to historic standards. The Elm St facing building has significant interior structural damage due to fire, water, and neglect, but there is enough structural integrity to save and restore it so that it contributes to the revitalization of the Findlay Market area.

### **Demolition Case Sheet: Section 1:2**

- a. Justification why the building should be considered non-contributing
- b. The demolition will not adversely affect streetscape

The smaller rear structure that faces Campbell Alley cannot be seen from Elm St since it is between two existing structures in the middle of the block and only has access from the Elm St breezeway or the small alley in the rear. There is no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements.

Model Group has a long history of preserving historic structures in Cincinnati and many of the structures we preserved have been seemingly beyond repair – unfortunately this small building off Campbell Alley is beyond saving. While we never want to demolish a historic structure, taking this building down will improve safety (it is my opinion that the building could collapse at any time), and facilitate the renovation of the Elm St facing building which is the primary historic elevation.

Not only will the demolition of this building NOT adversely affect the streetscape, but it will facilitate the improvement and preservation of the streetscape on Elm St.


# Dusty Rhodes, Hamilton County Auditor

generated on 6/7/2019 8:51:59 AM EDT

## Property Report

<b>Parcel ID</b> 133-0003-0063-00	<b>Address</b> 1725 ELM ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2018 Payable 2019
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 406 - RETAIL/STORAGE OVER
<b>Owner Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4800 if incorrect)
<b>Assessed Value</b> 9,580	<b>Effective Tax Rate</b> 96.515579
<b>Total Tax</b> \$935.44	
<b>Property Description</b> 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB	

Appraisal/Sales Summary	
Year Built	1885
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/24/2017
Last Sale Amount	\$310,000
Conveyance Number	141414
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.066
Front Footage	50.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,730
CAUV Value	0
Market Improvement Value	3,630
Market Total Value	27,360
TIF Value	15,360
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$473.13
Tax as % of Total Value	0.000%

### Notes

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

## CONTRACT TO PURCHASE REAL ESTATE

We offer to purchase from Seller the following described real estate, together with all improvements thereon and all appurtenant rights, the following property:

1725 Elm Street; Cincinnati, Hamilton County, Ohio 45202  
Parcel ID: 133-0003-0063-00

The above described real estate shall include all land and appurtenant rights, also all buildings, fixtures, heating, electrical and plumbing fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and storm doors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, landscaping and shrubbery, and attached radio and/or television aeriars.

The purchase price for the property is \$350,000.00 and is payable as follows: Refundable earnest money deposit in the amount of \$5,000 to be held in escrow with a title agent, is due and payable upon execution of this Contract with the remainder due at closing.

Buyer has a thirty (30) day physical inspection period which commences on the date of execution of this Contract. Such physical inspection period shall include environmental and general building inspections.

Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before sixty (60) business days from the expiration of the physical inspection period; said title to be free, clear and unencumbered, subject to zoning regulations of record, and except easements and restrictions of record.

Possession is to be given on or before the date of closing.

Seller to provide copies of all drawings and plans to Purchaser.

Non-delinquent real estate taxes and any assessments will be prorated by the parties as of the date of Closing using the most recent real estate tax bill available at Closing, with Seller being responsible for such taxes through and including the date of Closing. If, after Closing when the actual real estate tax bill is issued which covers such proration period, the proration using such actual real estate tax bill varies from the proration at Closing using the most recent tax bill then available, then such proration shall be recalculated using such actual real estate tax bill, at the request of either party. Any amount due as a result of such revised proration shall be paid within thirty (30) days after written request from either party to the other. Any delinquent real estate taxes and assessments, and any penalties or interest thereon, outstanding as of the Closing will be satisfied by Seller. Seller will pay for (i) transfer taxes and conveyance fees; (ii) the cost of preparation of the Deed; (iii) cancellation of any existing mortgages or other encumbrances on the Property; and (iv) all other costs and expenses which may be allocated to Seller by other provisions of this Agreement. Purchaser will pay for recording of the Deed and all other costs and expenses, which may be allocated to Purchaser by other provisions of this Agreement.

## Demolition Case Sheet

### Documentation for the Demolition of Historic Properties

#### Historic Conservation Office

#### Section 1:

A property owner who wishes 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 of the following conditions.

1. Emergency Demolition
  - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
  - a. Must be listed in the applicable 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.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
  - a. The demolition does not adversely affect significant parts of the building; and
  - b. The addition or non-significant portion highly is not highly visible from the street; or
  - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

#### Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction, The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

June 6, 2019

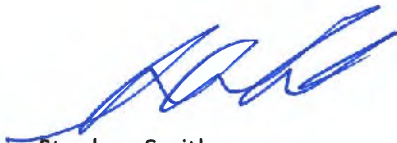
**Re: 1725 Elm St: Statement of Plans for Property After Demolition**

Dear sirs:

Following the demolition of the rear building located on Parcel Number 133-0003-0063-00 located at 1725 Elm St, Model Group plans to restore the remaining existing historic building which faces Elm St into a mixed use building with retail on the first floor and apartments on the upper floors.

The renovation of the Elm St – facing building will be completed using Historic Tax Credits and comply with the historic standards of the City of Cincinnati and the Ohio State Historic Preservation Office.

Sincerely,



Stephen Smith

CEO

Model Group, Inc

DATE: 06/06/2019 CK#: 2015 TOTAL: \$615.44 \*\*\*\*\* BANK: Model Prop Dev Operating (U3U0PP)  
PAYEE: City of Cincinnati (V0000198)

Property Address - Code	Invoice - Date	Description	Amount
Model Property Development, LLC -	1725 ELM APP FEE - 06/06/19		615.44

615.44

**Model Property Development LLC**

1826 Race Street  
Cincinnati, OH 45202

US Bank  
Cincinnati, OH

2015

13-1/420

06/06/2019

PAY \*\*\*\*\* SIX HUNDRED FIFTEEN AND 44/100 DOLLARS

TO THE  
ORDER OF

\$615.44\*\*\*\*\*

City of Cincinnati  
Cincinnati, OH 45202



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*Principals:*  
Robin R. Hahn P.E.  
Raymond J. Brake P.E.

June 24, 2019

Model Group  
2170 Gilbert Avenue  
Cincinnati, Ohio 45206

Attn: Bob Keppler  
Re: 1725 Elm Street, OTR  
Project No. 19482.04

Dear Bob:

At the request of Joe Bodkin, I made a visit to the property located at 1725 Elm Street. This visit was made on the afternoon of Monday June 24, 2019. The purpose of my involvement was to observe and provide a general assessment of the structural integrity of this building and to provide some general recommendations as to the future of this structure. The actual building in question is located to the rear of this lot, detached from the Elm Street facing structure and accessible from the Campbell Alley.

The building is a three-story masonry and wood structure typical of OTR and the era of construction. For the purpose of this report, the back of the building faces west, to the alley. The floors were constructed of wood joists spanning north to south bearing on the exterior walls. The foundations were construction of large field stone resting on the sandy soils typical of building constructed in this part of town. During my visit, I observed some very concerning deficiencies that are of safety concerns and must be addressed promptly. The main concern was the condition of the (west) rear brick masonry wall. This wall is not load bearing for support of the floor but does appear to be supportive of the roof framing. The current state of this wall reveals some rather significant changes from just a short year ago in comparison with recent photos taken from the back alley.

From what I can tell, the base of this wall has failed allowing the masonry to shift downward creating a slight bulge outward relative to the stone foundation. My reconnaissance of the basement revealed three openings in this stone portion of the wall each having wood headers that appear to

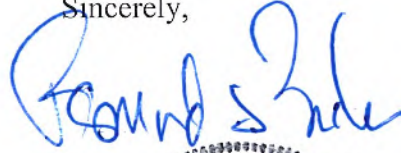
have significantly rotted. Thus, the brick masonry over these openings are not adequately supported and with the rot and continual deterioration of the soft brick, this rear wall is subject to a complete and sudden collapse. There are many issues affecting this wall, but the greatest is the saturation of the brick and wood headers that has led to deterioration and failure. In comparison of earlier photos from google earth and other satellite images, much of the exterior brick displacement observed has occurred in the past year or so and from verbal accounts from those who have looked at this building more recently, a great majority of the failed brick has shifted and fallen over the past week. Most of the exterior stone lintels were observed to be cracked, have failed bearing support and or shifted causing the masonry above to separate. With the gaps, water has been attaching the inner wythes and wood headers. I suspect that the inner wythe headers (constructed of wood) over each opening has been compromised by rot as well.

It is my concern with the recent heavy rains, this rear wall is subject to a collapse. Thus, closing this alley and protecting the area from pedestrians is vital during the period in which this building is being evaluated. From what I could see during my very limited observation (access was limited with deteriorated and missing sections of floors), the north wall did not appear to be in much better condition. The inner wythes of this north wall appear to have sustained water damage beyond a simple repair. Thus, it is my opinion that action needs to be taken immediately to bring these walls down in a controlled manner. Since this rear building is not attached to the front building at this address, it is recommended that consideration be given to raze this structure with intent of saving the taller building facing Elm Street. The option of demolishing this structure in lieu of the risk and cost associated with any stabilization effort can be justified as this building has been let to deteriorate for too long and may be past the point of saving. Buildings such as these get beyond a reasonable level of being safe and become too much of a liability in trying to salvage.

In summary, I feel this structure is unsafe in its current condition. The back wall has shown progressive movement and deterioration over the past few weeks that lead me to believe that the collapse of this wall is imminent. Mobilization needs to take place to begin the planning for the demolition of this rear wall and remainder of the building. Once the rear wall has been removed, further assessment of the remaining walls and means to remove the flooring and demolition can be had. With the condition of the floors and lack of stability shown by this wall, I caution you on having construction crews inside the building at any time. I would be happy to meet with you and

discuss these options and the means by which this building should be braced to allow the walls to be brought down safely. If you have any questions or need clarification of the content of this report, please do not hesitate to call.

Sincerely,



Raymond J. Brake, P.E.  
Advantage Group Engineers, Inc.



6/24/2019

# modelconstruction

RE: 1725 Elm Rear Stabilization Quote

1725 Elm St.  
Cincinnati  
OH, 45202

Dear Mr. Smith, thank you for allowing us the opportunity to quote the stabilization of the 1725 Elm Rear building. Below is a cost breakdown of the estimate we have prepared for this project.

<b>1725 Elm Rear Stabilization Estimate</b>	
Architecture & Engineering	\$ 10,000.00
Building Permits	\$ 3,000.00
Alley Shutdown Permit	\$ 5,000.00
Protection for buildings next door	\$ 3,000.00
Shoring	\$ 20,000.00
Asbestos Abatement	\$ 4,950.00
Selective demo	\$ 4,950.00
Masonry	\$ 125,000.00
Rough Carpentry	\$ 82,500.00
Roofing	\$ 12,500.00
Board up windows and doors	\$ 1,800.00
Project management, General Requirements, and General Conditions	\$ 16,780.00
Overhead	\$ 5,600.00
Profit	\$ 16,780.00
<b>Total Cost to stabilize</b>	<b>\$ 311,860.00</b>

Sincerely,

David Daugherty  
Pre-Construction Manager  
Model Construction



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
First Floor



1725 Elm  
First Floor



1725 Elm  
First Floor



1725 Elm  
Second Floor



1725 Elm  
Second Floor



1725 Elm  
Second Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor

RENOVATION OF APARTMENT BUILDING AT:  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202

DESIGN TEAM

ARCHITECT: **PME ENGINEERS:**



7945 Washington  
 Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441



e2m Engineering, Inc  
 Electrical and Mechanical  
 Consulting Engineering  
 2867 Stanton Avenue  
 Cincinnati, Ohio 45206  
 513-587-0050

STRUCTURAL ENGINEER:

**New Millennium Building  
 Engineers, LLC**

3146 Mount Carmel Road

SHEET INDEX

T1.1	PROJECT INFORMATION
T1.2	SITE PLAN / BUILDING KEY PLANS / WALL TYPES
T1.3	UL ASSEMBLIES
T1.4	UL ASSEMBLIES
T1.5	UL ASSEMBLIES
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D1.2	EX/DEMOLITION FLOOR PLANS
D1.3	EX/DEMOLITION FLOOR PLANS
D1.4	EX/DEMOLITION FLOOR PLANS
S1.1	STRUCTURAL FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED FLOOR PLANS
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A1.6	DIMENSIONED FLOOR PLANS
A1.7	REFLECTED CEILING PLANS
A2.0	EXTERIOR BUILDING PHOTOGRAPHS
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A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTION
A3.2	SECTIONS
A3.3	SECTIONS
A4.1	SCHEDULES

CODE REVIEW

**DESCRIPTION:** REHAB EXISTING MIXED USE BUSINESS / APARTMENT BUILDING INTO 10 UNIT APARTMENT BUILDING (ORIGINAL CONFIGURATION OF THE BUILDING HAS A 10 UNIT BUILDING) THE PROJECT CONSISTS OF TWO SEPARATE EXISTING STRUCTURES ON THE SAME LOT TREATED AS ONE BUILDING

**JURISDICTION:** CITY OF CINCINNATI

**ZONING:** CITY OF CINCINNATI ZONING CODE

**ZONING DISTRICT:** CC-P

**OVERLAY DISTRICT:** OVER THE RHINE HISTORIC DISTRICT

**PARKING:** (C) PARKING SPACES PROVIDED: EXISTING CONDITION - NO CHANGE

**BUILDING CODE:** 2011 OHIO BUILDING CODE (OBC)

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
 EXISTING USE GROUP: MIXED USE 'B' BUSINESS + R-2' RESIDENTIAL APARTMENTS (NO CHANGE)

**CHAPTER 4:**  
 420.2: SEPARATION WALLS BETWEEN DWELLING UNITS: FIRE PARTITIONS PER OBC 704  
 420.3: HORIZONTAL FLOOR-CEILING SEPARATION BETWEEN DWELLING UNITS: HORIZONTAL ASSEMBLIES PER OBC 712.

**CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA**  
 TABLE 503: BUILDING TYPE III B  
 ALLOWABLE BUILDING HEIGHT: 4 STORIES [R-2 USE]  
 ACTUAL BUILDING HEIGHT: 5 STORIES + BASEMENT [EXISTING CONDITION]  
 ALLOWABLE BUILDING AREA: [PER STORY] 16,000 S.F. BASE

**ACTUAL BUILDING AREA:** [AREA FROM INT. FACE OF EXT. WALL, TYP.]  
 BASEMENT: 1541 S.F.  
 FIRST FLOOR: 1728 S.F.  
 SECOND FLOOR: 1910 S.F.  
 THIRD FLOOR: 1930 S.F.  
 FOURTH FLOOR: 1930 S.F.  
 FIFTH FLOOR: 1280 S.F.  
 TOTAL: 10321 S.F.

**CHAPTER 6: TYPES OF CONSTRUCTION**  
 602.2: CONSTRUCTION TYPE: III B

**TABLE 601:**  
 PRIMARY STRUCTURAL FRAME = 0 HOUR  
 EXTERIOR BEARING WALLS = 2 HOUR  
 INTERIOR BEARING WALLS = 0 HOUR  
 NON-BEARING WALLS = 0 HOUR  
 FLOOR CONSTRUCTION = 0 HOUR  
 ROOF CONSTRUCTION = 0 HOUR

**CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION**  
 TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - NO CHANGE IN EXTERIOR OPENING, EXISTING OPENINGS ARE BEING MAINTAINED.  
 709.5: FIRE PARTITIONS - 1 HOUR FIRE RESISTANCE RATING  
 712.3: HORIZONTAL ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATINGS / 2 HOUR FIRE RESISTANCE RATING - REFER TO DRAWINGS FOR LOCATIONS. 2 HOUR F.R.R. IS TO CREATE COMPARTMENTS WITHIN BUILDING.

**CHAPTER 8: INTERIOR FINISHES**  
 803.1.1: CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450  
 CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450  
 CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450  
 TABLE 803.9: INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED)  
 R-2: EXIT ENCLOSURES CLASS B CORRIDORS CLASS B ROOMS/ENCLOSED SPACES CLASS C

**CHAPTER 9: FIRE PROTECTION SYSTEMS**  
 903: AUTOMATIC SPRINKLER SYSTEM: NFPA-13 FIRE SUPPRESSION SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT  
 906.1: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH OHIO FIRE CODE AND NFPA STANDARD #1010 EDITION, CINCINNATI F.D.  
 907.2.4: FIRE ALARM SYSTEM: FIRE ALARM SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT - 907.2.1.2 INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN THE VICINITY OUTSIDE OF EACH SLEEPING ROOM.  
 [SMOKE DETECTORS AND SMOKE/CARBON MONOXIDE DETECTORS TO BE DUAL SENSING / COMBINATION TYPE PHOTOELECTRIC & IONIZATION SENSOR DETECTOR]

**CHAPTER 10: MEANS OF EGRESS**  
 TABLE 1004.1: BASEMENT R-2 [1300 S.F.]: 1/200 SF GROSS = 0  
 FIRST FLOOR R-2 [1300 S.F.]: 1/200 SF GROSS = 0  
 FIRST FLOOR 'B' [X]: 1/100 SF GROSS = X  
 SECOND FLOOR R-2 [1300 S.F.]: 1/200 SF GROSS = 0  
 THIRD FLOOR R-2 [1300 S.F.]: 1/200 SF GROSS = 0  
 FOURTH/FIFTH FLOOR R-2 [2020 S.F.]: 1/200 SF GROSS = 10 [EGRESS FROM 5TH FLOOR IS THRU UNIT AT 4TH FLOOR]

**TOTAL MAX OCCUPANT LOAD = 42 PERSONS**

**# OF EXITS: (2) FROM EACH APARTMENT UNIT.**  
 (1) INTERIOR STAIR & (1) FIRE ESCAPE: EXISTING CONDITION - NO CHANGE  
 DOORS = EXISTING - NO CHANGE

**TABLE 1005.1: EGRESS WIDTH**  
 STAIRS = EXISTING STAIRS - NO CHANGE  
 DOORS = EXISTING - NO CHANGE

**TABLE 1016.1: RESIDENTIAL USE WITHOUT SPRINKLER SYSTEM = 200' TRAVEL DISTANCE**  
 ACTUAL TRAVEL DISTANCE = 50' +/-

**CHAPTER 11: ACCESSIBILITY**  
 THE BUILDING IS NOT ACCESSIBLE - EXISTING CONDITION - NO CHANGE

**CHAPTER 12: INTERIOR ENVIRONMENT**  
 1207.2: STC RATING OF NOT LESS THAN 50 BETWEEN DWELLING UNITS

**CHAPTER 15: ROOF ASSEMBLIES**  
 1505.1: ROOF COVERING - CLASS 'C'

**CHAPTER 23: PLUMBING SYSTEMS**  
 TABLE 2302.1: RESIDENTIAL: 1 WATER CLOSET, 1 LAVATORY, 1 SHOWER, 1 KITCHEN SINK PROVIDED PER DWELLING UNIT. ROUGH IN FOR WASHER IN EACH DWELLING UNIT.

**CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES**  
 3406: FIRE ESCAPES: THE EXISTING FIRE ESCAPE SHALL CONTINUE TO BE UTILIZED AS A COMPONENT OF THE MEANS OF EGRESS. THE EXISTING FIRE ESCAPE IS IN SOUND CONDITION.  
 3412: COMPLIANCE ALTERNATIVES: REFER TO THE CHART TO THE BELOW

DIVISION I  
 GENERAL PROJECT REQUIREMENTS

- DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF WORK. ALL ERRORS, OMISSIONS, INCONSISTENCIES OR DISCREPANCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS WITHIN THE SPACES PRIOR TO CONSTRUCTION AND REPORT ANY CONCEALED ELEMENTS WHICH MAY AFFECT CONSTRUCTION TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY: COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. THE ARCHITECT AND THE CONTRACTOR ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLIGENCE OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- CONTRACTOR TO INSTALL ALL MATERIALS, SYSTEMS, COMPONENTS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- CONTRACTOR TO COORDINATE ALL SPECIFIC WORK SCOPE ITEMS WITH OWNER.
- ALL FINAL FINISHES AND SELECTIONS SHALL BE MADE BY THE OWNER. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT PER OWNER REQUIREMENTS.
- ALL WORK SHALL CONFORM TO THE 2011 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK, MANDATED BY A REGULATORY AUTHORITY.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT APPROVAL OF OWNER / ARCHITECT. FAILURE TO OBTAIN APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS OF THE WORK REQUIRED BY THE OWNER OR ANY REGULATORY AUTHORITY.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
- CONTRACTOR SHALL FOLLOW APPLICABLE GENERAL CONDITIONS REQUIREMENTS AS ESTABLISHED ON THE LATEST EDITION OF AIA DOCUMENT A-201.
- CONTRACTOR SHALL PROVIDE TRASH DUMPSTERS FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER.
- THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER, INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, AND HARDWARE SUPPLIED BY THE GC OR OTHERS. SITE MUST BE KEPT IN A SAFE, CLEAN CONDITION AT ALL TIMES. COORDINATE SPECIFIC REQUIREMENTS WITH OWNER.
- CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. FOLLOW ALL APPLICABLE REGULATIONS REGARDING THE REMOVAL OF SUCH HAZARDOUS MATERIALS.
- ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.
- THE GENERAL CONTRACTOR SHALL CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER.

CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

RDA CONTRACT ADMINISTRATION

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

WALL / SYMBOL LEGEND

-----	EXISTING WALLS/FINISHES TO BE REMOVED
=====	EXISTING WALL TO REMAIN
=====	NEW WOOD STUD FRAME WALL
---	WALL TYPE KEY
FD	FLOOR DRAIN
SD	SMOKE DETECTOR - 120V W/ BATTERY BACKUP
CS	CARBON MONOXIDE / SMOKE DETECTOR - 120V W/ BATTERY BACKUP
□	EXHAUST FAN - VENT DIRECT TO EXTERIOR
□	DEMOLITION KEY NOTE
□	NEW CONSTRUCTION KEY NOTE
□	REFLECTED CEILING KEY NOTE
◇	WINDOW TYPE KEY
◇	DOOR TYPE KEY
A	SECTION TAG
(A)	ELEVATION TAG

ABBREVIATIONS

AADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ABOVE FINISH FLOOR
AFF	ALUMINUM BLOCKING BETWEEN BEARING
ALUM	ALUMINUM
BLKG	BLOCKING
BET	BETWEEN
BRG	BEARING
BTM	BOTTOM
C/P	CAST IN PLACE
CL	CENTERLINE
CLG	CEILING
CLT	CERAMIC TILE
CLR	CLEAR
COLM	COLUMN
CPT	CARPET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DW	DISH WASHER
ELEV	ELEVATION
EQ	EQUAL
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR (FINISHED)
FIN	GENERAL CONTRACTOR
FRT	HOLLOW METAL
FSE	HEIGHT
FTG	HORIZONTAL
FV	MAXIMUM
GA	MECHANICAL
GYP BD	MASONRY OPENING
GC	MOUNTED
HT	NOT IN CONTRACT
HOR	NOT TO SCALE
MAX	ON CENTER
MEGH	OPENING
MO	PAINTED
MTD	RADIUS
NIC	REFRIGERATOR
NTS	ROOF DRAIN
OC	QUARRY TILE
OPG	ROUGH OPENING
PTD	ACOUSTIC TILE CEILING
RAD	SIMILAR
REF	SHEET METAL
RD	SPECIFICATION
QT	STAINLESS STEEL
RO	SQUARE
ATC	TOP OF
SM	TYP
SPEC	WEATHER RESISTIVE BARRIER
SS	WELDED WIRE FABRIC
SO	
T.O.	
TYP	
HRB	
W/F	

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

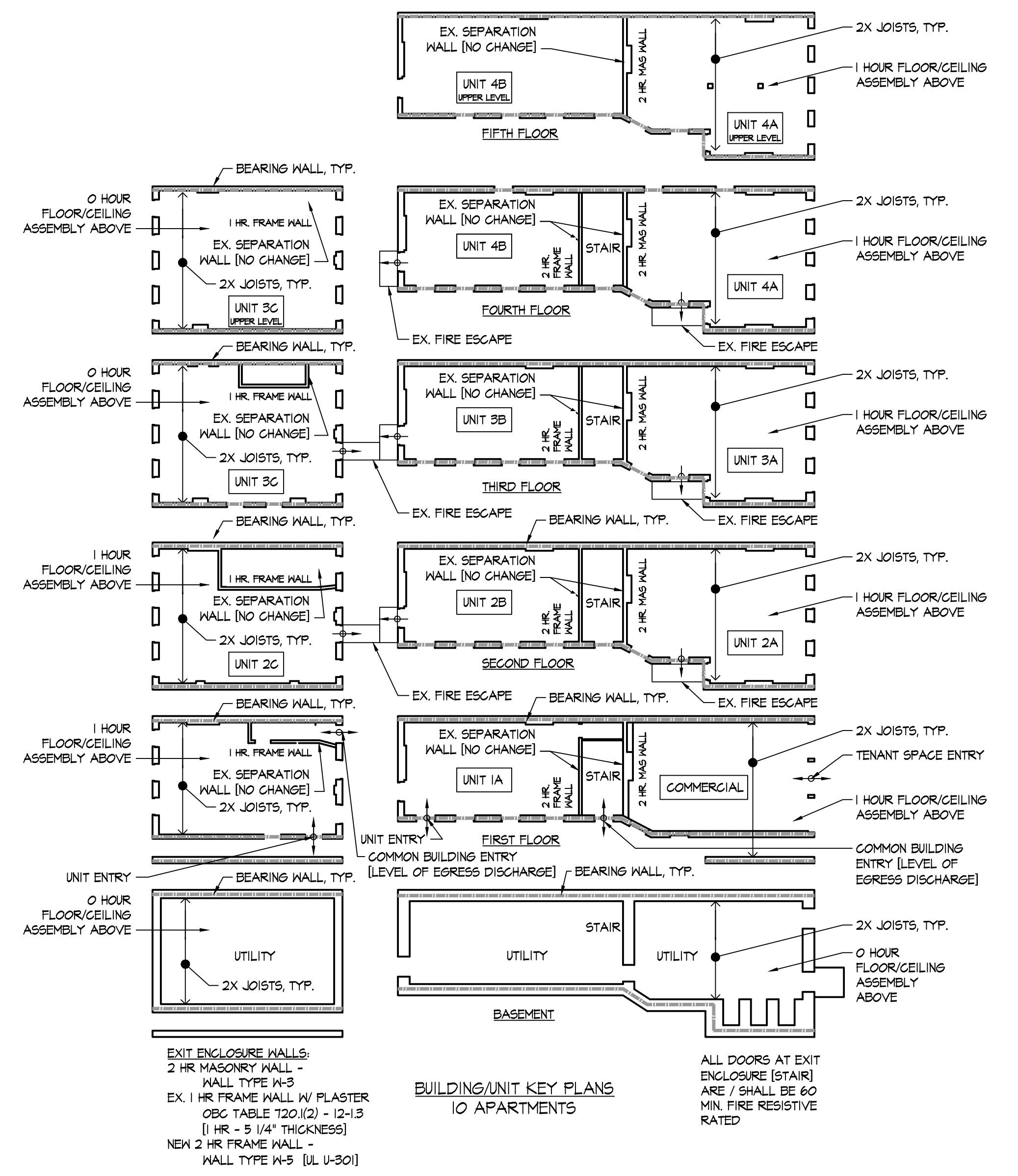
Jonathan Robert Schaal #14503  
 Expiration Date 12/31/2017

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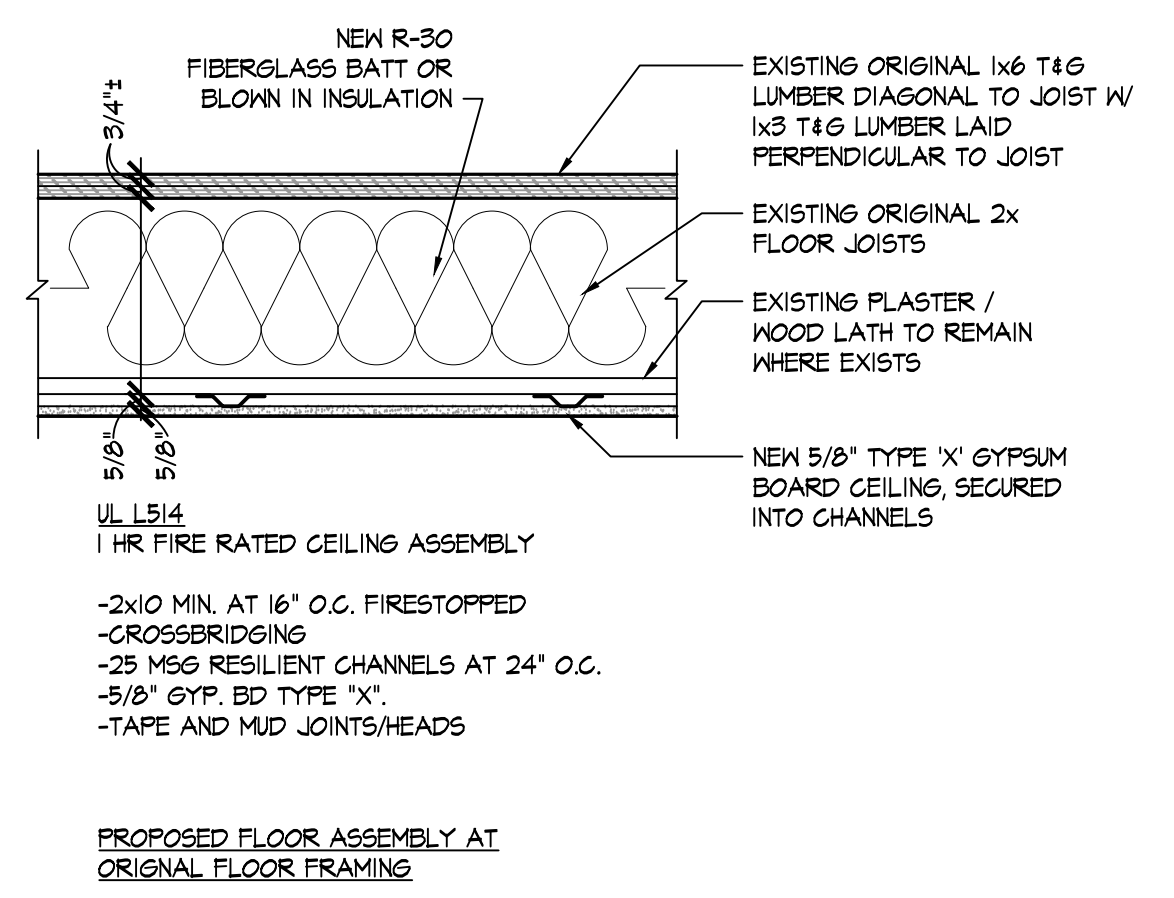
RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
PROJECT INFORMATION
Sheet Number
T1.1

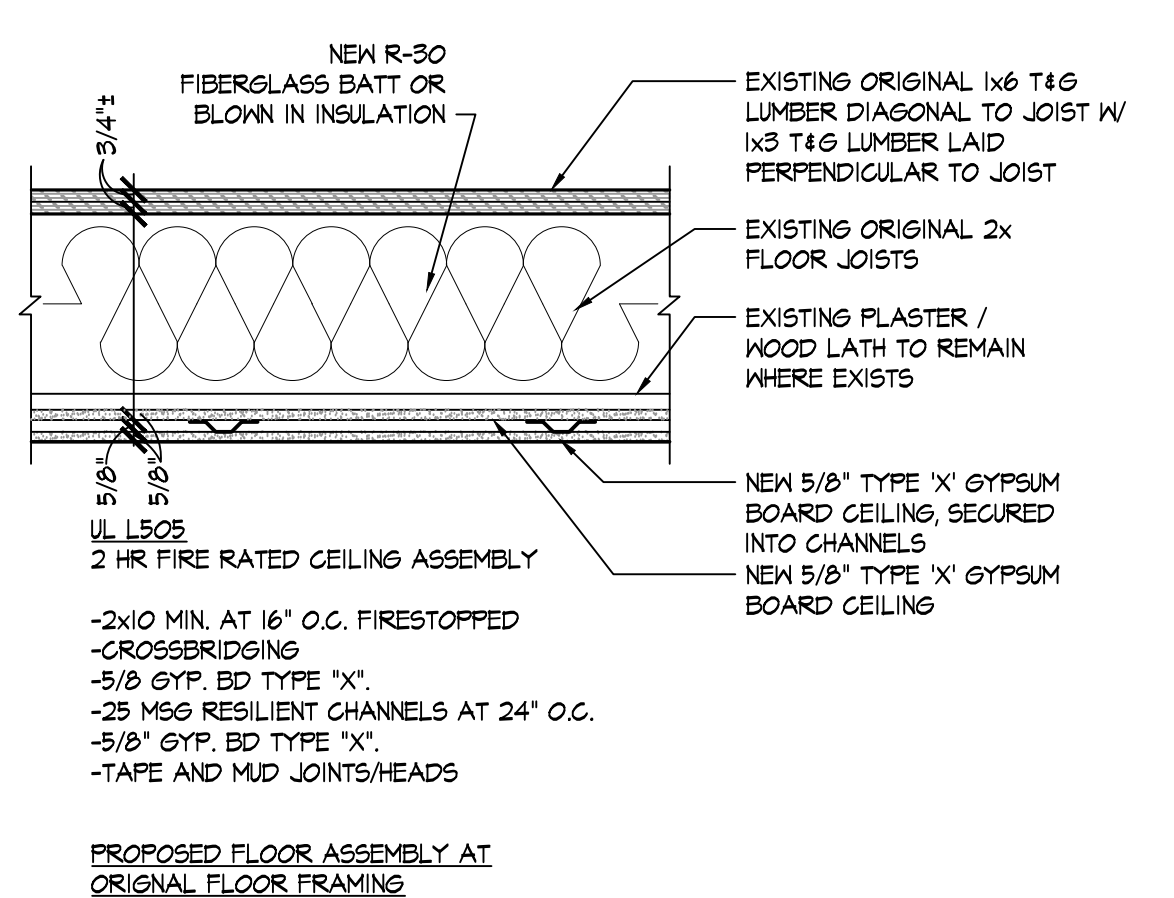
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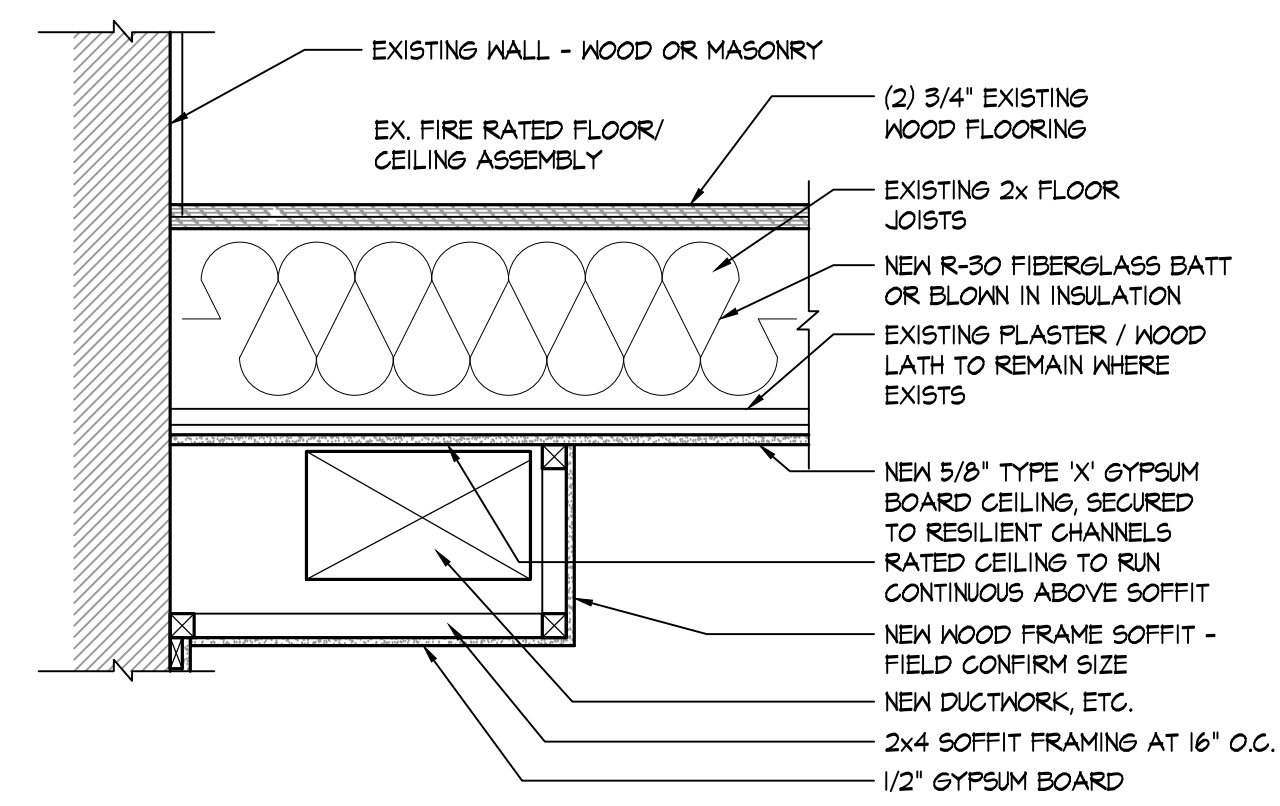
**B BUILDING / UNIT KEY PLANS**  
 SCALE: 1/16" = 1'-0"  
 0 8 16 32 NORTH



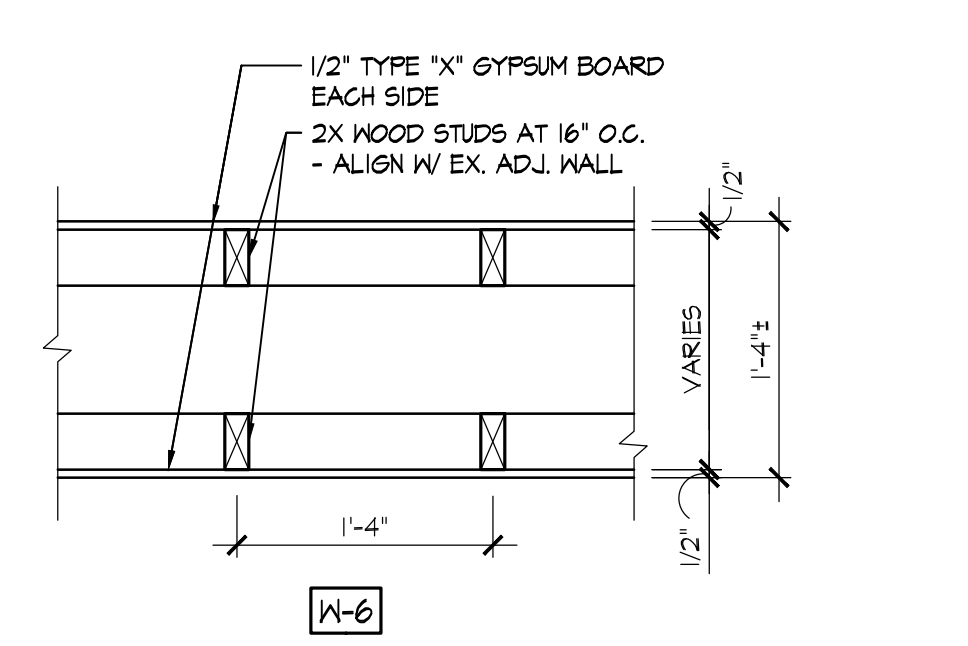
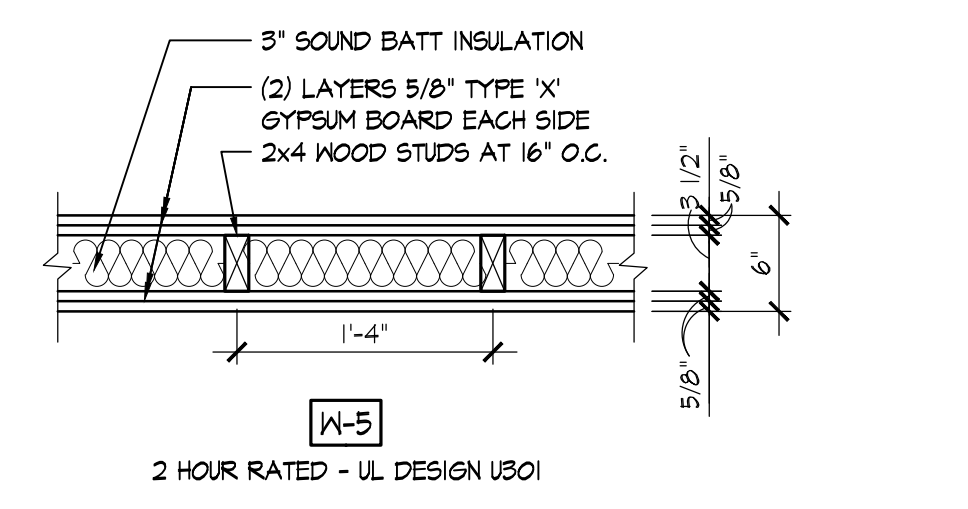
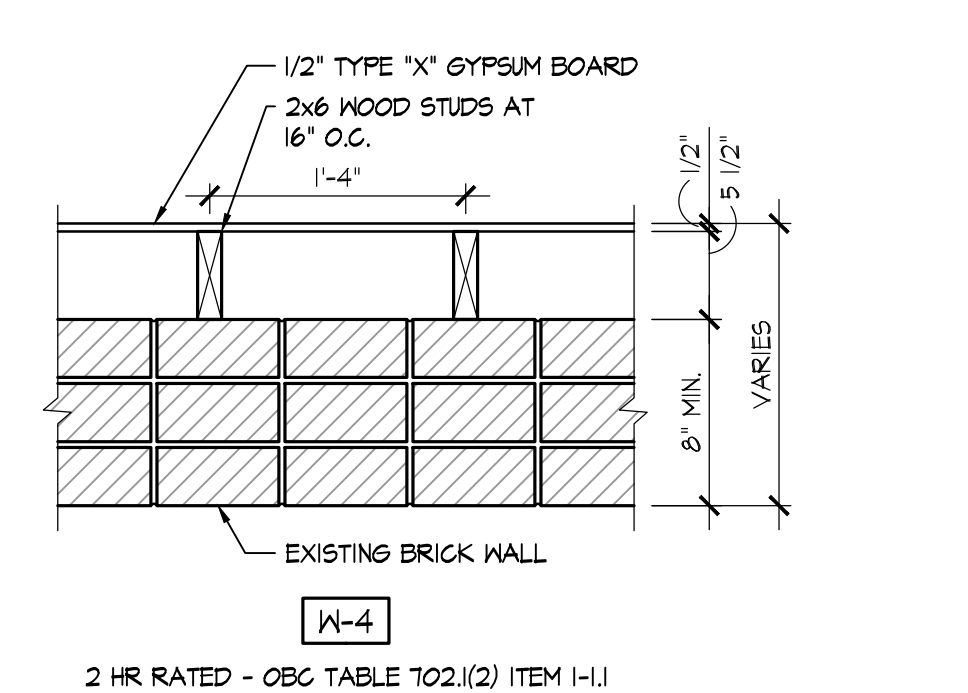
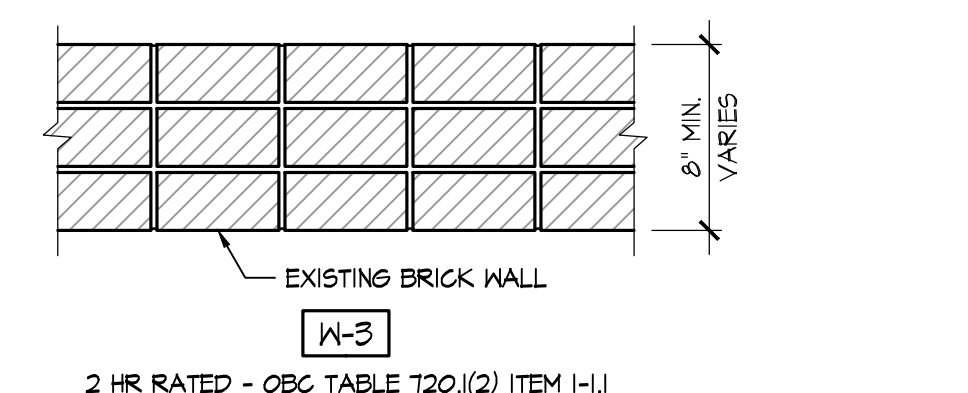
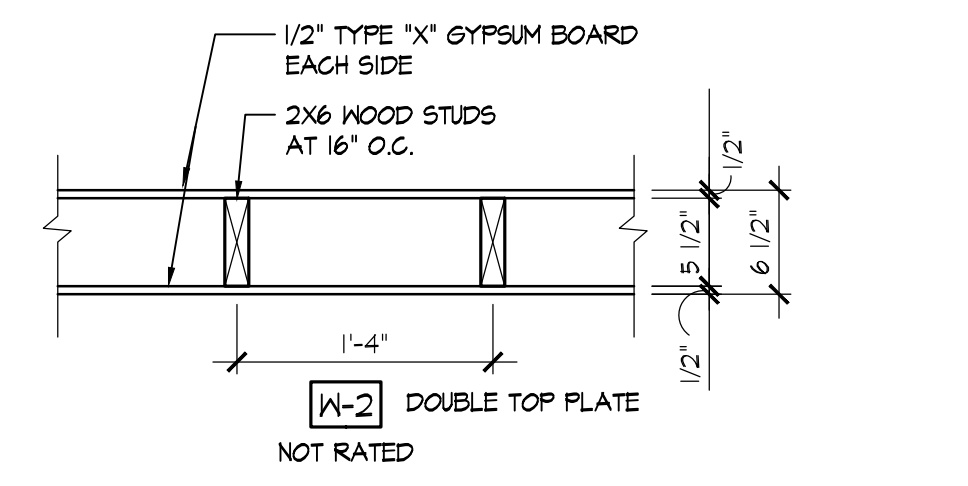
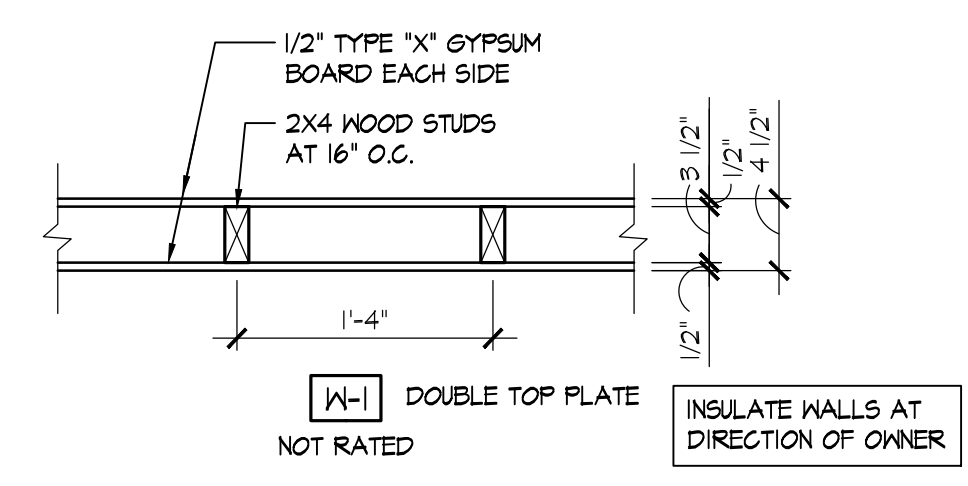
**C1 TYPICAL 1 HR RATED FLOOR ASSEMBLY**  
 SCALE: 1" = 1'-0"  
 0 6 12 24"



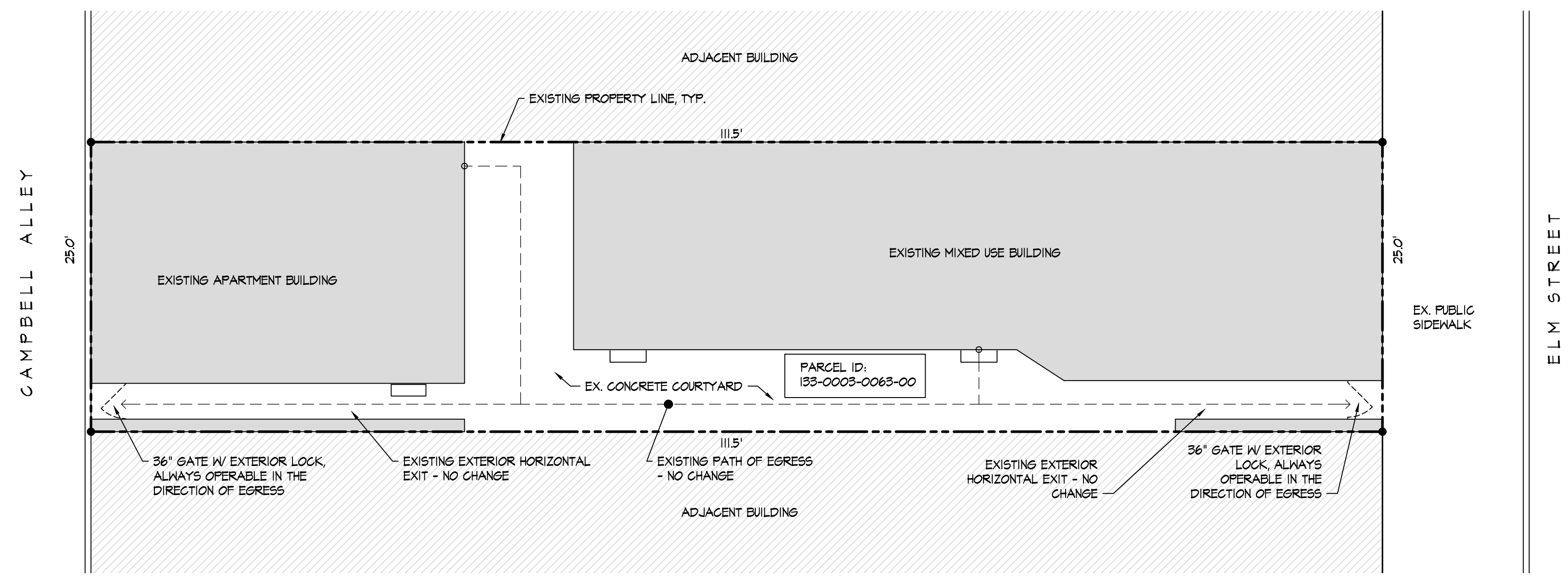
**C2 TYPICAL 2 HR RATED FLOOR ASSEMBLY**  
 SCALE: 1" = 1'-0"  
 0 6 12 24"



**D TYPICAL SECTION AT SOFFIT FRAMING**  
 SCALE: 1" = 1'-0"  
 0 6 12 24"



**E WALL TYPES**  
 SCALE: 1" = 1'-0"  
 0 6 12 24"

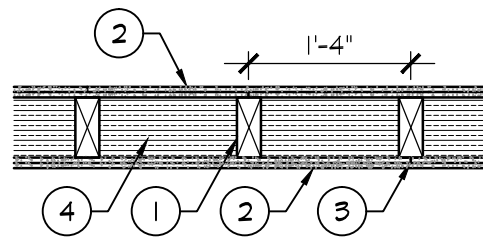


RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

**DESIGN NO. U301**

BEARING WALL RATINGS - 2 HR

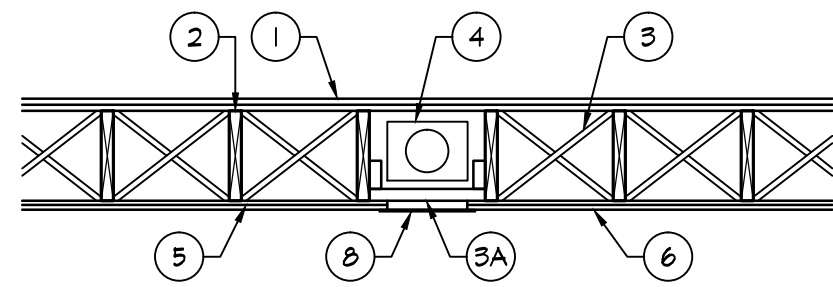
ALTERNATE: U334, BEARING WALL - 2 HOUR [ADD RESILIENT CHANNELS TO ONE SIDE OF WOOD STUDS]



- WOOD STUDS** - NOM. 2x4 SPACED AT 16" O.C. MAX, EFFECTIVELY CROSS-BRACED.
- GYPSUM BOARD** - 5/8" THICK, 2 LAYERS, WITH SQUARE OR TAPERED EDGES, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. BASE LAYER FASTENED TO STUDS AND PLATES WITH 1 7/8" LONG 6d CEMENT COATED NAILS OF 1 7/8" LONG TYPE S OR W SCREWS SPACED AT 6" O.C. FACE LAYERS FASTENED TO STUDS AND PLATES OVER BASE LAYER WITH 2 3/8" LONG 6d CEMENT COATED NAILS OF 2 1/4" LONG TYPE S OR W SCREWS SPACED A 8" O.C. FACE LAYER JOINTS OFFSET MIN. 12" FROM BASE LAYER JOINTS. WHEN USED IN WIDTHS OTHER THAN 48", GYPSUM PANELS TO BE INSTALLED HORIZONTALLY.
- JOINTS** - EXPOSED JOINTS OF GYPSUM BOARD COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE.
- BATTS AND BLANKETS** - MIN. 3" THICK, MINERAL WOOL BATTS, FRICTION FIT BETWEEN STUDS.
- CEMENTITIOUS BACKER UNITS** - 1/2" OR 5/8" THICK, INSTALLED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. FASTENED TO STUDS AND PLATES WITH CORROSION RESISTANT 1 1/4" LONG CHAMFERED, RIBBED WAFFER HEAD SCREWS WITH A MINIMUM HEAD DIAMETER OF .400" SPACED 8" O.C. JOINTS OFFSET MIN. 12" FROM BASE LAYER JOINTS.

**DESIGN NO. L514**

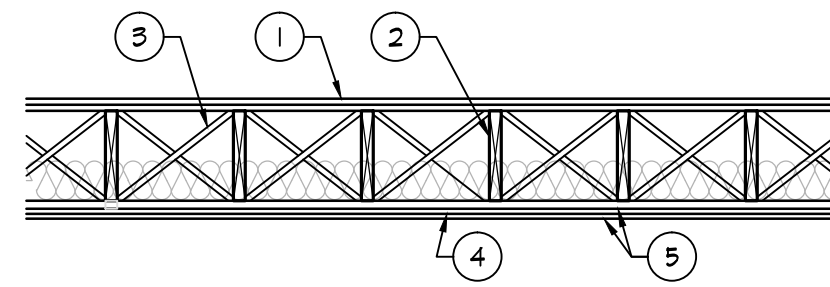
UNRESTRAINED ASSEMBLY RATING - 1 HR



- FLOORING SYSTEMS** - SYSTEM NO. 1  
SUBFLOORING - MIN. 1X6 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32" THICK PLYWOOD OR 1/8" THICK OSB WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING", FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.  
FINISH FLOORING - MIN. 1X3 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 1/32" THICK PLYWOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR", FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- WOOD JOISTS** - MIN. 2X10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- CROSS BRIDGING** - MIN. 1X3 OR MIN. 2X10 SOLID BLOCKING.
- HORIZONTAL BRIDGING** - USED IN LIEU OF ITEM 3 IN SAME JOIST BAY AS ITEM 4 (CEILING DAMPER), WHEN ITEM 4 IS EMPLOYED. WOOD 2x4 SECURED BETWEEN JOISTS WITH NAILS.
- CEILING DAMPER** - (OPTIONAL) - MAX. NOM AREA SHALL BE 148 SQ. IN. MAX. RECTANGULAR SIZE SHALL BE 12" WIDE BY 16 1/2" LONG. MAX HEIGHT OF DAMPER SHALL BE 8 3/4". AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 44 SQ. IN. PER 100 SQ. FT. OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE (ITEM 6) SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.
- RESILIENT CHANNELS** - FORMED OF 25 MGS GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPICES 1/2" AND FASTENED TO EACH JOIST WITH 1 1/4" LONG TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD (ITEM 6). ADDITIONAL CHANNELS SHALL EXTEND MIN. 3" BEYOND EACH SIDE EDGE OF BOARD.
- GYPSUM BOARD** - NOM. 1/2" THICK, 4'-0" WIDE GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 5) ARE USED, GYPSUM BOARD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG TYPE S BUGLE HEAD SCREWS SPACED 12" O.C. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREWS LOCATED 3/4" MIN. DISTANCE FROM SIDES AND 1/2" MIN. FROM ENDS OF GYPSUM BOARD SHEETS.
- FINISHING SYSTEM** - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. NOM. 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM. 3/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.
- GRILLE** - STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.

**DESIGN NO. L505**

UNRESTRAINED ASSEMBLY RATING - 2 HR



- FLOORING SYSTEMS** - SYSTEM NO. 1  
SUBFLOORING - MIN. 1X6 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32" THICK PLYWOOD OR 1/8" THICK OSB WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING", FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.  
FINISH FLOORING - MIN. 1X4 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 1/32" THICK PLYWOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR", FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- WOOD JOISTS** - MIN. 2X10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- CROSS BRIDGING** - MIN. 1X3 OR MIN. 2X10 SOLID BLOCKING.
- RESILIENT CHANNELS** - FORMED OF 25 MGS GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPICES 1/2" AND FASTENED TO EACH JOIST WITH 1 1/4" COMMON NAIL. MIN. END CLEARANCE OF CHANNELS TO WALL OF 3/4". ADDITIONAL RESILIENT CHANNELS, MIN. 60" LONG, PLACED IMMEDIATELY ADJACENT TO CONTINUOUS CHANNELS TO END JOINTS OF SECOND LAYER OF GYPSUM BOARD (ITEM 5) AND SIMILARLY SECURED. ADDITIONAL CHANNELS SHALL EXTEND 6" BEYOND EACH SIDE EDGE OF BOARD.
- GYPSUM BOARD** - TWO LAYERS, 5/8" THICK GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 4) ARE USED, FIRST LAYER INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS, AND END JOINTS OF BOARDS ARE LOCATED AT THE JOISTS. NAILED TO JOISTS WITH UNCOATED 8d BOX NAILS SPACED 1" O.C. ALL NAILS LOCATED 1/2" MIN. DISTANCE FROM THE EDGES AND ENDS OF THE BOARD. SECOND LAYER INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE RESILIENT CHANNELS AND CENTER LINE OF BOARDS LOCATED UNDER A JOIST AND SO PLACED THAT THE EDGE JOINT OF THIS LAYER IS NOT IN ALIGNMENT WITH THE END JOINT OF THE FIRST LAYER. SECURED TO RESILIENT CHANNELS WITH 1" LONG GYPSUM BOARD SCREWS 12" O.C. WITH ADDITIONAL SCREWS 3" FROM SIDE JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL. ALL SCREWS LOCATED 1" MIN. DISTANCE FROM EDGES OF BOARDS. IF GYPSUM BOARD IS OTHER THAN 48" WIDE LENGTH OF ADDITIONAL CHANNEL MAY BE MODIFIED AS REQUIRED TO ALLOW FULL EXTENSION ALONG JOINTS, AS WELL AS ATTACHMENT TO JOISTS AT EACH END. JOINT TREATMENT NOT REQUIRED FOR THIS RATING, EXCEPT FOR TAPERED, ROUNDED EDGES GYPSUM BOARD WHERE EDGE JOINTS ARE COVERED WITH PAPER TAPED AND JOINT COMPOUND.

**RATED FLOOR PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
STEEL PIPE 6" OR SMALLER SCHEDULE 40 OR HEAVIER	L514	F-C-1011
IRON PIPE 6" OR SMALLER CAST OR DUCTILE		
CONDUIT 4" OR SMALLER STEEL EMT OR STEEL CONDUIT		
COPPER TUBE 4" OR SMALLER TYPE L OR HEAVIER		
COPPER PIPE 4" OR SMALLER REGULAR OR HEAVIER		
PVC PIPE 4" OR SMALLER - SCHEDULE 40 SOLID OR HEAVIER SOLID CORE [DNV]	L514	F-C-2032
RIGID NON-METALLIC CONDUIT 4" OR SMALLER SCHEDULE 40		
CPVC PIPE 4" OR SMALLER SDR 11 [DNV]		
WIRE CABLE	L514	F-C-3014
BATH TUB	L514	F-C-2036
WATER CLOSET	L514	F-C-2037

**RATED STUD WALL PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
METALLIC CONDUIT	U301	W-L-1041
4" OR SMALLER EMT CONDUIT		
METALLIC CONDUIT	U301	W-L-2038
6" OR SMALLER STEEL CONDUIT		
NON-METALLIC CONDUIT	U301	W-L-1041
2" OR SMALLER SCHEDULE 40 PVC		
METALLIC PIPE/COPPER PIPE/TUBE	U301	W-L-2003
6" OR SMALLER TYPE L OR HEAVIER TUBING		
METALLIC PIPE/COPPER PIPE/TUBE	U301	W-L-3015
6" OR SMALLER REGULAR OR HEAVIER PIPE		
NON-METALLIC PIPE/TUBE [OBC T09.6.2]	U301	W-L-2003
2" OR SMALLER SCHEDULE 40 PVC/CPVC		
NON-METALLIC PIPE/TUBE [OBC T09.6.2]	U301	W-L-3015
4" OR SMALLER SCHEDULE 40 PVC/CPVC		
CABLE/WIRE W/ NON-COMB. JACKET/INSUL. MAX. 4 COPPER CONDUCTOR NO. 2 AWG OR SMALLER ALUM OR STEEL ARMORED/MTL. CLAD CABLE	U301	W-L-1041
NON-COMBUSTIBLE PIPES/TUBES/VENTS 6" MAX. TYPE L OR HEAVIER COPPER TUBE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS 6" MAX. REGULAR OR HEAVIER COPPER PIPE	U301	W-L-1041
NON-COMBUSTIBLE PIPES/TUBES/VENTS 24" MAX. SCH 10 OR HEAVIER STEEL PIPE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS 24" MAX. CAST OR DUCTILE IRON PIPE	U301	W-L-3001
CABLE/WIRE W/ COMBUSTIBLE JACKET/INSUL. MAX. NO. 10 AWG COPPER MULTI CONDUCTOR [NM] CABLE W/ PVC INSUL. MAX. 50 PAIR NO. 24 AWG COPPER TELEPHONE CABLE W/ PVC INSUL.		
COMBUSTIBLE PIPES/TUBES/VENTS 2" MAX. SCH 40 PVC/CPVC [DNV] PIPING	U301	W-L-2003
COMBUSTIBLE PIPES/TUBES/VENTS 2" MAX. SCH 40 PVC/ABS/FRPP		
RIGID NON METALLIC CONDUIT	U301	W-L-2003
2" SCH 40 OR 80 PVC CONDUIT		
SCHEDULE 80 POLYPROPYLENE PIPING	U301	W-L-2003
2" OR SMALLER		

**RATED MASONRY WALL PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
METALLIC CONDUIT	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-1014
4" OR SMALLER EMT CONDUIT		
METALLIC CONDUIT	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-2013
4" OR SMALLER STEEL CONDUIT		
NON-METALLIC CONDUIT	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-1020
2" OR SMALLER SCHEDULE 40 PVC		
METALLIC PIPE/COPPER PIPE/TUBE	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-2013
4" OR SMALLER TYPE L OR HEAVIER TUBING		
METALLIC PIPE/COPPER PIPE/TUBE	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-3041
4" OR SMALLER REGULAR OR HEAVIER PIPE		
NON-METALLIC PIPE/TUBE [OBC T09.6.2]	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-1030
2" OR SMALLER SCHEDULE 40 PVC/CPVC		
NON-METALLIC PIPE/TUBE [OBC T09.6.2]	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-1031
2" OR SMALLER SCHEDULE 40 PVC/CPVC		
CABLE/WIRE W/ NON-COMB. JACKET/INSUL. MAX. 4 COPPER CONDUCTOR NO. 2 AWG OR SMALLER ALUM OR STEEL ARMORED/MTL. CLAD CABLE	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-3017
NON-COMBUSTIBLE PIPES/TUBES/VENTS 6" MAX. TYPE L OR HEAVIER COPPER TUBE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS 6" MAX. REGULAR OR HEAVIER COPPER PIPE	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-3037
NON-COMBUSTIBLE PIPES/TUBES/VENTS 24" MAX. SCH 10 OR HEAVIER STEEL PIPE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS 24" MAX. CAST OR DUCTILE IRON PIPE	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-2094
CABLE/WIRE W/ COMBUSTIBLE JACKET/INSUL. MAX. NO. 10 AWG COPPER MULTI CONDUCTOR [NM] CABLE W/ PVC INSUL. MAX. 50 PAIR NO. 24 AWG COPPER TELEPHONE CABLE W/ PVC INSUL.		
COMBUSTIBLE PIPES/TUBES/VENTS 4" MAX. SCH 40 PVC/CPVC [DNV] PIPING	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-2021
COMBUSTIBLE PIPES/TUBES/VENTS 4" MAX. SCH 40 PVC/ABS/FRPP		
COMBUSTIBLE PIPES/TUBES/VENTS 4" MAX. SCH 40 PVC/FRPP	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-2021
SCHEDULE 80 POLYPROPYLENE PIPING 2" OR SMALLER		

NOTE: CONTRACTOR SHALL VERIFY CONDITIONS AND APPLICABLE THRU PENETRATION DETAILS. ALL PENETRATIONS IN FIRE RESISTIVE RATED ASSEMBLIES (WALLS, FLOOR-CEILING, ETC.) SHALL BE APPROPRIATELY SEALED IN ACCORDANCE WITH UL ASSEMBLIES. LABEL PENETRATIONS WITH INSTALLER INFORMATION AND APPLICABLE UL ASSEMBLY PER INSPECTOR REQUIREMENTS AND PROVIDE ANY ADDITIONAL DOCUMENTATION AS REQUIRED BY INSPECTOR.

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

Professional Seal: Jonathan Robert Schaal #14503, Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record  
 10/10/17 SCHEMATIC

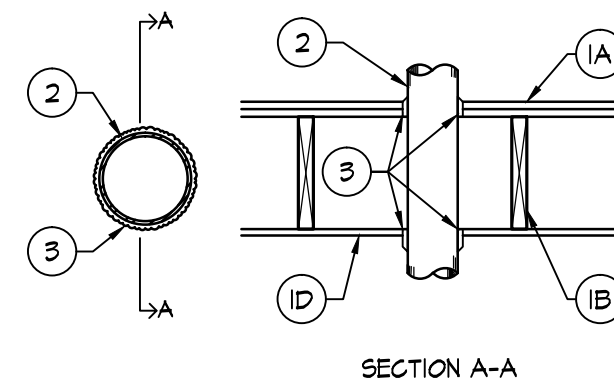
Project Number  
 2017-115

Date  
 OCTOBER 10, 2017

Sheet Title  
 UL ASSEMBLIES

Sheet Number  
**T1.3**

SYSTEM NO. F-C-1011  
F RATINGS - 1 HOUR  
T RATINGS - 0, 3/4, & 1 HOUR (SEE ITEM 2)



1. FLOOR-CEILING ASSEMBLY - THE FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NOS. L512, L513 OR L514 IN THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- FLOORING SYSTEM - LUMBER OR MIN 1/2" PLYWOOD SUBFLOOR WITH LUMBER OR MIN 3/4" PLYWOOD FINISH FLOOR OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIAMETER OF OPENING IS 7".
- WOOD JOISTS - NOM. 2 BY 10 IN. LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1 BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOISTS, NOM. 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED WITH ENDS FIRESTOPPED.
- FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN WALLBOARD (ITEM 1D) AND WOOD JOISTS AND SPACED MAX 24" O.C.
- GYPSON BOARD\* - NOM. 4" WIDE BY 1/2" OR 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. WALLBOARD ATTACHED TO WOOD JOISTS AND FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 7".

- THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBE INSTALLED APPROXIMATELY MIDWAY BETWEEN WOOD JOISTS AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSON BOARD CEILING TO BE NOM. 1/2" LARGER THAN THE OUTSIDE DIA. OF THROUGH-PENETRANT. PIPE, CONDUIT OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
  - STEEL PIPE - NOM. 6" DIA. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
  - IRON PIPE - NOM. 6" DIA. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
  - CONDUIT - NOM. 4" DIA. (OR SMALLER) ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
  - COPPER TUBING - NOM. 4" DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
  - COPPER PIPE - NOM. 4" DIA. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

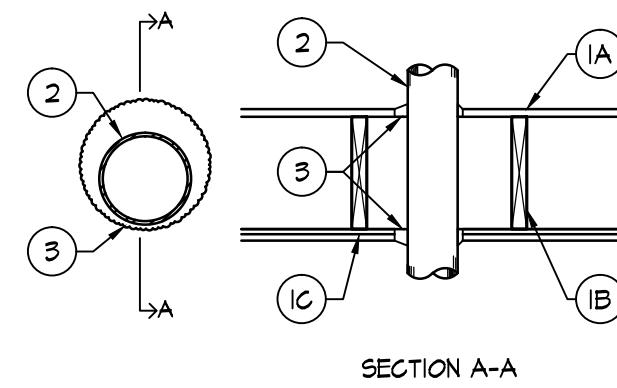
THE T RATINGS OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OF PENETRANT AND NOM. DIA. OF PENETRANT USED AS TABULATED BELOW:

TYPE OF PENETRANT	MAX. DIA. OF PENETRANT (IN.)	T RATINGS (HR.)
STEEL PIPE	4	1
STEEL PIPE	6	3/4
IRON PIPE	6	0
COPPER TUBING	4	0
COPPER PIPE	4	0

- FILL, VOID OR CAVITY MATERIAL\* - CAULK - ON TOP OF ASSEMBLY, A MIN. 1 1/8" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR ON BOTTOM OF ASSEMBLY, A MIN. 1/2" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTTOM SURFACE OF CEILING. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/2" THICK CROWN IS FORMED AROUND THE THRU PENETRANT ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.  
A/D FIRE PROTECTION SYSTEMS INC. - A/D FIRE BARRIER SILICONE

\* BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2032  
F RATINGS - 1 HOUR  
L RATINGS AT AMBIENT - LESS THAN 1 CFM/5.F.  
L RATINGS AT 400° F - LESS THAN 1 CFM/5.F.



1. FLOOR-CEILING ASSEMBLY - THE 1 HOUR FIRE RATED SOLID OR TRUSSED LUMBER JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF FLOOR OPENING IS 5".
- WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
- FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSON BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- GYPSON BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSON BOARD SECURED TO WOOD JOISTS OR FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF CEILING OPENING IS 5".

- CHASE WALL - (OPTIONAL NOT SHOWN) - THE THROUGH PENETRANT (ITEM NO. 2) MAY BE ROUTED THROUGH A FIRE RATED OR NON FIRE RATED SINGLE, DOUBLE OR STAGGERED WOOD STUDS/GYPSON BOARD. CHASE WALL WHEN FIRE RATED THE CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U200 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS - NOM. 2x4, 2x6 OR DOUBLE 2x4 LUMBER STUDS.
  - SOLE PLATE - NOM. 2x4, 2x6 OR PARALLEL 2x4 LUMBER PLATES, TIGHTLY BUTTED.
  - TOP PLATE - THE DOUBLE TOP PLATE SHALL CONSIST OF 2x4 OR 2x6 OR TWO SETS OF PARALLEL 2x4 LUMBER PLATES, TIGHTLY BUTTED/ MAX. DIA. OF OPENING IS 4".
  - GYPSON BOARD\* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.

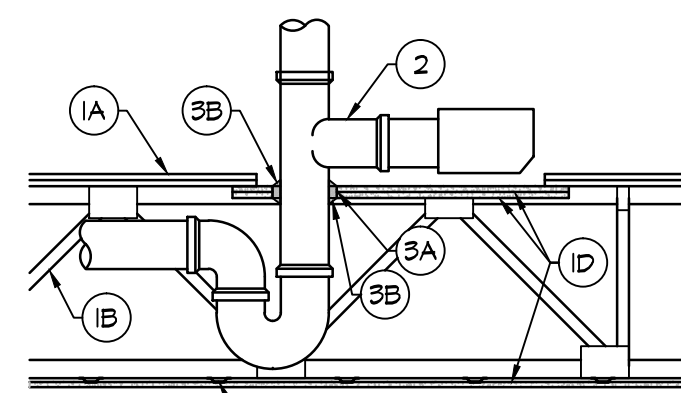
- THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSON BOARD CEILING TO BE 1/4" TO 1 5/8" LARGER THAN THE OUTSIDE DIA. OF THROUGH-PENETRANT. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
  - POLYVINYL CHLORIDE (PVC) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 SOLID OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
  - RIGID NONMETALLIC CONDUIT (RNC)\* - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATINGS IS 1/4 HOUR.
  - CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 2" DIA. (OR SMALLER) SDR 17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
  - ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 0 HOUR.
  - POLYBUTYLENE (PB) PIPE - NOM. 1" DIA. (OR SMALLER) SDR 11 PB PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR.
  - CROSS LINKED POLYETHYLENE ALUMINUM-CROSS LINKED POLYETHYLENE (PEX-AL-PEX) TUBING - NOM. 1" DIA. (OR SMALLER) SDR 5 PEX AL-PEX TUBING FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 3/4 HOUR.
  - CROSS LINKED POLYETHYLENE (PEX) TUBING - NOM. 2" DIA. (OR SMALLER) SDR 9 PEX TUBING FOR USE CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR.
  - ELECTRICAL NONMETALLIC TUBING (ENT)\* - NOM. 2" DIA. (OR SMALLER) PVC TUBING INSTALLED IN ACCORDANCE WITH ARTICLE 351 OF THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF TUBE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
  - CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 80 CPVC PIPE IS USED IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.

- FILL, VOID OR CAVITY MATERIAL\* - MIN. 3/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS ON BOTTOM SURFACE OF CEILING OF LOWER TOP PLATE OF CHASE WALL ASSEMBLY. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/8" CROWN IS FORMED AROUND THE THROUGH PENETRANT ON BOTTOM SURFACE OF CEILING OR LOWER PLATE OF CHASE WALL ASSEMBLY.

WHEN 2A, 2B, 2C, 2E, 2F, 2G, 2H, OR 2I IS USED, THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 1 5/8". WHEN 2D IS USED THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 1" EXCEPT THAT WHEN NOM. PIPE DIA. EXCEEDS 1 1/2", THE MAX. ANNULAR SPACE IS 5/8".

\* BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2036  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. RECTANGULAR CUTOUT IN FLOORING TO ACCOMMODATE THE BATHTUB DRAIN PIPING (ITEM 2) TO BE MAX. 8"x12".
- WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
- FURRING CHANNELS - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSON BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- GYPSON BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSON BOARD SECURED TO WOOD JOISTS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. TWO PIECES OF GYPSON BOARD, EACH MIN. 4" LONGER AND WIDER THAN THE CUTOUT IN THE FLOORING, SCREEN-ATTACHED TO BOTTOM OF FLOORING CONCENTRIC WITH CUTOUT. DIA. OF OPENING HOLE-SAWED THROUGH BOTH LAYERS OF THE GYPSON BOARD PATCH TO BE 1/2" TO 5/8" LARGER THAN OUTSIDE DIA. OF BATHTUB DRAIN PIPING (ITEM 2).

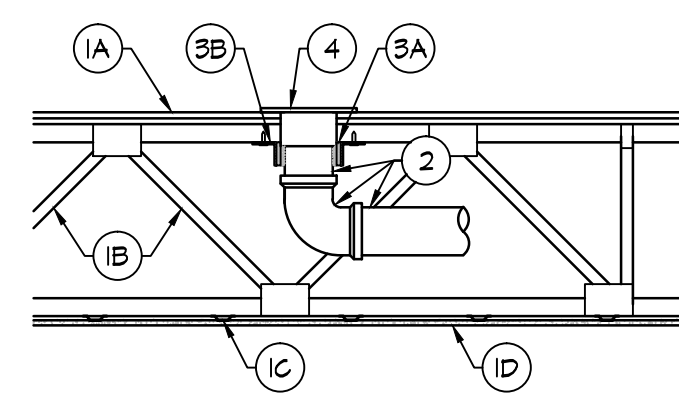
- DRAIN PIPING - NOM. 1 1/2" DIA. SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPES AND DRAIN FITTINGS CEMENTED TOGETHER AND PROVIDED WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTINGS, RESPECTIVELY.

3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

- FILL, VOID OR CAVITY MATERIAL\* - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON BOTH SIDE WITH A PLASTIC FILM, SUPPLIED IN 1 1/2" WIDE STRIPS. NOM. 1 1/2" WIDE STRIP TIGHTLY WRAPPED AROUND DRAIN PIPING SECURED TOGETHER WITH 1 1/2" WIDE ALUMINUM FOIL TAPE AND GLID INTO HOLE-SAWED OPENING IN GYPSON BOARD PATCH (ITEM 1D). TOP EDGE OF WRAP STRIP TO EXTEND A NOM. 1/2" BELOW ABOVE TOP SURFACE OF GYPSON BOARD PATCH.
- FILL, VOID OR CAVITY MATERIAL\* - SEALANT - NOM. 1/4" THICKNESS OF FILL MATERIAL TO BE APPLIED TO PERIMETER OF WRAP STRIP AT ITS EGRESS FROM THE UNDERSIDE OF THE GYPSON BOARD PATCH. NOM. 1/4" THICKNESS OF FILL MATERIAL TO BE APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER AND TO FILL ALL GAPS BETWEEN THE WRAP STRIP LAYER AND THE TEE OF THE DRAIN FITTING ON THE TOP SURFACE OF THE GYPSON BOARD PATCH.

\* BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2037  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 5".
  - WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
  - FURRING CHANNELS - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSON BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
  - GYPSON BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSON BOARD SECURED TO WOOD JOISTS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- DRAIN PIPING - NOM. 4" DIA. SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR ACRYLONITRILE BUTADIENE STYRENE (ABS) DRAIN PIPING AND FITTINGS. DIA. OF CIRCULAR OPENING HOLE THROUGH FLOORING (ITEM 1A) TO BE MAX. 1/2" LARGER THAN OUTSIDE DIA. OF PIPE. SHORT LENGTH OF PIPE WITH 90 DEGREE ELBOW FITTING CEMENTED INTO BOTTOM SOCKET OF CLOSET FLANGE (ITEM 5). DRAIN PIPING CEMENTED TO ELBOW.

3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

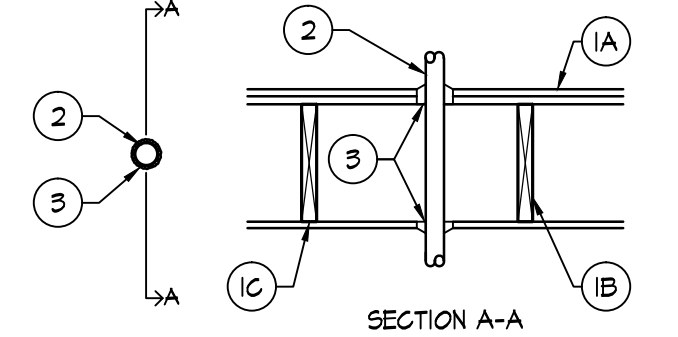
- FILL, VOID OR CAVITY MATERIAL\* - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON BOTH SIDE WITH A PLASTIC FILM, SUPPLIED IN 1 1/2" WIDE STRIPS. NOM. 1 1/2" WIDE STRIP TIGHTLY WRAPPED AROUND NON-METALLIC PIPE WITH EDGES BUTTED AGAINST THE UNDERSIDE OF FLOORING AROUND THE ENTIRE PERIMETER OF THE HOLE-SAWED OPENING. TWO LAYERS OF WRAP STRIP ARE REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED OR ALIGNED. WRAP STRIP LAYER(S) TEMPORARILY HELD IN POSITION USING ALUMINUM FOIL TAPE.
- STEEL COLLAR - COLLAR FABRICATED FROM COILS OF PRECUT 0.016" THICK (50 MGS) GALV. SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. COLLAR SHALL BE NOM. 1 1/2" DEEP WITH MIN. FOUR 1" WIDE BY 2" LONG ANCHOR TABS FOR SECUREMENT TO TOP SURFACE OF FLOORING. RETAINER TABS, 3/4" WIDE TAPERING DOWN TO 1/4" WIDE AND LOCATED OPPOSITE THE ANCHOR TABS, ARE FOLDED 90 DEGREES TOWARD THROUGH-PENETRANT SURFACE TO MAINTAIN THE ANNULAR SPACE AROUND THE THROUGH-PENETRANT AND TO RETAIN THE WRAP STRIPS. STEEL COLLAR WRAPPED AROUND WRAP STRIPS AND THROUGH-PENETRANT WITH A 1" WIDE OVERLAP ALONG ITS PERIMETER JOINT AND SECURED TOGETHER BY MEANS OF A MIN. 1/2" WIDE BY 0.028" THICK STAINLESS STEEL HOSE CLAMP AT MID-HEIGHT OF THE STEEL COLLAR. AS AN ALTERNATE TO THE STEEL HOSE CLAMP, THE STEEL COLLAR CAN BE SECURED TOGETHER BY MEANS OF THREE NO. 8 BY 3/8" LONG STEEL SHEET METAL SCREWS. ANCHOR TABS OF COLLAR BENT OUTWARDS AND SECURED TO TOP SURFACE OF FLOORING OR UNDERSIDE OF FLOOR USING MIN. 3/4" LONG STEEL WOOD SCREWS IN CONJUNCTION WITH 1/4" BY 1 1/4" DIA. STEEL FENDER WASHERS.

- CLOSET FLANGE - PVC OR ABS CLOSET STUB SIZED TO ACCOMMODATE DRAIN PIPE. CLOSET FLANGE INSTALLED IN HOLE-SAWED OPENING IN FLOORING SYSTEM WITH FLANGE SECURED TO TOP OF FLOORING WITH STEEL SCREWS.

- WATER CLOSET - (NOT SHOWN) - FLOOR MOUNTED VITREOUS CHINA WATER CLOSET.

\* BEARING THE UL CLASSIFICATION MARK.

SYSTEM NO. F-C-3014  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NOS. L512, L513, OR L514 IN THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- FLOORING SYSTEM - LUMBER OR MIN 1/2" PLYWOOD SUBFLOOR WITH LUMBER OR MIN 3/4" PLYWOOD FINISH FLOOR OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 2".
- WOOD JOISTS - NOM. 2 BY 10 IN. LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1 BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOISTS, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED WITH ENDS FIRESTOPPED.
- FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYPSON BOARD (ITEM 1D) AND WOOD JOISTS AND SPACED MAX. 24" O.C.
- GYPSON BOARD\* - NOM. 4" WIDE BY 1/2" OR 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSON BOARD ATTACHED TO WOOD JOISTS AND FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF CEILING OPENING IN 2".

- CABLES - ONE CABLE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN WOOD JOIST AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSON WALLBOARD CEILING TO BE NOM. 1/4" LARGER THAN THE OUTSIDE DIA. OF THROUGH PENETRANT. CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:
  - 1/2-500 KCMIL (OR SMALLER) CABLE WITH CROSS-LINKED POLYETHYLENE INSULATION AND JACKET.
  - MAX 100 PAIR NO. 24 AWG CABLE (OR SMALLER) WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
  - TYPE RG/U COAXIAL CABLE WITH FLUORINATED ETHYLENE PROPYLENE INSULATION AND JACKET.
  - MAX 2/C - NO. 12 AWG (OR SMALLER) CABLE WITH (PVC) INSULATION AND JACKET.
  - MAX 3/C WITH GROUND - NO. 10 AWG (OR SMALLER) TYPE NM NONMETALLIC SHEATHED CABLE.
  - MAX 3/C - NO. 4/0 AWG (OR SMALLER) ALUMINUM CONDUCTOR SERVICE ENTRANCE CABLE WITH PVC INSULATION AND JACKET.

- CABLES - NOT SHOWN - AS AN ALTERNATE TO ITEM 2, A MAX OF SEVEN BUNDLED CABLES BUNDLED TOGETHER AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSON WALLBOARD CEILING TO BE NOM. 1/4" LARGER THAN THE OUTSIDE DIA. OF CABLE BUNDLE. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:
  - MAX 4 PAIR NO. 24 AWG CABLE (OR SMALLER) WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
  - TYPE RG/U COAXIAL CABLE WITH FLUORINATED ETHYLENE PROPYLENE INSULATION AND JACKET.

- FILL, VOID OR CAVITY MATERIAL\* - CAULK - ON TOP OF ASSEMBLY, A MIN 1 1/8" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. ON BOTTOM OF ASSEMBLY, A MIN 1/2" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTTOM SURFACE OF CEILING. FILL MATERIAL TO BE FORCED INTO INTERSTICES OF CABLE BUNDLE TO MAX EXTENT POSSIBLE ON BOTH SIDES. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT MIN 1/2" THICK CROWN IS FORMED AROUND THE THROUGH PENETRANT ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.  
A/D FIRE PROTECTION SYSTEMS INC. - A/D FIRE BARRIER SILICONE

\* BEARING THE UL CLASSIFICATION MARK.

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JONATHAN ROBERT SCHAAF  
REGISTERED ARCHITECT  
NO. 45463  
EXPIRES 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
1725 ELM STREET  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
UL ASSEMBLIES

Sheet Number  
T1.4



- DEMOLITION KEY NOTES** THIS SHEET ONLY
- EX. STONE FOUNDATION WALL TO REMAIN, TYP.
  - EX. MASONRY WALL TO REMAIN, TYP.
  - EX. WINDOWS/ INFILL TO REMAIN, TYP. - NO CHANGE.
  - EX. EXTERIOR DOOR & FRAME TO REMAIN
  - REMOVE EX. CASEWORK/ APPLIANCES / FIXTURES COMPLETE.
  - EX. STAIR / RAILING TO REMAIN, TYP - NO CHANGE.
  - REMOVE EX. PLUMBING FIXTURES/ ACCESSORIES / FINISHES COMPLETE.
  - EX. CONCRETE STOOP/STEP TO REMAIN - NO CHANGE.
  - EX. FIRE ESCAPE TO REMAIN, TYP - NO CHANGE.
  - REMOVE EX. PARTITION WALL FRAMING/FINISHES/TRIM COMPLETE.
  - REMOVE ALL REMAINING OVERLAID FINISH FLOORING TO ORIGINAL, TYP.
  - REMOVE ALL REMAINING EX. FURRED WALL FRAMING AND FINISHES COMPLETE TO ORIGINAL WALL.
  - REMOVE EX. SUSPENDED ACOUSTIC CEILING TO EXPOSE ORIGINAL FLOOR FRAMING.
  - EX. WOOD POST TO REMAIN.
  - EX. ENTRY DOOR / FRAME TO REMAIN - NO CHANGE.
  - EXISTING STOREFRONT TO REMAIN, TYP. - NO CHANGE.
  - EXISTING RESTROOM TO REMAIN - NO CHANGE
  - REMOVE ALL REMAINING CEILING FINISHES COMPLETE
  - BASEMENT BULKHEAD ACCESS TO REMAIN - NO CHANGE

- DEMOLITION GENERAL NOTES** THIS SHEET ONLY
- NO WORK ON THE EXTERIOR OF THE BUILDING. NO DEMOLITION SHOULD BE UNDERTAKEN THAT IMPACTS THE EXTERIOR ENVELOPE OF THE BUILDING UNDER THIS PERMIT.
  - MOST CEILING AND FLOOR FINISHES WERE REMOVED PREVIOUSLY BY OTHERS. REMOVE REMAINING TO EXPOSE EXISTING CEILING JOISTS / SUBFLOOR.
  - REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
  - SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
  - PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
  - FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
  - PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
  - CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
  - REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
  - COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
  - REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
  - REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
  - OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
  - ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
  - REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
  - REMOVE ALL SUSPENDED CEILINGS/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

- HAZARDOUS MATERIAL NOTES**
- HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC, IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
  - IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
  - BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
  - BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

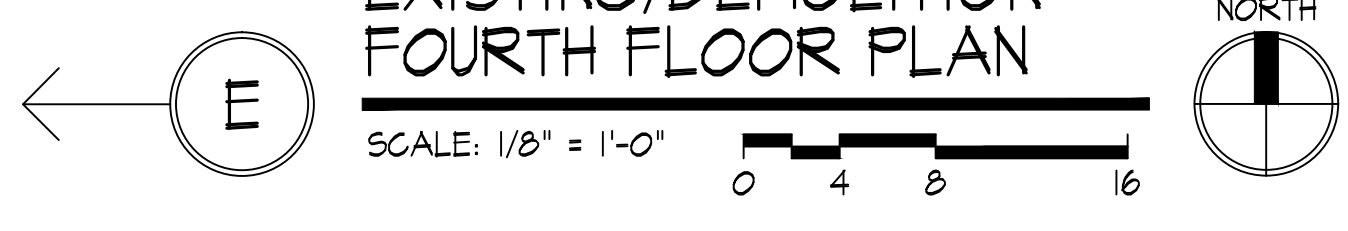
**EXISTING/DEMOLITION FIFTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
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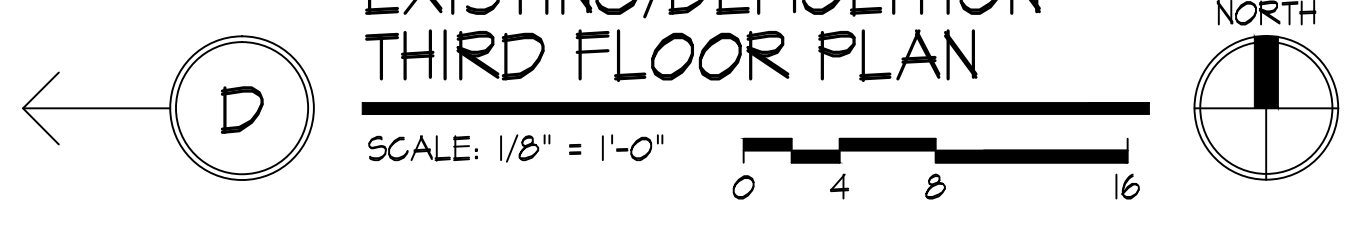
**EXISTING/DEMOLITION FOURTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 0 4 8 16



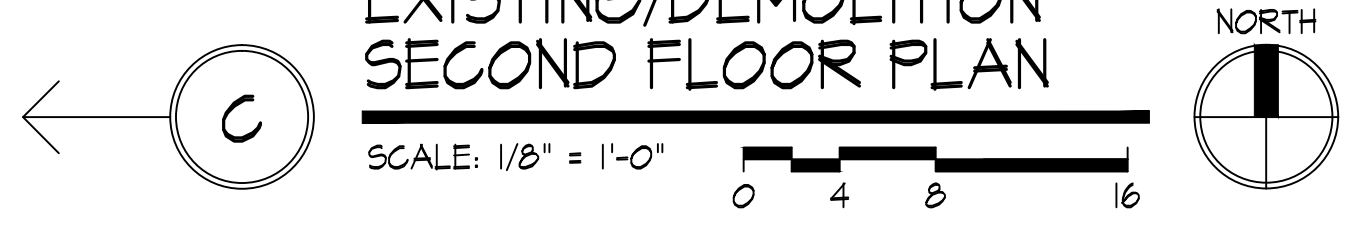
**EXISTING/DEMOLITION THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 0 4 8 16



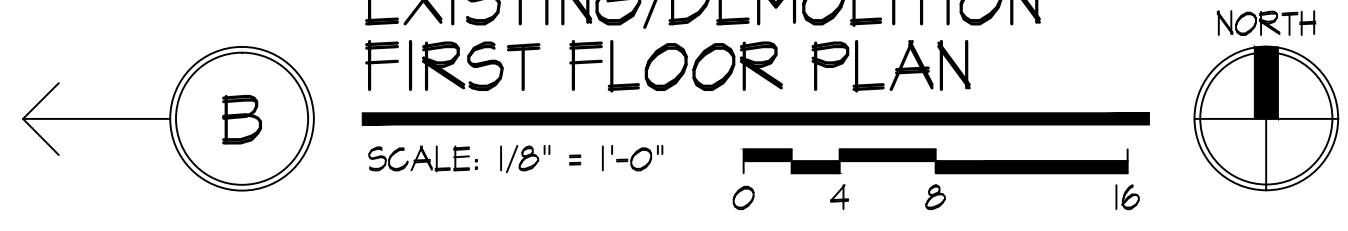
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SCALE: 1/8" = 1'-0"  
 0 4 8 16



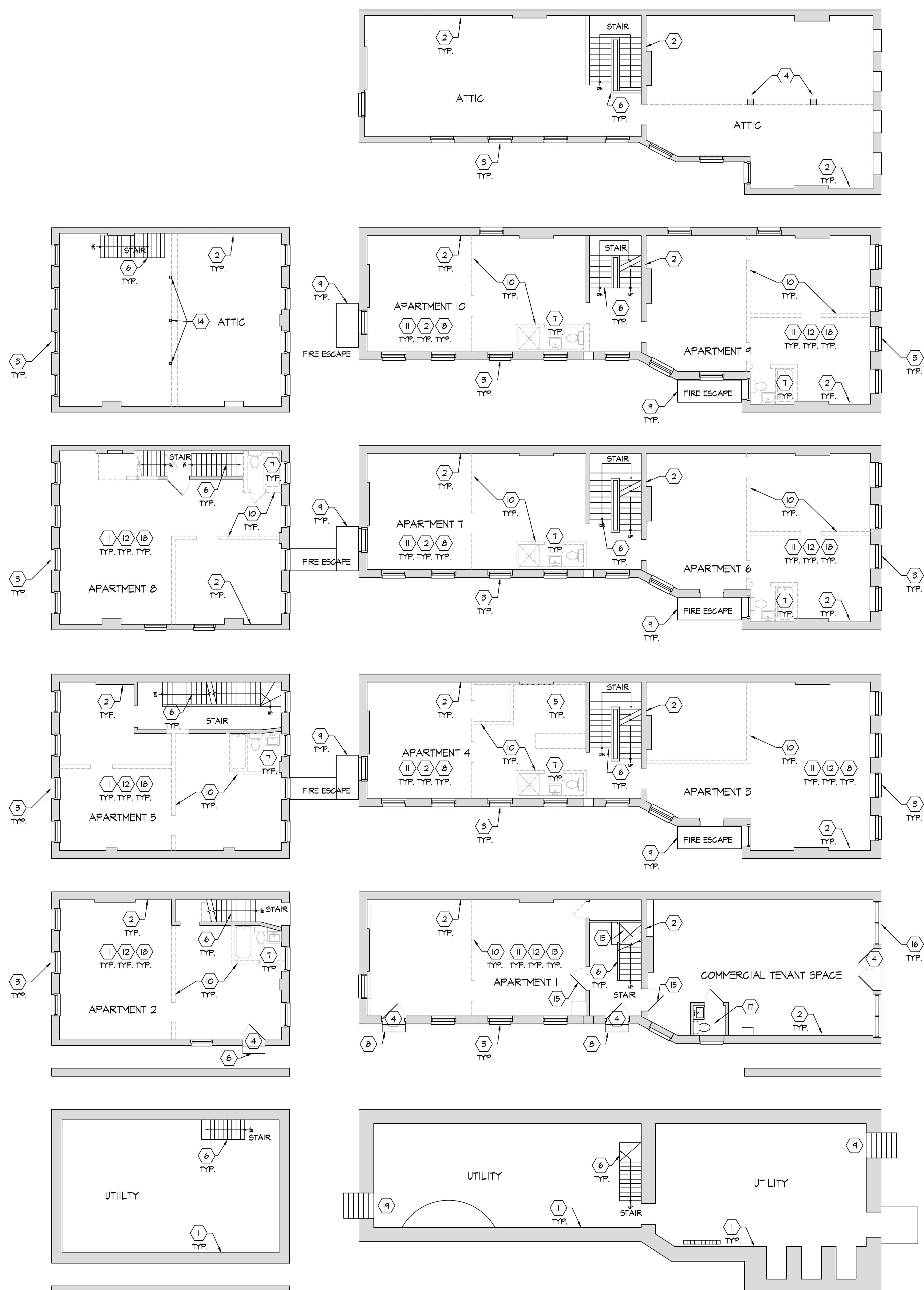
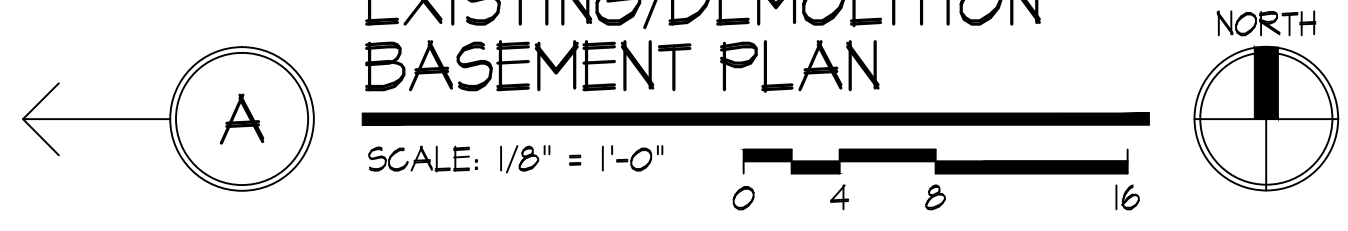
**EXISTING/DEMOLITION FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 0 4 8 16



**EXISTING/DEMOLITION BASEMENT PLAN**

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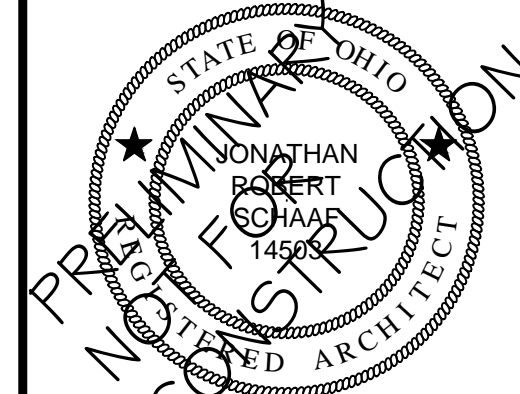


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RENOVATION OF APARTMENT BUILDING AT  
 1725 ELM STREET  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

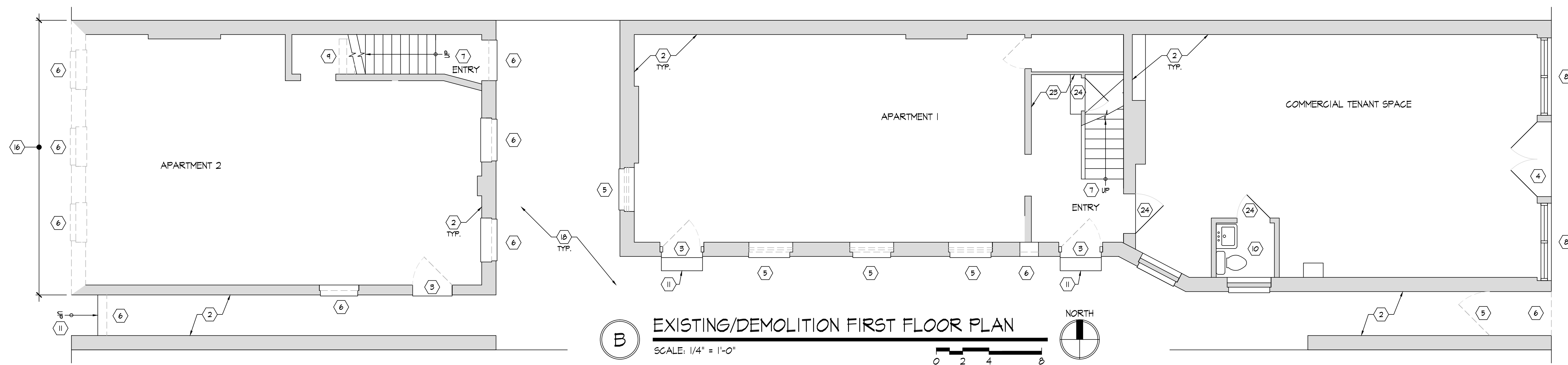
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10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXISTING/INTERIOR DEMOLITION FLOOR PLANS [WORK COMPLETED UNDER PREVIOUS PERMIT]
Sheet Number

D.I.O



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

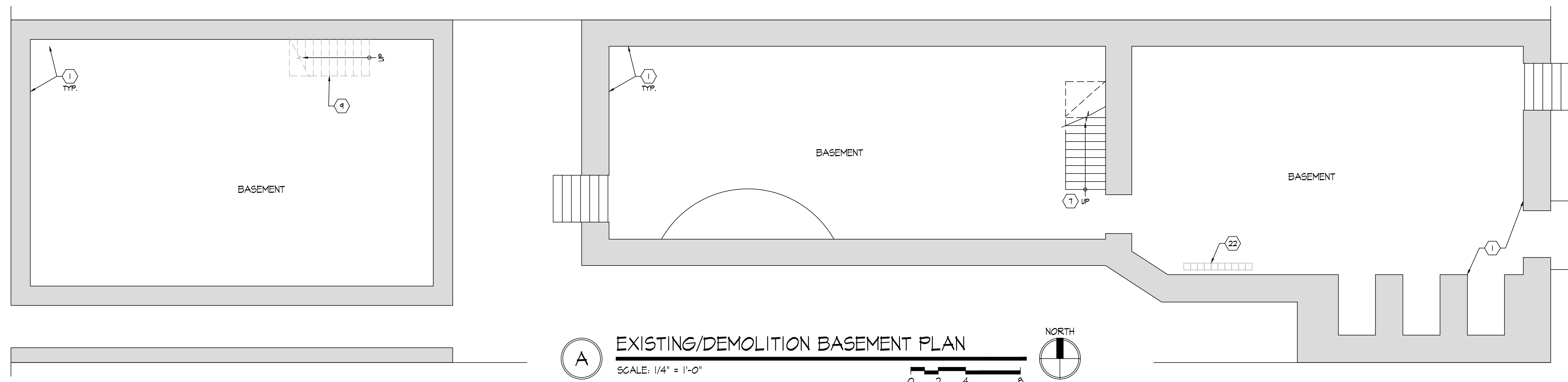
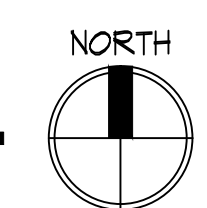
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**B**

**EXISTING/DEMOLITION FIRST FLOOR PLAN**

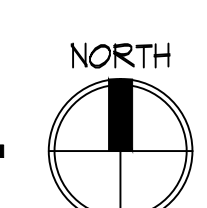
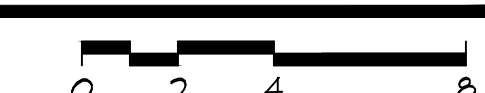
SCALE: 1/4" = 1'-0"



**A**

**EXISTING/DEMOLITION BASEMENT PLAN**

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



**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.
2. EX. MASONRY WALL TO REMAIN, TYP.
3. REMOVE EX. DOOR & FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.
4. EX. EXTERIOR DOOR & FRAME TO REMAIN.
5. REMOVE EX. WINDOWS, TYP.
6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.
19. EX. HOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING

22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANGLIARY ITEMS.
4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
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Print Record  
10/10/17 SCHEMATIC

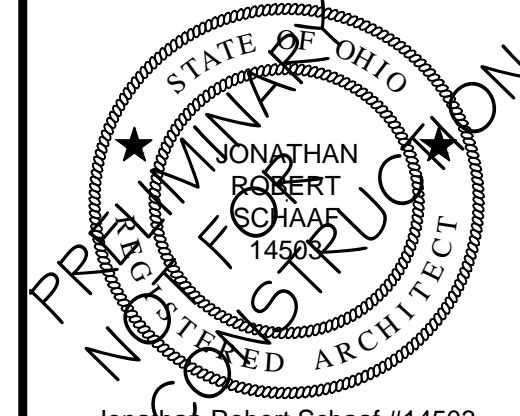
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/DEMOLITION FLOOR PLANS

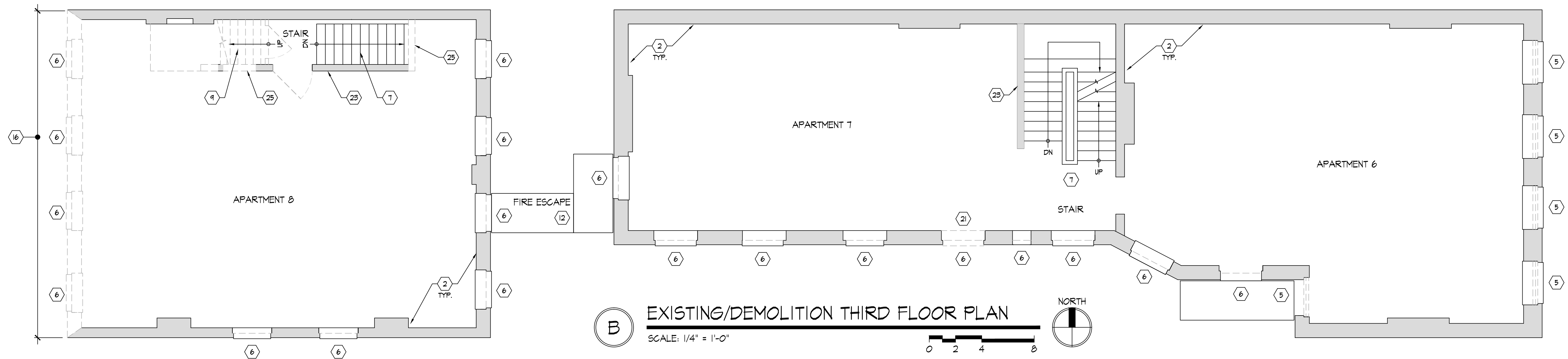
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**DI.1**



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

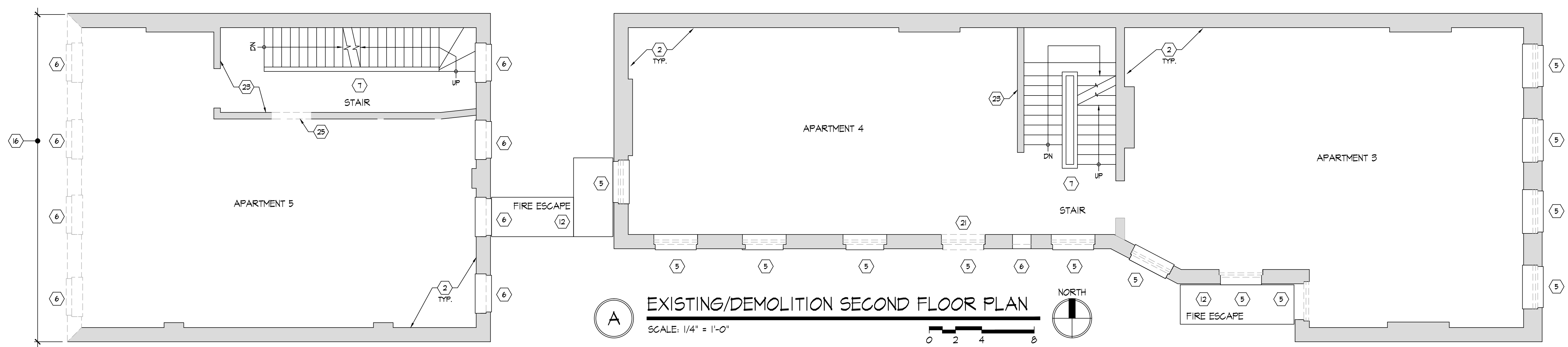
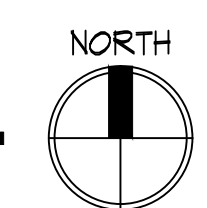
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**B**

**EXISTING/DEMOLITION THIRD FLOOR PLAN**

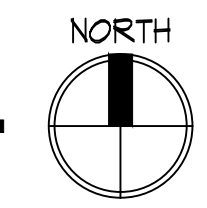
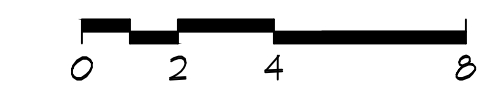
SCALE: 1/4" = 1'-0"



**A**

**EXISTING/DEMOLITION SECOND FLOOR PLAN**

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



**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.
2. EX. MASONRY WALL TO REMAIN, TYP.
3. REMOVE EX. DOOR & FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.
4. EX. EXTERIOR DOOR & FRAME TO REMAIN.
5. REMOVE EX. WINDOWS, TYP.
6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.
19. EX. HOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING
22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
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12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
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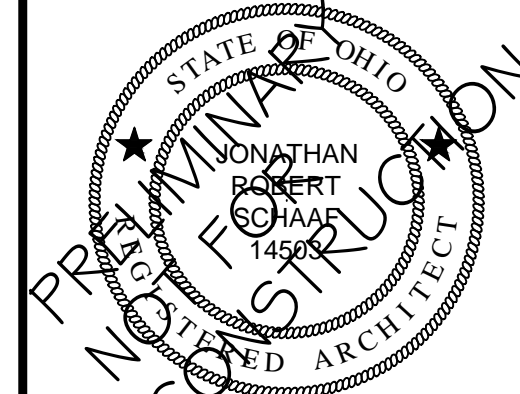
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Date  
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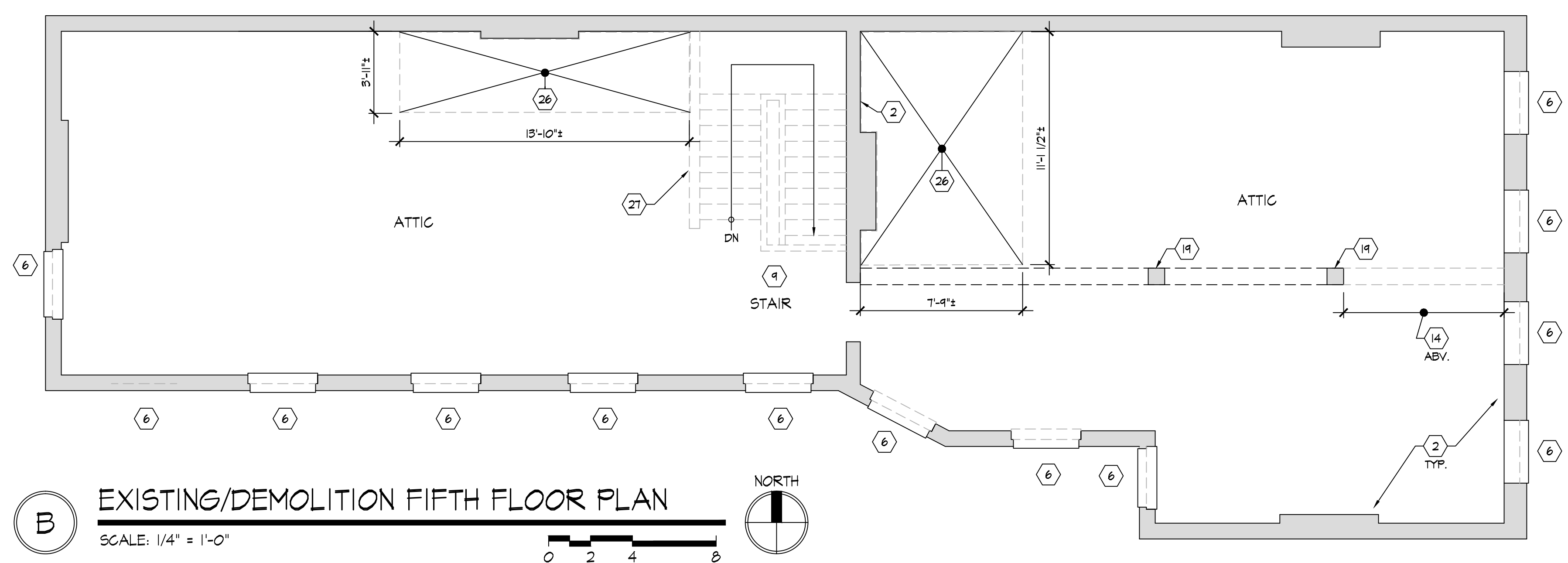
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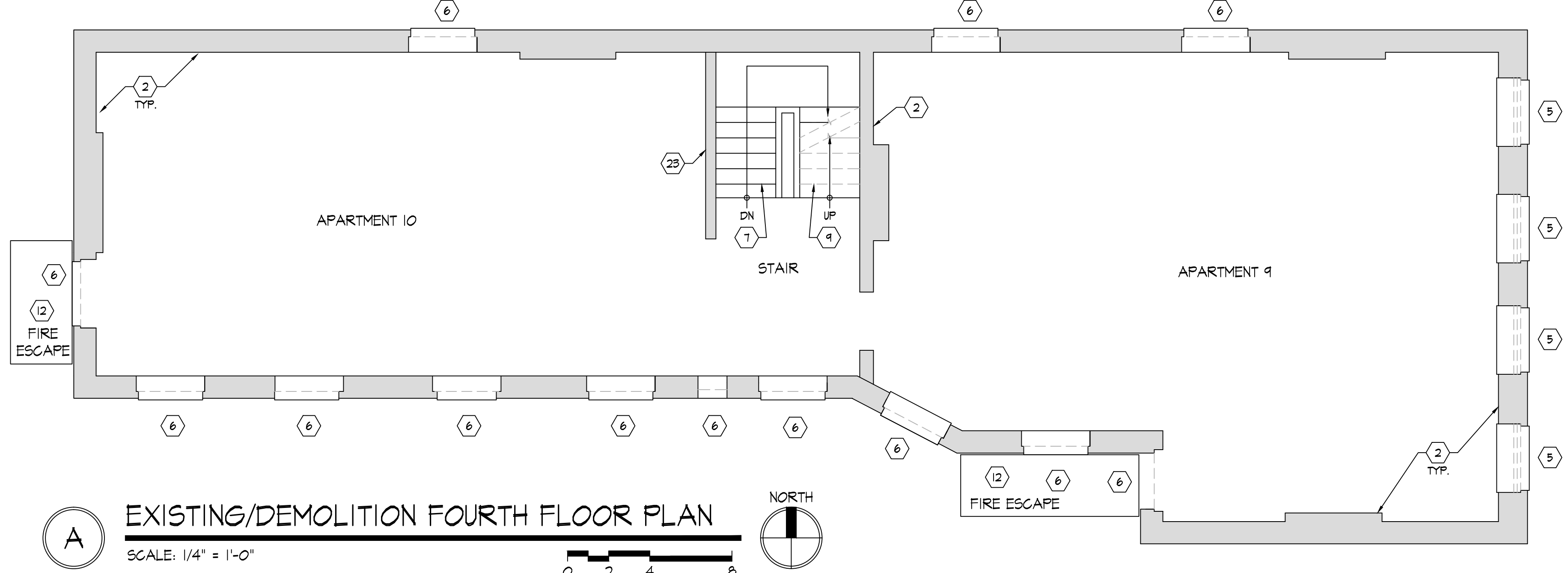
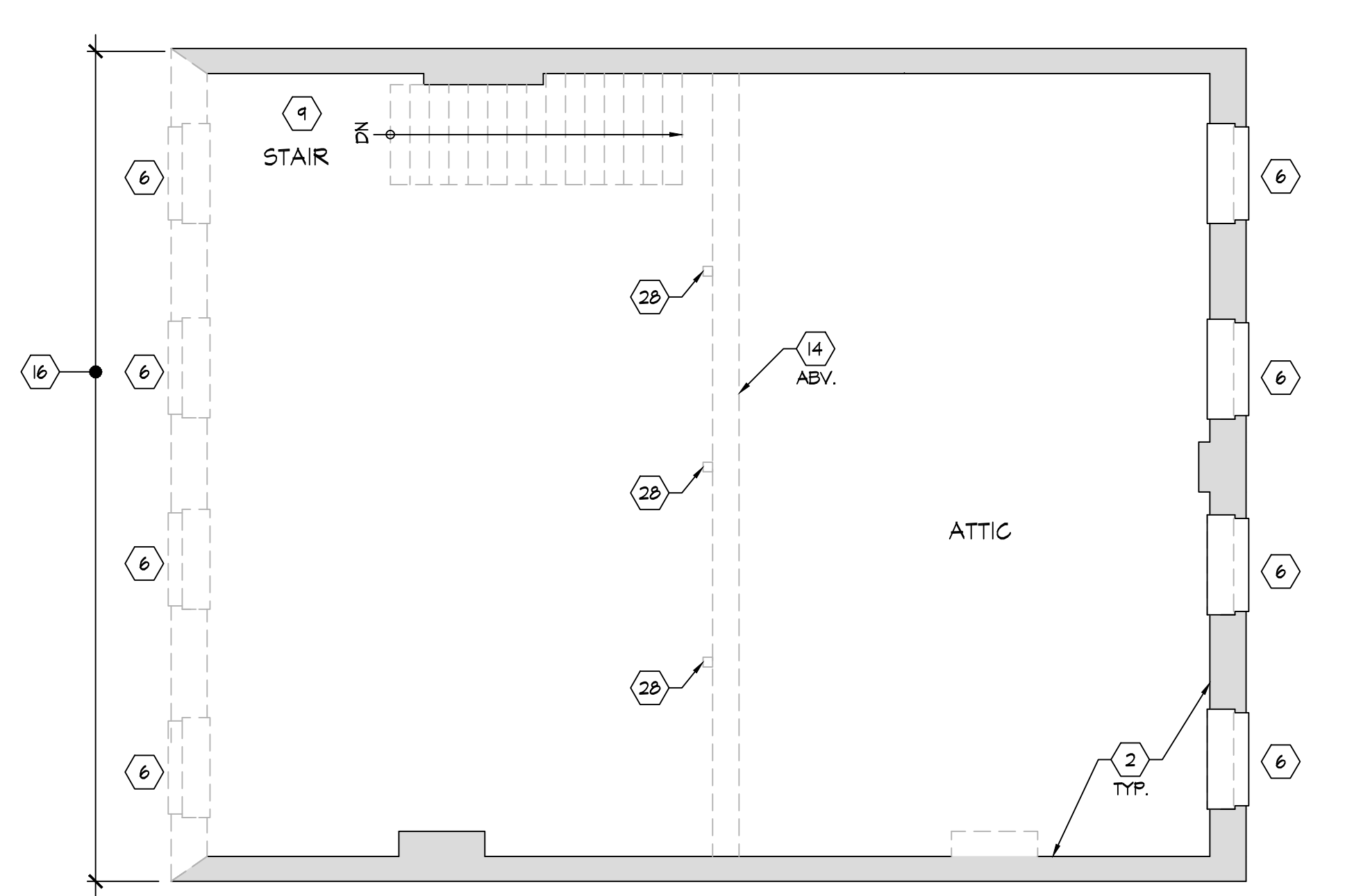


Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2017

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**B** EXISTING/DEMOLITION FIFTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**A** EXISTING/DEMOLITION FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

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6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
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14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.
19. EX. WOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING
22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

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12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

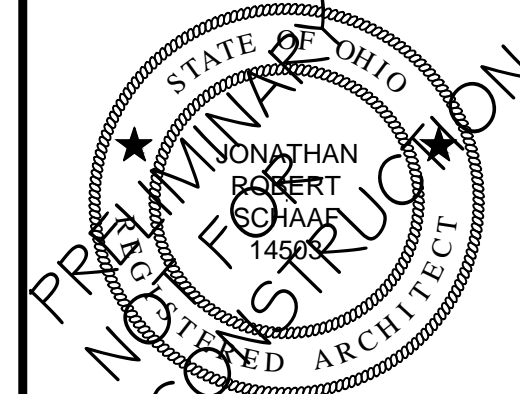
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/DEMOLITION FLOOR PLANS

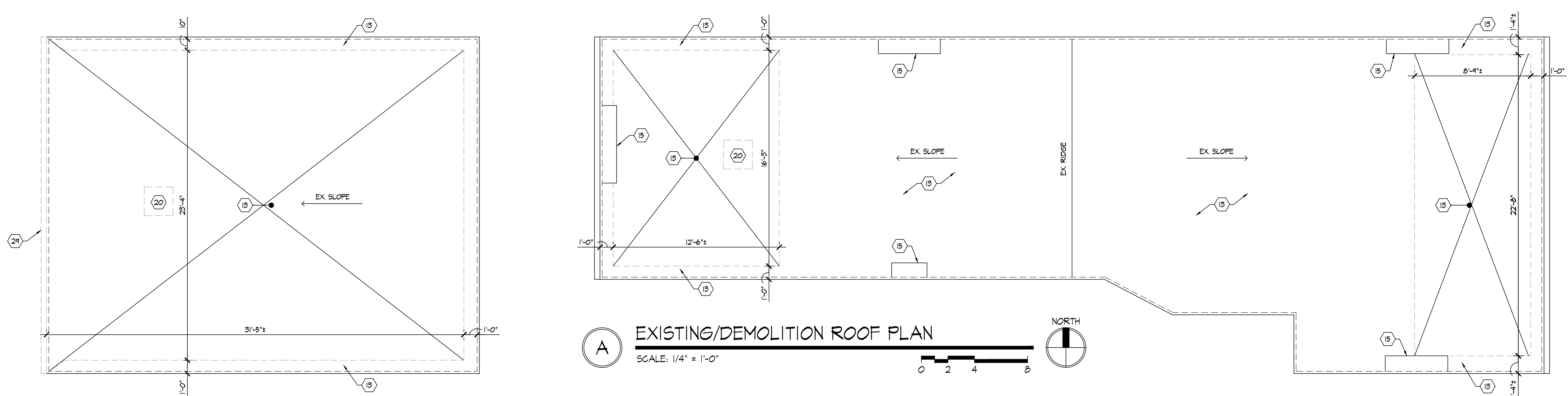
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**D1.3**



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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EX. ROOF SECTION ABOVE EX. WALL TO REMAIN - SECURE

EX. ROOF SECTION ABOVE EX. WALL TO REMAIN - SECURE

**A EXISTING/DEMOLITION ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

- |  |  |  |
|--|--|--|
| <ol style="list-style-type: none"> <li>1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.</li> <li>2. EX. MASONRY WALL TO REMAIN, TYP.</li> <li>3. REMOVE EX. DOOR &amp; FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.</li> <li>4. EX. EXTERIOR DOOR &amp; FRAME TO REMAIN.</li> <li>5. REMOVE EX. WINDOWS, TYP.</li> <li>6. REMOVE EX. PLYWOOD INFILL, TYP.</li> <li>7. EX. STAIR / RAILING TO REMAIN, TYP.</li> <li>8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.</li> <li>9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.</li> <li>10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN</li> <li>11. EX. CONCRETE STOOP/STEP TO REMAIN.</li> <li>12. EX. FIRE-ESCAPE TO REMAIN, TYP.</li> </ol> | <ol style="list-style-type: none"> <li>13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.</li> <li>14. REMOVE EX. BEAM.</li> <li>15. EXISTING CHIMNEY TO REMAIN, TYP.</li> <li>16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.</li> <li>17. EXISTING ROOF SYSTEM TO REMAIN, TYP.</li> <li>18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.</li> <li>19. EX. WOOD POST TO REMAIN.</li> <li>20. REMOVE EX. ROOF SCUTTLE.</li> <li>21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING</li> </ol> | <ol style="list-style-type: none"> <li>22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.</li> <li>23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.</li> <li>24. EXISTING DOOR TO REMAIN.</li> <li>25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.</li> <li>26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.</li> <li>27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.</li> <li>28. REMOVE EX. POST</li> <li>29. REMOVE EXISTING GUTTER / DOWNSPOUT.</li> </ol> |
|--|--|--|

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

- |  |  |   |
|--|--|---|
| <ol style="list-style-type: none"> <li>1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.</li> <li>2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING &amp; IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS &amp; GYPSUM BOARD CEILINGS.</li> <li>3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.</li> <li>4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.</li> <li>5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.</li> <li>6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.</li> </ol> | <ol style="list-style-type: none"> <li>7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.</li> <li>8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.</li> <li>9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.</li> <li>10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.</li> <li>11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.</li> <li>12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.</li> <li>13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO</li> </ol> | <ol style="list-style-type: none"> <li>14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.</li> <li>15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.</li> <li>16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILING.</li> </ol> |
|--|--|---|

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
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PREPARED FOR MT. AUBURN LLC

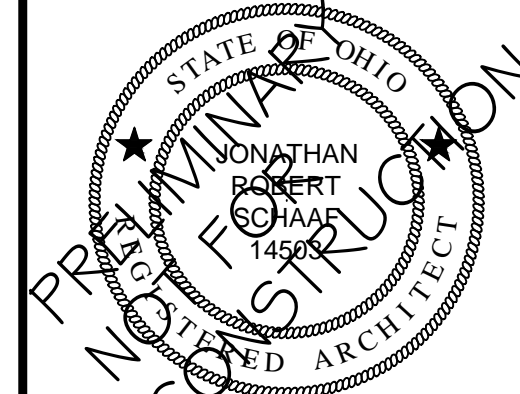
Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXISTING/DEMOLITION FLOOR PLANS
Sheet Number
D1.3

**DESIGN LOADS**

FLOOR LIVE LOAD [RESIDENTIAL]	40 PSF
FLOOR LIVE LOAD [CORRIDOR/STAIR]	100 PSF
FLOOR LIVE LOAD [BUSINESS]	100 PSF
GUARDRAILS	200 PSF
(SINGLE CONCENTRATED LOAD AT ANY POINT ALONG TOP)	
WIND LOAD	90 MPH
GROUND SNOW LOAD	20 PSF
SOIL BEARING CAPACITY	1500 PSF (ASSUMED)
CONCRETE	3,000PSI (MIN. - SEE PLANS)
REINFORCING STEEL	GRADE 60
STEEL	36 KSI
WOOD Fb	1,200 PSI
WOOD ELASTICITY	1.4 X 10 <sup>6</sup> PSI

**RDA GROUP ARCHITECTS**

7945 Washington Woods Drive  
Dayton, Ohio 45459  
O: 937.610.3440  
F: 937.610.3441

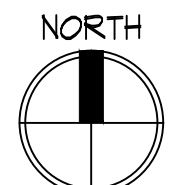
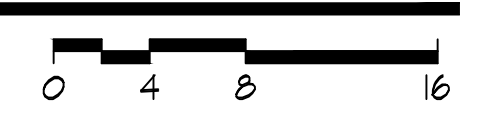


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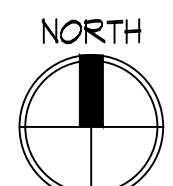
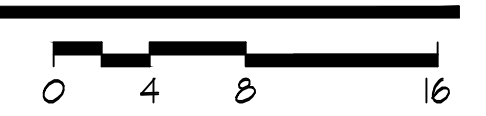
**STRUCTURAL EAST ROOF PLAN**

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



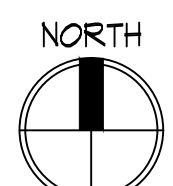
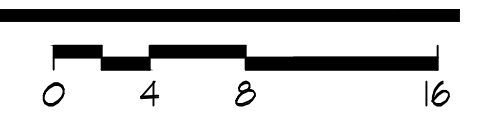
**STRUCTURAL FIFTH FLOOR/ROOF PLAN**

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



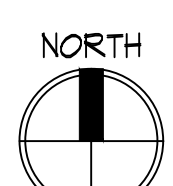
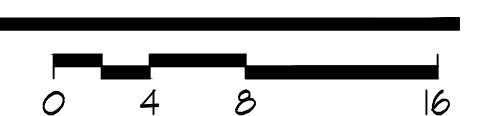
**STRUCTURAL FOURTH FLOOR PLAN**

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



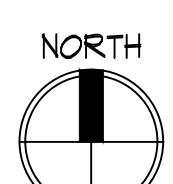
**STRUCTURAL THIRD FLOOR PLAN**

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



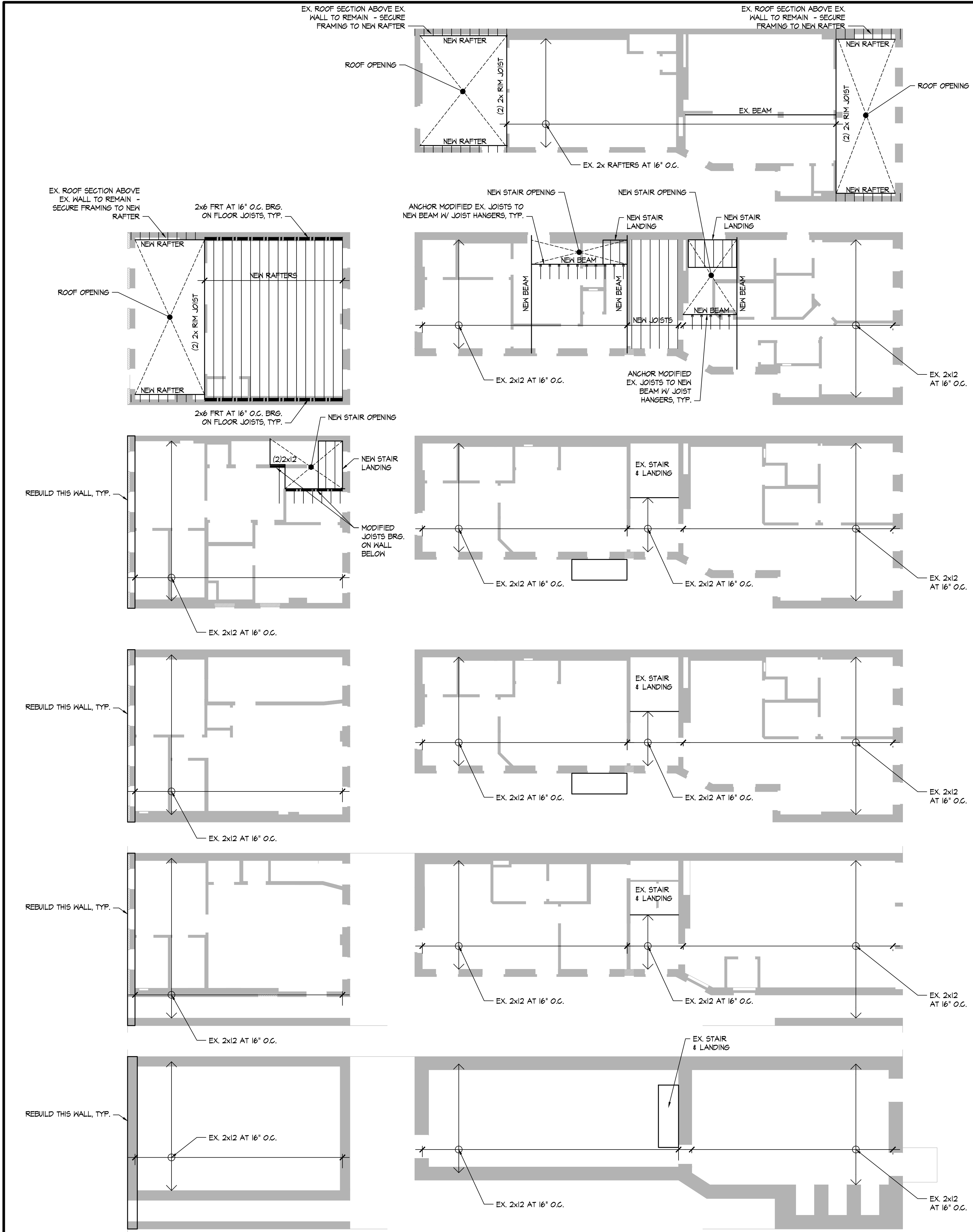
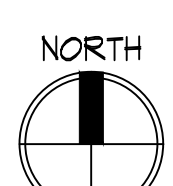
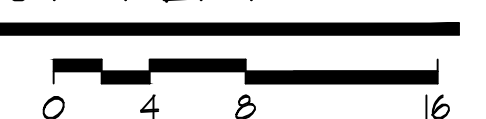
**STRUCTURAL SECOND FLOOR PLAN**

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



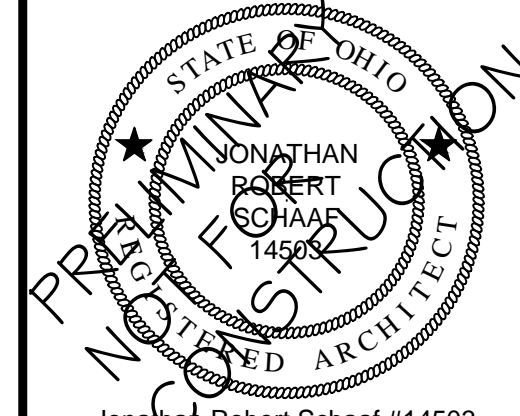
**STRUCTURAL FIRST FLOOR PLAN**

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



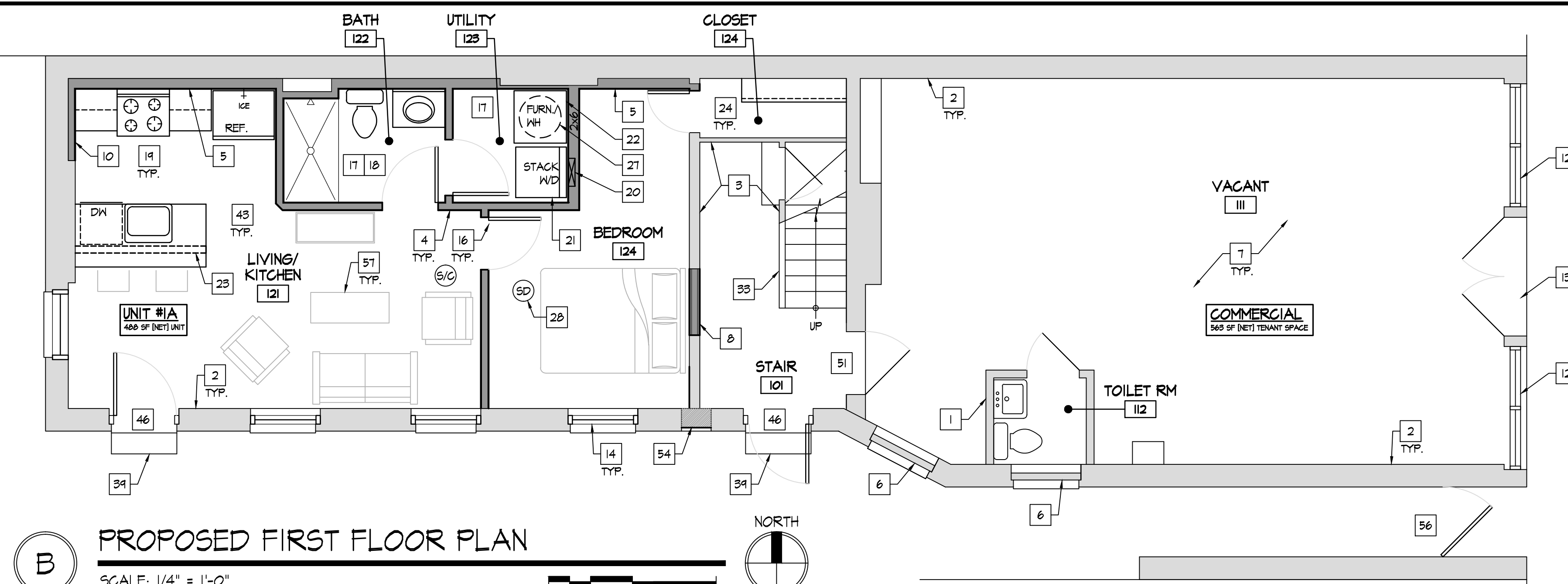
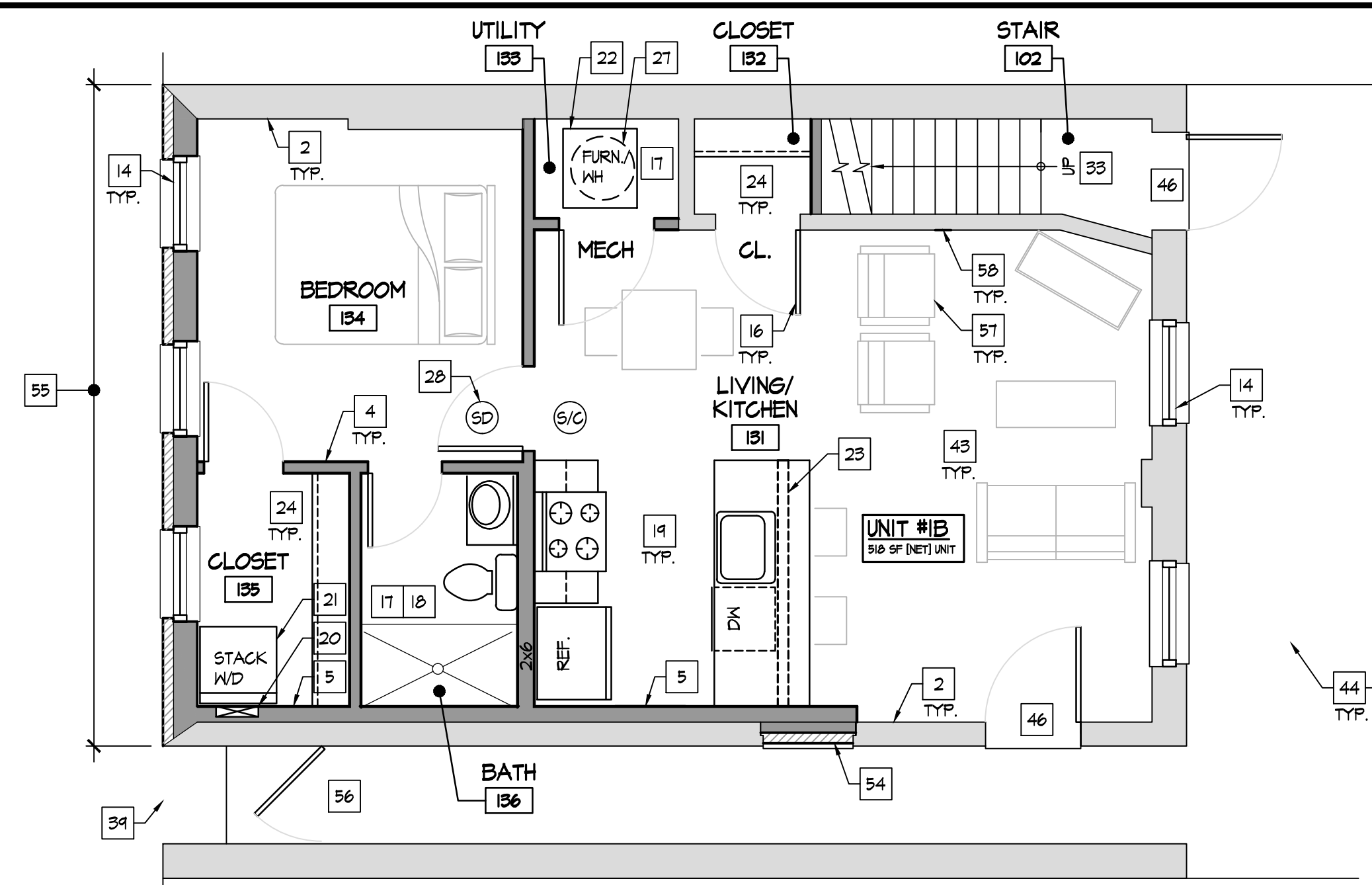
RENOVATION OF APARTMENT BUILDING AT  
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Print Record	10/10/17 SCHEMATIC
Project Number	2017-115
Date	OCTOBER 10, 2017
Sheet Title	STRUCTURAL PLANS
Sheet Number	51.1

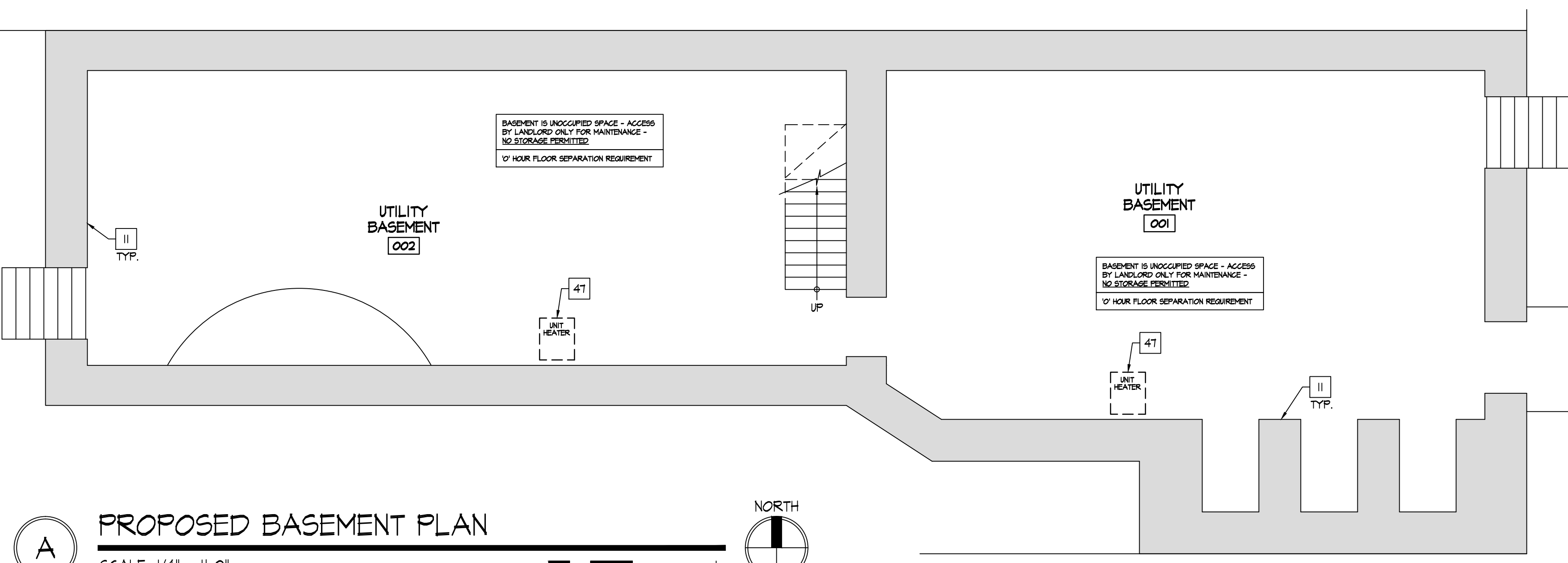
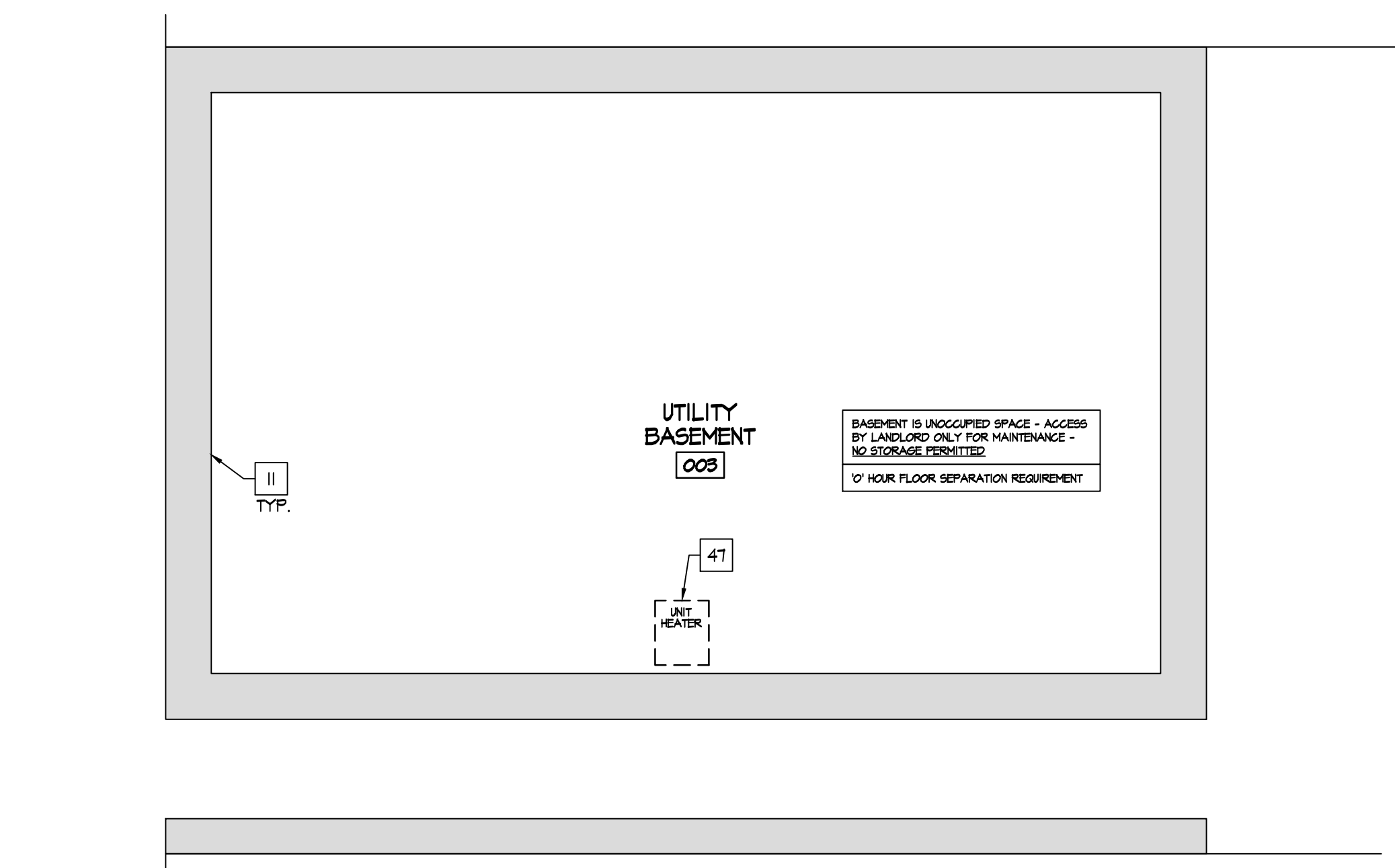


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**B** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



**A** PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

**NEW CONSTRUCTION KEY NOTES** TYP. OF ALL PROPOSED PLANS

- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO P/E DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO P/E DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#504] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G2/T1.2.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#504] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G2/T1.2.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#504] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G2/T1.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
- NEW 2 HR FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW GLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.

Print Record  
10/10/17 SCHEMATIC

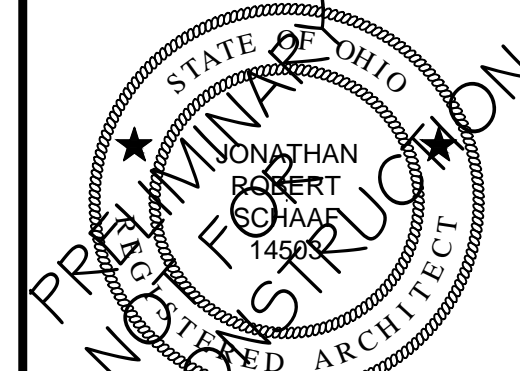
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
PROPOSED FLOOR PLANS

Sheet Number

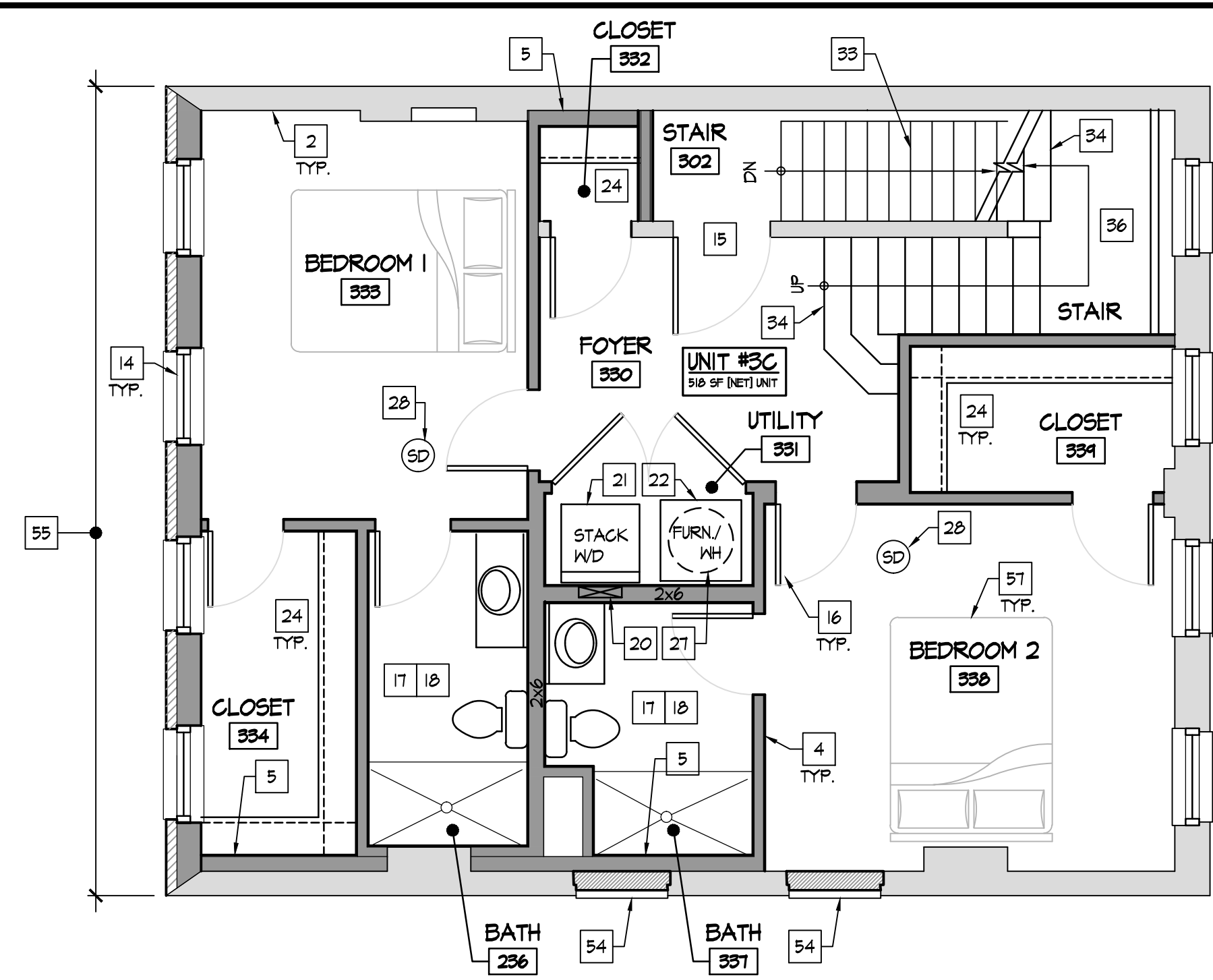
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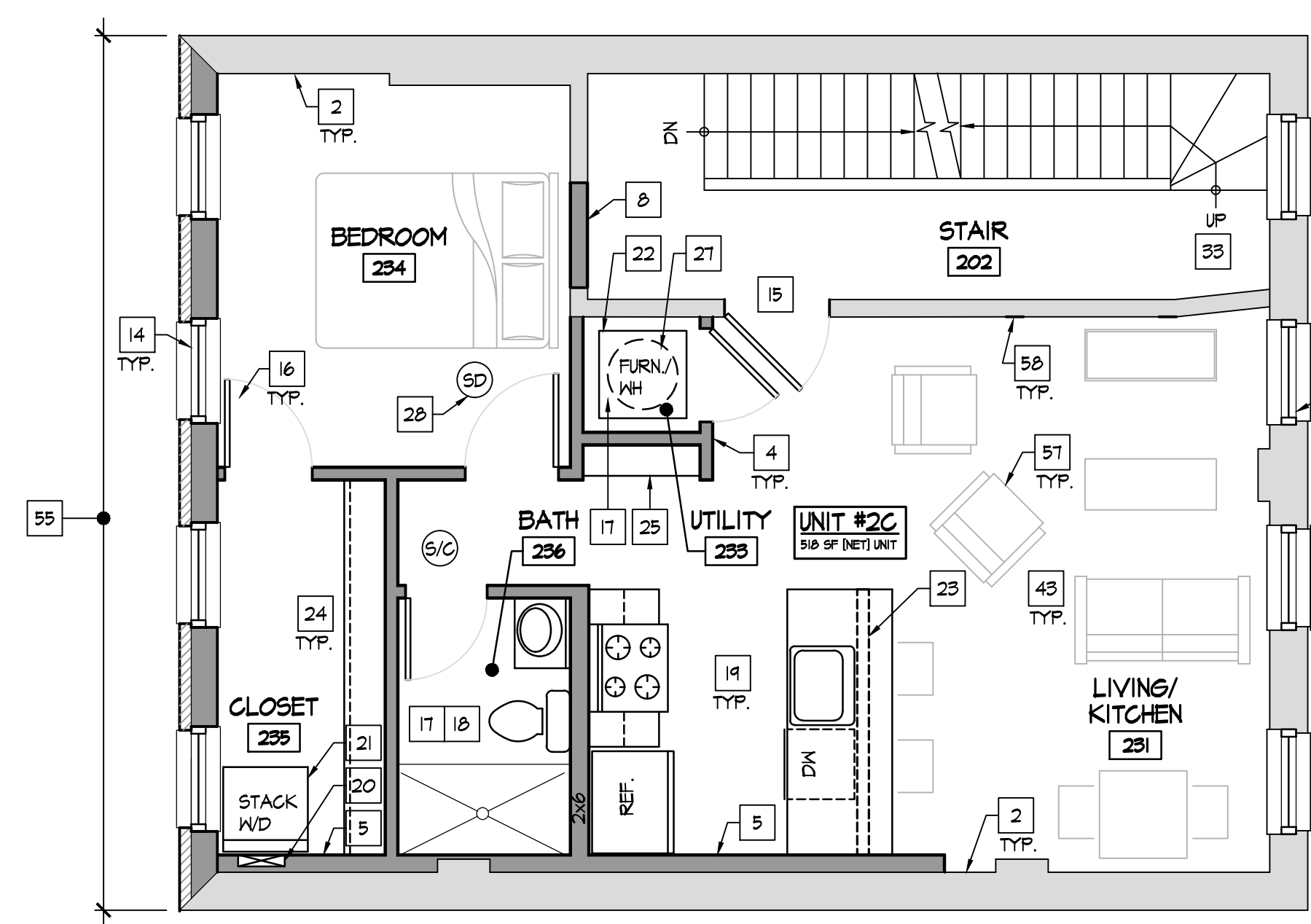
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Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC



**B** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8



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

**NEW CONSTRUCTION KEY NOTES** TYP. OF ALL PROPOSED PLANS

- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELIVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G271.2.
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G271.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
- NEW 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW GLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.

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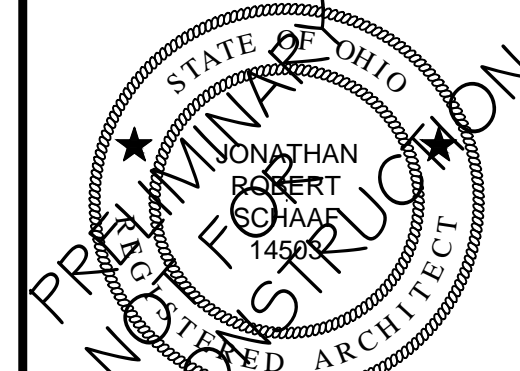
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2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
PROPOSED FLOOR PLANS

Sheet Number

**A1.2**



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

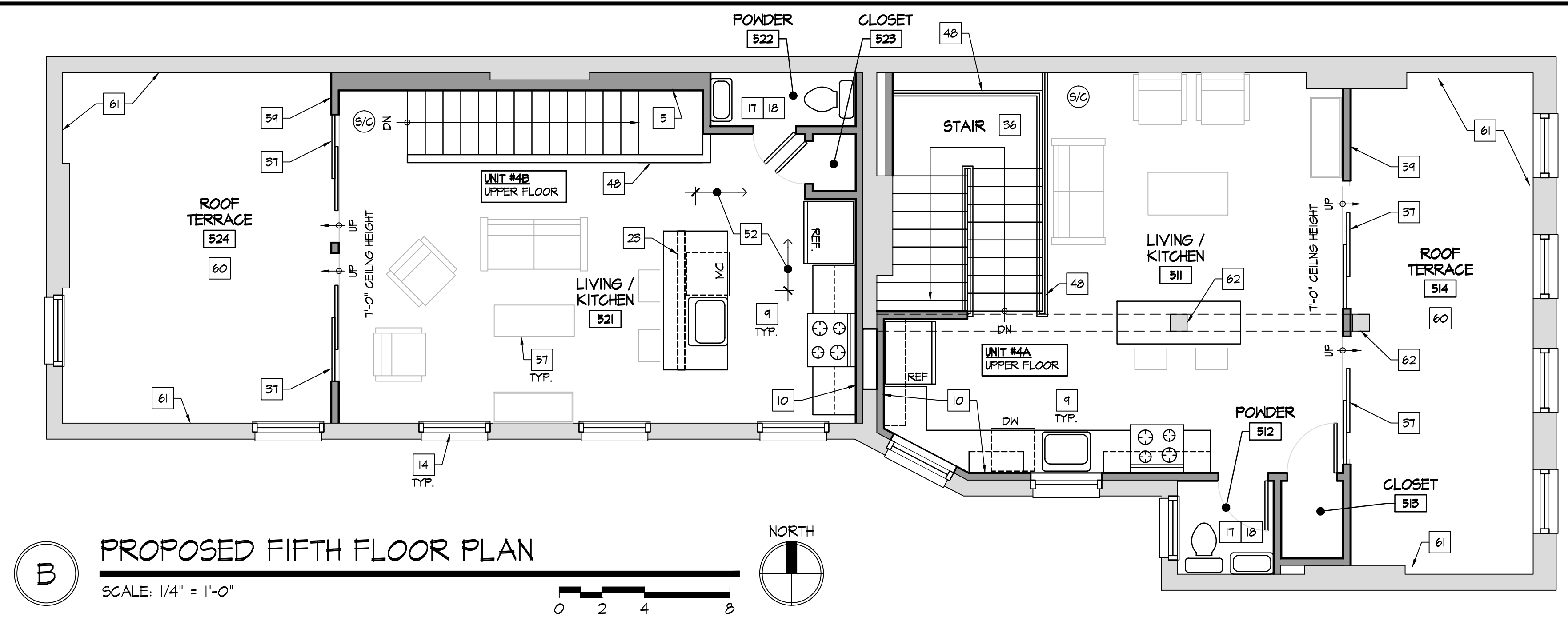
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Date  
OCTOBER 10, 2017

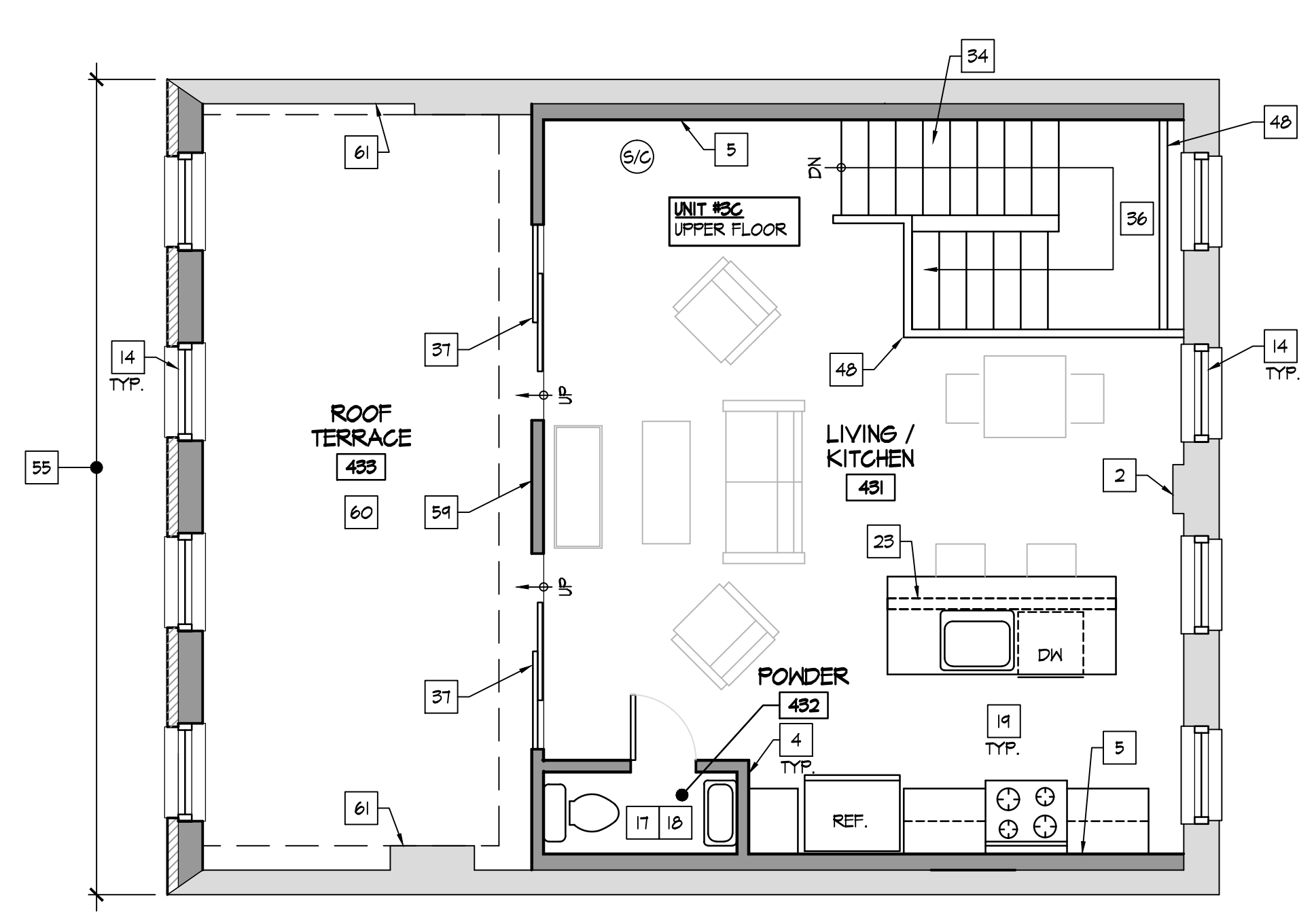
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PROPOSED FLOOR PLANS

Sheet Number

**A1.3**



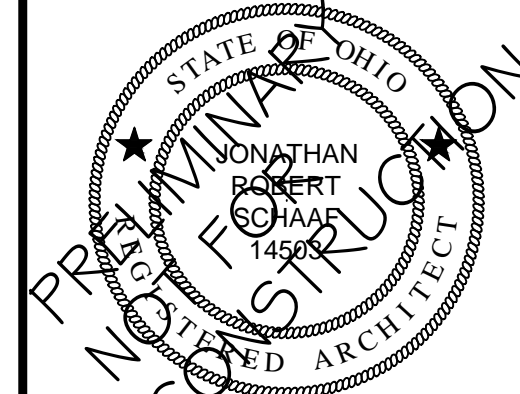
**B** PROPOSED FIFTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



**A** PROPOSED FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**NEW CONSTRUCTION KEY NOTES**

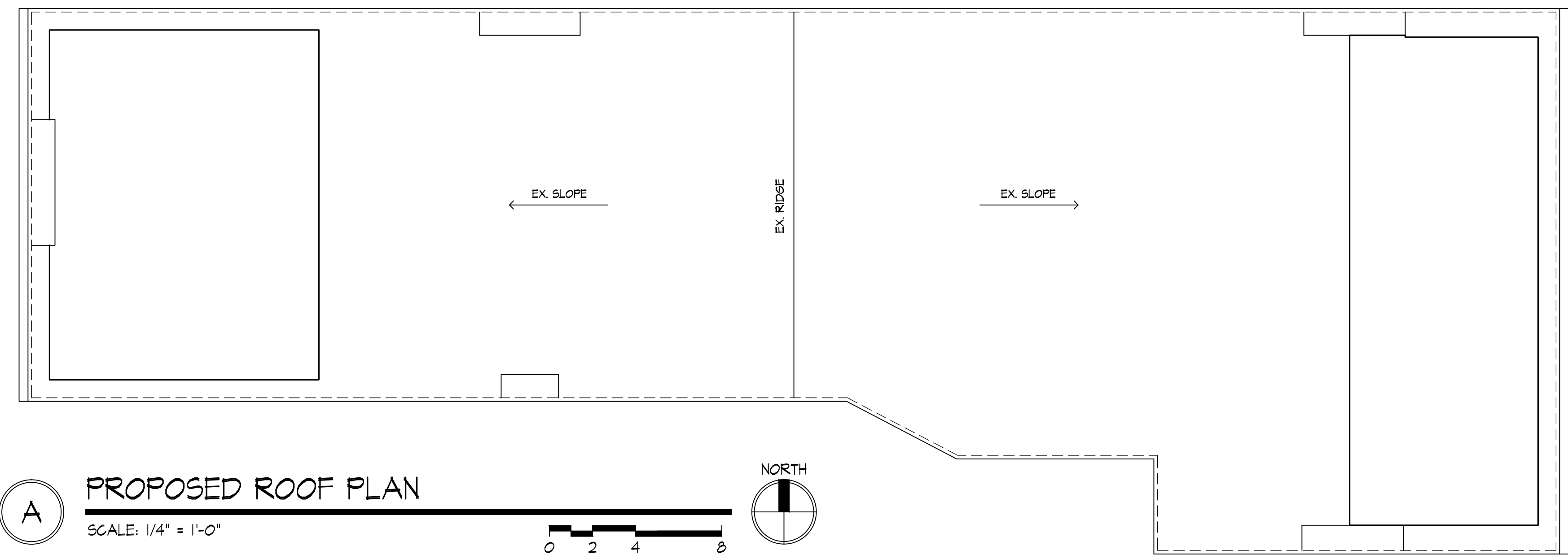
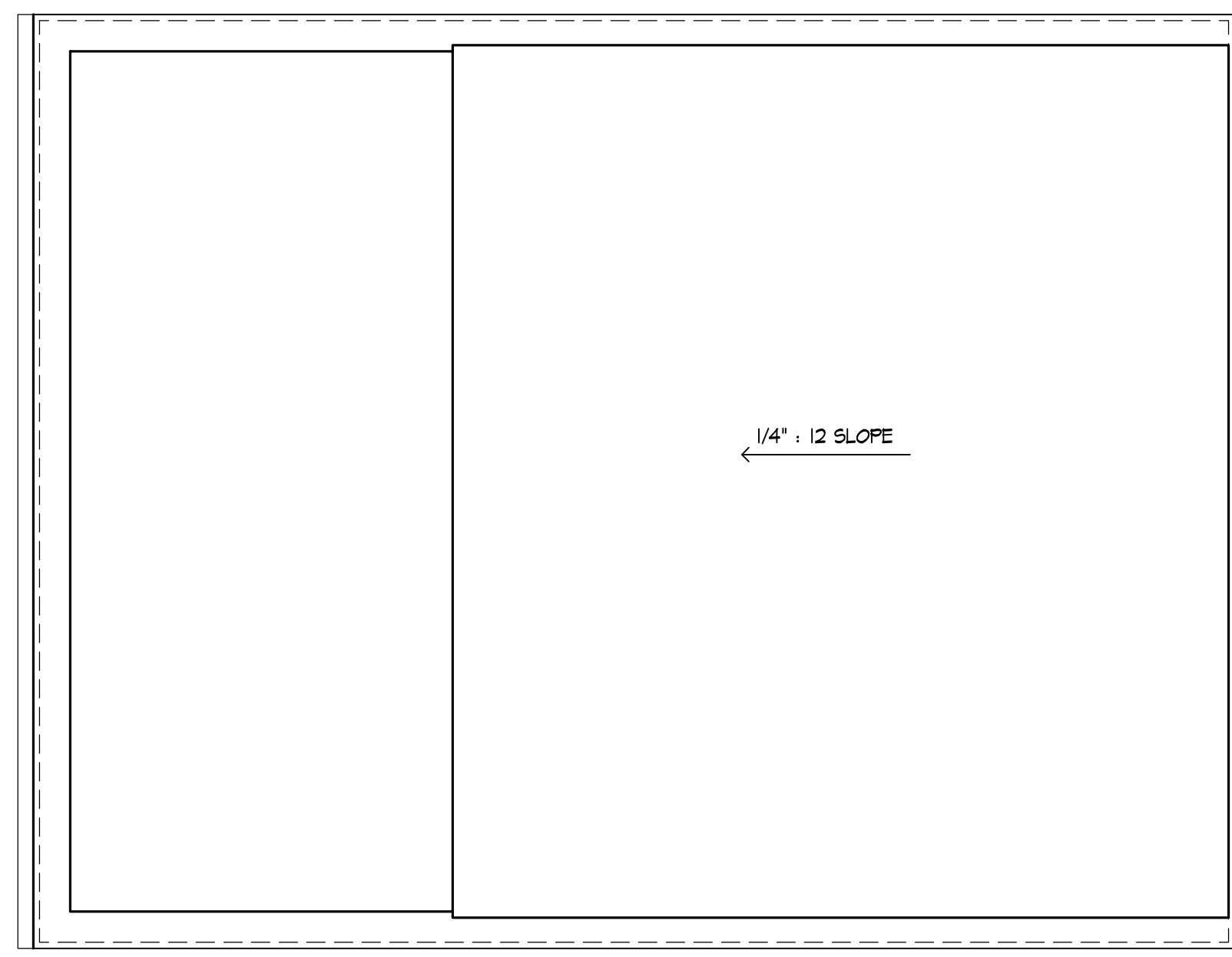
1. EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
2. EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
3. EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
4. FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
5. FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
6. EXISTING INFILL / VENT TO REMAIN - NO CHANGE
7. NO WORK IN THIS SPACE
8. INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
9. INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
10. FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
11. EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
12. EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
13. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
14. NEW ALUMINUM GLAD WOOD WINDOW IN EXISTING OPENING.
15. INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
16. INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
17. INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
18. INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
19. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
20. NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
21. NEW STACKED WASHER AND DRYER
22. NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
23. NEW PARTIAL HEIGHT WALL WITH COUNTERTOP OVER
24. NEW CLOTHES ROD & SHELF, TYP.
25. NEW SHELVING, TYP.
26. INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
27. NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
28. INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
29. INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
30. INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
31. FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
32. FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
33. EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
34. NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
35. NEW BALCONY
36. NEW WOOD FRAME PLATFORM / LANDING.
37. NEW PATIO DOOR.
38. EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
39. EXISTING CONCRETE STOOP/STEP TO REMAIN.
40. ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
41. NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
42. NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
43. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/1.2.
44. EX. SIDEWALK / COURTYARD TO REMAIN
45. CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
46. NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
47. INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
48. NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
49. NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
50. EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
51. EXISTING DOOR TO REMAIN.
52. INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
53. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/2/1.2.
54. INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
55. NEW 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
56. NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
57. FURNISHINGS SHOWN FOR REFERENCE ONLY.
58. PATCH EXISTING WALL SCARS, TYP.
59. NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
60. NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
61. NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
62. EXISTING POST TO REMAIN W/ NEW GLADDING.
63. NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.



Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC



**A PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

**\* NEW CONSTRUCTION KEY NOTES**

TYP. OF ALL PROPOSED PLANS

1. EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
2. EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
3. EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
4. FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
5. FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
6. EXISTING INFILL / VENT TO REMAIN - NO CHANGE
7. NO WORK IN THIS SPACE
8. INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
9. INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
10. FRAME OUT NEW 2x4 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
11. EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
12. EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
13. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
14. NEW ALUMINUM GLAD WOOD WINDOW IN EXISTING OPENING.
15. INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
16. INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
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19. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
20. NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PVE DRAWINGS.
21. NEW STACKED WASHER AND DRYER
22. NEW FURNACE ON PLATFORM - REFER TO PVE DRAWINGS
23. NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
24. NEW CLOTHES ROD & SHELF, TYP.
25. NEW SHELIVING, TYP.
26. INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
27. NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
28. INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
29. INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
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36. NEW WOOD FRAME PLATFORM / LANDING.
37. NEW PATIO DOOR.
38. EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
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44. EX. SIDEWALK / COURTYARD TO REMAIN
45. CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
46. NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
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49. NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
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51. EXISTING DOOR TO REMAIN.
52. INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
53. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/21.2.
54. INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
55. NEW 2 HR FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING FENESTRATION LOCATIONS AND SIZES.
56. NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
57. FURNISHINGS SHOWN FOR REFERENCE ONLY.
58. PATCH EXISTING WALL SCARS, TYP.
59. NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
60. NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
61. NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
62. EXISTING POST TO REMAIN W/ NEW CLADDING.
63. NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.

Print Record  
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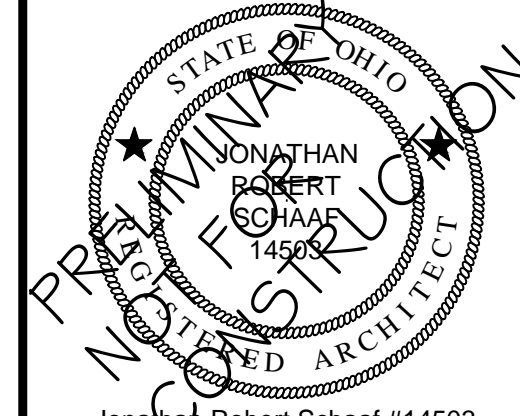
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2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
PROPOSED FLOOR PLANS

Sheet Number

**A1.4**



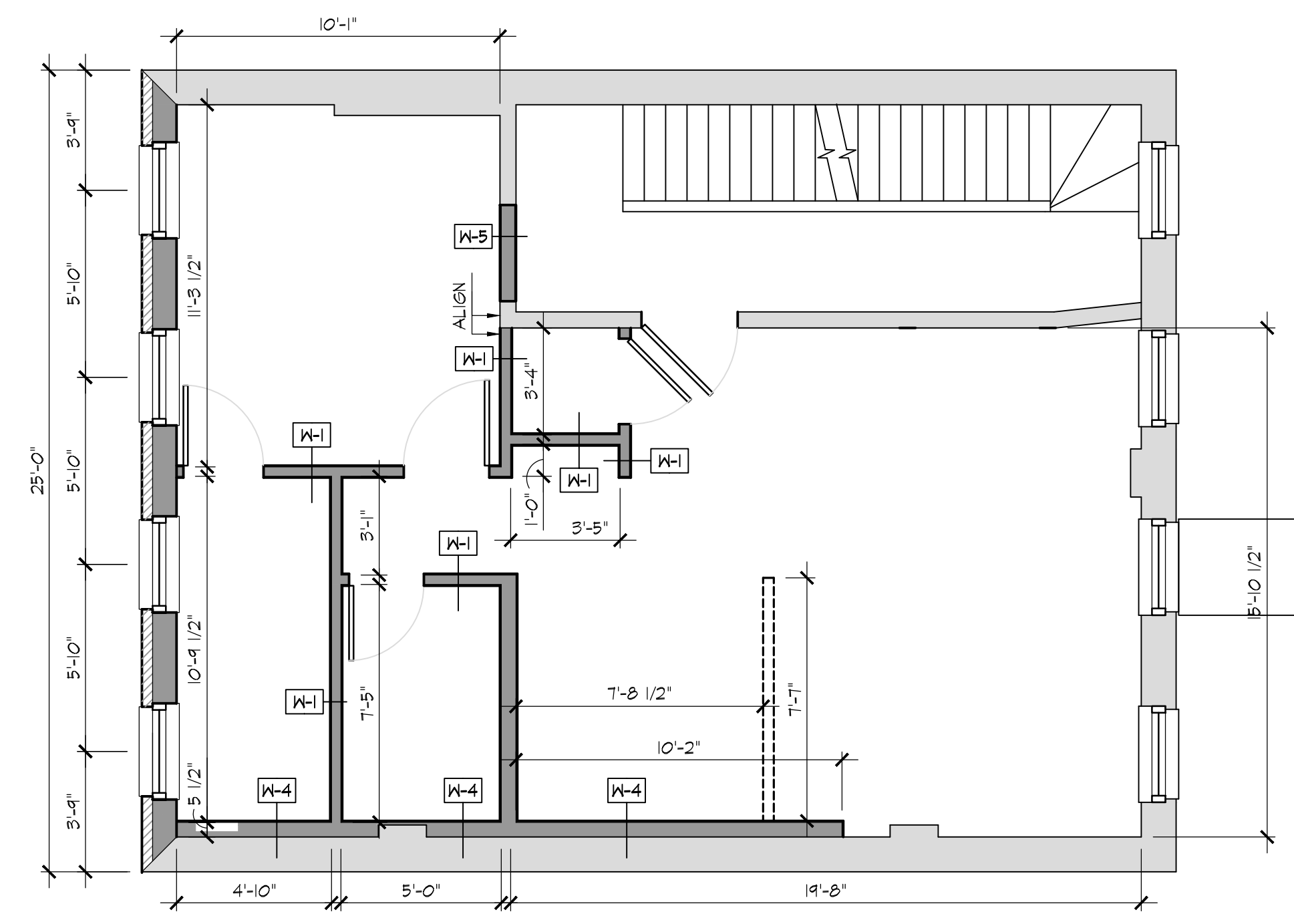
Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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Print Record	10/10/17 SCHEMATIC
Project Number	2017-115
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Sheet Title	DIMENSIONED FLOOR PLANS
Sheet Number	

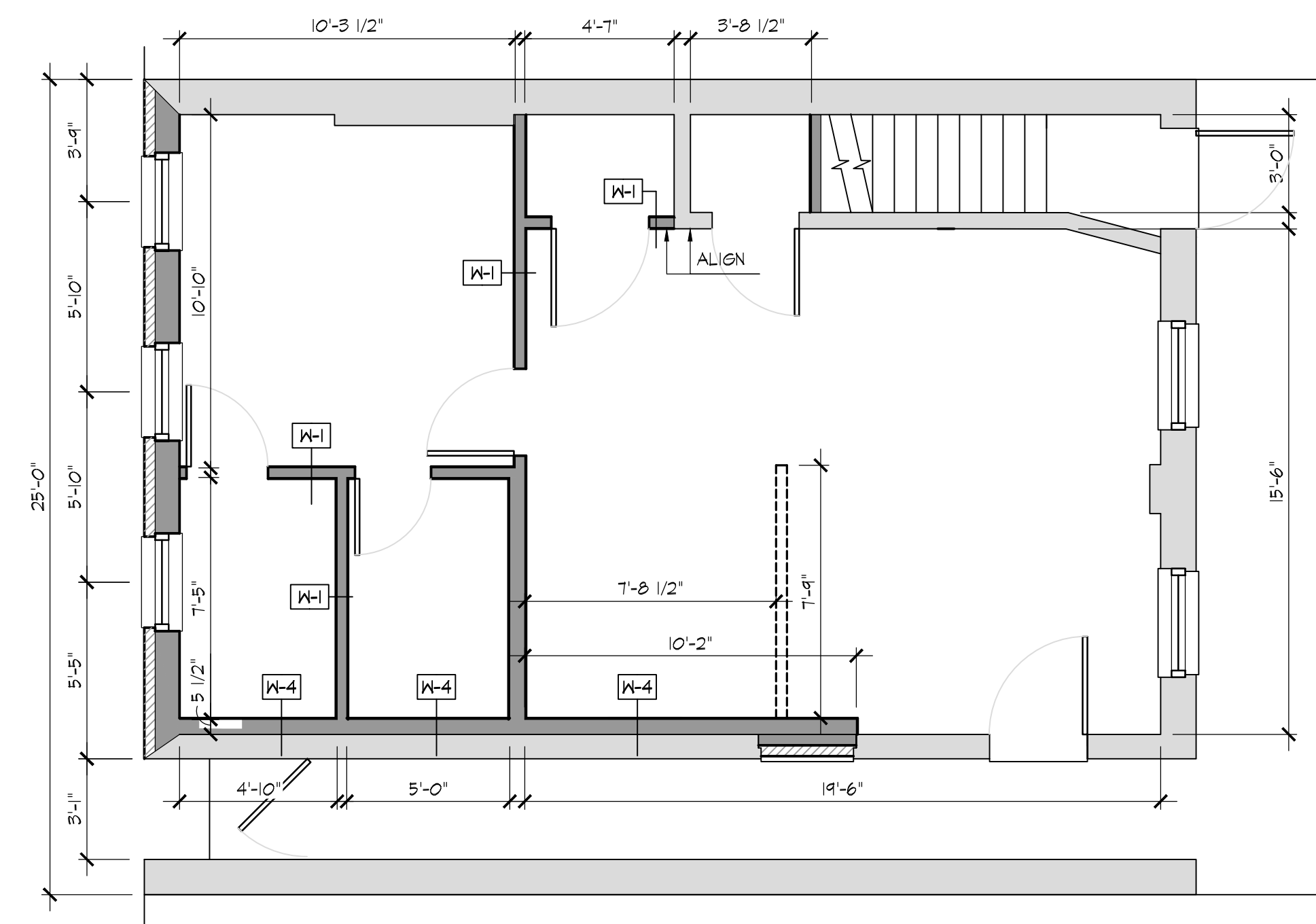
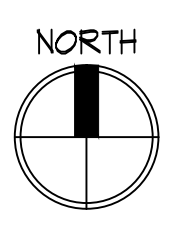
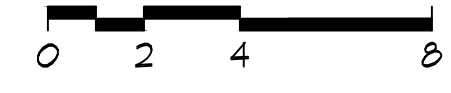
**A1.5**



**C**

**DIMENSIONED SECOND FLOOR PLAN**

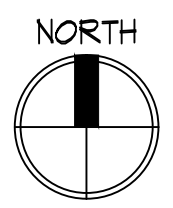
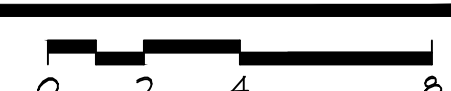
SCALE: 1/4" = 1'-0"



**B**

**DIMENSIONED FIRST FLOOR PLAN**

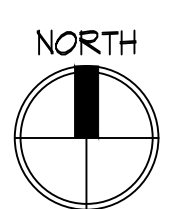
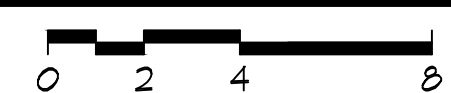
SCALE: 1/4" = 1'-0"

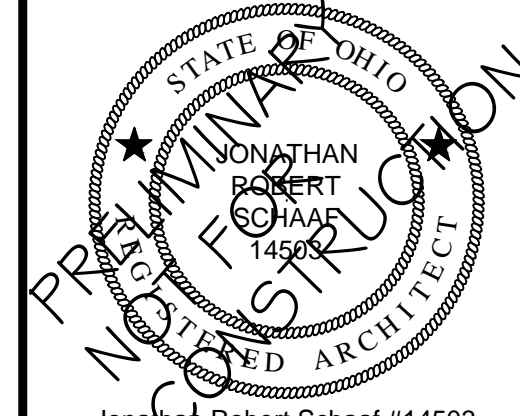


**A**

**DIMENSIONED BASEMENT PLAN**

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





Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

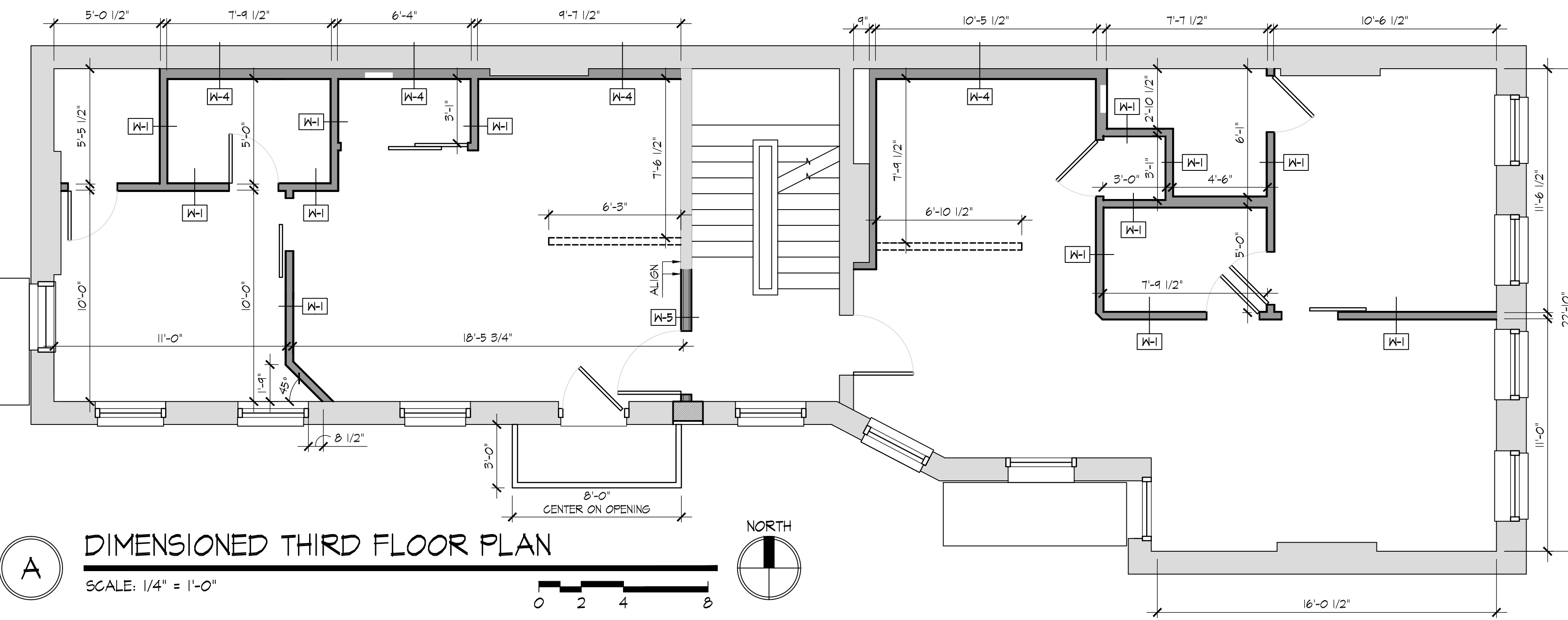
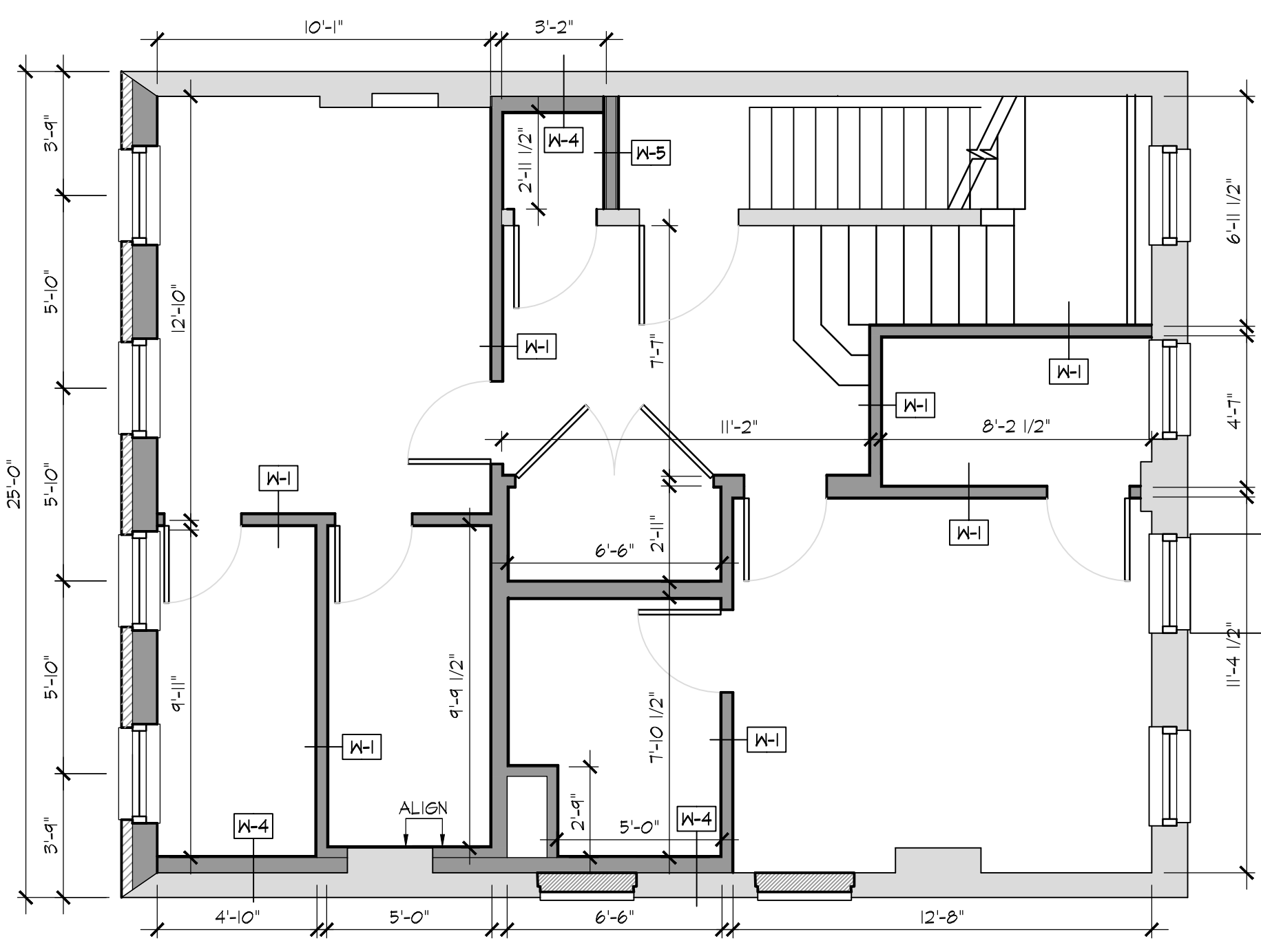
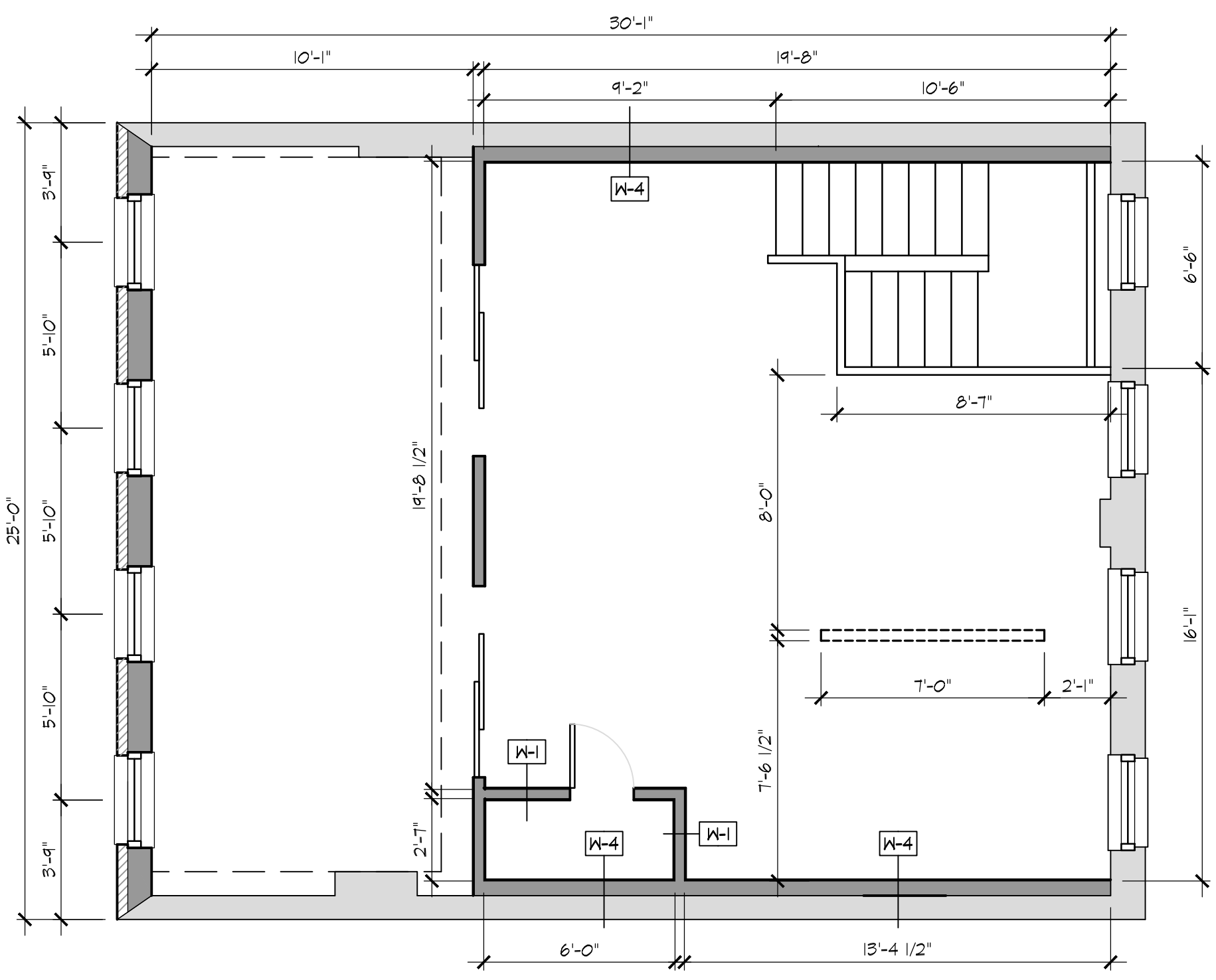
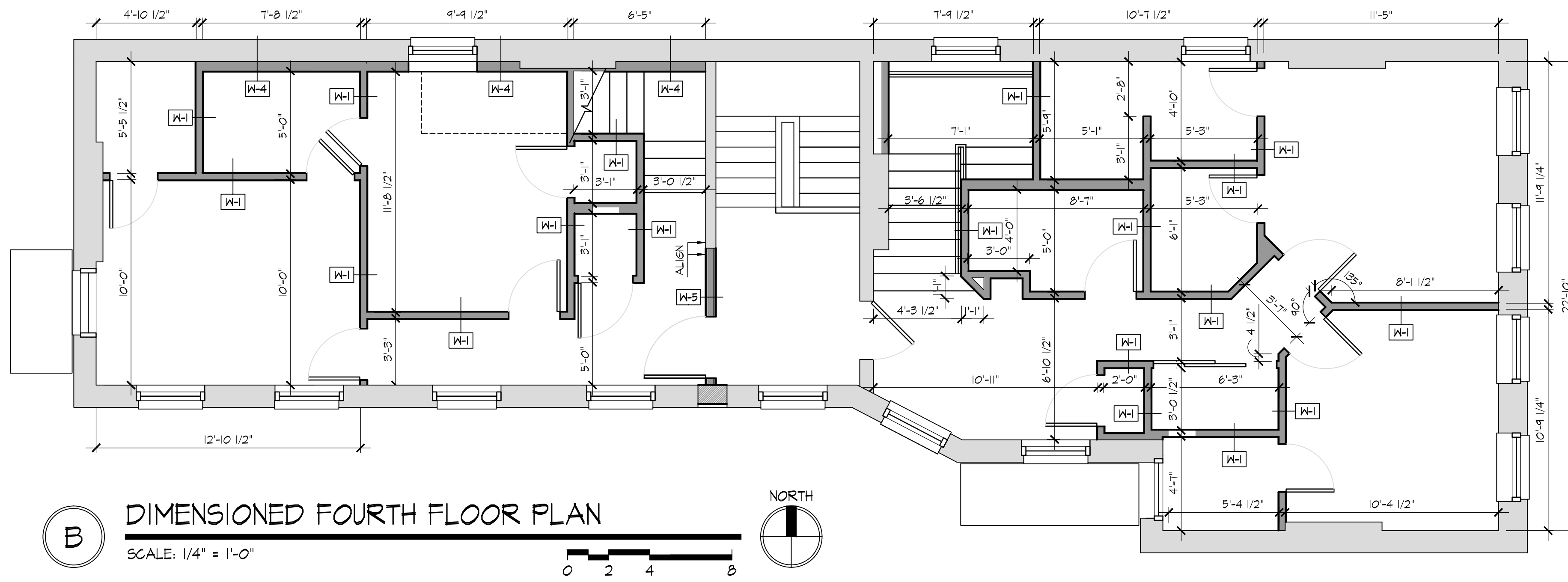
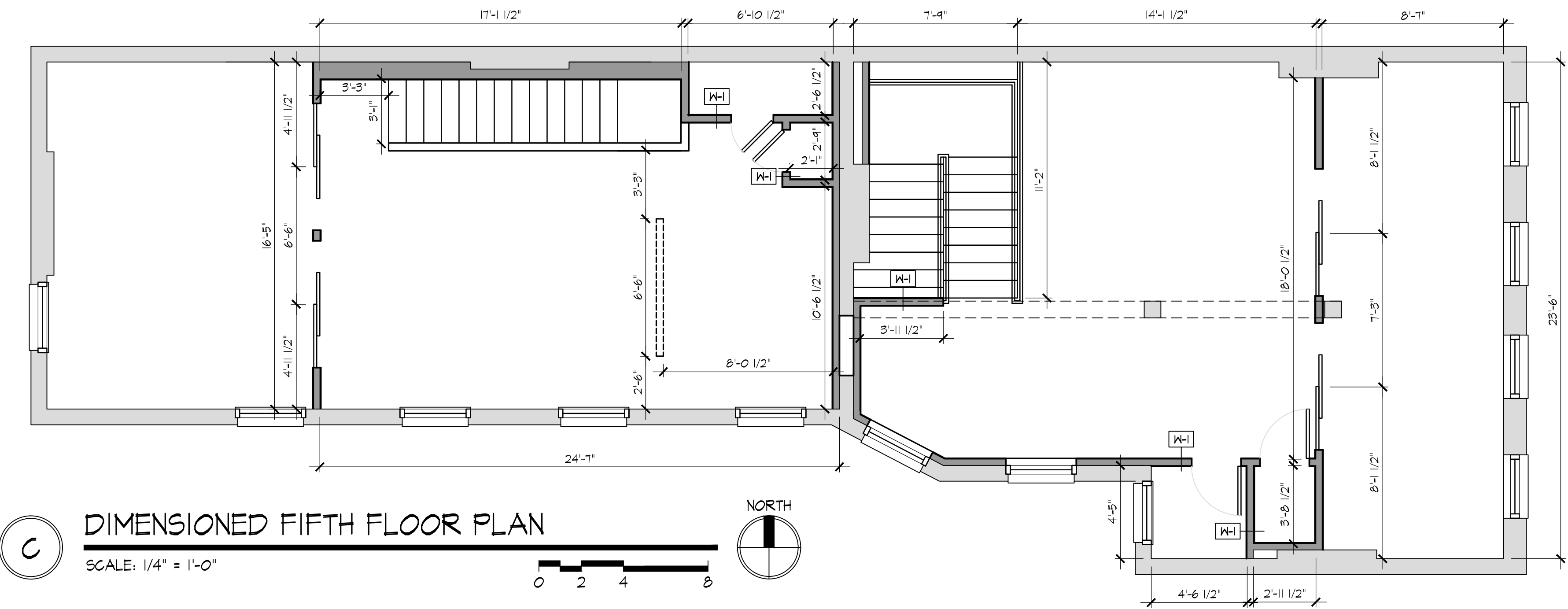
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
DIMENSIONED FLOOR PLANS

Sheet Number

**A1.6**





REFLECTED CEILING FIFTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

REFLECTED CEILING FOURTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

REFLECTED CEILING THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

REFLECTED CEILING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

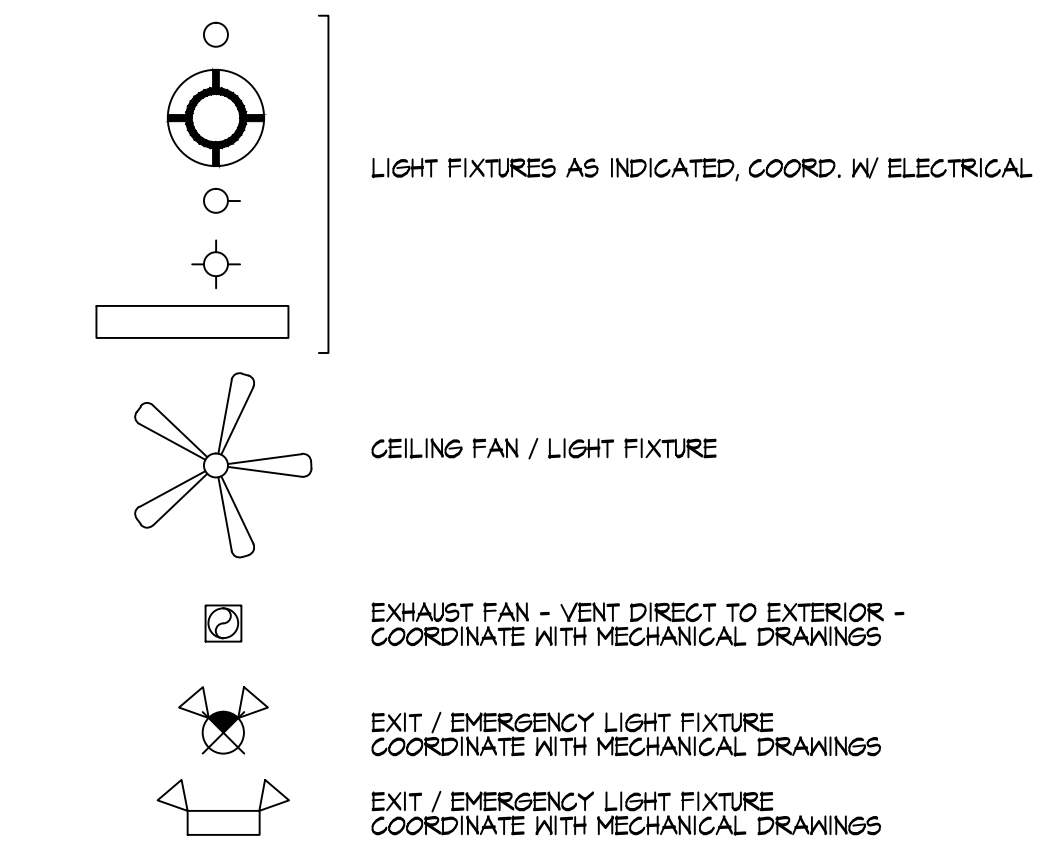
REFLECTED CEILING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

REFLECTED CEILING BASEMENT PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

REFLECTED CEILING PLAN NOTES

1. INSULATE ALL FLOORS W/ FIBERGLASS BATT OR BLOWN IN INSULATION, R-30 OR EQUAL.
2. INSULATE ALL ROOF RAFTER CAVITIES W/ R-30 FIBERGLASS BATT OR BLOWN IN INSULATION, R-30 OR EQUAL.
3. EM = EMERGENCY LIGHT FIXTURE
4. PROVIDE UNDERCABINET LIGHTING AT ALL KITCHEN CABINETS. REFER TO ELECTRICAL DRAWINGS
5. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR LIGHT FIXTURES, ETC. AS INDICATED.

SYMBOL LEGEND



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

STATE OF OHIO  
 JONATHAN ROBERT SCHAAF  
 ARCHITECT  
 #14503  
 EXPIRES 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
REFLECTED CEILING PLANS
Sheet Number
<b>A1.7</b>



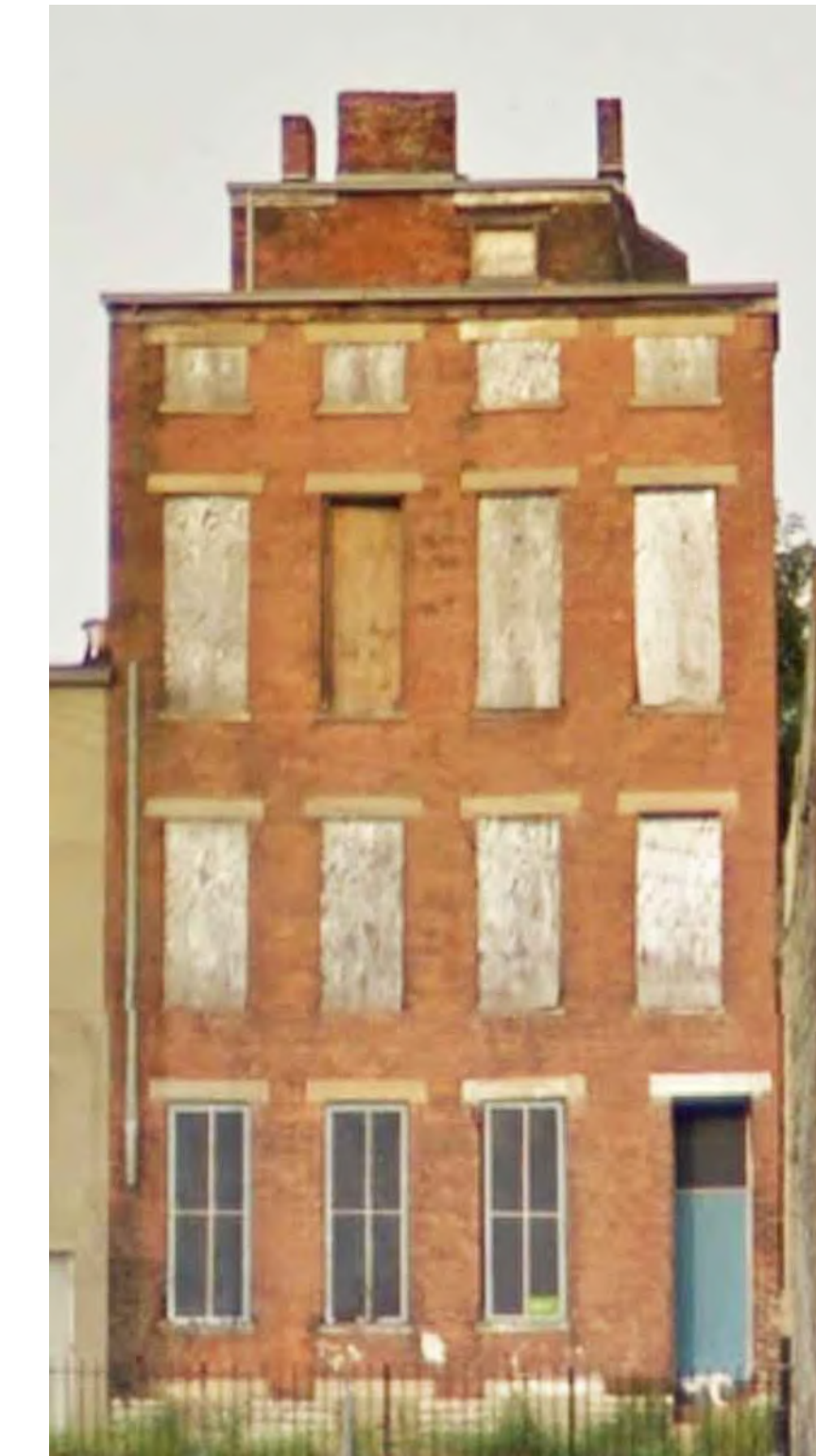
**A** SOUTH ELEVATION  
VIEW FROM ELM STREET



**B** EAST ELEVATION  
VIEW FROM ELM STREET



**C** NORTH ELEVATION  
VIEW FROM ELM STREET



**D** WEST ELEVATION  
VIEW FROM ALLEY



**E** SOUTH ELEVATION  
AERIAL VIEW FROM SOUTH



**F** NORTH ELEVATION  
AERIAL VIEW FROM NORTH

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

STATE OF OHIO  
 PROFESSIONAL ARCHITECT  
 JONATHAN ROBERT SCHAAF #14503  
 Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXISTING EXTERIOR ELEVATION PHOTOS
Sheet Number
<b>A2.0</b>

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

**GENERAL NOTES** TYPICAL ALL ELEVATIONS

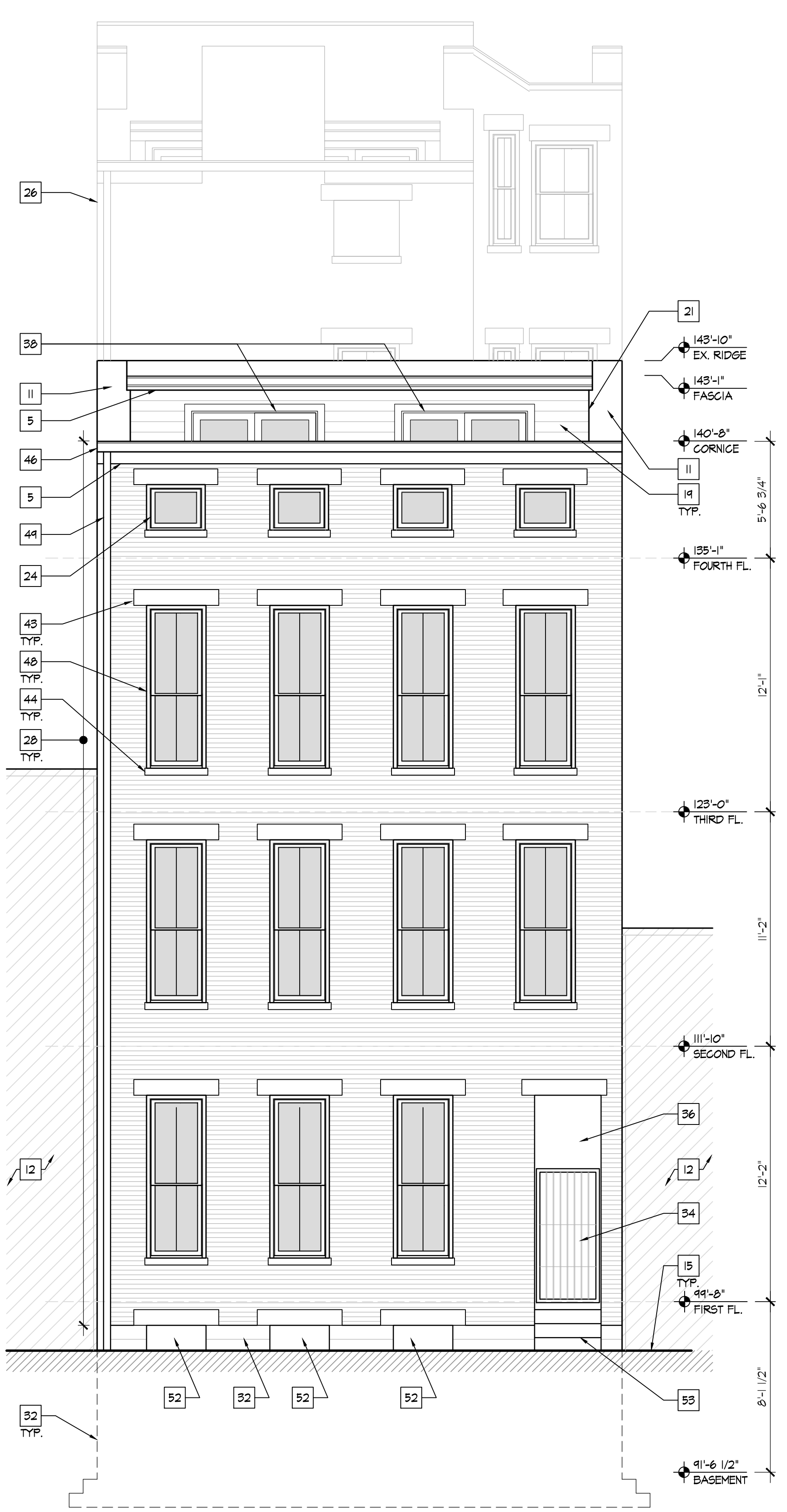
- UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN "ENVIROKLEAN" OR EQUAL.
- REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE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

**KEY NOTES** TYPICAL ALL ELEVATIONS

- EXISTING BRICK TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK. REFER TO DETAIL.
- EXISTING STONE FOUNDATION TO REMAIN.
- PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH PNE FOR LOCATIONS.
- NEW WHITE TPO ROOF.
- NEW FIBER CEMENT FASCIA / RAKE.
- EXISTING GUTTER AND DOWNSPOUT. REPAIR AS REQUIRED.
- INSTALL NEW ROOF FLASHING AND DRIP EDGES.
- EX. WOOD SUB FASCIA - INSTALL NEW FIBER CEMENT FASCIA OVER - PAINT.
- REMOVE EXISTING DETERIORATED WINDOWS / PLYWOOD, INSTALL NEW ALUMINUM CLAD WOOD WINDOWS, TYP.
- EX. STEP TO REMAIN.
- EX. ROOF STRUCTURE TO REMAIN. REPLACE DETERIORATED FRAMING IN LIKE KIND AS REQ'D. INSTALL BLOCKING AS REQ'D TO FULLY SUPPORT NEW EX. SOFFITS/RAKES/TRIM.
- EXISTING ADJACENT BUILDING
- NEW CONDENSING UNIT.
- EX. BASEMENT WINDOW INFILL TO REMAIN
- EXISTING SIDEWALK / COURTYARD
- EXISTING STOOP TO REMAIN.
- EXISTING STONE SILL TO REMAIN - CLEAN
- EXISTING STONE LINTEL TO REMAIN - CLEAN
- NEW FIBER CEMENT SIDING AND TRIM AT EXTERIOR FACE OF NEW EXTERIOR WALL. 6" EXPOSURE / 4" TRIM
- INFILL EXISTING OPENING. NEW MASONRY INFILL RECESSED 1" FROM FACE OF ORIGINAL. REFER TO DETAIL.
- NEW OPENING IN EXISTING ROOF
- REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
- EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN. REPAIR AS REQ'D - PREP AND PAINT
- NEW ALUMINUM CLAD FIXED WOOD WINDOW
- EXISTING THROUGH WALL RAIN LEADER TO REMAIN IN EX. LOCATION - PAINT.
- BUILDING BEYOND
- EX. CHIMNEY TO REMAIN. REPOINT AS REQUIRED. INSTALL NEW METAL CHIMNEY CAP.
- EX. DECORATIVE CAST IRON STOREFRONT TO REMAIN, TYP.
- EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
- EXISTING RAKE BOARD/TRIM TO REMAIN - PAINT.
- EX. WOOD STOREFRONT PANEL TO REMAIN - PREP AND PAINT.
- EX. FOUNDATION SHOWN DASHED
- RESTORE ORIGINAL WOOD DOOR FRAME, TRANSOM WINDOWS. INSTALL NEW PANELED DOOR.
- REMOVE EXISTING SECURITY PANEL / DOOR, INSTALL NEW ALUMINUM GATE.
- EXISTING WOOD PANEL TO REMAIN - PREP AND PAINT
- EXISTING EXTERIOR PASSAGE FROM R.O.W. TO COURTYARD.
- REMOVE EXISTING SECURITY MESH OVER STOREFRONT, TYP.
- NEW PATIO DOOR.
- EXISTING INFILL TO REMAIN
- OUTLINE OF BUILDING SHOWN DASHED IN FOREGROUND.
- EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
- REMOVE EXISTING BRICK EXTERIOR WALL, COMPLETE, TEMP SHORE / BRACE AS REQ'D, BUILT NEW BRICK VENEER WALL TO MATCH THE EXISTING FACADE. CONTRACTOR TO FULLY DOCUMENT ALL DIMENSIONS, MASONRY OPENINGS, COMPONENTS, ETC.
- NEW / SALVAGED STONE LINTEL
- NEW / SALVAGED STONE SILL
- NEW EXTERIOR PAINTED METAL BALCONY AND RAILING.
- NEW GUTTER OVER NEW FIBER CEMENT FASCIA.
- NEW ALUMINUM CLAD WINDOWS.
- EXISTING PAINTED SIGNAGE TO REMAIN.
- NEW ROUND GALVANIZED DOWNPOUT
- ADJACENT BUILDING PROFILE - PROTECT FROM DAMAGE DURING CONSTRUCTION.
- NEW SPLIT FACE CMU FOUNDATION
- CMU RECESSED 2" FROM FACE OF ADJACENT.
- EXISTING STEPS TO REMAIN
- NEW MEMBRANE ROOF SYSTEM TO MATCH EXISTING
- NEW ROOF DECK OVER NEW ROOF MEMBRANE
- OUTLINE OF ROOF TERRACE BEYOND
- NEW PAINTED METAL BALCONY.
- NEW FULL LITE DOOR WITH TRANSOM.



**A EAST ELEVATION [ELM STREET FACADE]**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8



**B WEST ELEVATION [CAMPBELL ALLEY FACADE]**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

Date  
OCTOBER 10, 2017

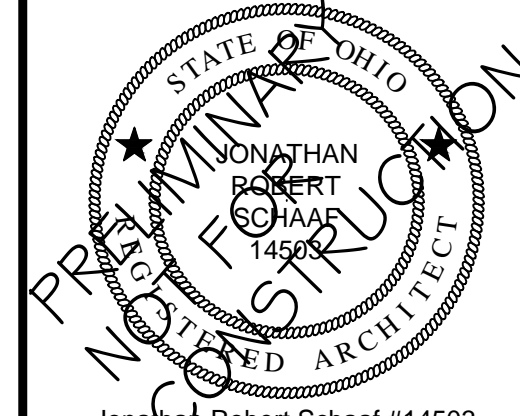
Sheet Title  
EXTERIOR ELEVATIONS

Sheet Number

**A2.2**



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



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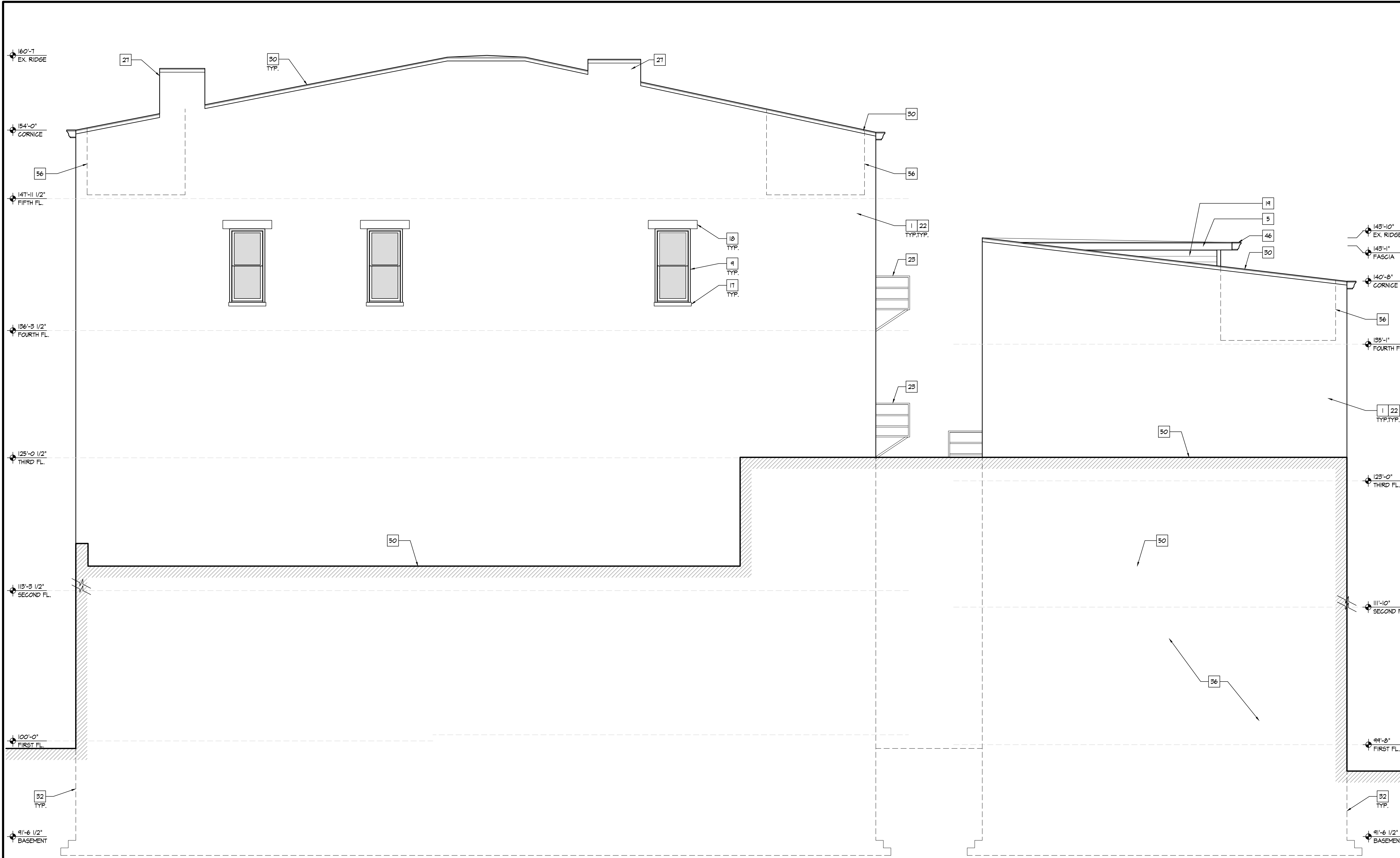
Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
SECTIONS

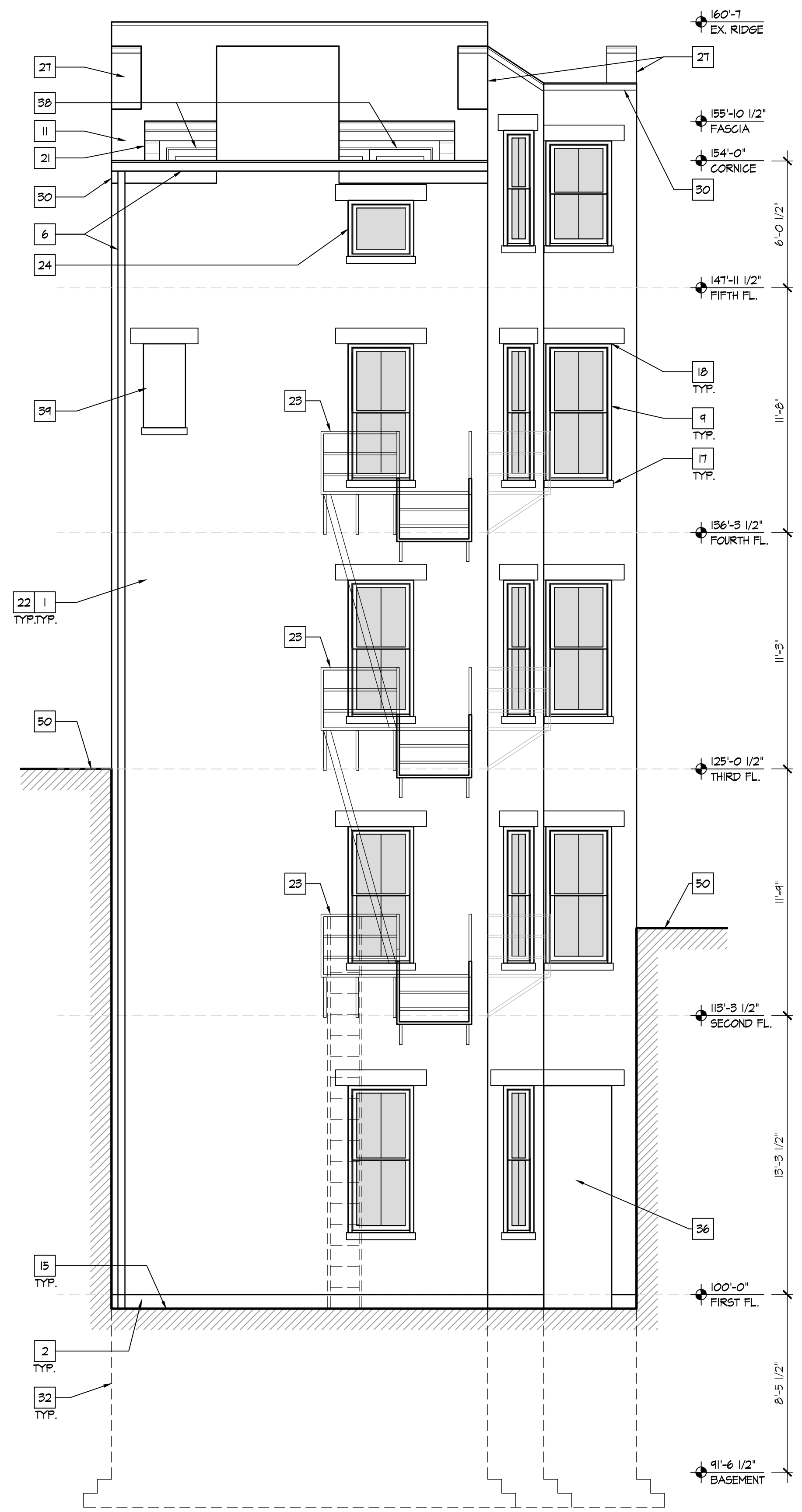
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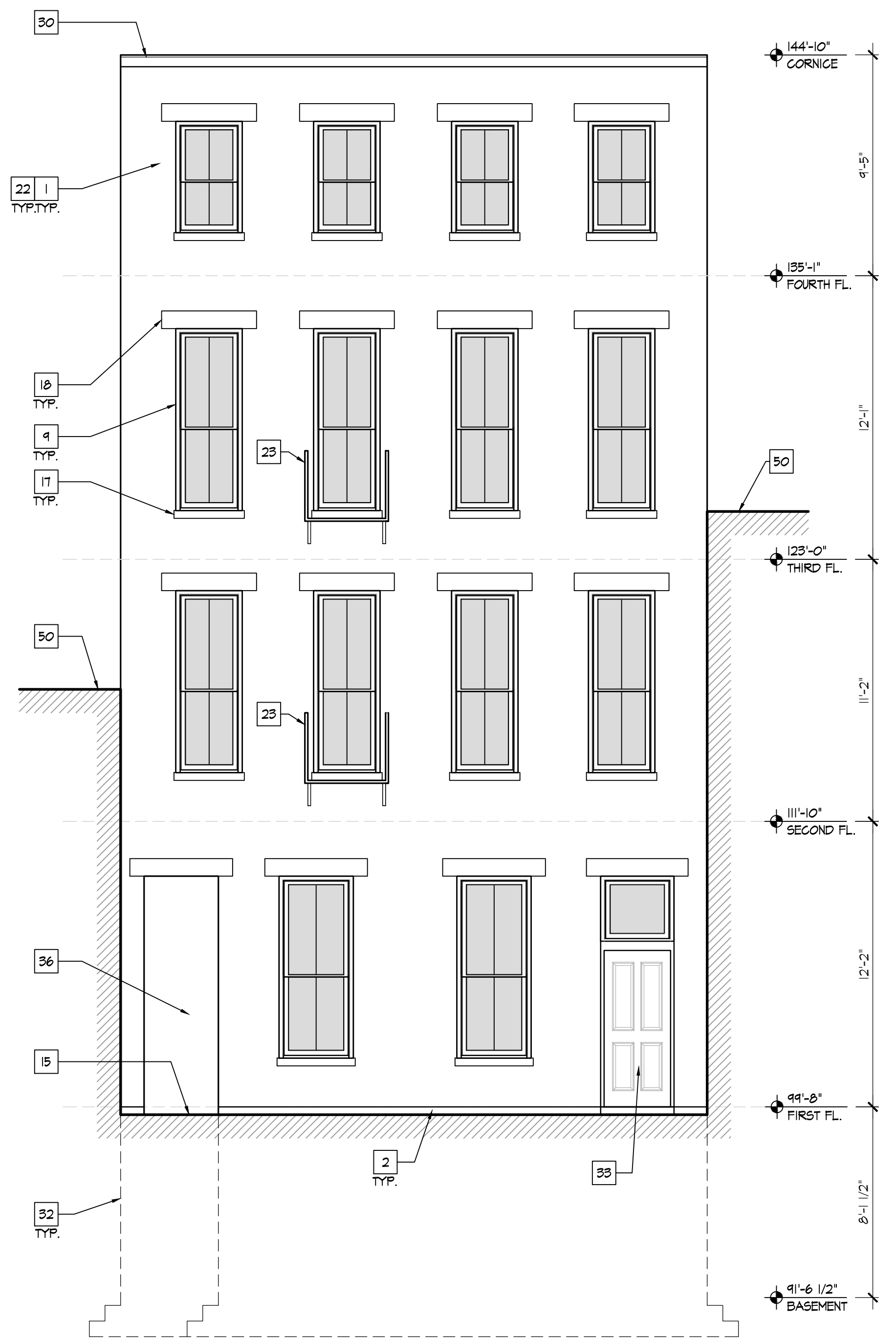
**A** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

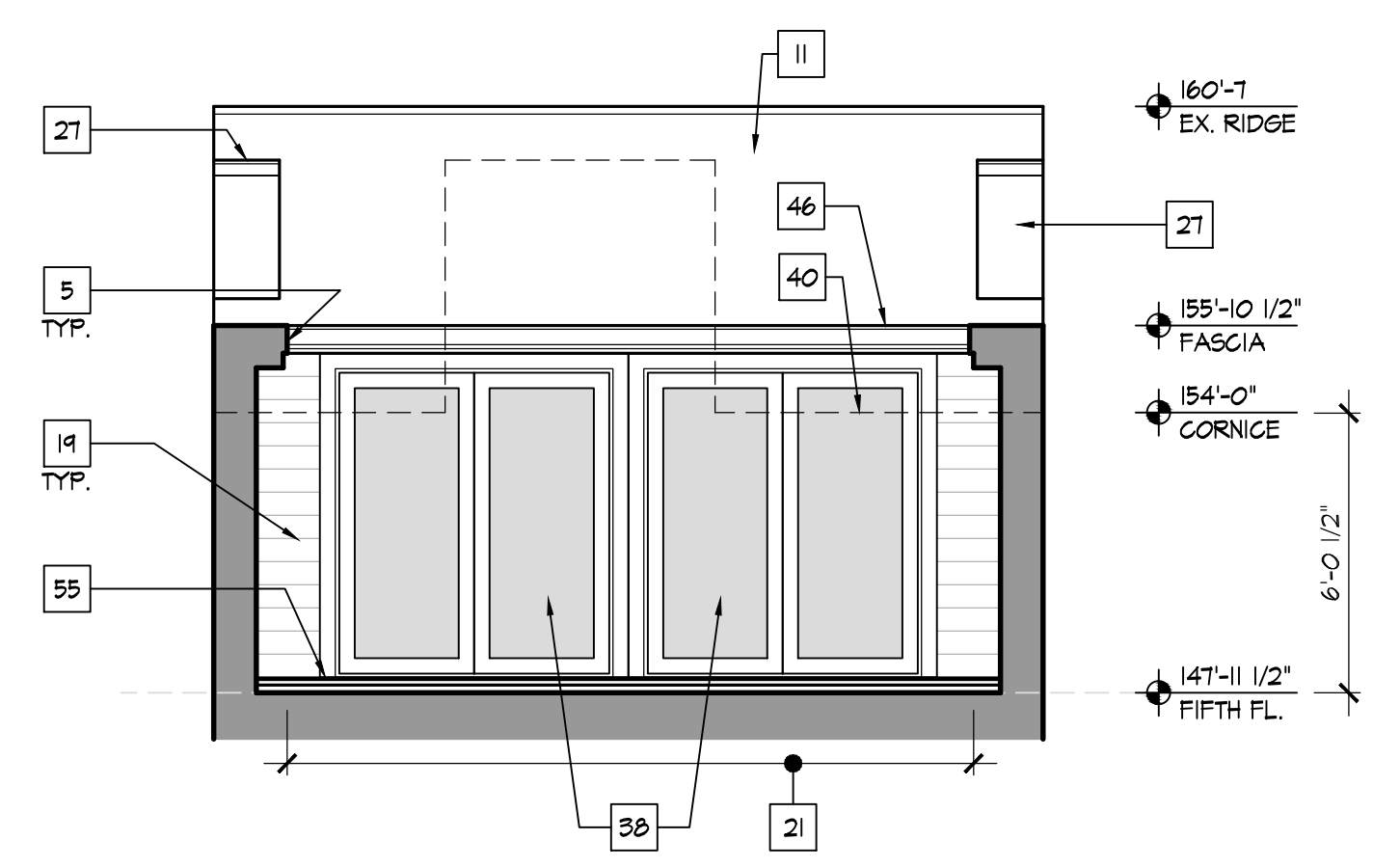
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10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number
<b>A2.4</b>



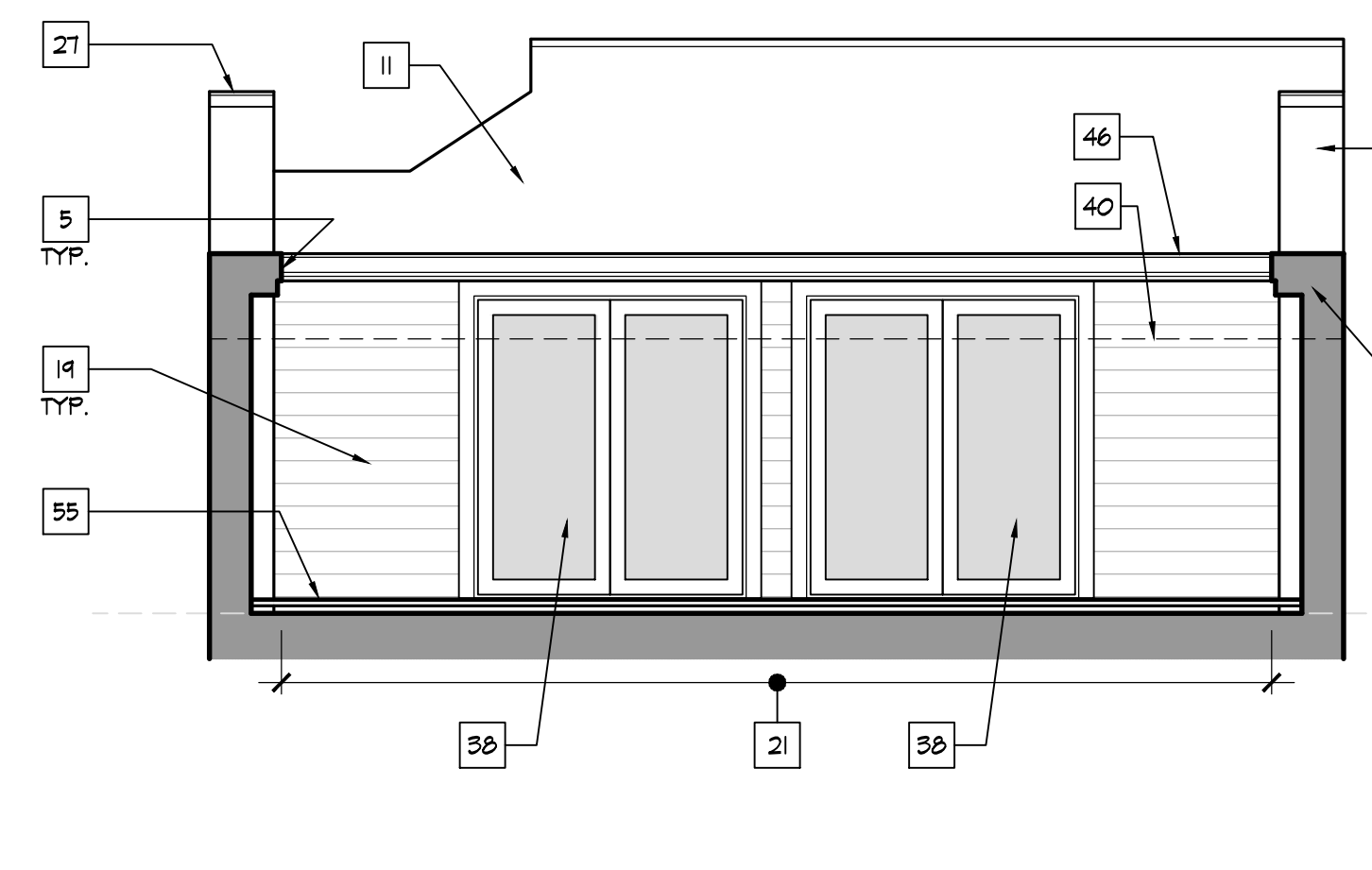
**A WEST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



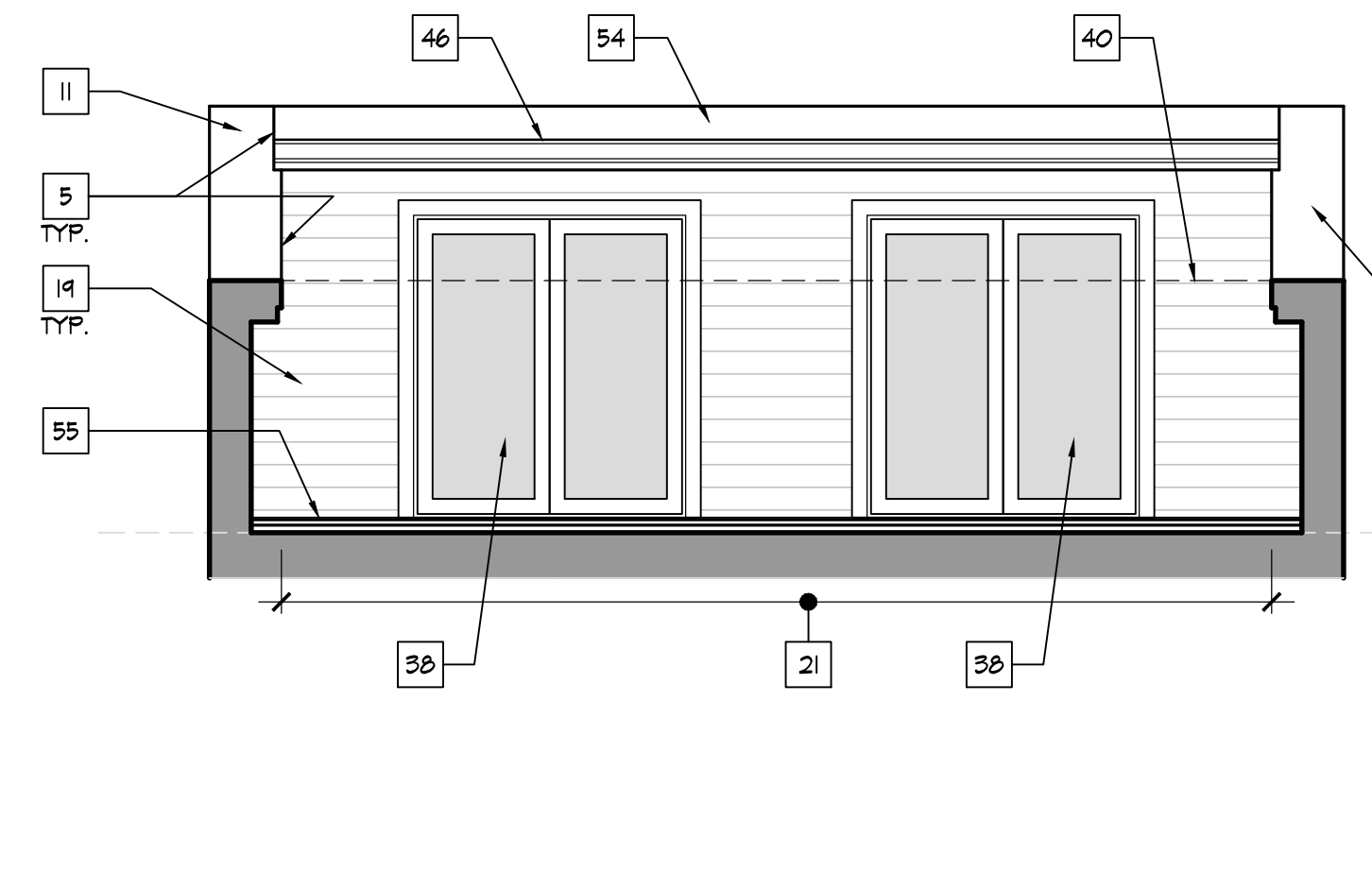
**A EAST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



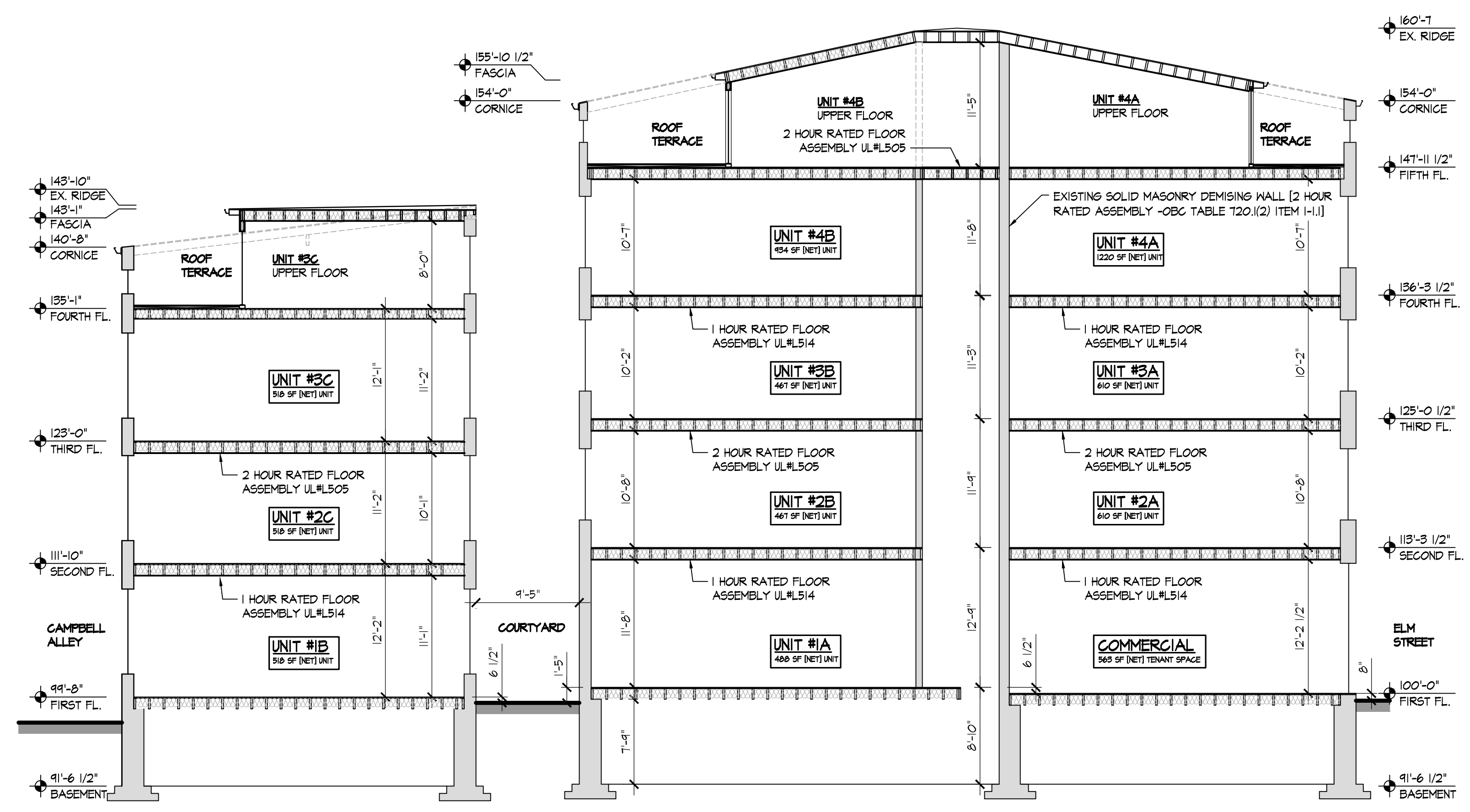
**A WEST ELEVATION [FIFTH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



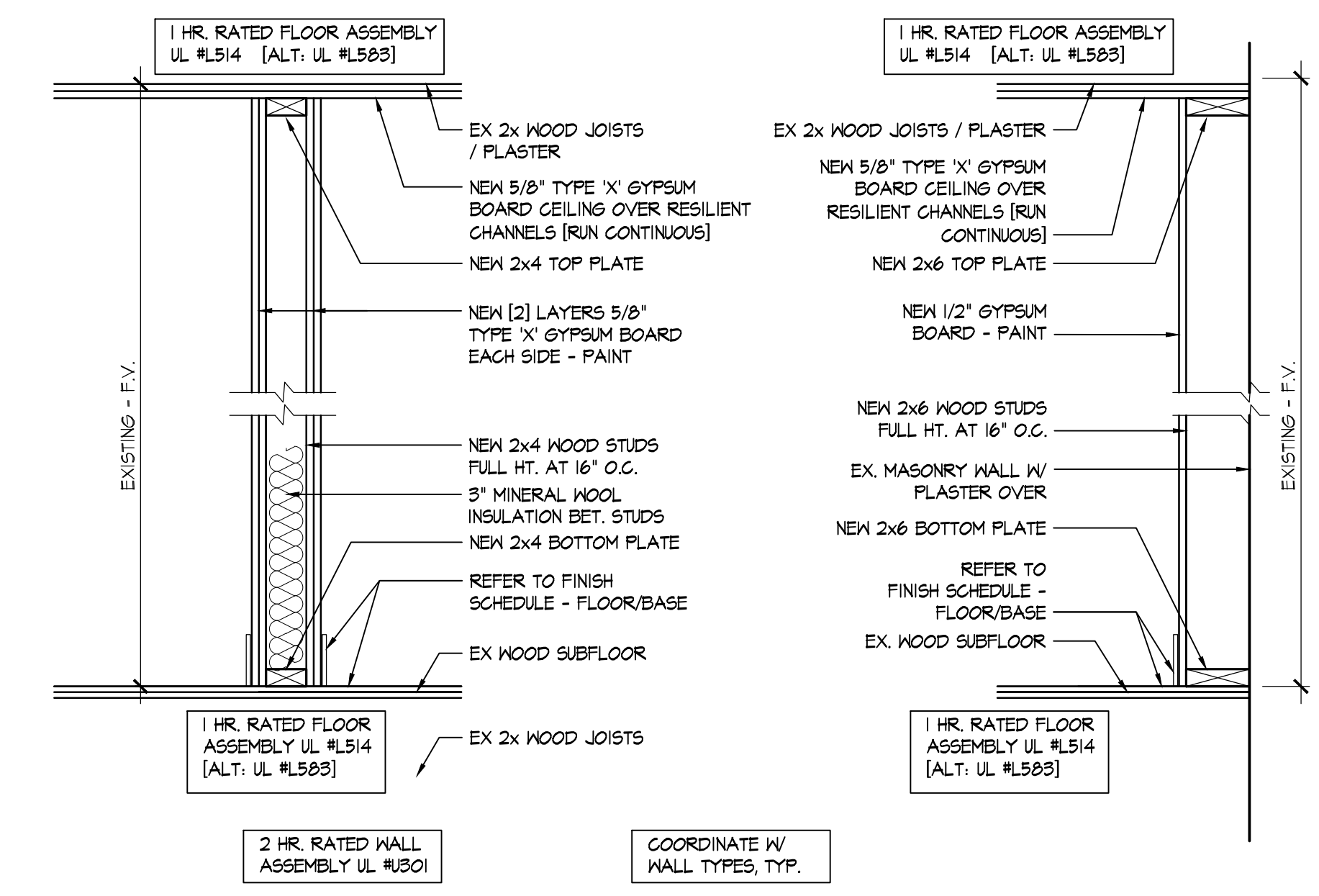
**A EAST ELEVATION [FIFTH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



**A WEST ELEVATION [4TH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8

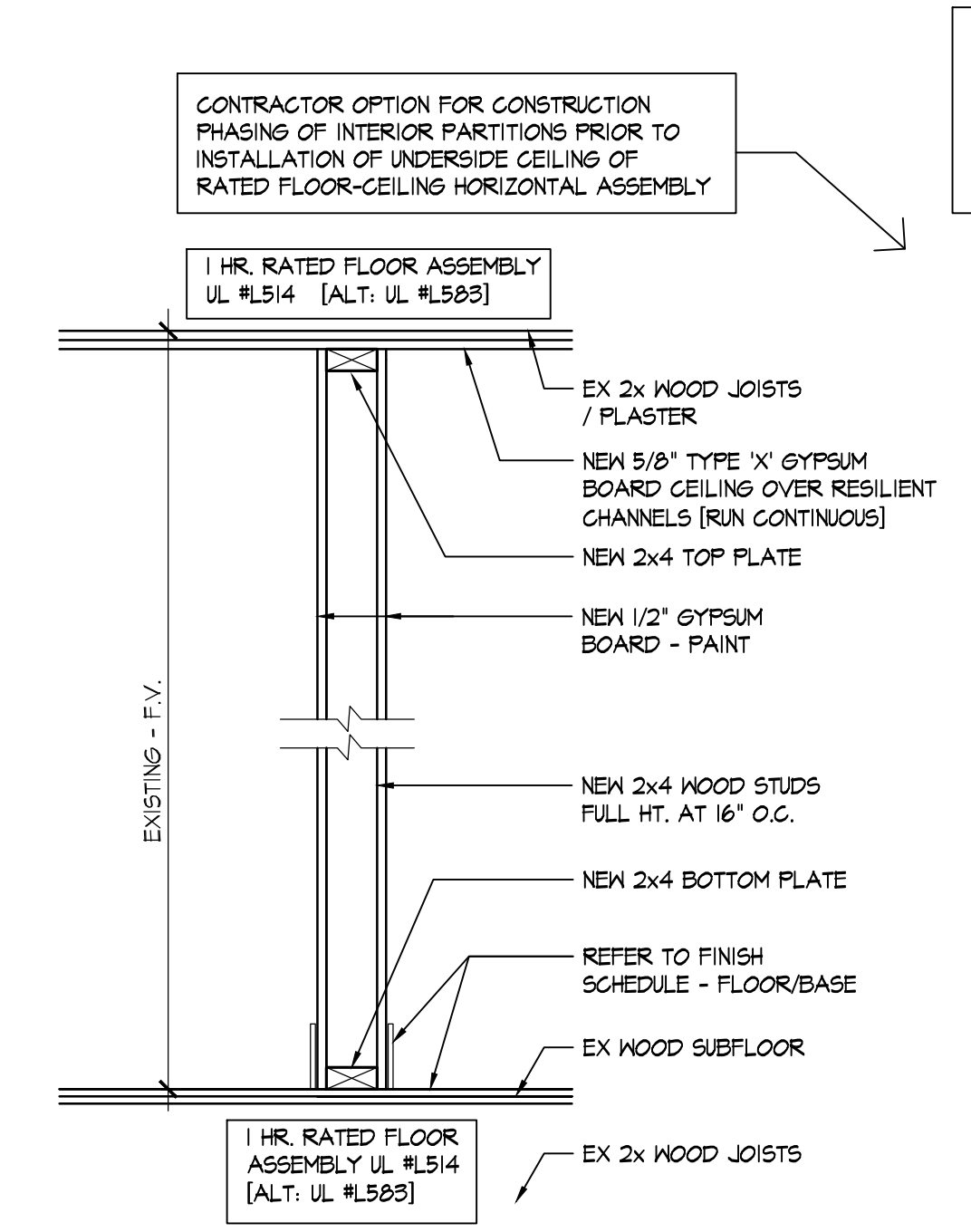


**A BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

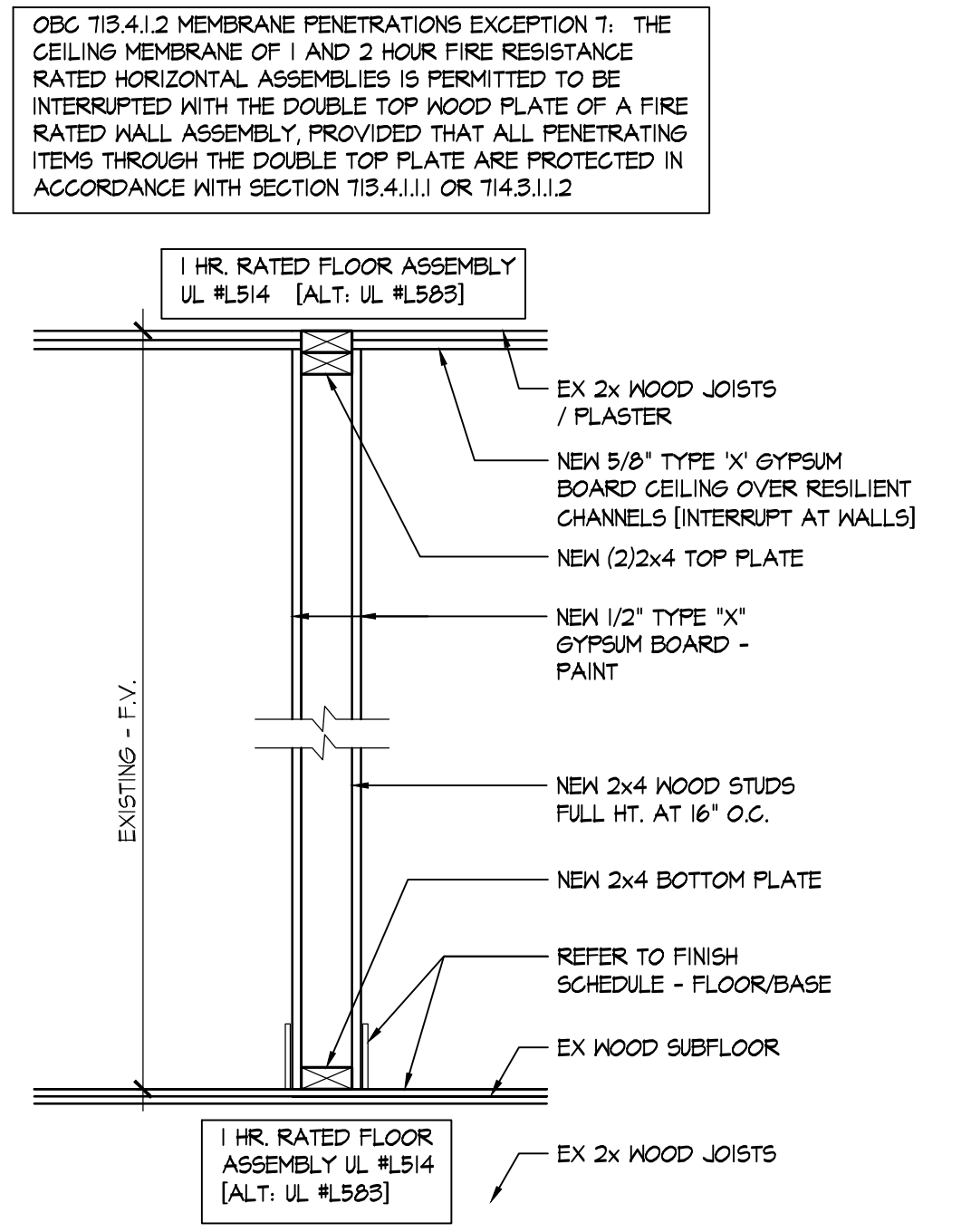


**B TYPICAL 2 HOUR FIRE RES. WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"

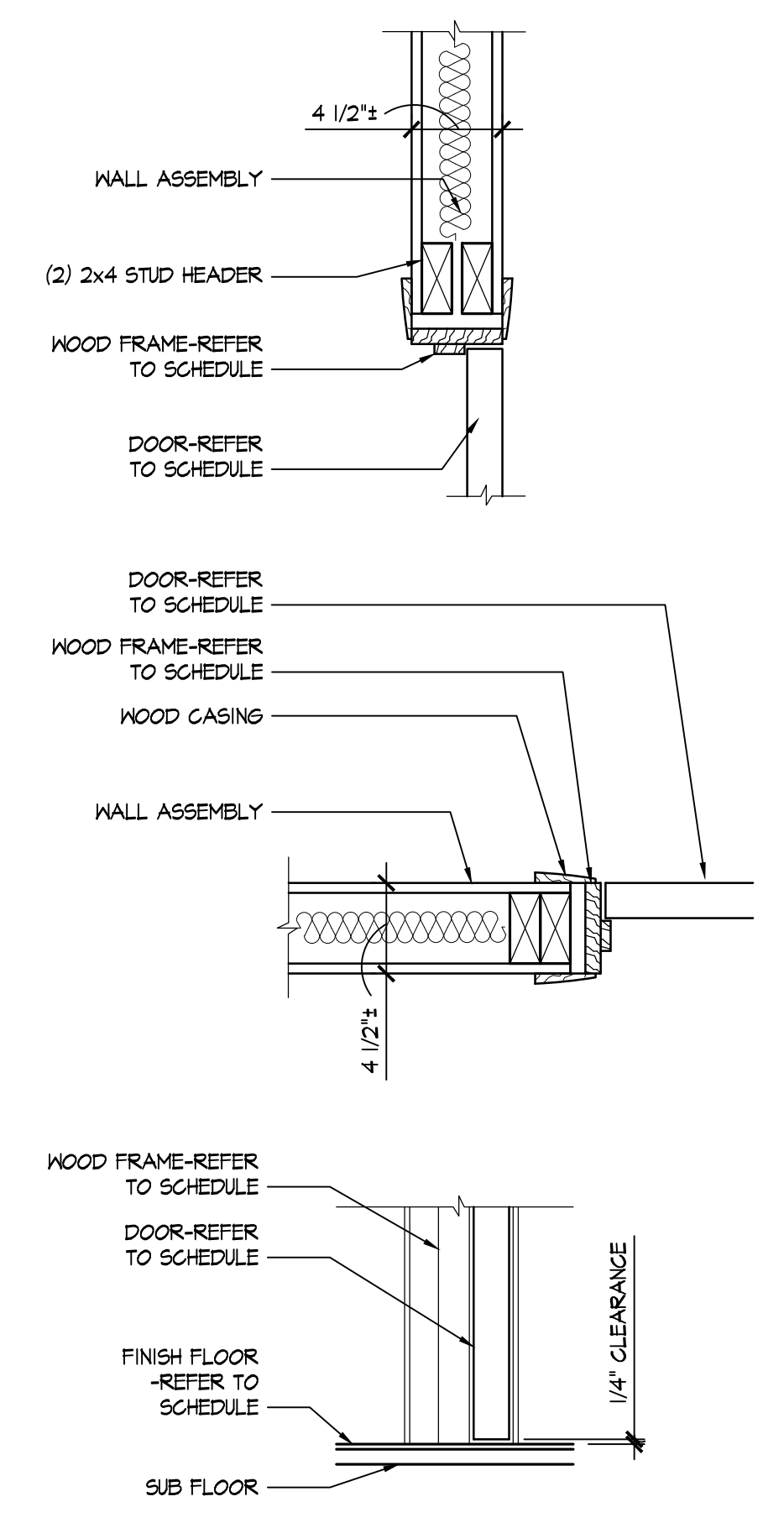
**C TYPICAL FURRED WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**D TYPICAL INTERIOR PARTITION WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**E TYPICAL INTERIOR PARTITION WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**F INT. DOOR DETAILS**  
 SCALE: N.T.S.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
SECTIONS
Sheet Number
<b>A3.1</b>



## Owen, Douglas

---

**From:** Danny Klingler <danny@otradopt.com>  
**Sent:** Monday, July 15, 2019 3:43 PM  
**To:** Johnson, Beth; Owen, Douglas  
**Cc:** Maynes, Kasandra  
**Subject:** [External Email] Fwd: 1725 elm  
**Attachments:** Signed Purchase Contract 1725 Elm.pdf; Signed Purchase Contract Rear Building Only 1725 Elm.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### External Email Communication

Hi Doug,

Since Beth is out of town, I wanted to resend this email and copy you on it.

Please see below.

Thanks,  
Danny

Begin forwarded message:

**From:** [danny@otradopt.com](mailto:danny@otradopt.com)  
**Date:** July 15, 2019 at 3:11:06 PM EDT  
**To:** Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)>  
**Subject:** RE: Re: 1725 elm

Hi Bobby,

I haven't heard back from you about getting inside the property.

Because the clock is ticking, I am attaching two offers to purchase the 1725 Elm property, in hopes of moving this conversation along. The first is an offer to parcel out the property and purchase the rear building only, as discussed. The second is an offer to purchase the entire property, in the event the parcel cannot be split.

As you know we would very much like to preserve both historic structures on the lot.

Thanks much,  
Danny

----- Original Message -----

Subject: Re: 1725 elm  
From: Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)>

Date: 7/12/19 6:13 pm

To: Danny Klingler <[danny@tradopt.com](mailto:danny@tradopt.com)>

Absolutely. Have a great trip

Bobby Maly | chief operating officer

o: 513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

On Jul 12, 2019, at 6:03 PM, Danny Klingler <[danny@tradopt.com](mailto:danny@tradopt.com)> wrote:

Thanks Bobby. I had to leave for my family reunion trip today at 2.

Please let me know what you hear back.

On Jul 12, 2019, at 5:37 PM, Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)> wrote:

Danny,

I have the waiver prepared as soon as I hear back from the City.

Thanks,

Bobby

**Bobby Maly** | chief operating officer

o: 513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

---

**From:** Bobby Maly

**Sent:** Friday, July 12, 2019 1:19 PM

**To:** [danny@tradopt.com](mailto:danny@tradopt.com)

**Subject:** FW: 1725 elm

fyi

**Bobby Maly** |chief operating officer

o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

---

**From:** Bobby Maly  
**Sent:** Friday, July 12, 2019 1:18 PM  
**To:** '[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)'  
<[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Subject:** 1725 elm

Hi Beth,

Any word on our ability to split the 1725 parcel?

Thanks,

Bobby

**Bobby Maly** |chief operating officer

o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63.

1. The purchase price shall be \$330,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$3000 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; and (c) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay the deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

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6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

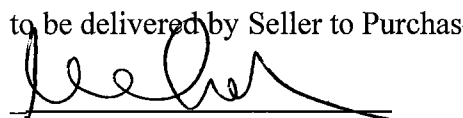
7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

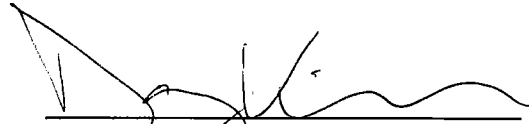
8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 7/12/19

---

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63, REAR BUILDING ONLY.

1. The purchase price shall be \$5,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$500 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; (c) satisfactory confirmation by Purchaser that the rear building can be parceled off and that all building and zoning requirements can be met; and (d) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay for any surveying costs and all costs associated with the parcel cut-up, deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and

assigns.


10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

12. Seller agrees that, in the event an easement for pedestrian ingress and egress is required for any purpose in order for Purchaser to parcel off the rear building from the existing parcel, or for any other purpose, Seller shall grant Purchaser an easement through the existing walkway on the south side of the portion of the Property fronting Elm Street to access the rear

building.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 05/12/19

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_

## Owen, Douglas

---

**From:** Johnson, Beth  
**Sent:** Monday, July 15, 2019 6:04 AM  
**To:** Bobby Maly  
**Cc:** Owen, Douglas  
**Subject:** Re: [External Email] FW: 1725 elm

Bobby,

This is what I received from the Planning Department. If you have any questions about the process you will need to contact Andy Juengling in Planning. 352-4840

Beth

Looks like they would be fine to subdivide. It would still be a Major Subdivision since it is within a Historic District, so it would still require a Planning Commission meeting.

Sent from my iPhone

On Jul 12, 2019, at 1:19 PM, Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)> wrote:

External Email Communication

Hi Doug,

See below. Not sure if Beth looped you in on this before she left.

Thanks!

Bobby

**Bobby Maly** | chief operating officer  
o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)  
<image001.png>

---

**From:** Bobby Maly  
**Sent:** Friday, July 12, 2019 1:18 PM  
**To:** [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)  
**Subject:** 1725 elm

Hi Beth,

Any word on our ability to split the 1725 parcel?

Thanks,

Bobby

**Bobby Maly** | chief operating officer  
o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)  
<image001.png>



July 15, 2019

Ms. Beth Johnson  
Urban Conservator  
City of Cincinnati Department of Buildings and Inspections  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Re: 1725 Elm Street, rear building

Dear Beth:

Cincinnati Preservation just learned that the owner of the rear building at 1725 Elm Street has applied for a Certificate of Appropriateness to demolish the structure. We would like to see the building saved if possible because it is part of an intact streetscape along Campbell Alley between Green and Elder streets. Numerous buildings in the neighborhood in comparable condition have been saved from demolition and successfully renovated and reoccupied, including the nearby building behind 1737 Elm Street. Also, we understand that the owners have received an offer to purchase the building, which they turned down.

Thank you for all you do to preserve historic Cincinnati.

Sincerely,

A handwritten signature in blue ink that reads "Margo Warminski". The signature is written in a cursive style and is positioned above a light blue horizontal line.

Margo Warminski  
Preservation Director



July 15, 2019

The Historic Conservation Board  
c/o Beth Johnson  
Urban Conservator  
513-352-4848  
beth.johnson@cincinnati-oh.gov

**Re: 1725 Elm Street Demolition COA  
OVER-THE-RHINE HISTORIC DISTRICT**

Dear Ms. Johnson:

Please find attached the Over-the-Rhine Foundation's ("the Foundation") response to the 1725 Elm Street (Rear) demolition submittal currently scheduled for review by the Historic Conservation Board at its July 22, 2019 hearing.

The Foundation respectfully asks that this application for COA be denied by the Historic Conservation Board.

The Foundation also respectfully requests that the Chair of the Historic Conservation Board allow the Foundation fifteen (15) minutes at the hearing to present our case in opposition to the demolition.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "W. Kevin Pape". The signature is fluid and cursive, with a large loop at the end.

W. Kevin Pape  
President  
Over-the-Rhine Foundation

## Memorandum in Support

### I) BACKGROUND & STATEMENT OF FACTS

On June 7, 2019 Model Group (“the Applicant”) submitted an application for a Certificate of Appropriateness to demolish the building located at 1725 Elm Street (Rear Building). See **Exhibit A** attached hereto. The Applicant did not own the subject property at this time.

On June 26, 2019, the Applicant purchased the subject property for \$320,000<sup>1</sup>.

In its “Statement of Intent/How the project meets the applicable Historic Guidelines”, the Applicant cites, as its justification for demolition, Section 1:2 of the Historic Conservation Office’s “Demolition Case Sheet”. Section 1:2 pertains to demolition of non-contributing buildings or additions.

According to the City of Cincinnati, the subject building, 1725 Elm Street (Rear), is a contributing building within the Over-the-Rhine Historic District. See **Exhibit B** attached hereto. Because the subject building is not a non-contributing building, Applicant’s justification for demolition fails and the COA for demolition must be denied.

### II) ARGUMENT

#### A] The Subject Building is a Contributing Building

Chapter 1435 of the Zoning Code of the City of Cincinnati governs the COA application in question. Under Section 1435-09-2, the Historic Conservation Board (“HCB”) may approve an application for COA if the “property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines”.

The Applicant states as its only justification for demolition that the subject building is a non-contributing building. If true, this would open the door for demolition of the subject building under the “Supplemental Demolition Guidelines” within the OTR Conservation Guidelines.

However, the argument that the subject building is a non-contributing building is not borne out by the facts. The building is considered a contributing historic building by the City of Cincinnati, according to both city maps (See **Exhibit B**) and according to the City’s own list of non-contributing buildings (See **Exhibit C**) – which the subject building is not a part of. In short, the subject building is unequivocally considered a contributing building by the city.



<sup>1</sup> <https://www.hamiltoncountyauditor.org>

The Applicant argues that the subject building should not be considered contributing because it “cannot be seen from Elm St”, and because it has “no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements” (**Exhibit A**).

This argument fails. First of all, it is not the role of the Applicant to determine whether a building is a contributing building or not. That determination was made by professionals with the city at the time of the designation of the Over-the-Rhine Historic District, and has not changed.

Second, a building does not have to front on a major street in order to be considered contributing. Over-the-Rhine is full of contributing alley buildings, mid-block buildings, and other accessory structures that are essential to the overall fabric of the district.

Third, the lack of a cornice or historic windows says very little about whether a building is contributing or non-contributing. There are scores of contributing buildings in the District that do not feature ornate cornices, yet still contribute to the unique sense of time and place of the district. Similarly, a large majority of vacant buildings in Over-the-Rhine no longer feature original windows, yet those buildings get rehabilitated and remain important parts of the physical fabric of the District nonetheless.

Finally, the Applicant’s reference to the interior of the building is irrelevant to the issue of its contributing status, as the City of Cincinnati’s historic conservation laws pertain only to the visible exterior of buildings.

In addition to clearly being a contributing building, the subject building also has a notable history in its own right. The building is an example of an alley building, which were important in the development of Over-the-Rhine – with its dense network of alleys commonly used for pedestrian travel and commerce. The building is in fact part of an intact streetscape of ally buildings along Campbell Alley.

HAND GIRLS—To work on coats, at 1725 Elm st., rear building.

March 12, 1896; p. 3

MACHINE GIRL—To make linings for fine coats, at 1725 Elm st., rear building.

March 2, 1897; p. 3

A.—WANTED, a first machine hand on fine coats; steady. 1725 Elm st., rear building.

July 31, 1898; p. 6

A.—WANTED, 1 and 2 machine girls, on fine coats; steady work; good pay; at 1725 Elm, rear building.

September 11, 1898; p. 6

KAMPEL.—Amelia Kampel (nee Mueller), at her residence, 1725 Elm st. Sunday, 4.15 p. m. Funeral Wednesday morning at 8 o'clock from residence, and 8:30 from St. Francis's Church. [Buffalo papers please copy.]

April 17, 1900; p. 7

A.—OPPRESSOR—And a good man for seam presser, steady work. DALINSKY, 1725 Elm st., rear.

February 28, 1907; p. 10

TAILORESSES—First hand girls and girls to fell sleeve linings on coats, at 1725 Elm st., rear building.

June 1, 1913; p. 31

A.—WANTED—First machine girls to make pockets, and machine girls to make collars, sleeves and linings on coats. 1725 Elm, rear building.

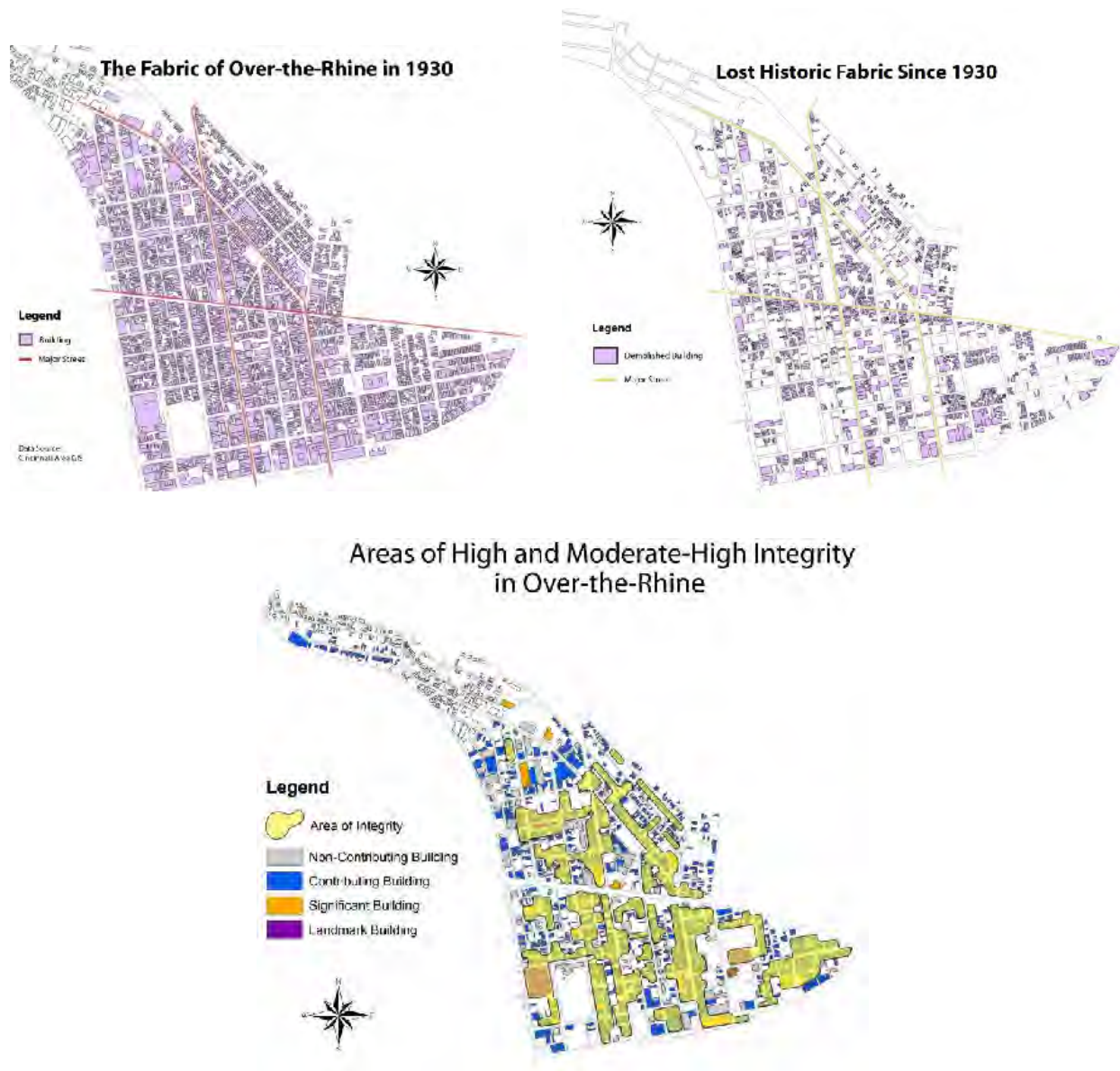
June 8, 1913; p. 31

A.—WANTED—Girls to sew in pockets and make linings on coats. 1725 Elm, rear bldg.

October 19, 1913; p. 3

According to the historical research report attached (See **Exhibit D**), the building was built in 1885, and was once owned by the Christian Moerlein Brewing Company, thereby linking it to the brewing heritage of this part of Over-the-Rhine. Through the years, the building was variously occupied by wagon makers, post office clerks, coopers, locksmiths, bevelers, brushmakers, waitresses, and woodworkers. It was also used as a tailor shop for a substantial period of time, as the job listings in the attached report attest.

In addition, the loss of the subject building would be seriously detrimental to the historic fabric of Over-the-Rhine. Over 49% of the original historic fabric of Over-the-Rhine has been lost to demolition (See **Exhibit E** attached hereto). The loss of any additional contributing building threatens to push the district over the edge of continuing to have a critical mass of historic buildings. Moreover, as seen below and attached (**Exhibit E**), the subject building is located within an area of particularly high integrity within the Over-the-Rhine Historic District, making its loss particularly harmful.



In summary, the subject building is a contributing, historically significant building, and the Applicant's argument that it should be torn down because it is non-contributing must be rejected.

## **B] Other Justifications for Demolition Fail**

The Applicant may argue that they should be allowed to demolish the subject building due to "economic hardship". This argument should also be rejected, for two primary reasons:

### **1) The Applicant did not apply for demolition based on an economic hardship argument.**

The Applicant's submittal (**Exhibit A**) requests a COA based solely on "Section 1:2" of the Demolition Case Sheet, i.e. "Demolition of a Non-Contributing building or addition". According to the Demolition Case Sheet, an applicant wishing to make an economic hardship claim "*must submit answers to*" 26 questions listed on the sheet pertaining to the economics of the property. As noted in the city's Adjudication Letter of May 30, 2019 (**Exhibit A**), these answers would have needed to be submitted at the time of application in order to for an economic hardship argument to be heard. The answers to these questions are notably absent from the Applicant's submittal. Therefore, the Applicant has not met its burden to apply for a COA based on an economic hardship argument, and any such argument should not be heard.

### **2) The subject property does not meet the standard for economic hardship.**

Even if an argument for economic hardship were heard, the subject building would clearly fail to meet the standard for such an argument. Section 1435-09-2 of the Zoning Code of the City of Cincinnati provides a three-factor analysis for determining economic hardship for purposes of COAs:

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;*
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness;*
- (iii) Whether the economic hardship was created or exacerbated by the property owner.*

The Applicant fails to meet the burden of all three of these standards, as discussed in more detail below.

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?*

Denial of the subject COA **does NOT** deprive the Applicant of all economically viable use of their property, for the following reasons:

#### **a. The Applicant can reuse the property**

Over-the-Rhine over the past 15 years has undergone a remarkable resurgence, with hundreds of formerly vacant, dilapidated historic structures rehabilitated to productive use. The rehabilitation of severely distressed, structurally deficient buildings is the norm

in Over-the-Rhine, not the exception. The Applicant argues that the subject building is “beyond saving”. Yet there are scores of examples in Over-the-Rhine of buildings that were in similar condition as the subject building, yet were successfully stabilized/rehabilitated.

The most obvious issue facing the subject building is the deterioration of its west-facing masonry wall. The wall needs to be taken down and rebuilt. This is a perfectly feasible stabilization action to undertake. In fact, the complete rebuild of exterior masonry walls on historic buildings in Over-the-Rhine has become extremely commonplace and is regularly undertaken by property owners in the district.



Examples of Over-the-Rhine Buildings with Rebuilt Masonry Walls



While the Applicant contends, in a cost estimate prepared by Applicant itself, that stabilization of the subject building would cost in excess of \$300,000, the attached estimate provided by established OTR stabilization contractor JAC Construction Services demonstrates that stabilization can be completed at a far more reasonable cost of \$67,500 (See **Exhibit F** attached hereto).

In addition, attached (See **Exhibit G and Exhibit H**) are two case studies of buildings preserved by OTR ADOPT that required extensive stabilization and have now been brought back to productive reuse. 1737 Elm (which is extremely similar to 1725 Elm in terms of having two buildings situated on a lot with one facing Campbell Alley) was in equivalent or worse condition than the subject building prior to stabilization. The property was rehabilitated several years ago and is now occupied and income producing. 43-45 E. Clifton (**Exhibit H**) was in worse condition than the subject property, and has now been saved by a private investor. Both properties proved economically feasible to rehabilitate for private individuals, and demonstrate the feasibility of saving buildings with severe structural issues.

**b. The Applicant can sell the property**

The Applicant has received two purchase offers on the property from OTR ADOPT. (See **Exhibit I** attached hereto). The first is an offer to split the subject building from the parcel so that the subject building can be purchased separately and stabilized. The Purchaser would pay all costs associated with the survey and splitting of the parcel.

The second offer is an offer of \$330,000 to purchase the entire property, including both buildings on the parcel. This would allow the Applicant to recoup their costs plus receive a return on their investment.

These offers provide Applicant with a viable alternative to demolition that further demonstrates that the denial of a COA for demolition would not deprive them of “all economically viable use of the property”.

*(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness?*

The Applicant applied for demolition of the subject building prior to taking ownership; it is apparent, therefore, that the Applicant purchased the subject building with the intention of demolishing it.

Yet it is not reasonable to knowingly purchase a historic building in a historic district with the expectation of tearing it down. To do so creates a circular logic that violates the standard of review under Section 1435-09-2. To illustrate this, consider the following example:

Developer X purchases a historic building in a historic district with the expectation of demolishing the building. That is to say, Developer X has an investment-backed expectation of being able to demolish the building. After purchase, Developer X then argues that they should be allowed to demolish the building, because to not be allowed to do so would be to violate their investment-backed expectations. In other words, the intention of demolishing the building becomes the very justification for its demolition. This is absurd.

The Over-the-Rhine Historic District is public record and the Applicant is very familiar with the protections afforded to buildings within the district. Therefore, to the extent the Applicant had

an investment-backed expectation to be able to demolish the subject building, that expectation was not reasonable.

*(iii) Whether the economic hardship was created or exacerbated by the property owner.*

The Applicant paid \$320,000 for the property, knowing that the subject building is a protected building within a local historic district. The Applicant understood the condition of both buildings on the property.

To the extent that Applicant now argues that the subject building is not economically feasible to save and is therefore an economic hardship, the Applicant's purchase price must be factored into the equation of whether the Applicant created the economic hardship.

To illustrate this, consider that the economic feasibility of any historic rehabilitation project can be simplified into equation with three variables, represented as follows:

$$F = V - [P + C]$$

Where F = Feasibility, V = Post-Construction Value/Capitalized Net Income, P = Acquisition Price, and C = Construction Cost.

In short, the feasibility of an investment is dependent, in large part, on the variable P, "Acquisition Price". If an investor acquires a property at a bargain price, it enhances the economic feasibility of the project; conversely, if an investor overpays for a property, it diminishes the economic feasibility of the project.

In the case of the subject building, Applicant may argue that the building is too expensive to save. This, however, would be to ignore the fact that the Applicant paid \$320,000 to acquire the property. The Applicant was aware of the condition of the subject building at the time of purchase, and the cost that the subject building would entail to fix. Based on this knowledge, Applicant could have either reduced its offer price to a level that would allow for the economic feasibility of rehabilitating the subject building, or they could have withdrawn their offer and decided not to purchase the property.

Instead, the Applicant paid \$320,000 for the property. To the extent that the Applicant argues that the subject building creates an economic hardship, that hardship was largely created by the Applicant.

### **III) CONCLUSION**

The Applicant purchased a historic building in the Over-the-Rhine Historic District with the intention of demolishing the building. The Applicant argues that the building is non-contributing and therefore demolition should be permitted. However, the building is clearly and unambiguously designated as a contributing building by the City of Cincinnati, and therefore cannot be demolished as petitioned by Applicant. In addition, any argument of economic hardship fails on multiple counts. The Applicant has bonafide purchase offers from a local preservation group that would allow the subject building to be preserved while making the

Applicant whole. Moreover, the Applicant could choose to rehabilitate the subject building along with the other building on the property; any claimed economic hardship that would result was largely created by Applicant at the time they purchased the property.

# Exhibit A



June 7, 2019

Beth Johnson, AICP  
Urban Conservator  
City of Cincinnati, Buildings and Inspections  
805 Central Ave, Suite 500  
Cincinnati, OH 45202

Re: 1725 Elm St Demolition

Ms. Johnson,

Attached is our application for permission to demolish the rear Campbell Alley facing structure at 1725 Elm St. Please review at your earliest convenience and let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Steve Smith".

Steve Smith  
CEO  
Model Group, Inc

**ADJUDICATION/DENIAL LETTER**

Date: May 30, 2019

Location: 1725 Elm Street

Request: Demolition of rear portion of the building.

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 a demolition 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 \$615.44 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.**

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. \$ 615.44

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

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

#### Architectural Drawings and Plans

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

- 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: 1725 ELM STREET  
 Hamilton Co. Parcel ID No.: 133-0003-0063-00 Zoning District: CC-P  
 Historic District: Over-the-Rhine Overlay District: Historic

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

Name: Stephen Smith  
 Contact Person (if legal entity): Stephen Smith  
 Address: 1826 Race St  
 City: Cincinnati State: Oh Zip Code: 45202  
 Phone: 513 559 5852 E-mail: ssmith@modelgroup.net

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: Mt. Auburn LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: P.O. Box 19884  
 City: Cincinnati State: OHIO Zip Code: 45219  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The rear building fronting Campbell Alley has severe structural damage and is falling. It is beyond repair + needs to come down to alleviate safety concerns and allow us to save to primary building fronting Elm st.

**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: [Signature]

Date: 6.6.19

## **Statement of Intent / How the project meets the applicable Historic Guidelines**

Our intent is to renovate the Elm St facing building to historic standards. The Elm St facing building has significant interior structural damage due to fire, water, and neglect, but there is enough structural integrity to save and restore it so that it contributes to the revitalization of the Findlay Market area.

### **Demolition Case Sheet: Section 1:2**

- a. Justification why the building should be considered non-contributing
- b. The demolition will not adversely affect streetscape

The smaller rear structure that faces Campbell Alley cannot be seen from Elm St since it is between two existing structures in the middle of the block and only has access from the Elm St breezeway or the small alley in the rear. There is no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements.

Model Group has a long history of preserving historic structures in Cincinnati and many of the structures we preserved have been seemingly beyond repair – unfortunately this small building off Campbell Alley is beyond saving. While we never want to demolish a historic structure, taking this building down will improve safety (it is my opinion that the building could collapse at any time), and facilitate the renovation of the Elm St facing building which is the primary historic elevation.

Not only will the demolition of this building NOT adversely affect the streetscape, but it will facilitate the improvement and preservation of the streetscape on Elm St.


**Dusty Rhodes, Hamilton County Auditor**

generated on 6/7/2019 8:51:59 AM EDT

**Property Report**

<b>Parcel ID</b> 133-0003-0063-00	<b>Address</b> 1725 ELM ST	<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>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 406 - RETAIL/STORAGE OVER
<b>Owner Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 <i>(call 946-4800 if incorrect)</i>
<b>Assessed Value</b> 9,580	<b>Effective Tax Rate</b> 96.515579
<b>Total Tax</b> \$935.44	

<b>Property Description</b> 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB
---

Appraisal/Sales Summary	
Year Built	1885
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/24/2017
Last Sale Amount	\$310,000
Conveyance Number	141414
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.066
Front Footage	50.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,730
CAUV Value	0
Market Improvement Value	3,630
Market Total Value	27,360
TIF Value	15,360
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$473.13
Tax as % of Total Value	0.000%

**Notes**

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032
--

## **CONTRACT TO PURCHASE REAL ESTATE**

We offer to purchase from Seller the following described real estate, together with all improvements thereon and all appurtenant rights, the following property:

1725 Elm Street; Cincinnati, Hamilton County, Ohio 45202  
Parcel ID: 133-0003-0063-00

The above described real estate shall include all land and appurtenant rights, also all buildings, fixtures, heating, electrical and plumbing fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and storm doors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, landscaping and shrubbery, and attached radio and/or television aeriars.

The purchase price for the property is \$350,000.00 and is payable as follows: Refundable earnest money deposit in the amount of \$5,000 to be held in escrow with a title agent, is due and payable upon execution of this Contract with the remainder due at closing.

Buyer has a thirty (30) day physical inspection period which commences on the date of execution of this Contract. Such physical inspection period shall include environmental and general building inspections.

Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before sixty (60) business days from the expiration of the physical inspection period; said title to be free, clear and unencumbered, subject to zoning regulations of record, and except easements and restrictions of record.

Possession is to be given on or before the date of closing.

Seller to provide copies of all drawings and plans to Purchaser.

Non-delinquent real estate taxes and any assessments will be prorated by the parties as of the date of Closing using the most recent real estate tax bill available at Closing, with Seller being responsible for such taxes through and including the date of Closing. If, after Closing when the actual real estate tax bill is issued which covers such proration period, the proration using such actual real estate tax bill varies from the proration at Closing using the most recent tax bill then available, then such proration shall be recalculated using such actual real estate tax bill, at the request of either party. Any amount due as a result of such revised proration shall be paid within thirty (30) days after written request from either party to the other. Any delinquent real estate taxes and assessments, and any penalties or interest thereon, outstanding as of the Closing will be satisfied by Seller. Seller will pay for (i) transfer taxes and conveyance fees; (ii) the cost of preparation of the Deed; (iii) cancellation of any existing mortgages or other encumbrances on the Property; and (iv) all other costs and expenses which may be allocated to Seller by other provisions of this Agreement. Purchaser will pay for recording of the Deed and all other costs and expenses, which may be allocated to Purchaser by other provisions of this Agreement.

## Demolition Case Sheet

### Documentation for the Demolition of Historic Properties

#### Historic Conservation Office

#### Section 1:

A property owner who wishes 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 of the following conditions.

1. Emergency Demolition
  - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
  - a. Must be listed in the applicable 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.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
  - a. The demolition does not adversely affect significant parts of the building; and
  - b. The addition or non-significant portion highly is not highly visible from the street; or
  - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

#### Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction, The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

June 6, 2019


**Re: 1725 Elm St: Statement of Plans for Property After Demolition**

Dear sirs:

Following the demolition of the rear building located on Parcel Number 133-0003-0063-00 located at 1725 Elm St, Model Group plans to restore the remaining existing historic building which faces Elm St into a mixed use building with retail on the first floor and apartments on the upper floors.

The renovation of the Elm St – facing building will be completed using Historic Tax Credits and comply with the historic standards of the City of Cincinnati and the Ohio State Historic Preservation Office.

Sincerely,



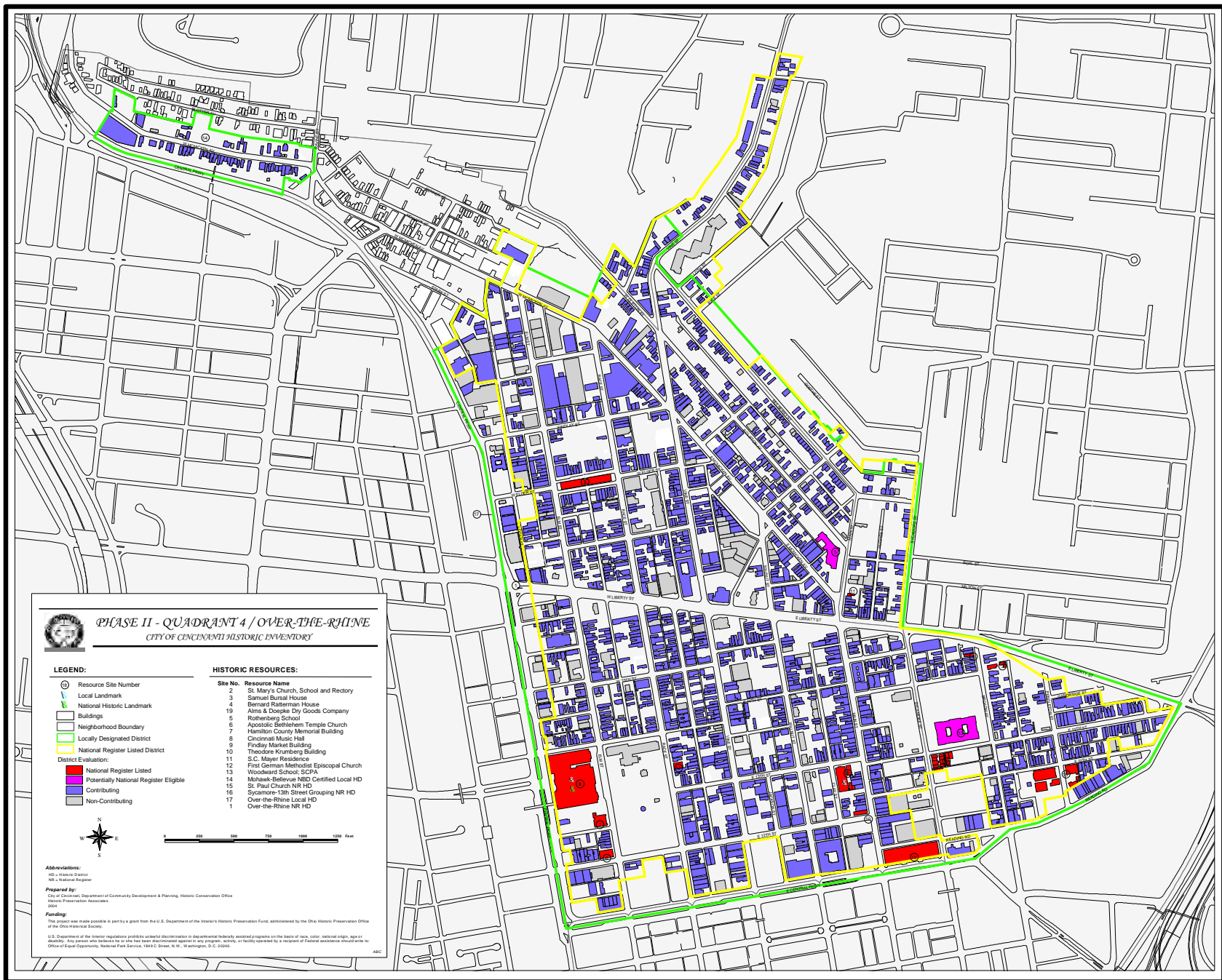
Stephen Smith

CEO

Model Group, Inc |



# Exhibit B



**PHASE II - QUADRANT 4 / OVER-THE-RHINE**  
 CITY OF CINCINNATI HISTORIC INVENTORY

**LEGEND:**

- ⊙ Resource Site Number
- Local Landmark
- National Historic Landmark
- Buildings
- Neighborhood Boundary
- Locality Designated District
- National Register Listed District
- District Evaluation:
  - National Register Listed
  - Potentially National Register Eligible
  - Contributing
  - Non-Contributing

**HISTORIC RESOURCES:**

Site No.	Resource Name
2	St. Mary's Church, School and Rectory
3	Samuel Bursall House
4	Bernard Ratterman House
19	Alms & Douglas Dry Goods Company
5	Rotherberg School
6	Anglican Bethlehem Temple Church
7	Hamilton County Memorial Building
8	Christina Music Hall
9	Friday Market Building
10	Theodore Krumborg Building
11	S.C. Mayer Residence
12	First German Methodist Episcopal Church
13	Woodward School (SCPA)
14	Mohawk-Bellevue NBD Certified Local HD
15	St. Paul Church NR HD
16	Sycamore-13th Street Grouping NR HD
17	Over-the-Rhine Local HD
1	Over-the-Rhine NR HD

**Abbreviations:**  
 NR - National Register  
 NBD - National Historic District  
 NR - National Historic Landmark

**Prepared by:**  
 City of Cincinnati, Department of Community Development & Planning, Historic Conservation Office  
 Historic Preservation Associates  
 2008

**Funding:**  
 This project was made possible in part by a grant from the U.S. Department of the Interior's Historic Preservation Fund, administered by the Ohio Historic Preservation Office of the Ohio Historical Society.

U.S. Department of the Interior regulatory products are not for sale. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, SW, 10th Intergov. O.C. 20240.

# Exhibit C

## Over-The-Rhine Local Historic District Non-Contributing Resource List

*Compiled in April 2003*

No.	Address	Resource Name(s)
1	100 E 12th St (1200-1206 Walnut St)	hardware store
2	544 E 12th St	
3	211-225 W 12th St (1121-1129 Elm St)	Drop Inn Center Shelter House
4	12 E 13th St	
5	28 E 13th St (rear)	
6	101 E 13th St	
7	106 E 13th St	
8	331 E 13th St (1213 Broadway)	Cinti Plating & Repair
9	400 E 13th St	
10	510-512 E 13th St	Mr. Bubbles Detailing only
11	545 E 13th St	
12	227 E 14th St	Peaslee Center
13	115 W 14th St	Washington Park School
14	124 W 15th St	
15	218-220 W 15th St	Firehouse Annex
16	27-37 Back St (rear) (1636 Hamer St)	
17	2020-2024 Branch St	
18	1117-1119 Broadway (rear)	
19	1131 Broadway	
20	1211 Broadway	
21	1712 Campbell St	
22	114-116 E Central Pkwy (1110-1116 Clay St; 116-118 Wilkymacky)	Salvation Army Offices and Chapel
23	16 W Central Pkwy	Cincinnati Metropolitan Housing Authority
24	1317 Clay St	
25	1327-1331 Clay St	
26	1335 Clay St	
27	1343 Clay St	
28	1412 Clay St	
29	1413-1415 Clay St	
30	104-112 E Clifton Ave	
31	131 E Clifton Ave	
32	134-136 E Clifton Ave	
33	135 E Clifton Ave	Sharp Village Annex
34	139-143 E Clifton Ave (rear)	
35	145 E Clifton Ave	
36	200 E Clifton Ave	bar
37	201 E Clifton Ave	
38	207 E Clifton Ave (rear)	
39	211 E Clifton Ave (rear)	
40	N of 213 E Clifton Ave	
41	222-224 E Clifton Ave (221 Peete St)	
42	103 W Clifton Ave (rear)	
43	112 Corwine St	
44	1918 Dunlap St	Patton Awning Garage
45	2008 Dunlap St	garage
46	6 W Elder	Note: Includes only the rear portion of the building.
47	115-117 W Elder St	

48	1411-1417 Elm St	addition to City Gospel Mission
49	1428 Elm St	
50	1429 Elm St	
51	1437 Elm St	
52	1501-1511 Elm St	Samuel W. Bell Home for Sightless
53	1604 Elm St	Midtown Tire
54	1624 Elm St	
55	1715 Elm St	
56	1719-1721 Elm St	
57	1727-1729 Elm St	
58	1829-1831 Elm St & 209-211 Findlay St	New Prospect Baptist Church
59	1905 Elm St	
60	2001-2003 Elm St	
61	2010-2020 Elm St	Ziegler-Shafrey Storage; Walton Distributing
62	2017 Elm St (rear)	
63	132 Findlay St (1900 Elm St)	
64	220 Findlay St	
65	230 Findlay St	
66	1710 Frintz St	
67	S of 1710 Frintz St	
68	219-221 Grant St	
69	1120 Jackson St	former Karma Club
70	30 E Liberty St	Shell Gas Station
71	116 E Liberty St	Free Store
72	128 E Liberty St	garage
73	228 E Liberty St	
74	12-14 W Liberty St (1615 Republic St)	St. Anthony Messenger Press
75	26-32 W Liberty St	St. Anthony Messenger Press Addition
76	208 W Liberty St	Labor Solutions
77	1612 Logan St	Note: Property includes 2 non-contributing buildings.
78	NE corner of Dunlap St & W Elder St (1808-1812 Logan St & 214-218 W Elder St)	Globe Furniture
79	1822 Logan St	
80	1215 Main St	
81	1434 Main St	The J.B. Schmidt Co.
82	1440 Main St	
83	1604 Main St	
84	1622 Main St	
85	1630 Main St	cell tower
86	1701 Main St (240 E Clifton Ave)	
87	1722 Main St	
88	6-8 E McMicken Ave	Fire House
89	18-20 E McMicken Ave	
90	48 E McMicken Ave (rear)	
91	50-52 E McMicken Ave (rear)	
92	54 E McMicken Ave (rear)	
93	66 E McMicken Ave	
94	68 E McMicken Ave (rear)	
95	70 E McMicken Ave (rear)	
96	80-82 E McMicken Ave (1705 Lang)	Wesley Chapel United Methodist Church
97	111-113 E McMicken Ave	
98	38 W McMicken Ave	
99	48-54 W McMicken Ave	John E. Carrigan Plumbing Garage Note: Property includes 2 non-contributing buildings.

100	115-129 W McMicken Ave (116-122 Henry St)	
101	112-138 W McMicken Ave	Oral T. Carter & Assoc.
102	203 W McMicken Ave	
103	1608 Moore St	
104	1621 Moore St	Husman's Potato Chips
105	31-33 Mulberry St	
106	S of 73 Mulberry St	
107	127 Mulberry St	Church in the City
108	138 Mulberry St	
109	322 Mulberry St	
110	19 Peete St	
111	75 Peete St (rear)	garage Note: Building fronts on E Clifton Avenue and may have an address of 68 and/or 70 E Clifton Avenue.
112	106 Peete St	
113	107 Peete St	
114	114 Peete St	
115	119-121 Peete St	
116	124 Peete St	church
117	127-129 Peete St	
118	1301 Pendleton St	
119	1413 Pleasant St	
120	1440 Pleasant St (113-115 W 15th St)	shelter
121	1511-1519 Pleasant St	
122	1553-1561 Pleasant St	Kentucky Fried Chicken
123	1615-1617 Pleasant St	
124	1618 Pleasant St	
125	1914 Pleasant St	
126	1216 Race St	
127	1218-1220 Race St	
128	Bounded by Race St, Elm St, & E 12th St	Washington Park Comfort Station
129	1530 Race St	addition only
130	1538 Race St	laundry
131	1702 Race St (26-34 Green St)	
132	1715 Race St	Hub Center
133	1722-1724 Race St	Over-the-Rhine Senior Center
134	1723 Race St	
135	1725 Race St (13-19 W Elder; 13-17 Republic St)	
136	1730-1738 Race St	former IGA grocery store
137	1812 Race St (rear)	garage
138	1814 Race St (rear)	garage
139	1826-1828 Race St	
140	1910-1916 Race St	Catanzaro Produce
141	315-319 Reading Rd	addition to Sun Furniture Building
142	SW corner of Reading Rd & Liberty St	Over-the-Rhine Carillon
143	1332 Republic St	
144	1413 Republic St	
145	1308 Spring St	
146	1322-1326 Spring St	
147	NW corner Sycamore St & E 13th St (1301 Sycamore; 218-230 E 13th St)	Sycamore Park (pool, comfort station, picnic table and playground)
148	1123 Sycamore St (208-224 Reading Rd)	Alms & Doepke Park Haus
149	1203 Sycamore St (226 E 12th St)	The Diner on Sycamore

150	1408 Sycamore St	
151	1425-1427 Sycamore St	Gabriel's Corner
152	1113 Vine St	
153	1314 Vine St	Venus Club
154	1324 Vine St	laundromat
155	1331-1333 Vine St	
156	1335 Vine St	
157	1406-1408 Vine St (rear)	
158	1412 Vine St (rear)	
159	1414-1416 Vine St	Kroger Grocery Store
160	1518 Vine St (5 E Liberty St)	Crossroads Health Center
161	1521-1525 Vine St	former Empire Theatre
162	1630 Vine St	trailer
163	1800 Vine St	former Provident Bank
164	1801-1805 Vine St	
165	1929 Vine St (rear)	
166	1920 Vine St	
167	2026-2028 Vine St	
168	208-210 Wade St	
169	212 Wade St (rear)	garage
170	214 Wade St (rear)	garage
171	1209 Walnut St	
172	1212-1224 Walnut St	
173	1228-1232 Walnut St	
174	1302 Walnut St	
175	1306-1316 Walnut St	
176	1328 Walnut St	
177	1334-1340 Walnut St	
178	1350 Walnut St	
179	1422-1424 Walnut St (rear)	
180	1428-1432 Walnut St	Jack's Glass
181	1429 Walnut St	Urban Sites Properties, Inc.
182	1627 Walnut St (rear)	
183	1630 Walnut St	
184	215 Woodward St	

**Notes:**

1. All addresses based on CAGIS. Addresses in parenthesis are secondary addresses for the same property.
2. Addresses may be subject to change after field verification.

# 1725 Elm Street (rear building)



Report prepared by:

Ann Senefeld

© 2019

All information herein believed accurate but not guaranteed.

Cover Photo – Google Street View, Sept. 2015

# 1725 Elm Street (rear building)

Address Prior to 1896: 603 Elm Street

## Hamilton County Auditor and Recorder Information

Parcel ID: 133-0003-0063-00

Year Built: 1885

Property Description: 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB

### Indexes to Deed, Mortgages and Leases

#### INDEX TO 1st SERIES (1789-1859)

454 *Findlay and Garrard's Sub in Sec. 13. T. 3. R. 2. See John*  
**DEEDS. Block K.**

GRANTOR	GRANTEE	Book Page	DESCRIPTION
<i>Findlay Jas</i>	<i>Lepta J Garrard</i>	<i>47304</i>	<i>Whole Block</i>
<i>McLean John wife</i>	<i>Wm B + J. B. Lawder</i>	<i>102227</i>	<i>Being 68 1/2 ft of Liberty st</i>
<i>Same</i>	<i>Edmund W Schon</i>	<i>102730</i>	<i>" 14</i>
<i>Schon Edmund W</i>	<i>David Anderson</i>	<i>18633225</i>	<i>from Church back to Campbell's bounded N by</i>
<i>Rabe Matthew</i>	<i>Nichols, Fetal</i>	<i>180521</i>	<i>23 ft from Campbell st by 5 ft from 48 ft lot</i>
<i>Anderson David</i>	<i>Alex Ruff</i>	<i>246207</i>	<i>North pt of lot 14</i>
<i>Ruff Alex</i>	<i>John McLean's sub</i>		

#### INDEX TO 2nd SERIES (1859-1871)

**DEEDS. Block K Findlay + Garrard's Sub Cont**

GRANTOR	GRANTEE	Book Page	DESCRIPTION
<i>Ruff Alex Sr.</i>	<i>Alex Ruff jr.</i>	<i>25 410</i>	<i>Lease 3 yrs pt of House No 603 Elm St</i>
<i>Ruff Alex</i>	<i>Geo Wild</i>	<i>28 174</i>	<i>Lease 3 yrs pt of house No 603 Elm St</i>

#### INDEX TO 3rd SERIES (1871-1886)

428  
**DEEDS BLOCK "K" FINDLAY & GARRARD'S SUB.**

GRANTOR	GRANTEE	BOOK PAGE	DESCRIPTION
<i>Reif, Anna</i>	<i>Jno. Kneidel</i>	<i>69 115</i>	<i>Lease, 5 yrs. part of House, #603 Elm St.</i>

Reif, J. A. per Extr.	Jno. Sauer	543	29	Lot 14.
Ratterman, H. A.	Same	543	32	" 14.

11/25/1882

Sauer, Jno.	Henry Boeck	72	290	Lease, 5 yrs. Premises, #603 Elm St.
-------------	-------------	----	-----	--------------------------------------

8/20/1883; two story frame

Sauer, Jno.	Moerlein Brewg. Co.	82	459	" 5, " pt. of House, #603 Elm St.
Moerlein, Brewg. Co.	Jos. Neumaier	82	462	" 5, " Same.

LB 82/459 - 8/12/1886; brick building

INDEX TO 4th SERIES (1886-1903)

308

DEEDS: BLOCK "K" FINDLAY & GARRARDS SUB.

GRANTOR	GRANTEE	BOOK	PAGE	DESCRIPTION
Sauer, John	Henry Bradtmueller	630	7	Lot 14 on Heleans sub.
Bradtmueller, H.	P. Steinmetz	90	55	151 1/2 ft W. of Elm St. Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, H.	C. Moerlein Brew Co	101	121	pt. of house #603 Elm St. Lease 2 yrs. pt. of house #603 Elm St.
Bradtmueller, H.	C. Moerlein Brew Co	113	338	Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, Henry	Chris Moerlein Brew Co	124	22	Lease 3 yrs. 1 & 2 floors of building known as #1725 Elm St.

INDEX TO 5th SERIES (1903-1918)

340

DEEDS Findlay & Garrard's Subd'n Block "K."

GRANTOR	GRANTEE	Book	Page	DESCRIPTION
Bradtmueller, Henry	Lina Schwartz	920	406	Lot 14, 25 ft on W.S. Elm St. back to Campbell St

INDEX TO 6th SERIES (1918-1927)

None

INDEX TO 7th SERIES (1927-1939)

84

PLAT IN DEED BOOK 117 PAGE 84

DEEDS

LOTS 9 TO 21  
LOTS 7 TO 8  
BLOCK SQUARE

John McLean Sub. of Block "K" Findlay & Garrard

GRANTOR	GRANTEE	BOOK	PAGE	LOT NO.	DESCRIPTION
Schwartz Lina	Peter Topicz	1526	64	14	

FEB 10 1931

INDEX TO 8th SERIES (1939-2003)

See Ownership Card below.

TRANSFERRED TO PRESENT OWNER

DATE		MO.	DA.	YR.	OWNER
2 24 58					GUTIN, HARRY B. INC.,
5 27 59					SCHWARTZ, ROSE
11 15 60					DEONIS, MORRIS
8 4 61					SCHWARTZ, ROSE & ANNA BRAVERMAN - TRUSTEES
2 18 69					OSKY, IDA
10 9 84					JANSEN, MARK & CYNTHIA (\$14,00)
10 17 86					COGDELL, GASTON D. \$ 5.00
11 8 91					SNYDER, KEVIN L. 6.10 WD

TOPICZ, PETER  
1725 ELM ST. REAR  
CINTI.O      133 3 63

1725 ELM ST REAR      133 3 63  
25 X 111.50  
LOT 14 JHO MCLEAN SUB      5

TAX CODE

BOOK	PLAT	PARCEL

DATE	CUT-UPS	BALANCE	VALUATIONS			CHANGES		CUT-UP OUT OF PARCEL
			FEET OR ACRES	LAND	BUILDINGS	TOTAL	DOCU. NO.	
			2270	6920		9190		
			2050	6920		8970		
			200	700		900		
			2250	7420		9870		
			2290	8460		10750		
			2290	7970		9660		
			3830	4620		8450		
8 24 90				1160		1160	8316	
			3830	3460		7290		
			3050	4500		7550		
				4610		4610		
			3050	4840		7890		
			3050	4840		7890		
				3090		3090	3493	
			3050	1750		4800		
			3230	1750		4980		
			3230	1750		4980		

REMARKS:

CENSUS TRACT.

SKETCH OF LAND

REAL ESTATE TAX LIST      GEO. GUCKENBERGER, AUDITOR      HAMILTON COUNTY, O.      Form No. 1-1937-250M

Hamilton County Auditor Ownership Card

Transfer History – Hamilton County Auditor

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2019	206781	320,000	6/26/2019	MT AUBURN LLC	NASSAU AVENUE INVESTMENTS LLC
2017	141414	310,000	5/24/2017	HILTON CAPITAL GROUP LLC	MT AUBURN LLC
2016	104073	185,000	3/15/2016	HAMLET JOHN D	HILTON CAPITAL GROUP LLC
2014		0	2/25/2014	HAMLET JOHN TR	HAMLET JOHN D
2009	30971	5,500	11/16/2009	BADGER GREGORY P	HAMLET JOHN TR
2008	14472	1,000	10/17/2008	SCHEER DAVID R & BRENDA C	BADGER GREGORY P
2001	2966	12,000	3/13/2001	KNOX EMIL	SCHEER DAVID R & BRENDA C
1994	748	1,100	1/18/1994	SALVADORE BEN	KNOX EMIL
1993	12812	1,100	9/15/1993	SNYDER KEVIN L	SALVADORE BEN
1991	14070	6,100	11/8/1991	COGDELL GASTON D	SNYDER KEVIN L
1986	0	0	10/1/1986	JANSEN MARK & CYNTHIA	COGDELL GASTON D
1984	0	0	10/1/1984	SEE OWNERSHIP CARD	JANSEN MARK & CYNTHIA

**Hamilton County Auditor Photos**



1993

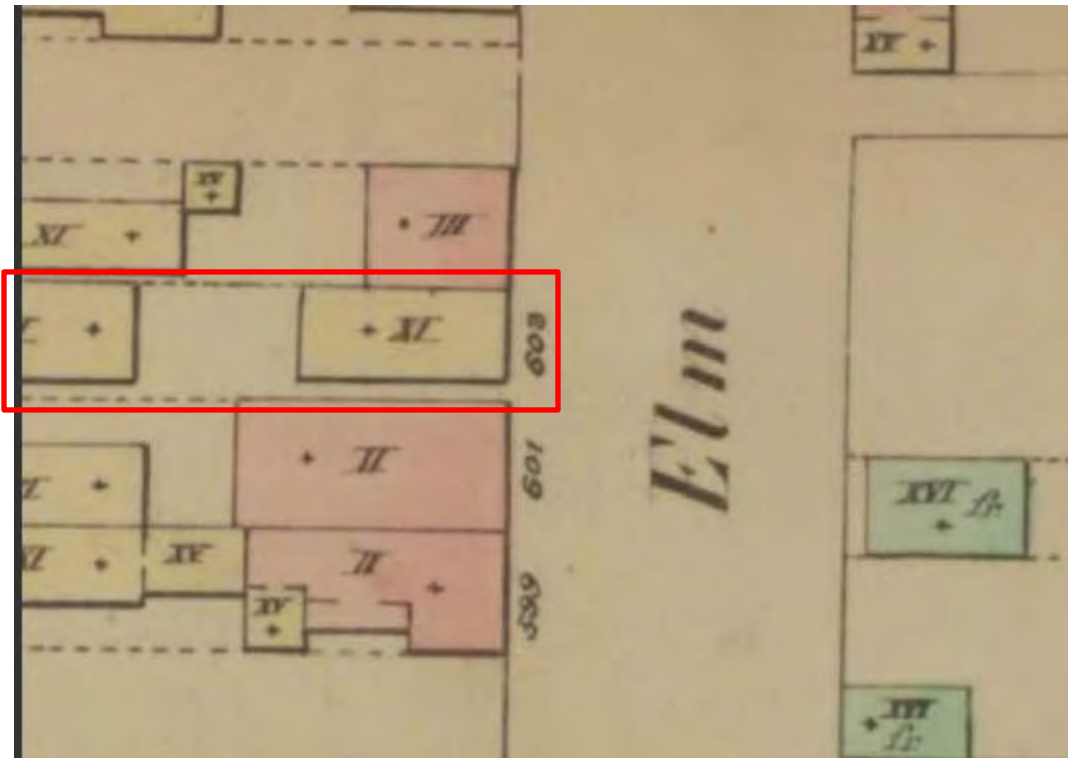


2003



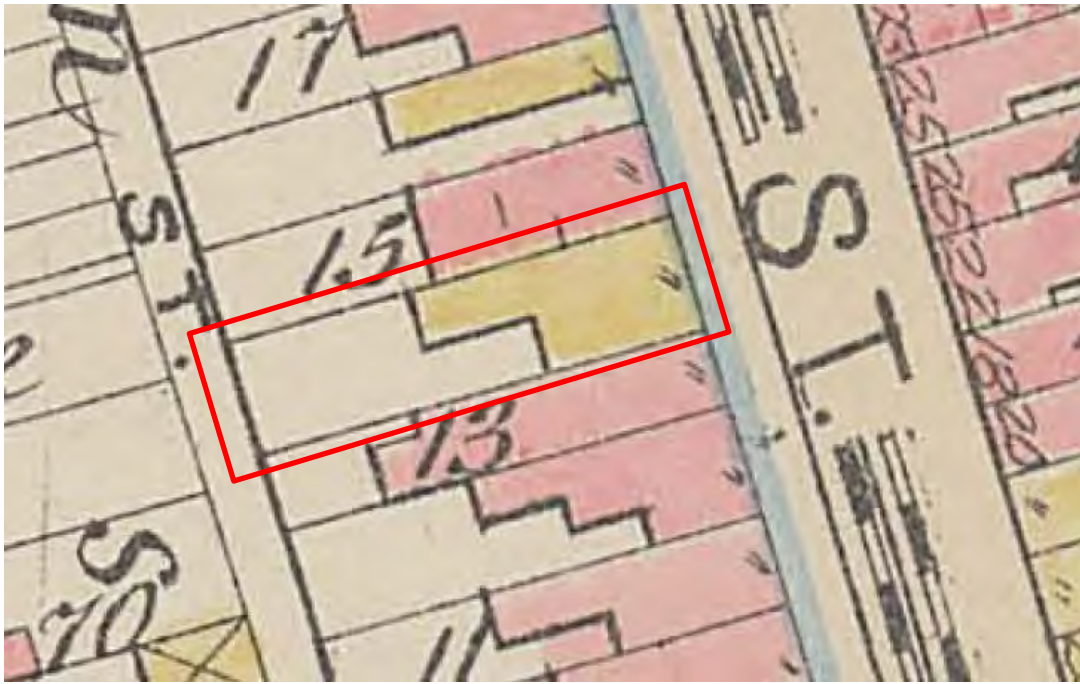
1330003006300 08/08/2008

## Maps



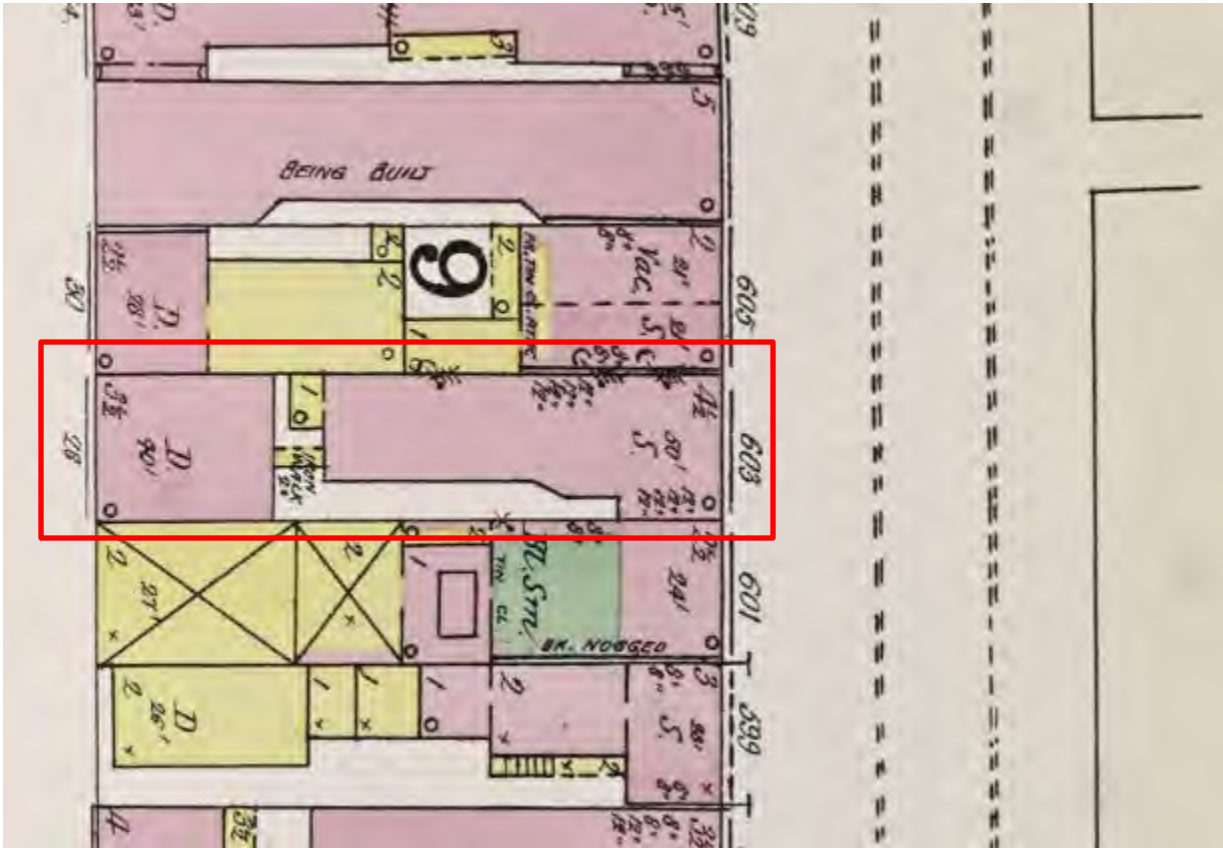
1855 Atlas of Cincinnati by W. H. Martin

Cincinnati History Library, for research purposes only. Pink indicates brick and yellow is wood. Blue is for special risks such as manufacturers or establishments where steampower is, or shavings made



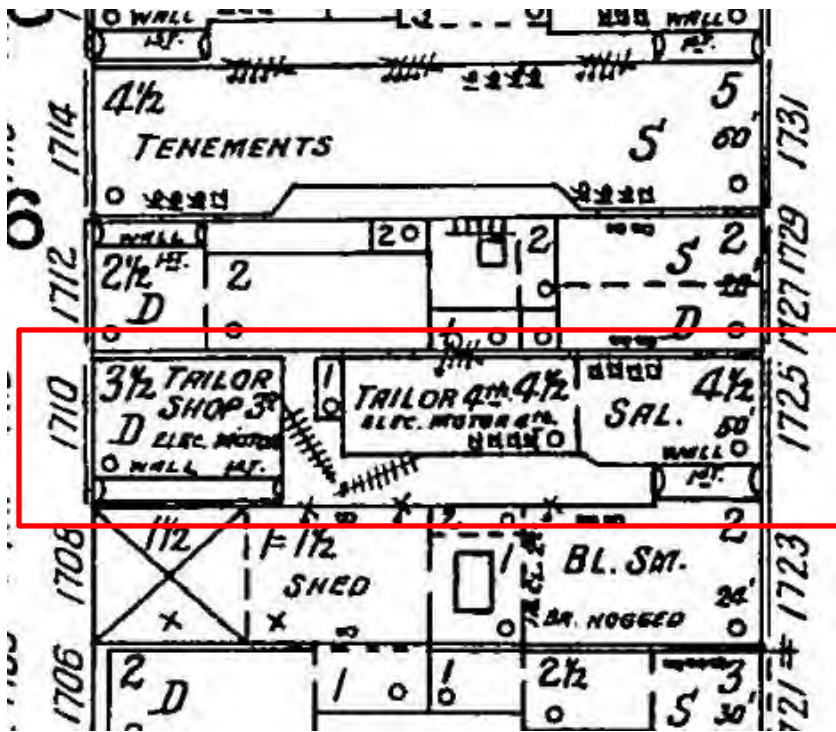
1833-1884; Atlas of the city of Cincinnati, Ohio : from official records, private plans & actual surveys; Robinson, Elisha & Pidgeon, Roger H.

Yellow indicates a frame structure. Pink indicates a brick structure.

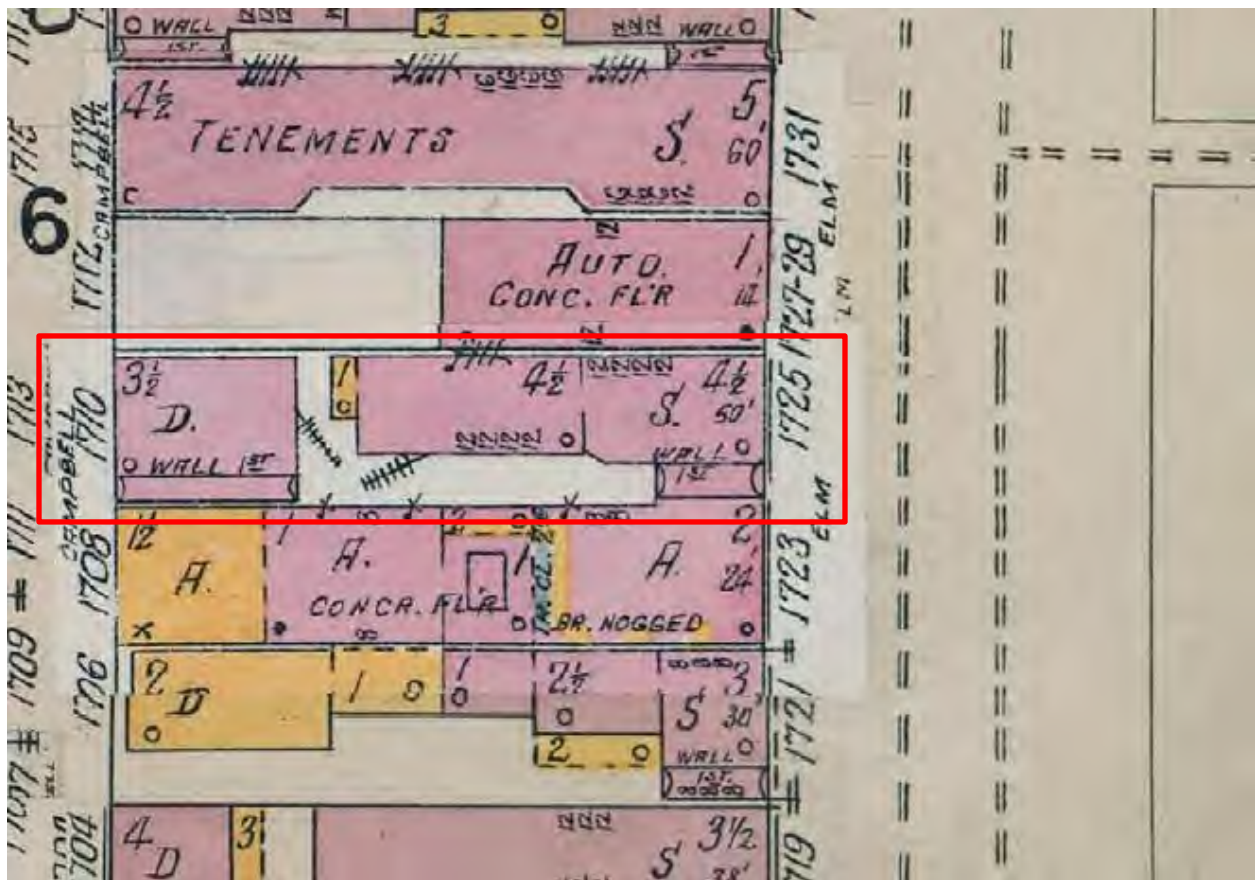


1891 Sanborn Insurance Map

Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.

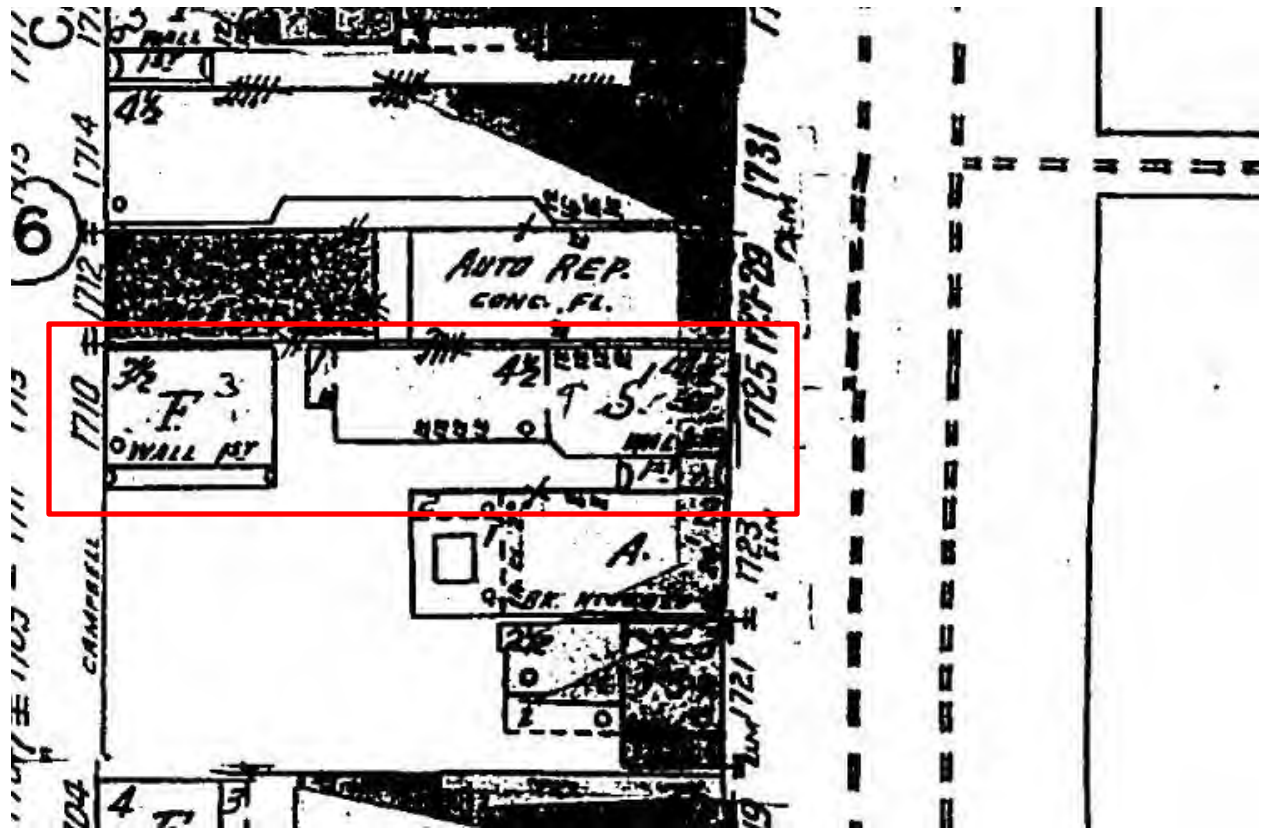


1904 Sanborn Insurance Map

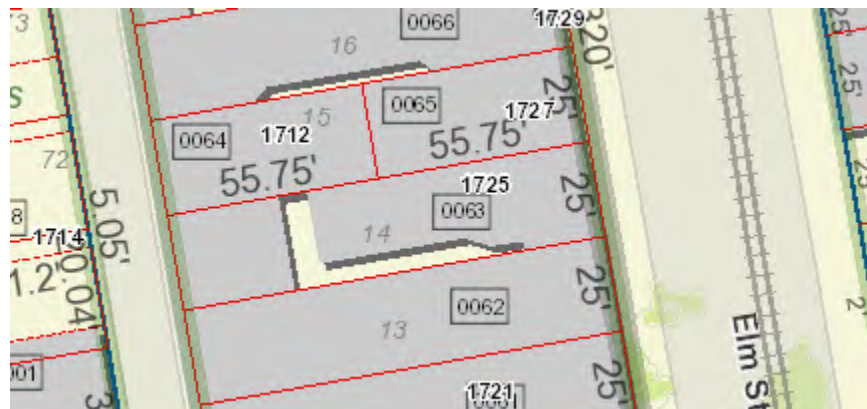


1930 Sanborn Insurance Map

Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.



1950 Sanborn Insurance Map



2019 CAGIS

## City Directories

1886

Miller Jos. presser, h. rear 603 Elm  
Miller Mary, tailoress, h. rear 603 Elm  
Miller Sebastian, tailor, h, rear 603 Elm

1890

Fuchs Edward, wagon mkr. h. rear 603 Elm  
Guthardt Henry E. tailor, h. rear 603 Elm  
Koehler Ida, tailoress, bds, rear 603 Elm

1895

Fuchs Mrs. Rosa, h. rear 603 Elm nr Green  
" Sophia, tailoress, h. rear 603 Elm nr Green  
Giessen Mrs. Annie, h. rear 603 Elm nr Green  
Guthardt Annie, (wid. Henry) tailor shop, rear 603 Elm nr Green, h. 54 Back  
Wendt Gustav, coremkr. h. rear 603 Elm nr Green  
" Henry, lah. h. rear 603 Elm nr Green

1900

Kampel Geo. clk. Post Office, h. rear 1725 Elm  
" Leo, tailor, rear 1725 Elm  
Kraussle Ernst, cooper, h. rear 1725 Elm  
Wolff Rosa, h. rear 1725 Elm  
Pflug Henry, mach. h. rear 1725 Elm

1905

Marx Nicholas jr tailor shop rear 1725 Elm  
Sutkay Jos locksmith h rear 1725 Elm  
—Mathias lab h rear 1725 Elm

1910

Diebold John beveler h rear 1725 Elm  
Erdey Alex tailor h rear 1725 Elm  
Feiss Wm lab h rear 1725 Elm  
Feuerstein Matthew brushmkr h rear 1725 Elm

1915

Erdey Alex tailor h rear 1725 Elm  
Feuerstein Matthew brushmkr h rear 1725 Elm  
Weinstein Jos (W Bros) rear 1725 Elm h flat 1, 2836 Stanton Av  
-Solomon (W Bros) rear 1725 Elm h 3314 Perkins Av  
-Bros (Solomon & Joseph) tailors rear 1725 Elm

1920

Erdey Alex jr mach h rear 1725 Elm  
—Alex sr tailor h rear 1725 Elm  
Mandi John shoewkr h rear 1725 Elm  
Speckert Frank sr lab h rear 1725 Elm  
—Martin lab h rear 1725 Elm

1925

Brassoven Geo painter h rear 1725 Elm  
Monti John lab h rear 1725 Elm  
Zigler Samuel tailor h rear 1725 Elm

1930-31

Rieder Kate housekpr h rear 1725 Elm  
Speckert Fred shoewkr h rear 1725 Elm

1935

Flanagan Albert J barber 1725 Elm h rear 1725 Elm  
Geiger Geo Jr woodwkr h rear 1725 Elm  
Montgomery Mrs Hazel waitress h rear 1725 Elm  
Nehr Peter h rear 1725 Elm  
Saunders Carl h rear 1725 Elm  
Splckert Fred h rear 1725 Elm

1940

No listings identified as rear.

1945

No listings identified as rear.

1949

rear King Mary  
1725 Elm

1952

rear King Mary  
Puchth Chas

1959

rear Vacant

## Cincinnati Enquirer Articles

HAND GIRLS—To work on coats, at 1725 Elm st., rear building.

March 12, 1896; p. 3

MACHINE GIRL—To make linings for fine coats, at 1725 Elm st., rear building.

March 2, 1897; p. 3

A.—WANTED, a first machine hand on fine coats; steady. 1725 Elm st., rear building.

July 31, 1898; p. 6

A.—WANTED, 1 and 2 machine girls, on fine coats; steady work; good pay; at 1725 Elm, rear building.

September 11, 1898; p. 6

KAMPEL.—Amelia Kampe! (nee Mueller), at her residence, 1725 Elm st. Sunday, 4.15 p. m. Funeral Wednesday morning at 8 o'clock from residence, and 8:30 from St. Francis's Church. [Buffalo papers please copy.]

April 17, 1900; p. 7

TAILORESSES—First-class machine girl and hand girls to hitch and put sleeve linings in coats, at 1725 Elm st., rear building.

October 4, 1904; p. 10

TAILORESSES—Girls to baste canvas and girls to learn; not under 14 years of age; to work on coats. No. 1725 Elm st., rear building.

March 14, 1905; p. 10

A.—FIRST-CLASS girls on fine coats and for basting, padding felts and for pulling basting threads.  
1725 Elm st., 3d floor, front.

July 9, 1905; p. 14

A.—WANTED—Machine and hand girls on coats; steady work and good pay. 1725 Elm st., rear.  
my24-4\*

May 26, 1906; p. 6

A.—OPPRESSER—And a good man for seam presser; steady work. DALINSKY, 1725 Elm st., rear.

February 28, 1907; p. 10

TAILORESSES—First hand girls and girls to fell sleeve linings on coats, at 1725 Elm st., rear building.

June 1, 1913; p. 31

A.—WANTED—First machine girls to make pockets, and machine girls to make collars, sleeves and linings on coats. 1725 Elm, rear building.

June 8, 1913; p. 31

A.—WANTED—Girls to sew in pockets and make linings on coats. 1725 Elm, rear bldg.

October 19, 1913; p. 3

### Seeks Receiver For Firm.

Inability of Joseph H. Haslit and his partner, Max Schwartz, as to the conduct of their partnership, known as the Lee Tailoring Company, caused Haslit to file suit in the Common Pleas Court yesterday, asking for the appointment of a receiver to take charge of the business. The firm has two stores, one at 903 Vine street and the other at 1725 Elm street. It is claimed that the firm has between \$3,000 and \$4,000 in merchandise and equipment, and \$2,000 in accounts receivable, while they owe only about \$1,500, Haslit claims. However, they cannot agree as to the proper way to conduct the business, so a receiver is wanted to take charge of affairs and dissolve the partnership. Jackson & Woodward, attorneys.

November 29, 1913; p. 20



**RECEIVER'S SALE  
AT AUCTION  
STOCK AND FIX-  
TURES OF LEE  
TAILORING CO.**

FRIDAY, JANUARY 9, 1914.  
Commencing at 10 A. M., on  
the Premises

903 VINE ST.

IN LOTS AS PER CATALOG.

Consisting of cloths, pants lengths, over-  
coatings, suitings, finished garments,  
fixtures, mirrors, sewing machines,  
motor, stove, tables, electric fixtures,  
&c. Also accounts receivable.

**STOCK CAN BE INSPECTED ANY  
TIME.**  
**CONTINUING AT 2 P. M. ON THE  
PREMISES.**

1725 ELM STREET.

(Third floor, rear.)

**COMPLETE TAILOR SHOP**, containing  
sewing machines, padding machine,  
tacking machine, gas irons, cutting  
tables, pressers' tables, &c.

The tailor shop contents will be offered  
first as an entirety and then in parcels.

**CAN BE INSPECTED THURSDAY,  
JANUARY 8, FROM 2 P. M. TO 3 P. M.**

**TERMS—Cash on day of sale.**

Catalog sent free upon request.

To be sold by order of Common Pleas  
Court in Case No. 155,343, wherein Jo-  
seph R. Haslit is plaintiff and Max  
Schwartz defendant.

**HENRY BENTLEY**, Receiver.

**JOHN W. WOLF** and

**HERBERT JACKSON**, Attorneys.

**THEODORE MAYER & BRO.**

AUCTIONEERS.

Tel. M. 811. First National Bank Bldg.

January 4, 1914; p. 3

**OFFPRESSER**—On fine coats, at 1725 Elm st.,  
rear building.

May 4, 1914; p. 13

**MACHINE GIRLS**—First, on coats, at 1725 Elm  
st., rear building.

May 17, 1914; p. 35

**HOUSEKEEPER**—For widower, by a lone  
widow; reference. No. 1725 Elm st., third  
floor, rear.

November 15, 1914; p. 33

# Exhibit E



# Lost Historic Fabric Since 1930



Data Source:  
Cincinnati Area GIS  
Sanborn® Fire Insurance Co.

© Danny Klingler 2006

# Areas of High and Moderate-High Integrity in Over-the-Rhine



### Legend

- Area of Integrity
- Non-Contributing Building
- Contributing Building
- Significant Building
- Landmark Building
- Outside Historic District
- Major Street

Data Source:  
Cincinnati Area GIS

# Exhibit F

JAC CONST SERV INC.

425 SWEETBRIER DRIVE

BATAVIA OH. 45103

To whom it may concern on the property 1725 Elm st. (REAR BUILDING)

The object is to bring the building up to VML requirements.  
VBM L

Back of building to be bolted to framing and pulled in

as much as possible. Tuck point inside and outside.

Repair existing foundation across back of building.

Repair or replace damaged floor joists.

Replace or repair damaged or missing floors.

Repair framing and beam post framing in top floor.

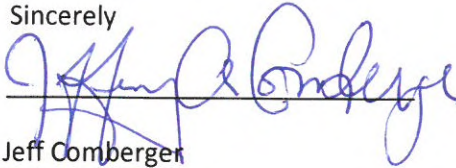
Clean and haul away all trash.

With a budget of \$67,435 to bring to vml requirements.

VBM L

Thank You for your time.

Sincerely



Jeff Comberger

513-344-0690

# Exhibit G

1737 Elm

Before and After



1737 Elm was a severely distressed property with two historic buildings on the lot situated in much the same way as 1725 Elm – a front building facing Elm Street and a rear building facing Campbell Alley. The front building was in very poor condition, while the rear building was in extremely poor condition and its main façade had begun to fall onto Campbell Alley.

OTR A.D.O.P.T. intervened and worked to ensure the rear building was stabilized and both buildings were adopted and rehabilitated. Partnering with Kim Starbuck, both the front and rear masonry walls of the rear building were rebuilt, while a new foundation was poured as well. The building required a near comprehensive stabilization effort.

Adoptee Kim Starbuck completed construction on both fully rehabilitated buildings in 2017. The front building now houses The Rhined artisan cheese shop on the ground floor, and micro-apartments on the upper floors. The rear building is a 100% solar powered occupied single family home. This has been a profitable investment.

Before Photos (Rear Building on Campbell Alley)

















Before Photos (front building on Elm)







After Photos (Front)





After Photos (Rear)









# Exhibit H

43-45 E. Clifton

Before and After



43-45 E. Clifton was a property with two buildings on the lot, both in a state of severe structural distress. 43 E. Clifton was so dilapidated that there were no remaining floors, stairs, or load bearing walls in the building, while 45 E. Clifton exhibited a structural masonry bulge in the front wall that created a public safety issue.

OTR A.D.O.P.T. worked with a private investor to stabilize both buildings, rebuilding a portion of the front masonry wall at 45 E. Clifton, rebuilding masonry load bearing walls at 43 E. Clifton, and conducting a near-complete structural reframing of the interior of 43 E. Clifton.

Both buildings are now stable, and based on the post-stabilization value of the property our investor anticipates a return on their investment.

## Photos



















# Exhibit I

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63, REAR BUILDING ONLY.

1. The purchase price shall be \$5,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$500 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; (c) satisfactory confirmation by Purchaser that the rear building can be parceled off and that all building and zoning requirements can be met; and (d) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay for any surveying costs and all costs associated with the parcel cut-up, deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and

assigns.


10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

12. Seller agrees that, in the event an easement for pedestrian ingress and egress is required for any purpose in order for Purchaser to parcel off the rear building from the existing parcel, or for any other purpose, Seller shall grant Purchaser an easement through the existing walkway on the south side of the portion of the Property fronting Elm Street to access the rear

building.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 05/12/19

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63.

1. The purchase price shall be \$330,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$3000 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

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5. Purchaser shall pay the deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

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6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

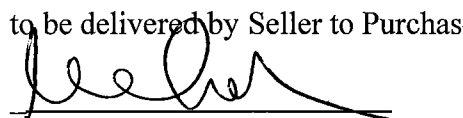
7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

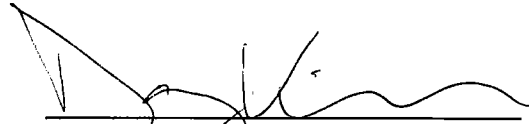
8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 7/12/19

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**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_