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

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APPLICATION #: COA20200021  
APPLICANT: Jose Garcia Design  
OWNER: Stuffed Realty LLC  
ADDRESS: **1208 Central Parkway**  
PARCELS: 081-0003-0124  
ZONING: CC-A  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: April 15, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request**

The request is for a Certificate of Appropriateness for a roof deck and roof access enclosure addition at the western portion of the building.

### **Existing Conditions:**

1208 Central Parkway is a two story Italiante brick building with highly decorative window woods and bracketed Cornice. It is on the south side of Wade Street next to a vacant lot.

### **Proposed Conditions:**

The proposal is to recess a roof deck on the rear pitch of the roof. The sides of the roof will remain and a new access to the roof deck will be created from a wall created within the recess.

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

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: Image of 1208 Central Parkway. Image from Google.

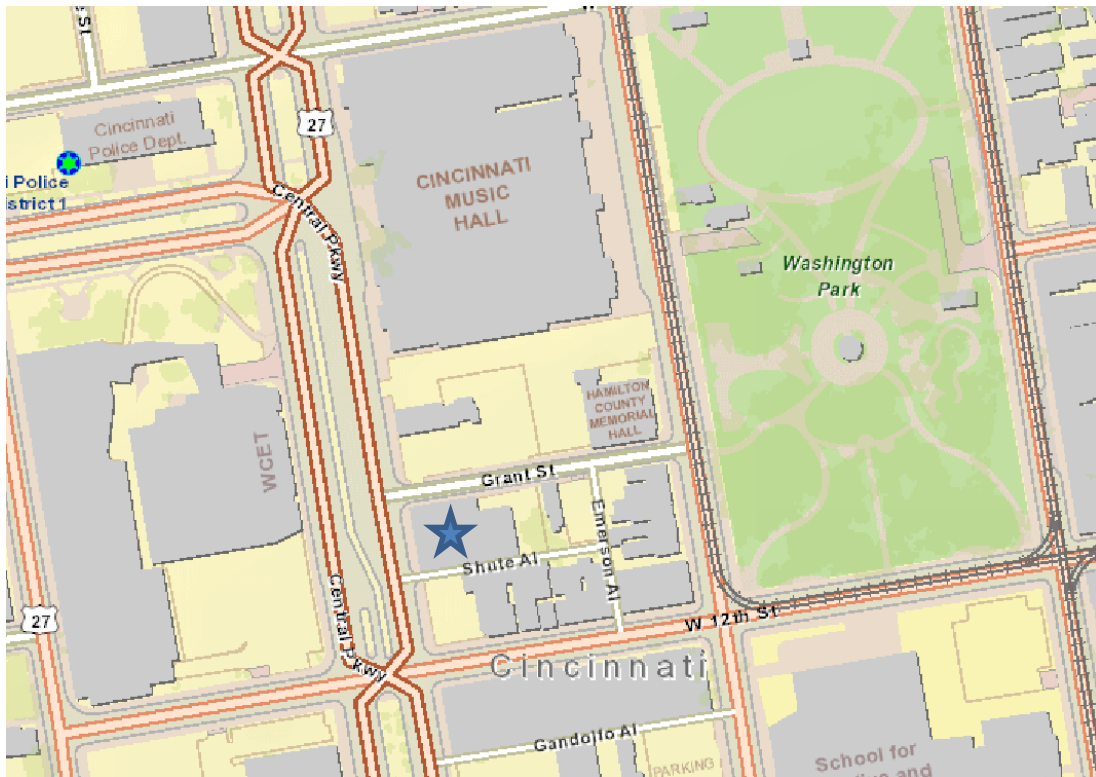


Figure 2: Location of 1208 Central Parkway Image from CAGIS.

**Previous Review:** NA

**Certificate of Appropriateness Review:**

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for decks.

**SITE IMPROVEMENTS**

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.

5. Roofs: Chimneys, dormers 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 case-by-case basis.

*The building is a 2 story building oriented toward Central Parkway. It has a flat roof where the proposed roof deck will be built. As the parapet is not tall enough to be the railing a railing has to be installed. The applicant worked with staff to find the best solution to make the railing have the least visual impact on the building. Setting the railing back far enough so it would not be seen would make a roof deck impractical. The choice of a glass railing with minimal metal structure will make the railing still visible but it won't overwhelm the building and will be secondary in nature to the rest of the building.*

*The proposal also includes a roof top addition for access. The enclosure is the least minimal possible and only includes what is necessary to both the stairway and elevator access. The placement is set back from the façade lines and is the most practical position due to the existing interior circulation*

**Other Considerations:**

**Prehearing Results:** A virtual pre-hearing was held on May 20, 2020. The applicants were present.

**Comments Provided to Staff:** No comments were provided to staff.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for the construction of g roof deck per plans submitted by Jose Garcia Design dated 3/20/2020.
  - 1. The building permit must be issued within 2 years or the COA shall expire.
  
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
  - 2. The deck railing is glass and will blend into the background and the access enclosure is the least minimal required.

**Kassandra Maynes**

Law Department Office of Administrative Boards  
1208 Central Parkway  
Statement of Intent

**Owner:**

*Stuffed Realty LLC*

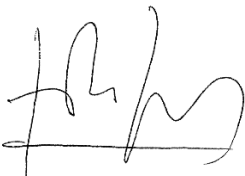
**Issued By:**

*Jose Garcia Design  
644 Clemmer Avenue  
Cincinnati, OH 45219*

Please find our application attached with a set of drawings to reference. We would like to present to the board on May the 4<sup>th</sup>, 2020.

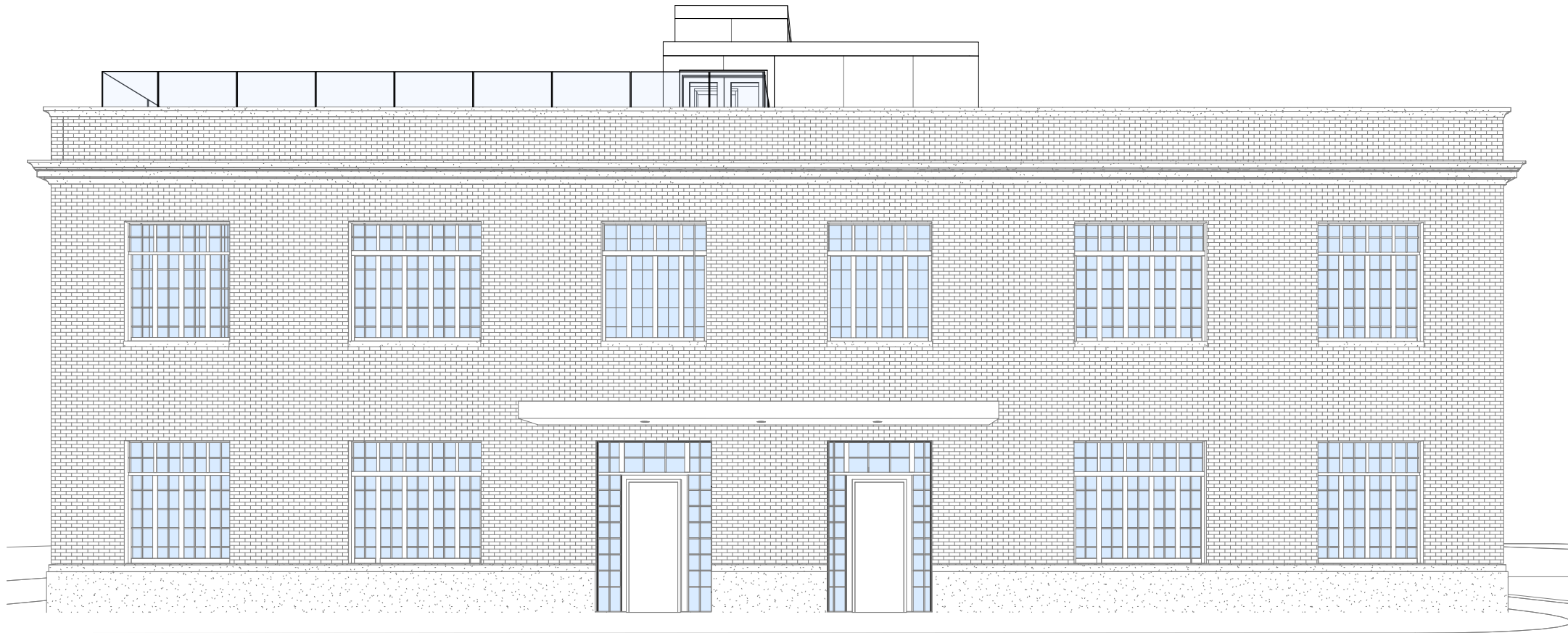
1208 Central Parkway was built in 1927 and served for some time as a film storage facility, a manufacturing facility for printed marble tiles, and now houses a sports analytics company. The owners are making a significant investment in the building to further the vitality of the historic property. The intent in the design of this roof deck was to maintain the historic building as the primary focus of the eye. Due to the location of the existing skylights, the roof deck cannot be moved further back from the parapet wall, hence the owners have agreed to invest in a more expensive glass railing system located behind the parapet wall to minimize the visual impact. The footprint of the penthouse has been made as minimal as possible, serving only as an enclosure for vertical openings (elevator & stair tower), which will be clad in black metal, matching the detailing of the rest of the building. The location of the penthouse has been pushed back from the front façade as far as possible without competing with the existing primary façade on Central Parkway. Overall, the design is non-intrusive, with simple detailing, with the intent to not compete with the historic detailing on the existing building.

Thank you for your consideration,



Jose Garcia

# 1208 CENTRAL PARKWAY - ROOF DECK APPLICATION TO HISTORIC CONSERVATION BOARD



1  
SK-001  
MEDIAN VIEW FROM CENTRAL PARKWAY (72.5')

SHEET LIST	
SK-001	DRAWING INDEX
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SK-003	STREETSCAPE PHOTOS
SK-004	EXISTING BUILDING PHOTOS
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SK-102	PROPOSED LEVEL 1 FLOOR PLAN
SK-102-E	EXISTING LEVEL 1 FLOOR PLAN
SK-103	PROPOSED LEVEL 2 FLOOR PLAN
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SK-104	PROPOSED ROOF PLAN
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SK-201	PROPOSED WEST ELEVATION
SK-201-E	EXISTING WEST ELEVATION
SK-202	PROPOSED NORTH ELEVATION
SK-202-E	EXISTING NORTH ELEVATION
SK-203	PROPOSED EAST ELEVATION
SK-203-E	EXISTING EAST ELEVATION
SK-204	PROPOSED SOUTH ELEVATION
SK-204-E	EXISTING SOUTH ELEVATION

**JOSE GARCIA**  
DESIGN + CONSTRUCTION

**DESIGNER**  
Jose Garcia Design  
644 Clemmer Avenue  
Cincinnati, Ohio 45219  
(513) 751-1222

**STRUCTURAL ENGINEER**  
Julie Cromwell & Associates, LLC  
2114 Madison Rd, 2nd Floor  
Cincinnati, Ohio 45208  
(513) 218-6103

**1208 Central Parkway**  
1208 Central Parkway  
Cincinnati, Ohio, 45202

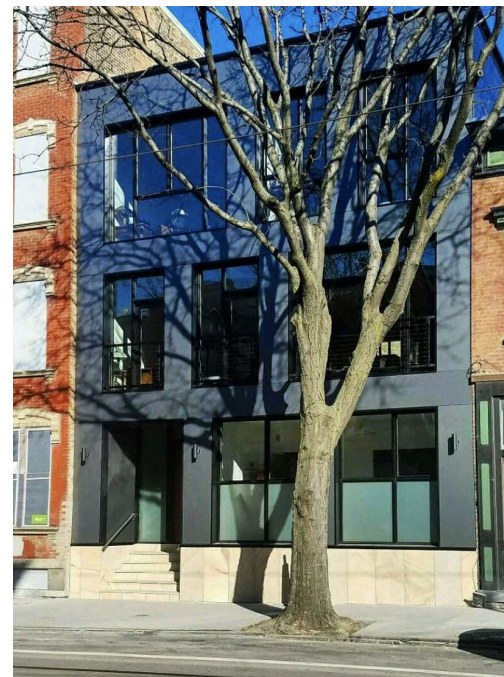
**VISIBLE PROPOSED MATERIALS**

**BLACK METAL PANELING AND COPING:**  
Mitsubishi Chemical Composites,  
Alpolic, 4 mm TOB Black

**GLASS RAILING:**  
Basis of Design, CRLaurence  
NO VISIBLE VERTICAL FRAMING  
8B10F, Continuous Glazing shoe for 1/2" Glass  
and  
GR1C10BS, 1" X 1-5/16" Cap Rail  
and  
1/2" tempered Clear Glass



PROPOSED RAILING SYSTEM



PROPOSED METAL PANELS

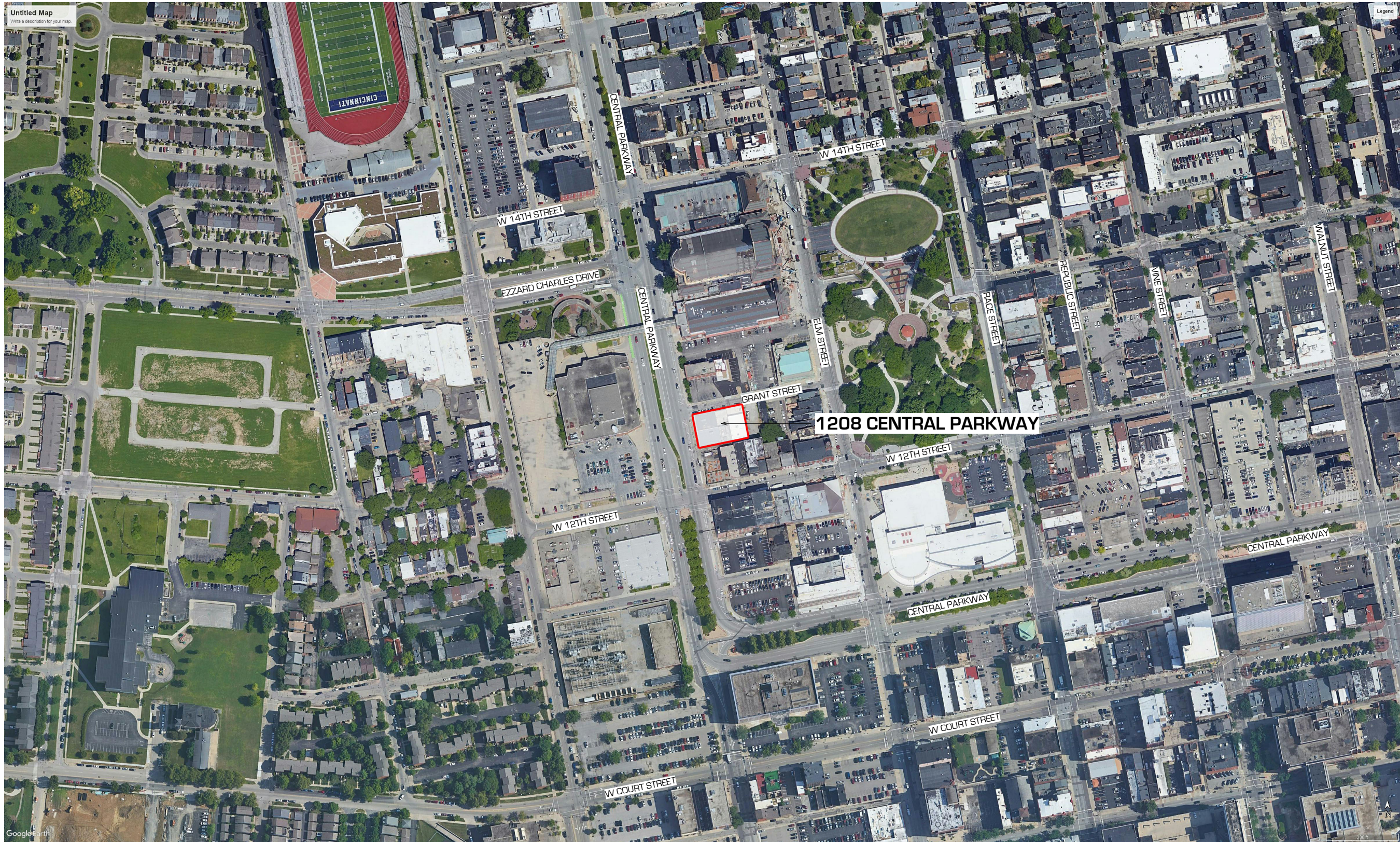
**OCCUPANCY SUMMARY**

BASEMENT LEVEL			
1216 TENANT SPACE	S-1 OCCUPANCY	3743 SF	1/300 = 13 OCCUPANTS
1208 TENANT SPACE	S-1 OCCUPANCY	3699 SF	1/300 = 13 OCCUPANTS
LEVEL 1			
1216 TENANT SPACE	B-OCCUPANCY	3744 SF	1/100 = 38 OCCUPANTS
1208 TENANT SPACE	B-OCCUPANCY	3700 SF	1/100 = 37 OCCUPANTS
SHARED GARAGE	S-2 OCCUPANCY	2695 SF	1/200 = 14 OCCUPANTS
LEVEL 2			
1216 TENANT SPACE	B-OCCUPANCY	2349 SF	1/100 = 24 OCCUPANTS
1208 TENANT SPACE	B-OCCUPANCY	3700 SF	1/100 = 37 OCCUPANTS
ROOF DECK	A-3	1237 SF	1/15 = 83 OCCUPANTS
ROOF LEVEL			
UPPER ROOF DECK	A-3	1080 SF	1/15 = 72 OCCUPANTS

DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

DRAWING INDEX

**SK-001**



**JOSE GARCIA**  
DESIGN + CONSTRUCTION

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# 1208 Central Parkway

1208 Central Parkway  
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
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CONTEXT SITE

## SK-002



STREETSCAPE- CENTRAL PARKWAY



STREETSCAPE - LOOKING NORTH



STREETSCAPE - LOOKING SOUTH



1223 CENTRAL PARKWAY PARKING LOT- ACROSS CENTRAL PARKWAY FROM FROM SITE



1223 CENTRAL PARKWAY- ACROSS CENTRAL PARKWAY FROM FROM SITE

**JOSE GARCIA**  
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**1208 Central Parkway**

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STREETSCAPE PHOTOS

**SK-003**



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW

**JOSE GARCIA**  
DESIGN + CONSTRUCTION

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**STRUCTURAL ENGINEER**  
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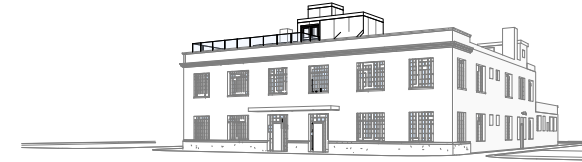
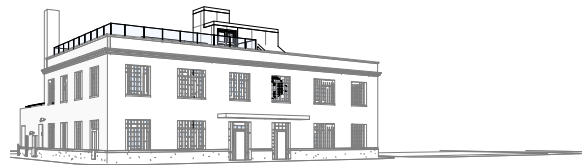
**1208 Central Parkway**

1208 Central Parkway  
Cincinnati, Ohio, 45202

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EXISTING BUILDING  
PHOTOS

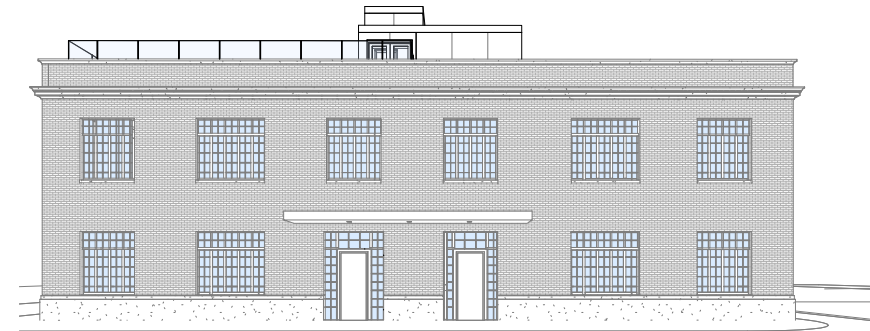
**SK-004**



**A.1**  
SOUTHBOUND ACROSS CENTRAL PARKWAY (145' & 50' FROM CORNER)

**B.1**  
ACROSS CENTRAL PARKWAY (145')

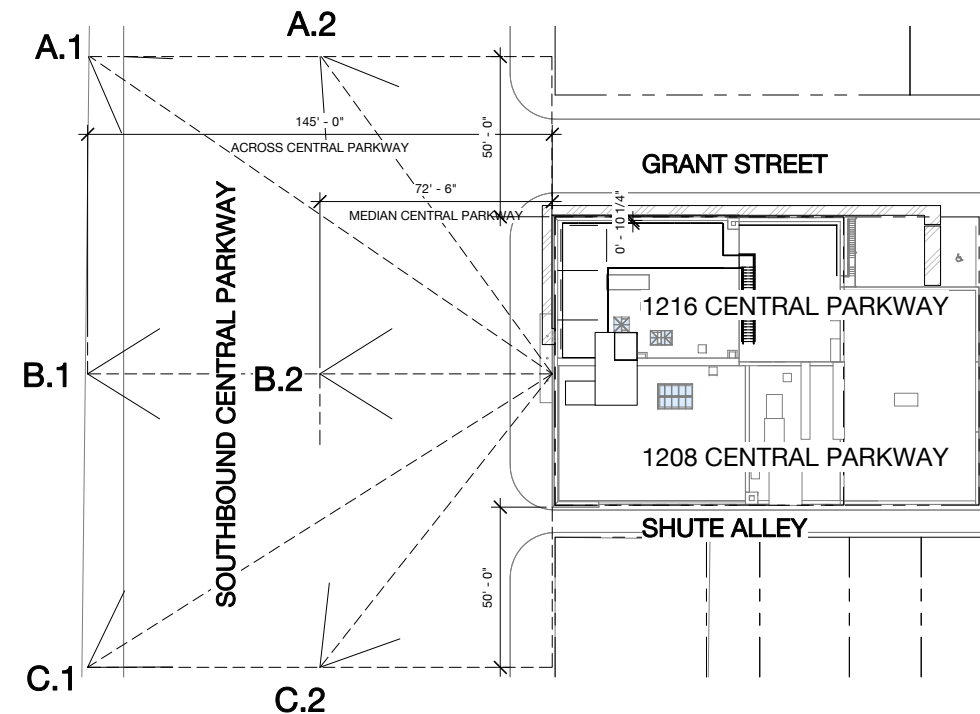
**C.1**  
NORTHBOUND ACROSS CENTRAL PARKWAY (145' & 50' FROM CORNER)



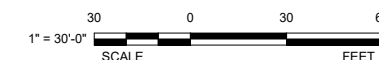
**A.2**  
SOUTHBOUND MEDIAN CENTRAL PARKWAY (72.5' & 50' FROM CORNER)

**B.2**  
ACROSS CENTRAL PARKWAY (72.5')

**C.2**  
NORTHBOUND MEDIAN CENTRAL PARKWAY (72.5' & 50' FROM CORNER)



**1**  
SITE PLAN VIEW KEY  
1" = 30'-0"



**1208 Central Parkway**

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ROOF DECK VIEWS

**SK-005**



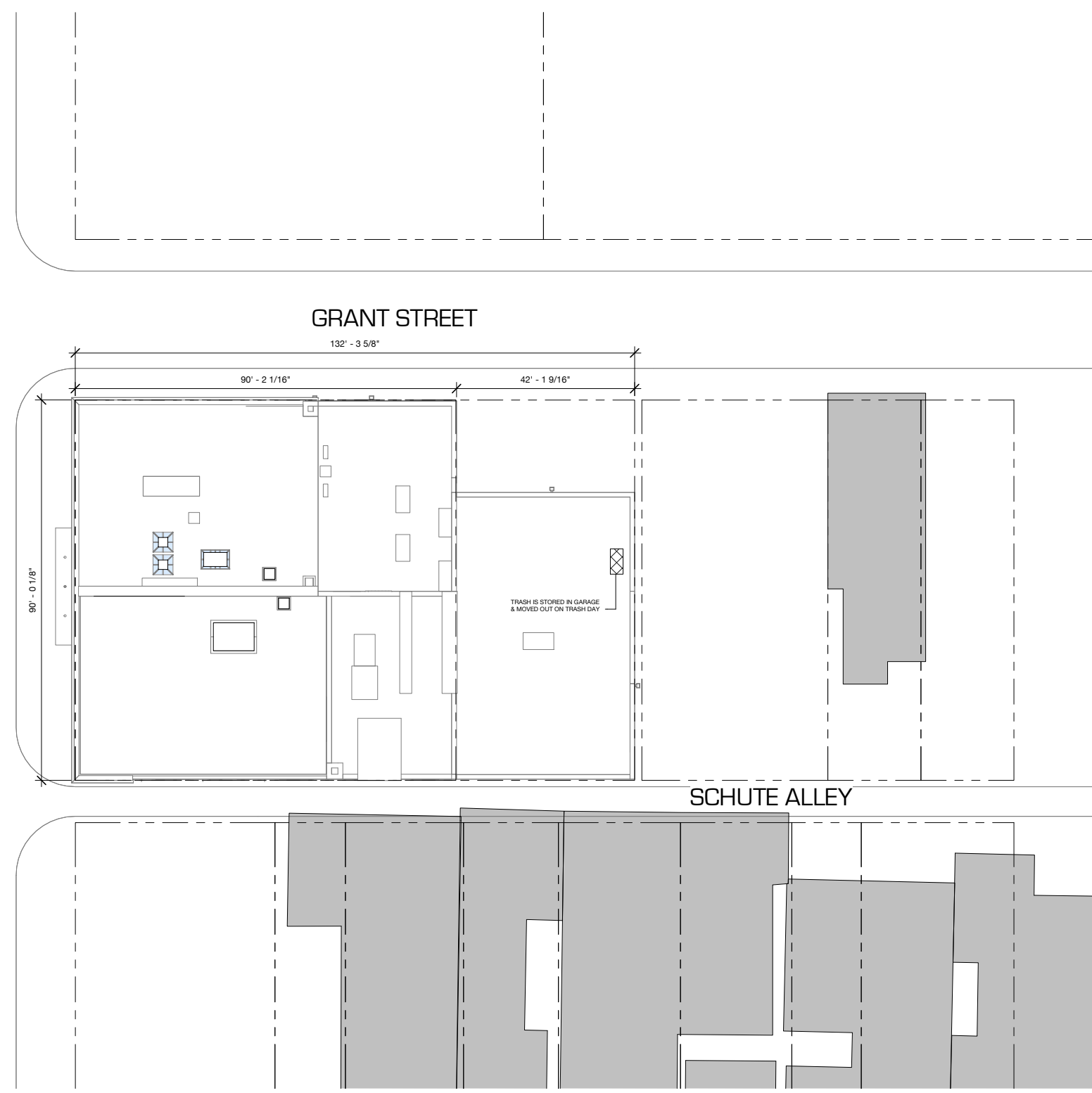
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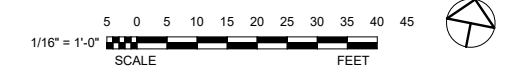
EXISTING SITE PLAN

**SK-100-E**

CENTRAL PARKWAY



**1** SITE PLAN-EXISTING  
SK-100-E 1/16" = 1'-0"



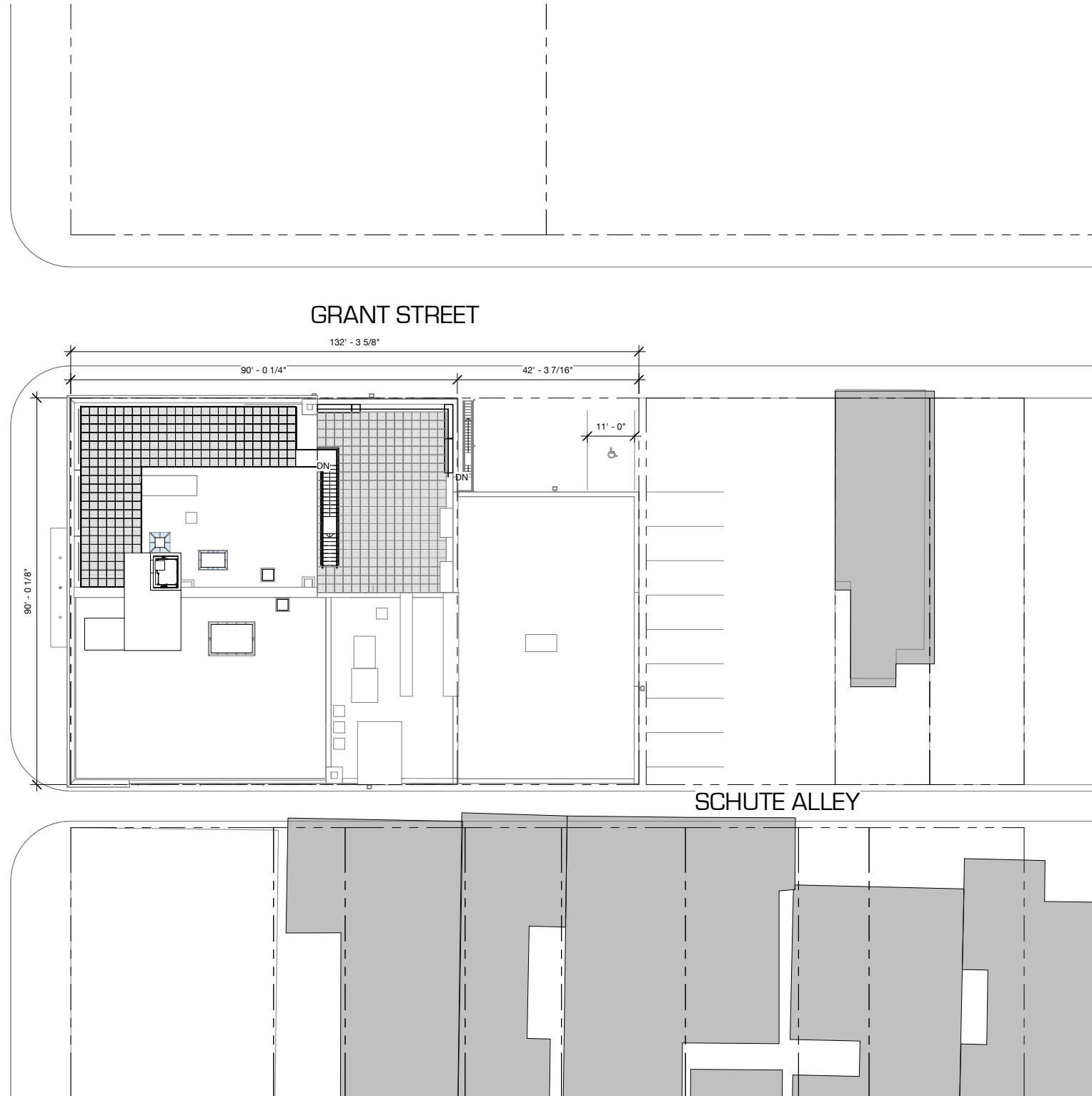
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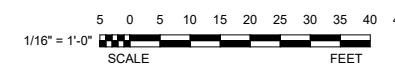
PROPOSED SITE PLAN

**SK-100**

CENTRAL PARKWAY



**1** SITE PLAN-PROPOSED  
SK-100 1/16" = 1'-0"

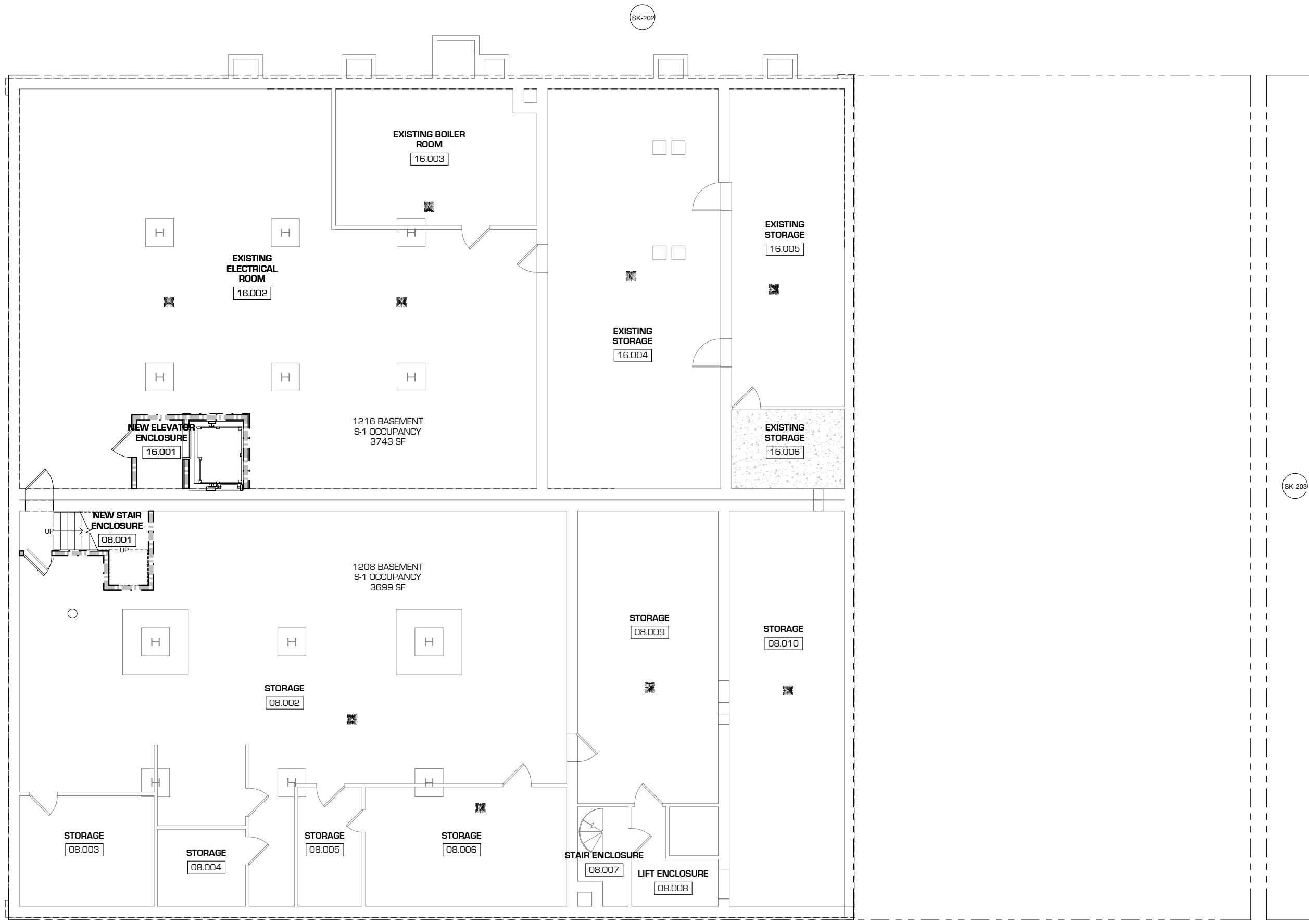


**1208 Central Parkway**  
1208 Central Parkway  
Cincinnati, Ohio, 45202

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PROPOSED BASEMENT  
FLOOR PLAN

**SK-101**

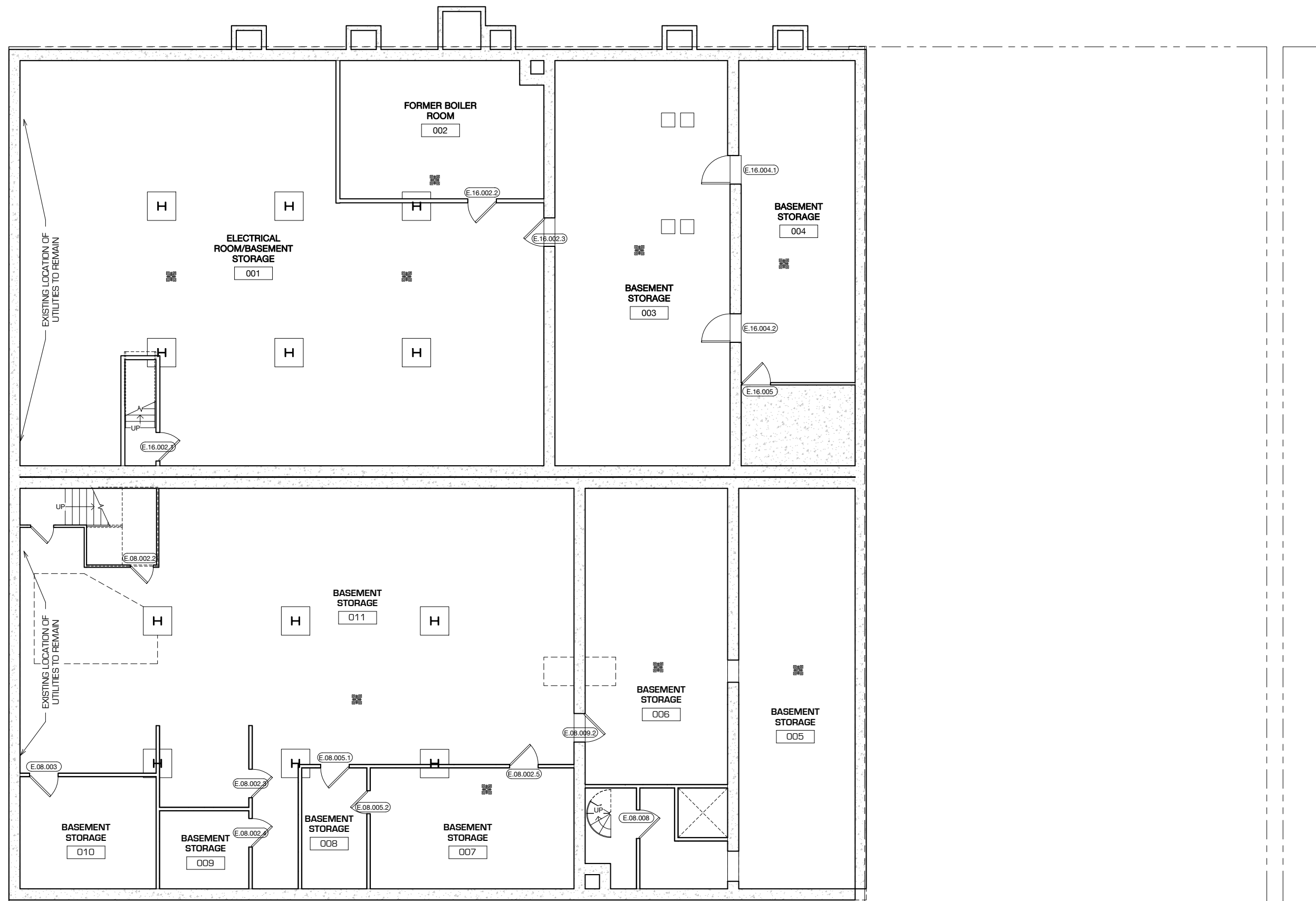


**1** BASEMENT FLOOR PLAN  
SK-101 3/16" = 1'-0"

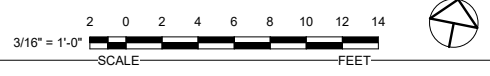


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**1 BASEMENT FLOOR PLAN**  
SK-101-E 3/16" = 1'-0"

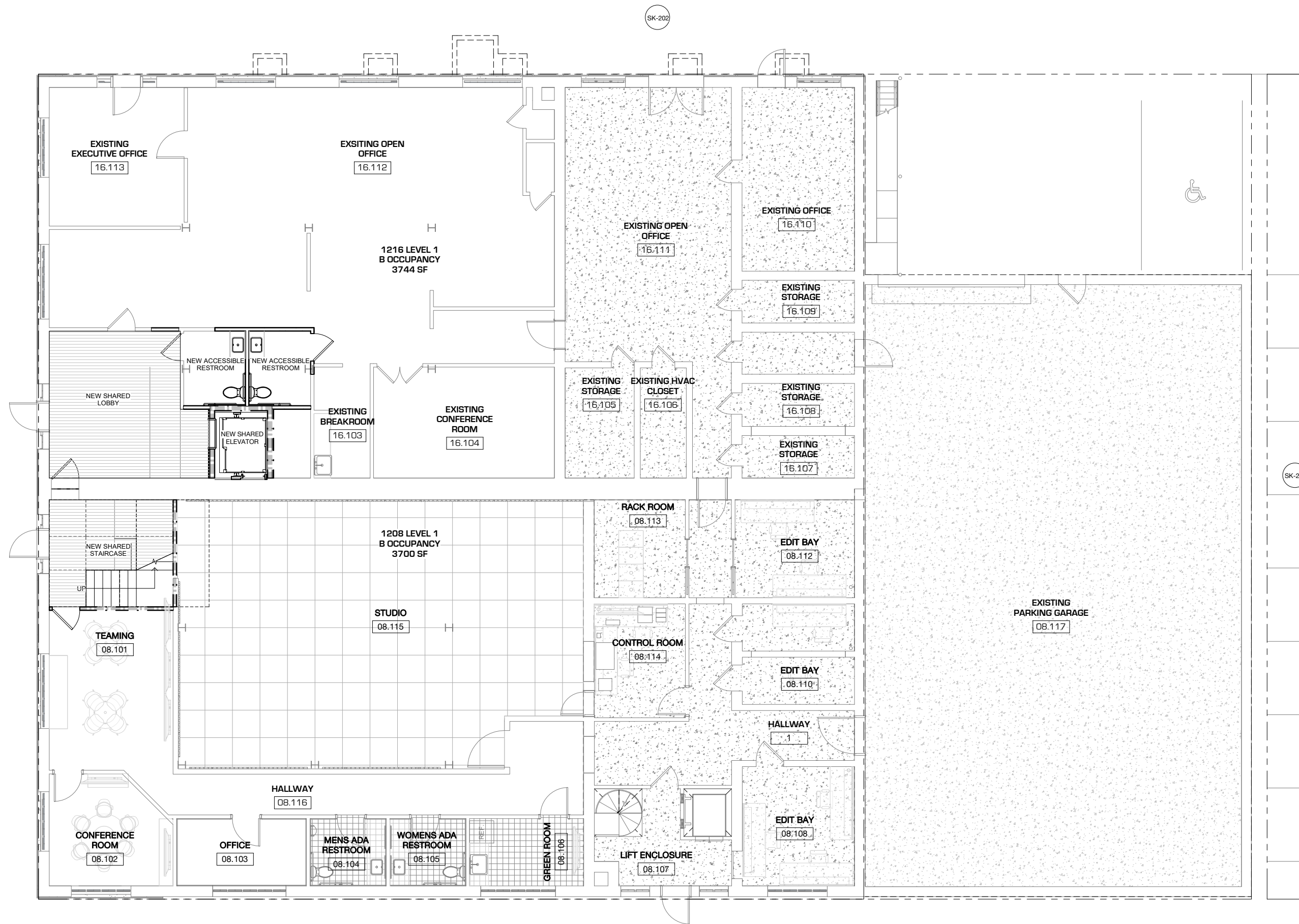


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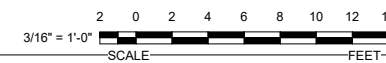
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PROPOSED LEVEL 1 FLOOR PLAN

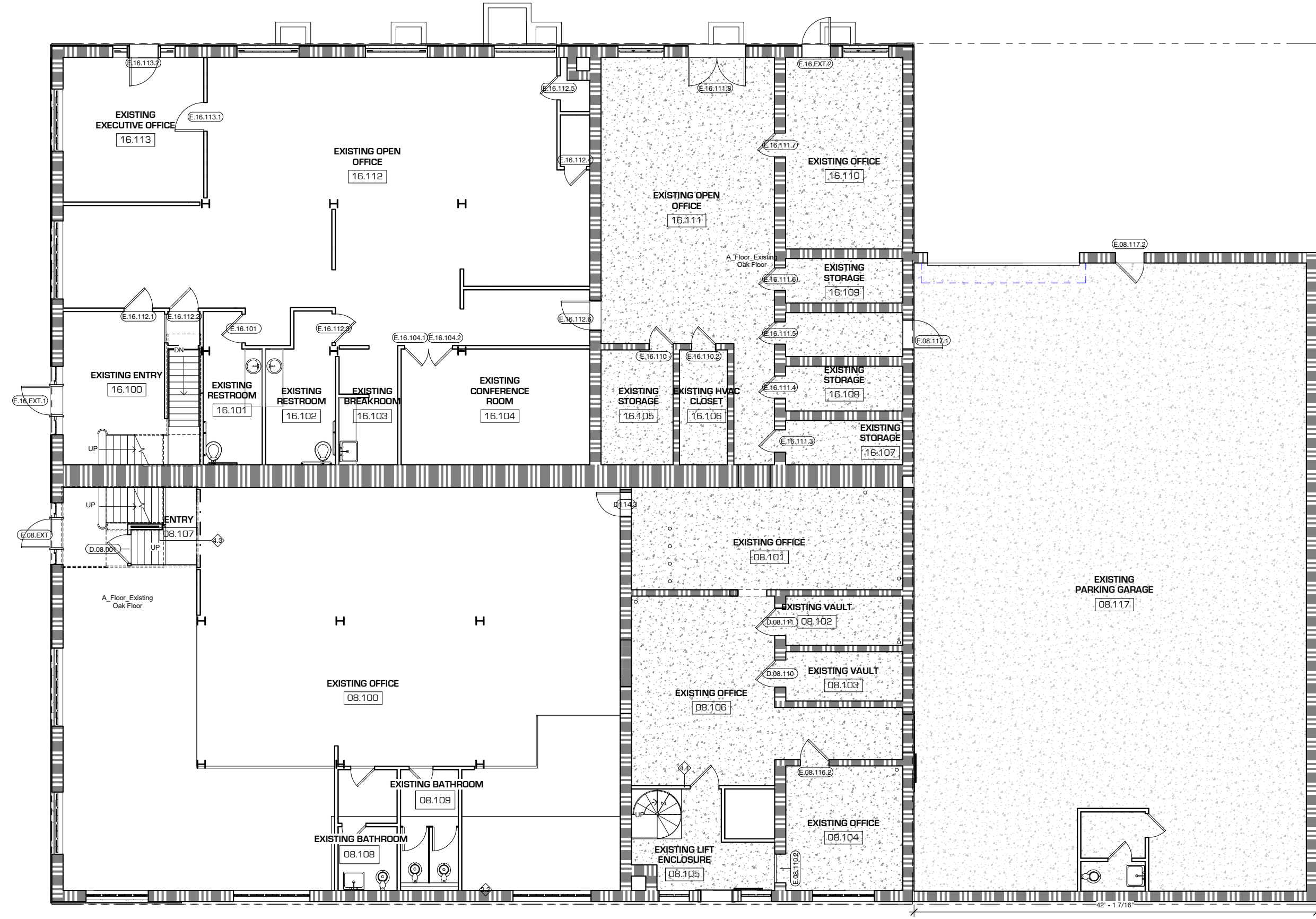
**SK-102**



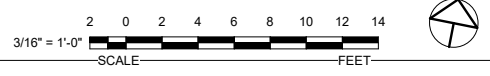
**1 LEVEL 1 FLOOR PLAN**  
3/16" = 1'-0"



**1208 Central Parkway**  
1208 Central Parkway  
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**1 LEVEL 1 FLOOR PLAN**  
3/16" = 1'-0"



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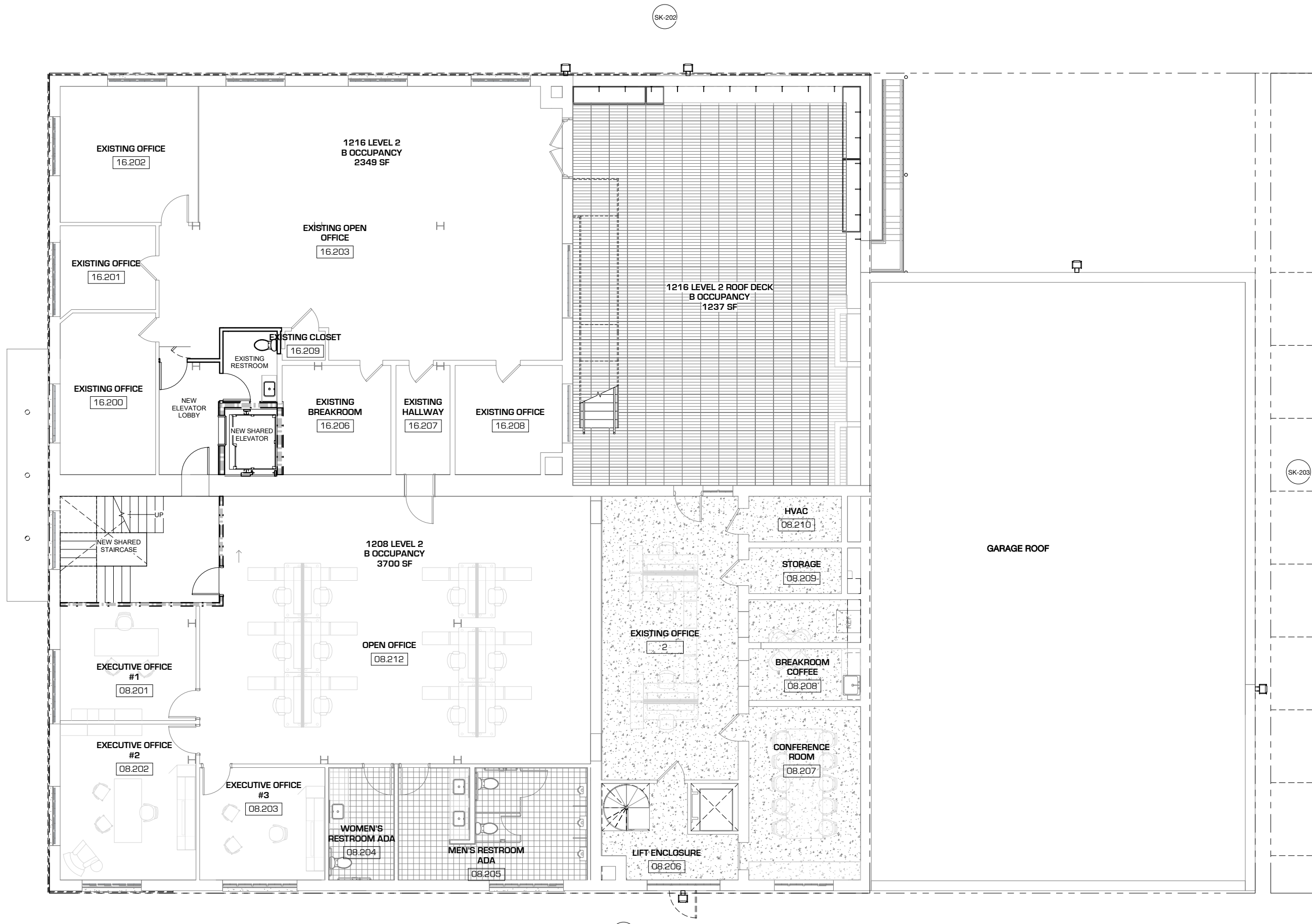
EXISTING LEVEL 1 FLOOR PLAN

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1208 Central Parkway  
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PROPOSED LEVEL 2 FLOOR PLAN

**SK-103**



**1** LEVEL 2 FLOOR PLAN  
SK-103 3/16" = 1'-0"



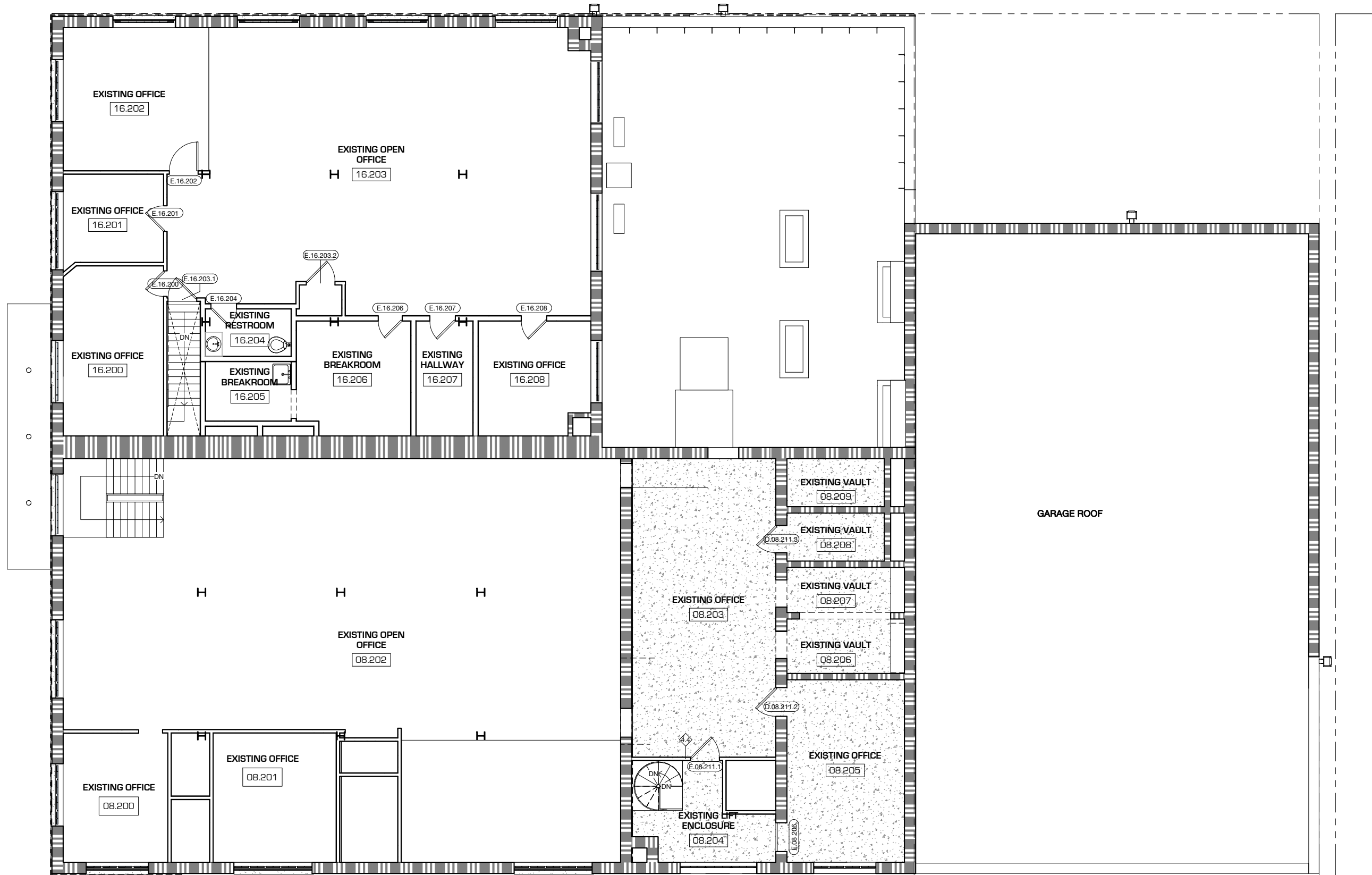
# 1208 Central Parkway

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Cincinnati, Ohio, 45202

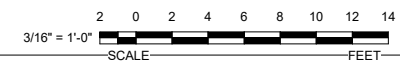
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EXISTING LEVEL 2 FLOOR PLAN

# SK-103-E



**1 LEVEL 2 FLOOR PLAN**  
SK-103-E 3/16" = 1'-0"

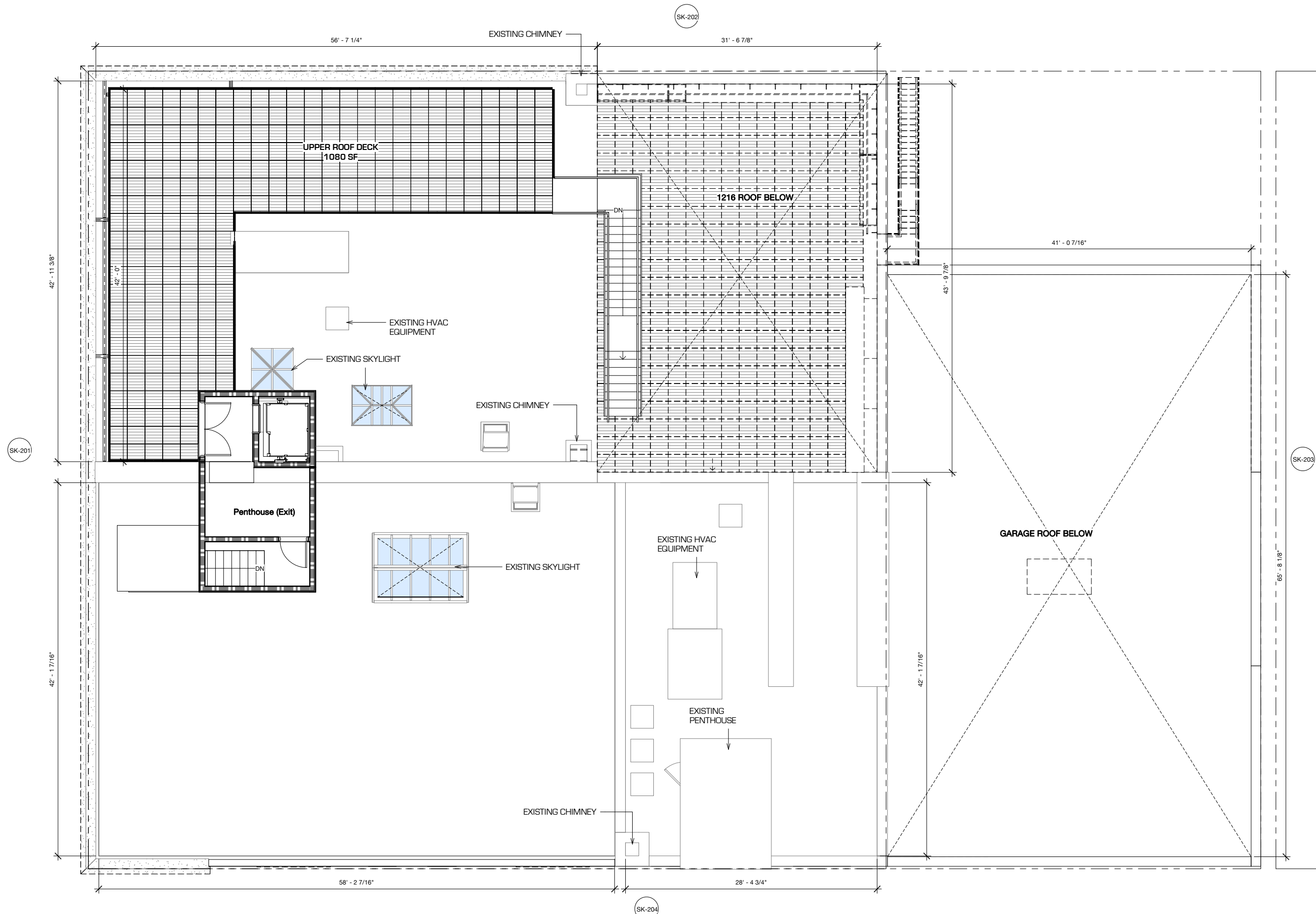


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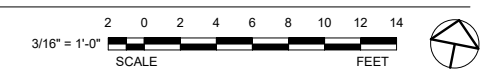
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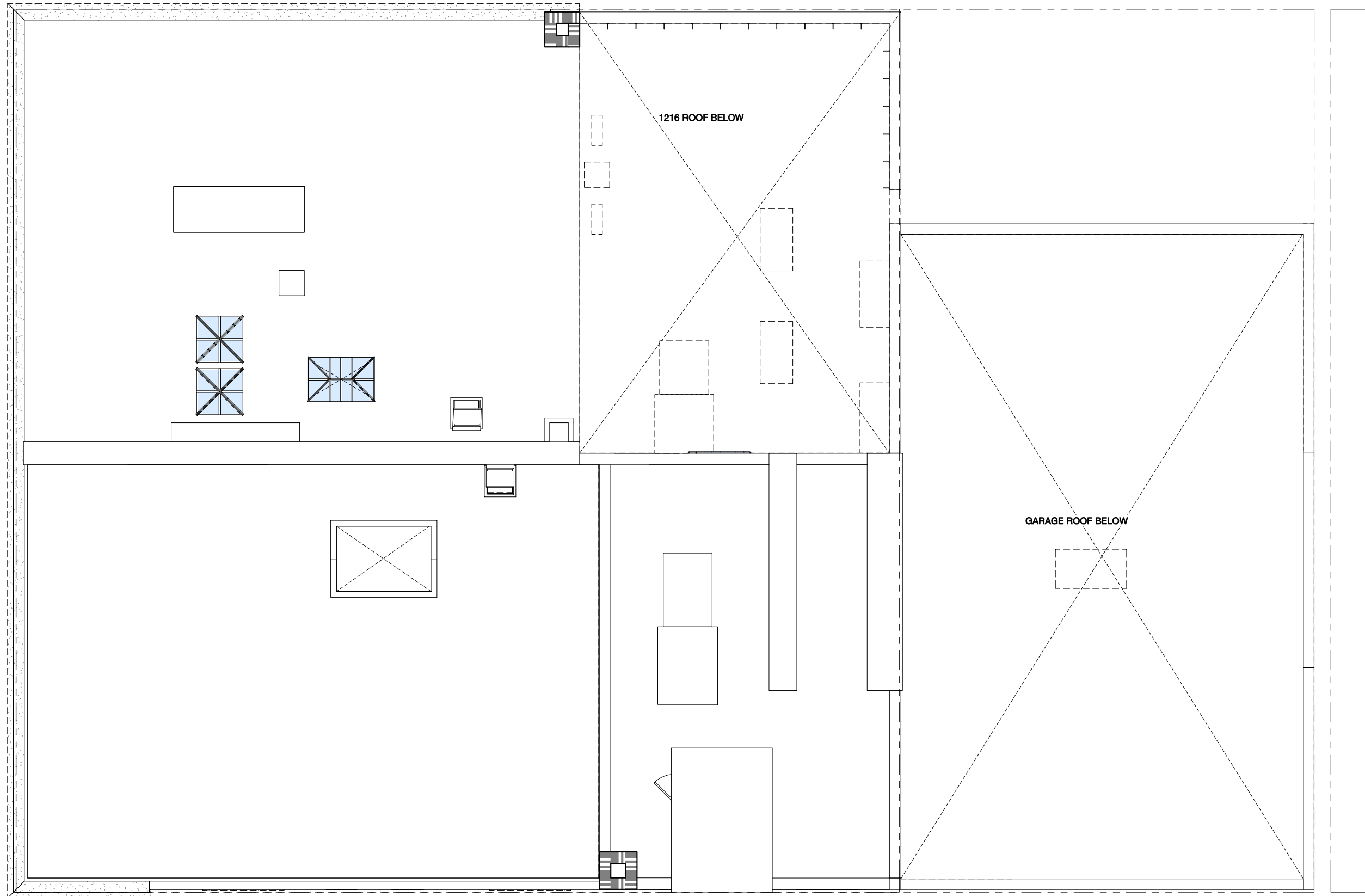
PROPOSED ROOF PLAN

**SK-104**



**1 ROOF PLAN**  
SK-104  
3/16" = 1'-0"





**1208 Central Parkway**  
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DATE	DESCRIPTION
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EXISTING ROOF PLAN

**1 ROOF PLAN**  
SK-104-E 3/16" = 1'-0"

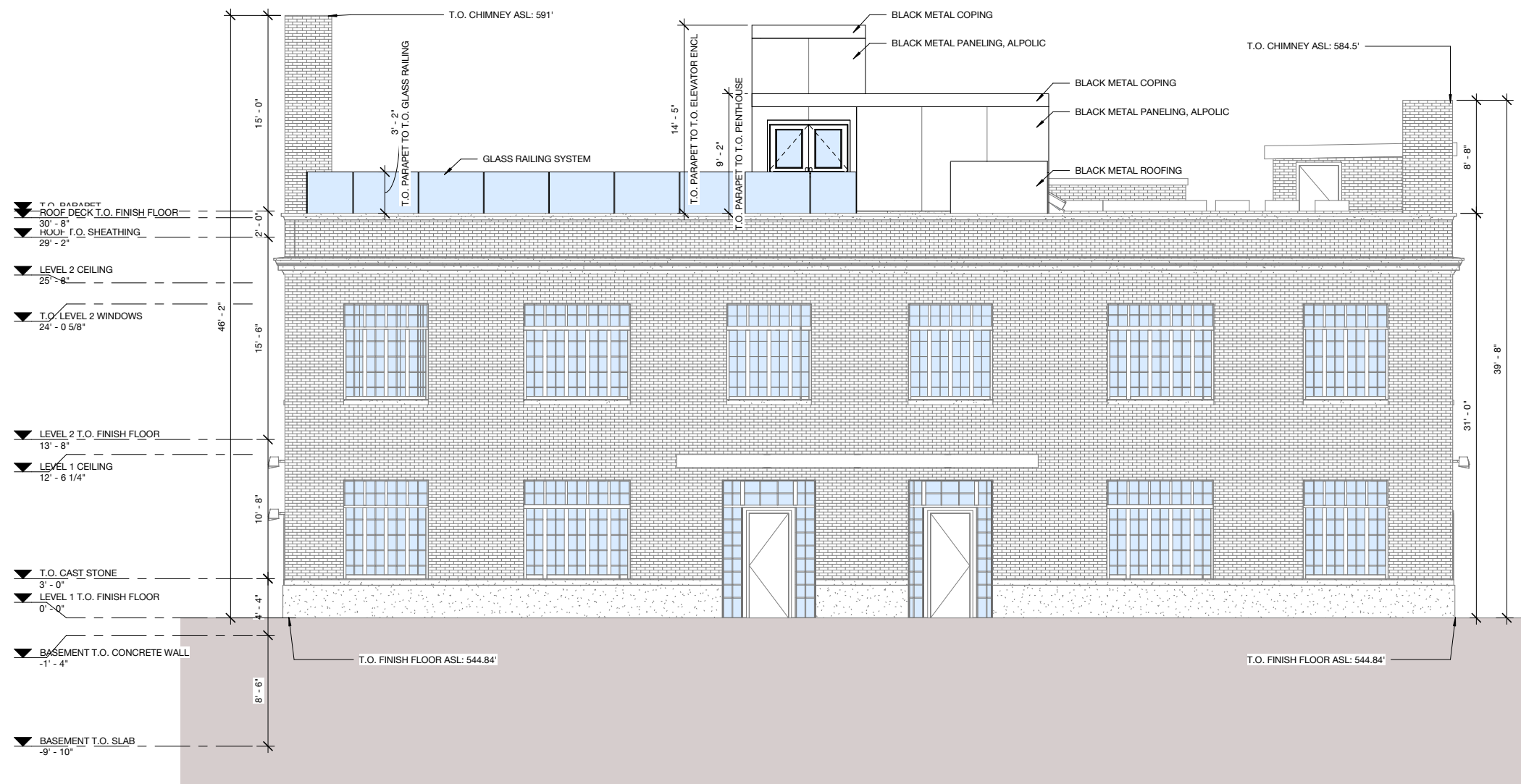


**1208 Central Parkway**  
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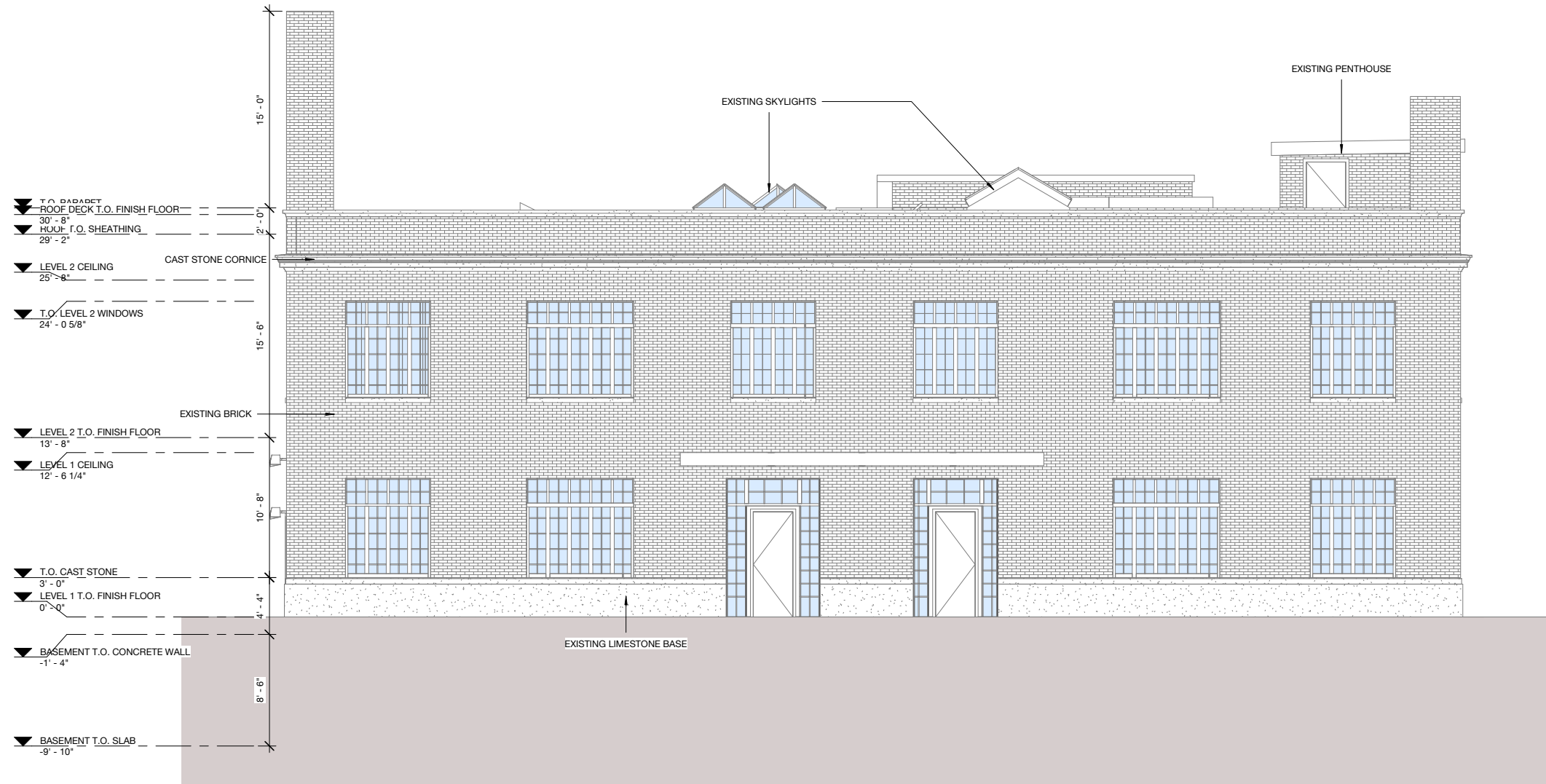
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PROPOSED WEST ELEVATION

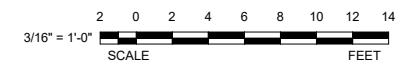
**SK-201**



**1208 Central Parkway**  
1208 Central Parkway  
Cincinnati, Ohio, 45202



1 WEST ELEVATION - EXISTING  
SK-201-E 3/16" = 1'-0"



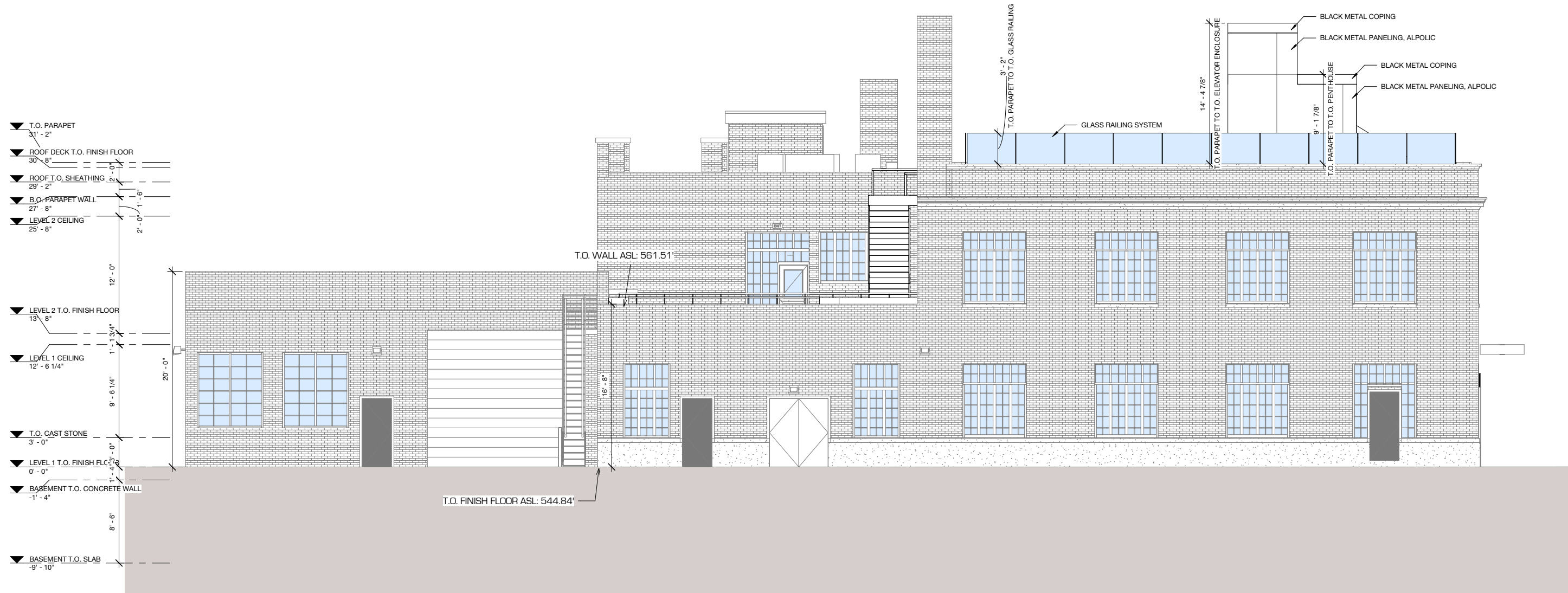
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EXISTING WEST ELEVATION

**SK-201-E**

# 1208 Central Parkway

1208 Central Parkway  
Cincinnati, Ohio, 45202



**1 NORTH ELEVATION**  
SK-202 3/16" = 1'-0"



DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

PROPOSED NORTH ELEVATION

**SK-202**

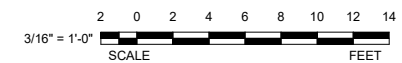
# 1208 Central Parkway

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Cincinnati, Ohio, 45202

- ▼ LEVEL 10  
46' - 2"
- ▼ T.O. PARAPET  
31' - 2"
- ▼ ROOF DECK T.O. FINISH FLOOR\*  
30' - 8"
- ▼ H.O.P. T.O. SHEATHING  
29' - 2"
- ▼ B.O. PARAPET WALL  
27' - 8"
- ▼ LEVEL 2 CEILING  
25' - 8"
- ▼ LEVEL 2 T.O. FINISH FLOOR  
13' - 8"
- ▼ LEVEL 1 CEILING  
12' - 6 1/4"
- ▼ T.O. CAST STONE  
3' - 0"
- ▼ LEVEL 1 T.O. FINISH FLOOR  
0' - 0"
- ▼ BASEMENT T.O. CONCRETE WALL  
-1' - 4"
- ▼ BASEMENT T.O. SLAB  
-9' - 10"



**1** NORTH ELEVATION - EXISTING  
SK-202-E 3/16" = 1'-0"



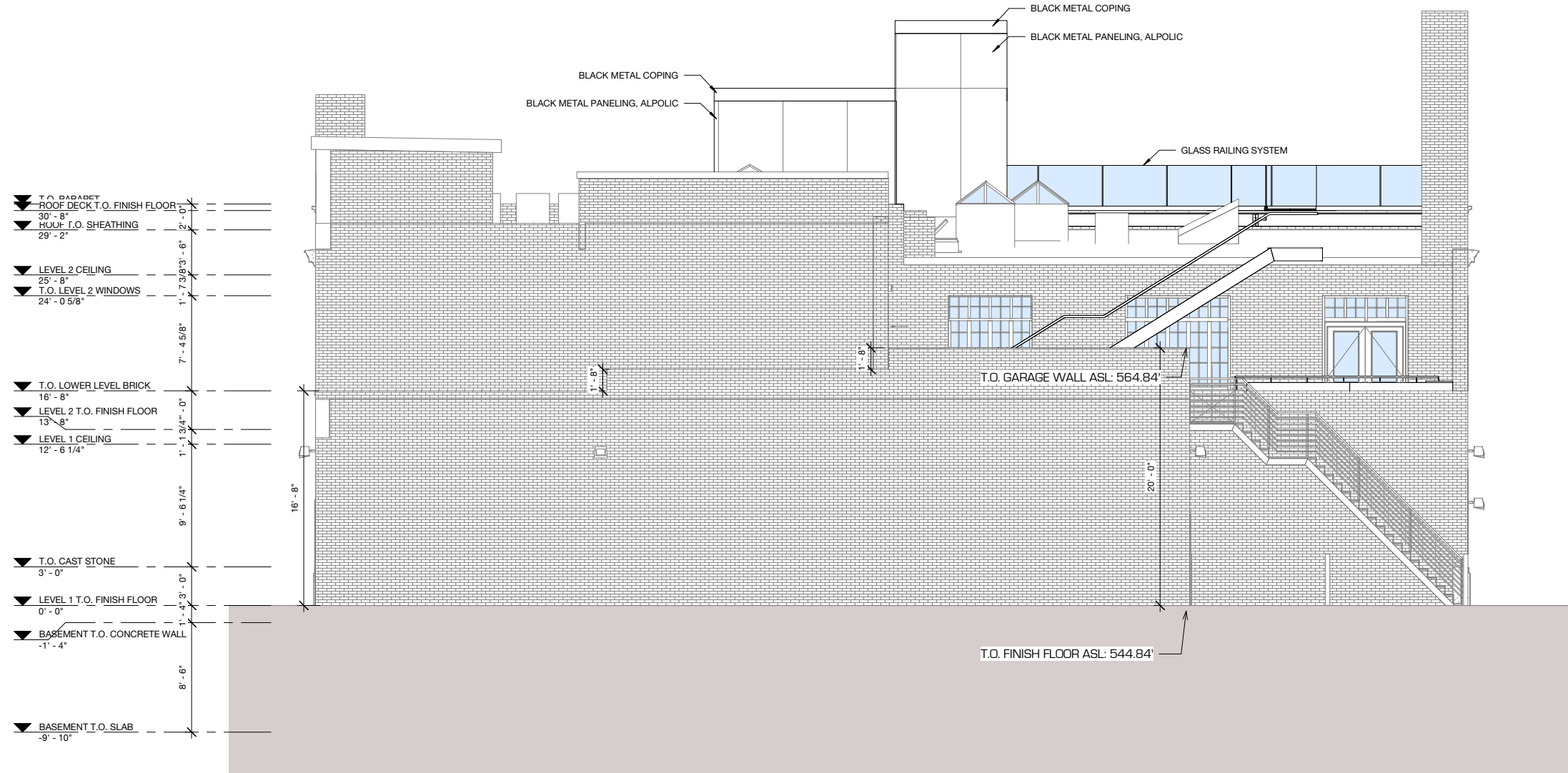
DATE	DESCRIPTION
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EXISTING NORTH  
ELEVATION

**SK-202-E**

# 1208 Central Parkway

1208 Central Parkway  
Cincinnati, Ohio, 45202



**1 EAST ELEVATION**  
3/16" = 1'-0"

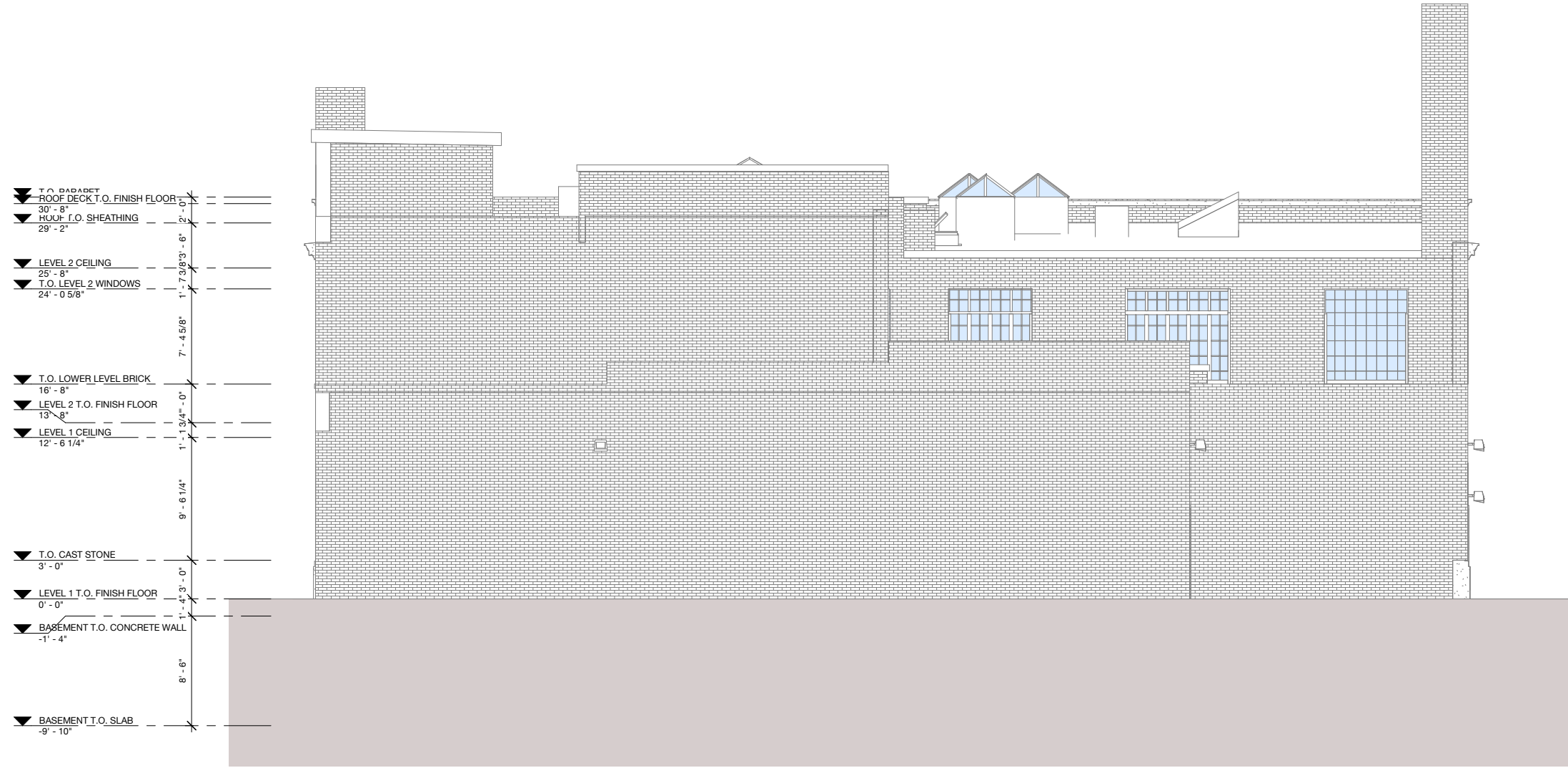


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03/20/2020	HCB REVIEW SUBMISSION

PROPOSED EAST ELEVATION

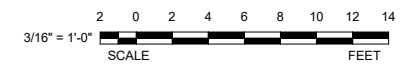
**SK-203**

**1208 Central Parkway**  
1208 Central Parkway  
Cincinnati, Ohio, 45202



- ▼ T.O. PARAPET  
▼ ROOF DECK T.O. FINISH FLOOR  
30' - 8"
- ▼ ROOF T.O. SHEATHING  
29' - 2"
- ▼ LEVEL 2 CEILING  
25' - 8"
- ▼ T.O. LEVEL 2 WINDOWS  
24' - 0 5/8"
- ▼ T.O. LOWER LEVEL BRICK  
16' - 8"
- ▼ LEVEL 2 T.O. FINISH FLOOR  
13' - 8"
- ▼ LEVEL 1 CEILING  
12' - 6 1/4"
- ▼ T.O. CAST STONE  
3' - 0"
- ▼ LEVEL 1 T.O. FINISH FLOOR  
0' - 0"
- ▼ BASEMENT T.O. CONCRETE WALL  
-1' - 4"
- ▼ BASEMENT T.O. SLAB  
-9' - 10"

**1 EAST ELEVATION - EXISTING**  
3/16" = 1'-0"



DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

EXISTING EAST ELEVATION

**SK-203-E**

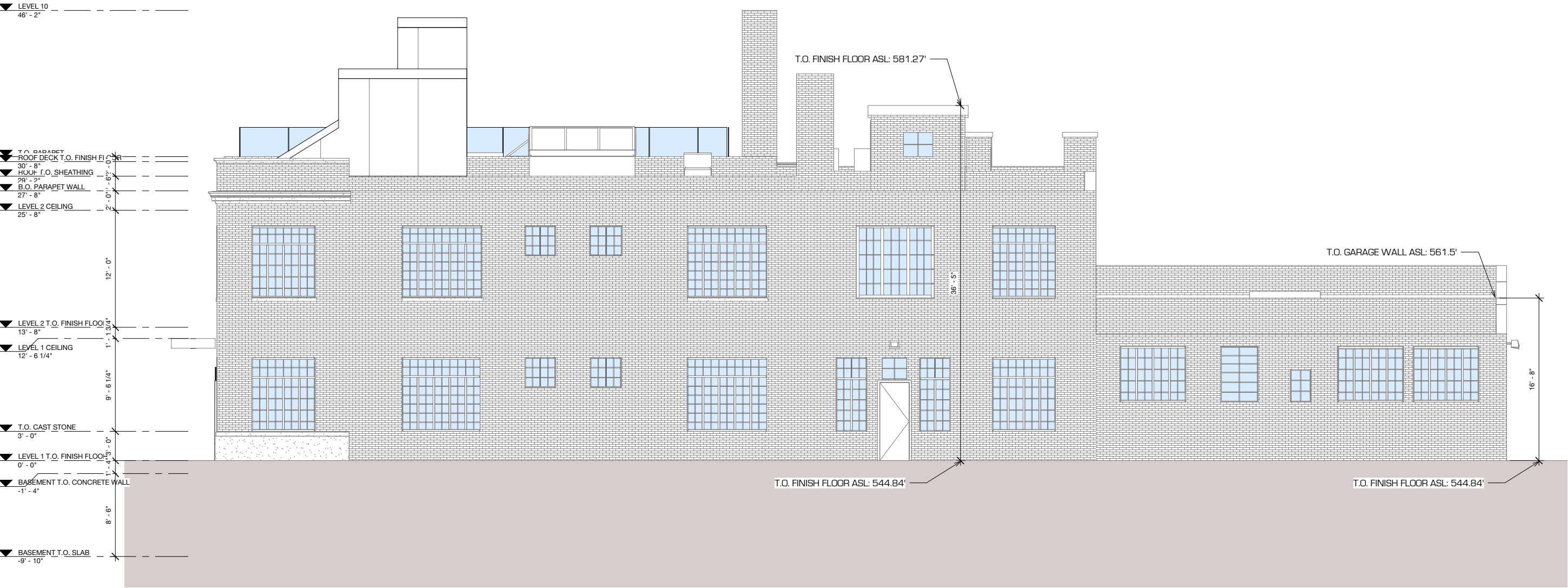
# 1208 Central Parkway

1208 Central Parkway  
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
03/20/2020	HC8 REVIEW SUBMISSION

PROPOSED SOUTH ELEVATION

## SK-204



**1 SOUTH ELEVATION**  
SK-204 3/16" = 1'-0"



**1208 Central Parkway**

1208 Central Parkway  
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
03/20/2020	HC8 REVIEW SUBMISSION

EXISTING SOUTH  
ELEVATION

**SK-204-E**

LEVEL 10  
46' - 2"

T.O. PARAPET  
ROOF DECK T.O. FINISH FLOOR  
30' - 8"  
HOOF T.O. SHEATHING  
29' - 2"  
B.O. PARAPET WALL  
27' - 8"  
LEVEL 2 CEILING  
25' - 8"

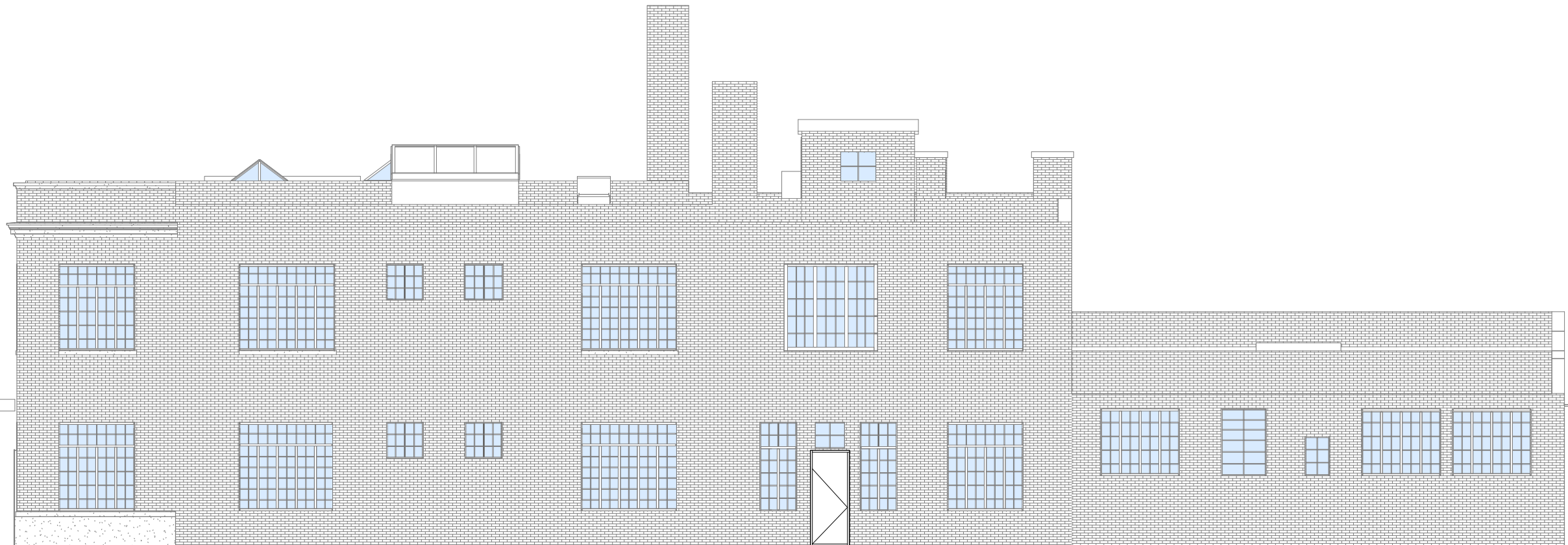
LEVEL 2 T.O. FINISH FLOOR  
13' - 8"  
LEVEL 1 CEILING  
12' - 6 1/4"

T.O. CAST STONE  
3' - 0"

LEVEL 1 T.O. FINISH FLOOR  
0' - 0"

BASEMENT T.O. CONCRETE WALL  
-1' - 4"

BASEMENT T.O. SLAB  
-9' - 10"



**1 SOUTH ELEVATION - EXISTING**  
SK-204-E 3/16" = 1'-0"



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

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APPLICATION #: COA20200049/ZH20200022  
APPLICANT: Urban Sites Construction  
OWNER: WDC LLC  
ADDRESS: **1411-1415 Walnut Street**  
PARCELS: 080-0001-0091, -0092, -0093, 0094  
ZONING: CN-P  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: April 7, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the request**

The applicants are proposing an surface parking lot over 4 contiguous parcels including one with an existing building on the parking lot.

### **Zoning Relief Required**

1. **1409-07. Land Use Regulations.** Parking Facilities are Conditional Uses within CC-P.

### **Existing Conditions:**

1411-1415 Walnut Street is a series of 4 lots with three lots partially vacant with a portion of the lot an existing parking lot and one lot, 1415 Walnut Street with an existing contributing building located on the parcel.

### **Proposed Conditions:**

The proposal is to turn the vacant lot into a parking lot

- Minimum 3 foot perimeter landscaping around all parcel lines
- 4 foot black metal decorative fence along Walnut Street and the
- The lot will have a total of 86 Spaces
- Landscaped islands throughout the parking lot.
- One entrance at the southern corner of the lot along Walnut Street.

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

Zoning District: Section 1409 Commercial Neighborhood – Pedestrian  
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: Image of 1411-1415 Walnut Street. Image from Google.

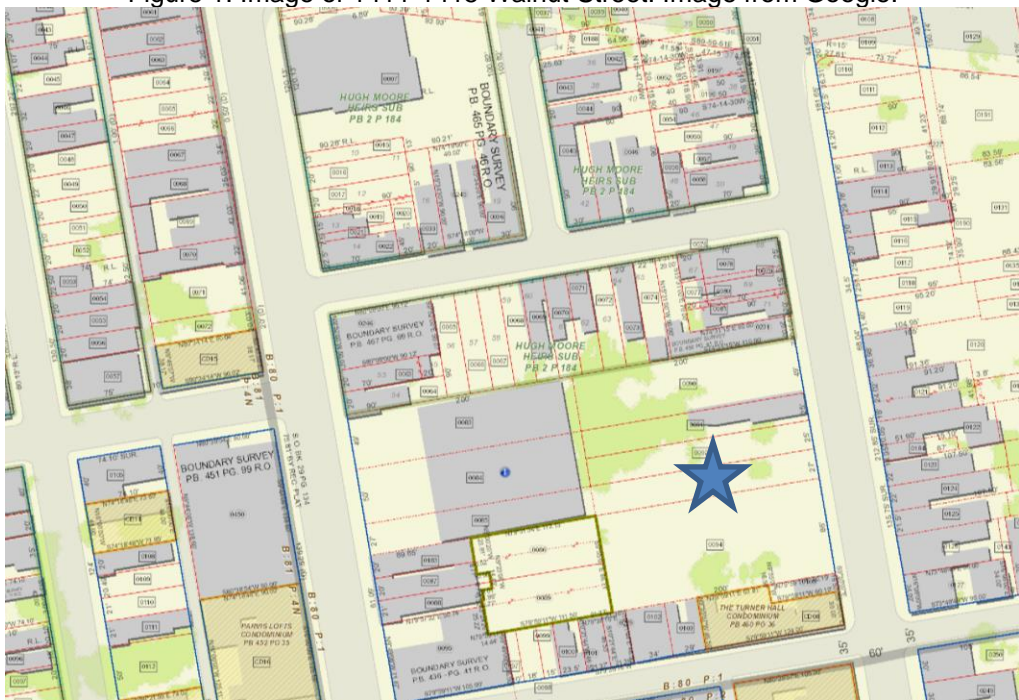


Figure 2: Location of 1411-1415 Walnut Street. Image from CAGIS.

**Previous Review:** NA

## **Zoning Analysis:**

The applicant is requesting to build a parking lot which requires a Conditional Use permit in the CN-P zoning district. The applicant is providing a compliant landscaping with a minimum 3 foot buffer with the rear buffer being over 10 feet and the buffer along the street being 4 feet. They are also providing more trees than required and perimeter plantings.

The parking lot will be a paid parking lot and is being designed with retention so that the lots would be redeveloped with new construction in the upcoming years.

Below is analysis of the consideration factors for all 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 Cn-P. A parking lot needs a conditional use in the CC-P zone. Conditional uses require are a public review to ensure that the design is appropriate, contextual to adjacent uses, and doesn't create nuisance or harm to abutting properties. As the neighborhood revitalization occurs surrounding this property an interim parking solution is appropriate, while long term redevelopment opportunities are considered upon this block. While the goal is to have this as a temporary parking lot, it is designed to zoning code standards with appropriate landscaping and buffering/*

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

*The proposed work does meet the Over-the-Rhine Historic District Guidelines. (See COA section for discussion)*

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

*The OTR Community Plan states*

- *"Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises"*

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

*Traffic will be minimally impacted by the proposal. The additional parking is a net benefit for the neighborhood as about half of the proposed site is vacant and not being used. The project is using an existing curb cut to the existing parking lot.*

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

*The landscape buffering is zoning code compliant and has more landscaping that is required. The adjacent uses to the south are residential and commercial and these buildings back up to the parking lot. To the west is a proposed parking lot that is currently under construction.*

f. Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

*See above for buffers strips. The applicant has also provided more than is required trees and other landscaping at the perimeter and has provided interior planting strips as well to break up the pavement.*

g. Hours of Operation. Operating hours are compatible with adjacent land uses.

*The parking facility will be available 24 hrs./7 days per week.*

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

*While parking lots are not a highly desirable visual use in urban neighborhoods, they are a necessity to be able to provide the parking for uses and residences. With increased rehabilitation within this portion of the neighborhood, many previous 100% vacant buildings are being filled with office and retail uses that require parking.*

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

*There are no proposed amendments under consideration that would impact this proposed project. While development of Parking Facilities is not required in the neighborhood based on the Parking Overlay District, market forces are demonstrating that the need for additional parking is required given nearly all the neighboring properties within several blocks have no onsite parking.*

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 effects anticipated and the overall appearance from the public right of ways shall be improved.*

k. Blight. The elimination or avoidance of blight.

*Not applicable*

- l. Economic Benefits. The promotion of the Cincinnati economy.  
*The proposed parking lot will provide a market response to parking demand for the surrounding blocks on an interim basis while long term redevelopment of this block is further defined.*
- m. Job Creation. The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. Tax Valuation. Any increase in the real property tax duplicate.  
*Property taxes will increase from the improvements on the lot.*
- o. Private Benefits. The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit as the proposed paid parking will create a revenue source.*
- p. Public Benefits. The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

Standards for Variances, Special Exceptions & Conditional Uses per Section 1435-05-4

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

*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The building that is being demolished is a non-contributing building that is set back from the street and does not contribute to the quality or continuity of the 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 parking lot will not deprive the owner of all deprivation of economic uses of the property.*

## **Certificate of Appropriateness Review:**

### **B. Specific Guidelines**

*1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.*

The parking has a landscape buffer and 3-4 foot black metal fence along all the public right of ways. By the nature of the surface parking lot and how it has been designed with retention, the property could easily have an infill building at this location.

### **Other Considerations:**

**Prehearing Results:** A virtual pre-hearing was held on May 20, 2020. The applicant and a neighbor were in attendance.

**Comments Provided to Staff:** NA

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

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

A. **APPROVE** - §1409-08 - **Conditional Use** - per plans submitted by Tepe Environmental Services sated 3/23/2020 and Abercrombie & Associates Inc dated 3/24/20 to allow a landscaped surface parking lot with the following condition.

1. Lots shall be consolidated so that the parking lot is entirely on one lot and does not cross property lines.

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

#### **II. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness the construction of a landscaped parking lot per plans submitted by Tepe Environmental Services sated 3/23/2020 and Abercrombie & Associates Inc dated 3/24/20 with the following conditions

1. The building permit must be issued within 2 years or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

**ADJUDICATION/DENIAL LETTER**

Date: March 17, 2020

Location: 1411 Walnut Street

Request: New Construction/ Zoning Relief

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

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-07: Parking facilities require Conditional Use approval.

**The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.**

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

Sincerely,



Douglas Owen

Zoning Plans Examiner

(p): 513-352-2441

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



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](mailto:Beth.Johnson@Cincinnati-OH.gov)

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1411-1415 WALNUT ST, CINCINNATI OH 45202  
 Hamilton Co. Parcel ID No.: 80-1-91, 92, 93 & 94 Zoning District: COMMERCIAL NEIGHBORHOOD PEDESTRIAN (CN-P)  
 Historic District: OVER-THE-RHINE Overlay District: \_\_\_\_\_

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

Name: WILL YOKEL, URBAN SITES CONSTRUCTION  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1209 SYCAMORE ST  
 City: CINCINNATI State: OH Zip Code: 45202  
 Phone: (513) 205-9675 E-mail: WILL@URBANSITES.COM

### PROPERTY OWNER INFO SAME AS ABOVE

Name: WDC LLC  
 Contact Person (if legal entity): GREG OLSON  
 Address: 1209 SYCAMORE ST  
 City: CINCINNATI State: OH Zip Code: 45202  
 Phone: (513) 621-6246 E-mail: GREG@URBANSITES.COM

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
EXPANSION OF EXISTING 23 SPACE PARKING LOT TO 86 SPACE PARKING LOT

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
CONDITIONAL USE APPROVAL FOR PARKING FACILITIES

### 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: 3/30/20

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

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

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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



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

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

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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1411-1415 WALNUT ST, CINCINNATI OH 45202 COMMUNITY OVER-THE-RHINE  
 PARCEL ID(S) 80-1-91, 92, 93 & 94 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION CN-P ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT:  No  Yes: (name) OVER-THE-RHINE  
 **Non-Residential Project**  **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**


**Section 2. APPLICANT**  
 NAME URBAN SITES CONSTRUCTION CONTACT PERSON (if legal entity) WILL YOKEL  
 ADDRESS 1209 SYCAMORE ST CITY CINCINNATI STATE OH ZIP 45202  
 EMAIL WILL@URBANSITES.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
 TELEPHONE (513) 205-9675

**Section 3. OWNER**  
 NAME WDC LLC CONTACT PERSON (if legal entity) GREG OLSON  
 ADDRESS 1209 SYCAMORE ST CITY CINCINNATI STATE OH ZIP 45202  
 EMAIL GREG@URBANSITES.COM RELATIONSHIP TO OWNER (if not owner) PROPERTY MANAGER  
 TELEPHONE (513) 621-6246

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance  Special Exception  Conditional Use  Use Variance  
 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)  
EXPANSION OF EXISTING 23 SPACE PARKING LOT TO 86 SPACE PARKING 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 WILLIAM A YOKEL Signature  Date 3 / 30 / 20

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input checked="" type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input checked="" type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input checked="" type="checkbox"/>	Zoning Hearing Examiner application.
<input checked="" type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<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"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <b>existing and proposed</b> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input checked="" type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input checked="" type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. 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"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none"><li>• <b>\$900.00</b> for Use Variances</li><li>• Variances, including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside &amp; Urban Design Overlay and DD District are as follows: <b>\$300.00</b> for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling <b>\$500.00</b> for Non-residential Projects (Non-RCO)</li></ul>

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 CONDITIONAL USE APPROVAL**

Applicants requesting approval a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

**AND**

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:
  - a. the conditional use is specifically listed in the applicable zoning district use regulations;
  - b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**
  - c. the project’s location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

Will Yokel, Architect  
Urban Sites Construction LLC  
1209 Sycamore Street  
Cincinnati OH 45202  
will@urbansites.com  
(513) 205-9675

March 30, 2020

Douglas Owens  
Zoning Plans Examiner  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati OH 45202  
douglas.owen@cincinnati-oh.gov  
(513) 352-2441

**Subject: 1411-1415 Walnut Street, Cincinnati OH 45202**

Dear Doug,

*Please find written statement below and documents attached in response to Adjudication/Denial Letter dated March 17, 2020.*

1411-1415 Walnut Street is four separate parcels (80-1-90, 92, 93 & 94) owned by WDC LLC that will be consolidated into one contiguous parcel. At the south side of the site is an existing 23 space parking lot that will be expanded into an 86 space parking lot and at the north end of the site is an existing historic 2-story vacant building that will remain as is. The vacant building is contributing to the Over-the-Rhine Historic District and was stabilized in 2015 (BP #2015P06327) and 2016 (BP #2016P00661).

Urban Sites currently manages approximately 10 commercial units, 125 residential units and 80 parking spaces within the immediate area of Walnut Street and Clay Street between 14th Street and Liberty Street. The proposed parking lot at 1411-1415 Walnut Street is the crucial first phase in redeveloping the remaining properties owned by WDC LLC in that vicinity. The desired second phase is the renovation of 6 existing historic buildings at 1400 Clay Street, 110 E 14th Street, 106-108 E 14th Street, 1400 Walnut Street, 1408 Walnut Street and 17 E 15th Street that would add 3 commercial units and 30 residential units within 1-2 years. The potential third phase is the redevelopment of 4 existing historic buildings and 60,000 SF of land at 1422-1450 Walnut Street that would add several more commercial units and a significant number of residential units within +/-5 years. It's conceivable to consider this a temporary parking lot as well with a possible fourth phase that redevelops the east end of the parking lot at 1411-1415 Walnut Street within +/-10 years. The west side of the parking lot and the storm water detention have been designed with this in mind. The proposed parking lot will open with a mix of transient and monthly parking not only to serve the needs of commercial and residential tenants within the vicinity but also the public at large and will be able to adapt to changing parking needs over time as future development phases are completed.

#### Certificate of Appropriateness Application

##### *Site Improvements*

##### *A. Intent and General Guidelines*

- 1. Site improvements, such as parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.*
- 2. The design of any site improvement should be compatible with district buildings and not detract from the character of the district.*

3. *The design of site improvements should capitalize on the unique character of the area and could incorporate elements from the district. Site improvements should enhance the experience of pedestrians in the district.*

#### B. *Specific Guidelines*

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

The proposed parking lot provides a 4' high black aluminum fence (specification attached) and a landscape screen that could grow to 6' high but will be maintained at 4' high along Walnut Street. The existing parking lot does not currently comply with screening guidelines.

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

The proposed parking lot provides 4 trees within the lot as well as 5 trees around the perimeter of the lot. The existing parking lot does not currently comply with landscaping guidelines. The proposed parking lot edge is asphalt with concrete wheel stops.

*A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.*

The proposed parking lot will open with a mix of transient and monthly parking not only to serve the needs of commercial and residential tenants within the vicinity but also the public at large and will be able to adapt to changing parking needs over time as future development phases are completed as noted above.

5. *Paving for sidewalks, patios and other similar areas: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers. Concrete should be limited to sidewalks and should not be used in large slabs over big areas, such as driveways and parking lots.*

The proposed parking lot uses asphalt paving. It is economically infeasible to apply the sidewalk and patio material guideline across a large 26,760 SF parking area. Urban Sites Construction estimates asphalt paving at \$6.50/SF and unit paving at \$15.00/SF. Unit paving at \$401,000 would be more than twice the cost of asphalt paving at \$174,000 or \$2,640 more per parking space. Historic Conservation Staff recommended installing brick, stone, scored concrete and/or pavers in the first 10' of the entry drive as a minimum alternative for this most visible area from the right-of-way. The proposed parking lot uses scored concrete in the first 25' of the entry drive and unit pavers around the bicycle parking and existing pay station. The existing parking lot does not currently comply with sidewalk and patio material guidelines.

It is worth emphasizing that the proposed parking lot brings the site into compliance with screening and landscaping guidelines per the Over-the-Rhine Historic District Conservation Guidelines and buffering, screening, landscaping and bicycle parking standards per the Cincinnati Municipal Code. The proposed parking lot does not detract from the character of the district and enhances the experience of pedestrians in the district.

#### Application of Zoning Relief

*Applicants requesting a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 and Cincinnati Municipal Code 1445-05 and 1445-21. 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 written statement explaining how their proposed project meets the following standards for a conditional use approval:*

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

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 or the Land Development Code, as applicable.*

The proposed parking lot conforms to Commercial Neighborhood Pedestrian (CN-P) zone district which permits parking facilities as a conditional use per Cincinnati Municipal Code 1409-07.

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 parking lot conforms to the Over-the-Rhine Historic District Conservation Guidelines as noted above.

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

The proposed parking lot conforms to the Over-the-Rhine Comprehensive Plan which states, "Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises... as well as to the viability of existing and new housing opportunities." City Planning Department did not express any objections to the proposed parking lot in Preliminary Design Review Letter (CPRE200028) dated March 17, 2020.

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 proposed parking lot access from Walnut Street is suitable and adequate to carry anticipated traffic. It will not overload adjacent streets. The proposed curb cut and entry driveway are wider to accommodate cars entering and existing but still located within close proximity to the existing curb cut and entry driveway. The internal circulation is properly designed by experienced civil engineers Abercrombie & Associates Inc. Department of Transportation & Engineering did not express any objections to the proposed parking lot in Preliminary Design Review Letter (CPRE200028) dated March 17, 2020.

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

The proposed parking lot exceeds the minimum 3' wide perimeter landscape buffer per Cincinnati Municipal Code 1425-29. A 4' high black aluminum fence (specification attached) and a landscape screen that could grow to 6' high but will be maintained at 4' high are provided along Walnut Street per the Over-the-Rhine Historic District Conservation Guidelines. The existing parking lot does not currently comply with buffering or screening standards.

f. *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*

The proposed parking lot landscaping meets the requirements of Cincinnati Municipal Code Chapter 1423 and exceeds the minimum 2" caliper tree for every 10 parking spaces provided per Cincinnati Municipal Code 1425-29. Trees are provided within the lot as well as around the perimeter of the lot per the Over-the-Rhine Historic District Conservation Guidelines. The existing parking lot does not currently comply with landscaping standards.

g. *Hours of Operation. Operating hours are compatible with adjacent land uses.*

The proposed parking lot hours of operation are 24/7.

- 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 parking lot is compatible with the land use, building and structure patterns of the neighborhood. It is located mid-block, screened from the right-of-way and situated in a surrounding of existing commercial zone districts not residential zone districts. As noted above, parking is critical to the vitality of all neighborhood business and housing developments and does not have a material net cumulative adverse impact on the neighborhood.

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

The proposed parking lot is not impacted by any proposed amendments under consideration.

- 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.*

The proposed parking lot does not have any adverse effects. Access, traffic and value are all improved. Fire Department and Police Department did not express any objections to the proposed parking lot in Preliminary Design Review Letter (CPRE200028) dated March 17, 2020.

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

The proposed parking lot is not declared a public nuisance.

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

The proposed parking lot promotes the Cincinnati economy and provides a market response to an increasing parking demand. Department of Community & Economic Development did not express any objections to the proposed parking lot in Preliminary Design Review Letter (CPRE200028) dated March 17, 2020.

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

The proposed parking lot creates temporary jobs during construction.

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

The proposed parking lot improvements increase property taxes.

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

The proposed parking lot provides economic and other private benefits.

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

The proposed parking lot provides peace, safety and other public benefits. Access, traffic and value are all improved as noted above. Lighting poles with LED fixtures (specification attached) will be installed throughout the parking lot. Accessible parking meets the minimum 4 spaces for 76-100 parking spaces provided per Ohio Building Code 1106.1. The existing parking lot does not currently comply with lighting or accessible parking standards.

2. To meet the standard outline in Cincinnati Municipal Code 1445-05 and 1145-21, an applicant must show:

- a. The conditional use is specifically listed in the applicable zoning district use regulations;*

The proposed parking lot is in the Commercial Neighborhood Pedestrian (CN-P) zone district which is a

conditional use per Cincinnati Municipal Code 1409-07 as noted above.

*b. The project meets any limitations specifically listed in the applicable zoning district use regulations;*

The proposed parking lot does not have use limitations in CN-P but additional regulations are required per Cincinnati Municipal Code 1409-07. The proposed parking lot conforms to Cincinnati Municipal Code 1425-01, 04, 15, 25, 27, 29, 31, 33, 35, 37 and 38. Parking lot buffering, screening and landscaping are described as noted above. Bicycle parking exceeds the minimum bicycle for every 20 parking spaces provided per Cincinnati Municipal Code 1425-38. The Urban Parking Overlay District excludes Cincinnati Municipal Codes 1425-03, 05, 07, 09, 11, 13, 17, 19, 21 and 23. The existing parking lot does not currently comply with buffering, screening, landscaping or bicycle parking standards.

*c. The project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood*

As noted above, the proposed parking lot is located mid-block, screened from the right-of-way and situated in a surrounding of existing commercial zone districts not residential zone districts. It provides a market response to an increasing parking demand and does not have an adverse effect on the immediate neighborhood.

Sincerely,



William A Yokel, Architect


# Dusty Rhodes, Hamilton County Auditor

generated on 3/20/2020 3:31:29 PM EDT

## Property Report

Parcel ID	Address	Index Order	Tax Year
080-0001-0094-90	1411 WALNUT ST	Parcel Number	2019 Payable 2020

### Property Information

Tax District	School District	Land Use	Images/Sketches
001 - CINTI CORP-CINTI CSD	CINCINNATI CSD	680 - CHARITIES,HOSPITALS,RETIR	
Appraisal Area	Owner Name and Address	Mailing Name and Address	
01800 - OVER THE RHINE	WDC LLC P O BOX 1573 NEWPORT KY 410721573 (call 946-4015 if incorrect)	WDC LLC PO BOX 6200 CINCINNATI OH 45206 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax	
0	0.000000	\$18.60	
Property Description			
WALNUT ST 86 X 200 FT PT LOT 36 WS WALNUT 46.5 FT N OF E 14TH ST EXEMPT 11			

Appraisal/Sales Summary	
Year Built	0
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	4/7/2008
Last Sale Amount	\$460,000
Conveyance Number	4232
Deed Type	WD - Warranty Deed (Conv)
Deed Number	152955
# of Parcels Sold	2
Acreage	0.395

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	199,690
CAUV Value	0
Market Improvement Value	3,360
Market Total Value	203,050
TIF Value	0
Abated Value	0
Exempt Value	203,050
<b>Taxes Paid</b>	<b>\$18.60</b>
Tax as % of Total Value	0.000%

### Notes


**Dusty Rhodes, Hamilton County Auditor**

generated on 3/20/2020 3:30:34 PM EDT

**Property Report**

Parcel ID	Address	Index Order	Tax Year
080-0001-0091-90	1415 WALNUT ST	Parcel Number	2019 Payable 2020

**Property Information**

Tax District	School District	Land Use	Images/Sketches
001 - CINTI CORP-CINTI CSD	CINCINNATI CSD	680 - CHARITIES,HOSPITALS,RETIR	
01800 - OVER THE RHINE			
Appraisal Area	Owner Name and Address	Mailing Name and Address	
01800 - OVER THE RHINE	WDC LLC P O BOX 1573 NEWPORT KY 410721573 (call 946-4015 if incorrect)	WDC LLC PO BOX 6200 CINCINNATI OH 45206 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax	
0	0.000000	\$5.41	
Property Description			
WALNUT ST 77 X 200 WS WALNUT ST 132.50 FT N OF 14TH ST PARS 91-92-93			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	4/7/2008
Last Sale Amount	\$460,000
Conveyance Number	4232
Deed Type	WD - Warranty Deed (Conv)
Deed Number	152955
# of Parcels Sold	2
Acreage	0.113

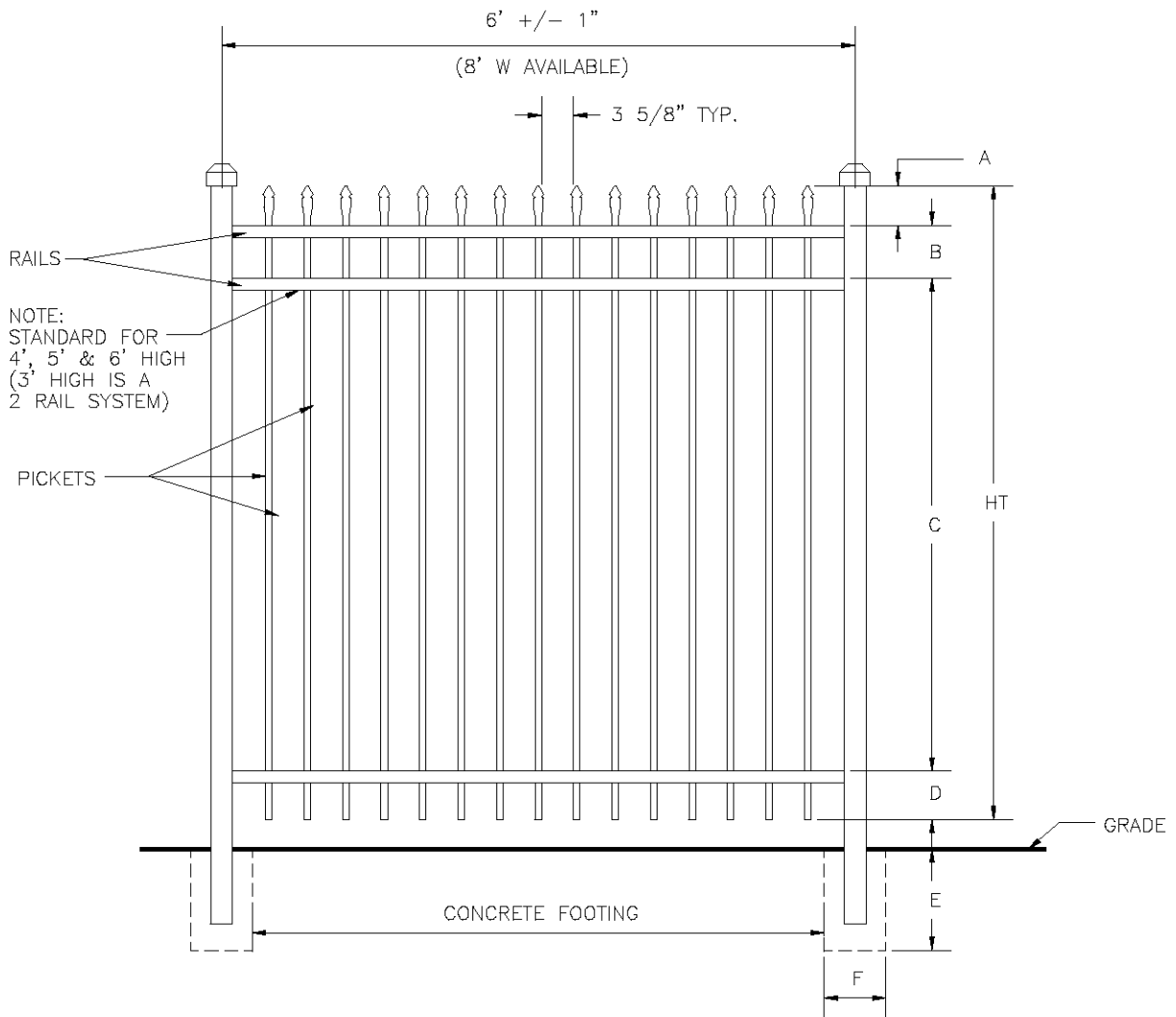
Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	181,110
CAUV Value	0
Market Improvement Value	243,790
Market Total Value	424,900
TIF Value	0
Abated Value	0
Exempt Value	424,900
<b>Taxes Paid</b>	<b>\$5.41</b>
Tax as % of Total Value	0.000%

**Notes**









UAS 100  
SPEAR TOP

SPECIFICATIONS COMMERCIAL	
POSTS	2"x2"x.080 WALL 2"x2"x.125 WALL 2 1/2"x2 1/2"x.100 WALL 3"x3"x.125 WALL
HORIZONTAL RAILS SIDE WALLS TOP WALLS	1 3/8" x 1 1/4" .088" .065"
PICKETS PICKET SPACING	3/4"x3/4"x.055 WALL 3 5/8"
AVAILABLE HEIGHTS	3, 3 1/2, 4, 5 & 6 FT.
AVAILABLE WIDTHS	6 & 8 FT.

DIMENSIONS						
HT	A	B	C	D	E	F
3'	4 1/2"	6"	20"	5 1/2"	PER LOCAL CODE	
3 1/2'	4 1/2"	6"	26"	5 1/2"	PER LOCAL CODE	
4'	4 1/2"	6"	32"	5 1/2"	PER LOCAL CODE	
5'	4 1/2"	6"	44"	5 1/2"	PER LOCAL CODE	
6'	4 1/2"	6"	56"	5 1/2"	PER LOCAL CODE	
ALL DIMENSIONS ARE NOMINAL						

# LOT3T110Y/D10

**RAB** | Outdoor


Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Color: Bronze

Weight: 20.9 lbs

**Project:**
**Type:**
**Prepared By:**
**Date:**
**Driver Info**

Type	Constant Current
120V	0.93A
208V	0.56A
240V	0.49A
277V	0.42A
Input Watts	109.70W
Efficiency	N/A

**LED Info**

Watts	110.00W
Color Temp	3000K (Warm)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	11,846
Efficacy	108 LPW

## Technical Specifications

### Listings

**UL Listing:**

Suitable for wet locations

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**Dark Sky Conformance:**

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P81XEVDZ

### Electrical

**Driver:**

Constant Current, Class 2, 100-277V, 50/60 Hz, 120V: 0.93A, 208V: 0.56A, 240V: 0.49A, 277V: 0.42A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

**THD:**

6.7% at 120, 9.1% at 277V

**Power Factor:**

99.3% at 120V, 95.4% at 277V

**Surge Protection:**

L-N 4kV; L-Earth 6kV

### LED Characteristics

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**LEDs:**

Long-life, high-efficacy surface mount LEDs

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

**IES Classification:**

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

**Effective Projected Area:**

EPA = 0.8

**Vibration Rating:**

Industry-leading 5G vibration rating per ANSI C136.31

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Ambient Temperature:**

Suitable For use in 40°C (104°F)

**Housing:**

Precision die-cast aluminum housing

**Mounting:**

Mounts to RAB square poles. Mounts to all square and round poles if optional Universal Pole Adaptor is used.

# LOT3T110Y/D10

**RAB** Outdoor

## Technical Specifications (continued)

### Construction

**Lens:**

Clear acrylic lens with integrated optics

**IP Rating:**

Ingress Protection rating of IP66 for dust and water

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

**Other**

**5 Yr Limited Warranty:**

Fixture operation and paint finish are covered for a period of 5-years. [See our full warranty here.](#)

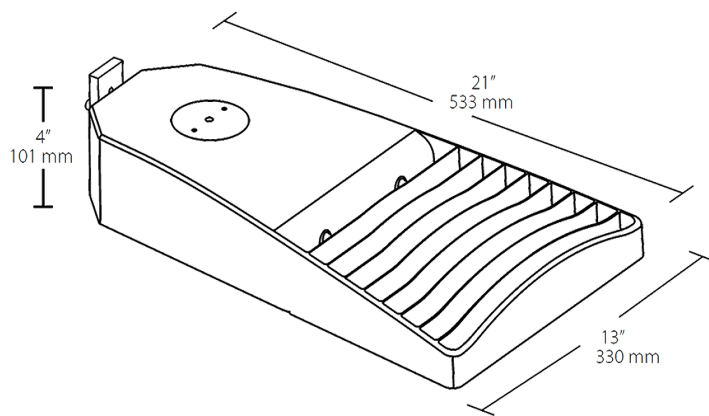
**Equivalency:**

Equivalent to 400W Pulse Start Metal Halide

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions



## Features

Lightweight design and low EPA minimize pole load

Best-in-class 5-G vibration rating

100,000-hour LED lifespan

## Ordering Matrix

Family	IES Type	Wattage	Color Temp	Finish	Driver Options	Mounting	Sensor Options	Accessories	Other Options
<b>LOT</b>	<b>3T</b>	<b>110</b>	<b>Y</b>		<b>/D10</b>				
	5T = Type V 4T = Type IV 3T = Type III 2T = Type II	65 = 65W 110 = 110W 160 = 160W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	/D10 = 120-277V, 0-10V Dimming (standard) /480/D10 = 480V, 0-10V Dimming	Blank = Mounts to RAB square poles /UPA = Universal Pole Adaptor	Blank = None /PCT = 120-277V Twistlock PC /PCT4 = 480V Twistlock PC /WS2 = Wattstopper Sensor + 20ft lens, 120-277V /WS4 = Wattstopper Sensor + 40ft lens, 120-277V /5PR = 5-Pin Receptacle, no PCT /7PR = 7-Pin Receptacle, no PCT /BL = Bi-Level Dimming, 120-277V	Blank = None /HS = 2 House-Side-Shields <sup>1</sup>	Blank = Standard USA = BAA Compliant

# Round poles quick reference guide

Color: Bronze powder coating  
 Construction: Steel  
 CSA Listed: Suitable for wet locations  
 Shaft: 46,000 p.s.i. minimum yield  
 Base Plates: 36,000 p.s.i. minimum yield  
 Hand holes: Reinforced with grounding lug and removable cover

## Drilled Poles

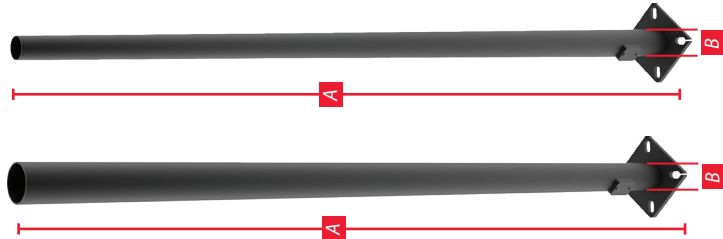
### ROUND

SKU	Height	Gauge	Wall Thickness	Shaft Diameter	At 90MPH Wind Speed*			Anchor Bolts	Base/Cap Cover
					Max. EPA (sf)	Max. Fixture Weight (lbs)	Max. Fixture Weight (lbs)		
PR4-07-20D2	20 FT	7	3/16"	4"	7.8	165	BOLT4/7	BCK-R4	
PR4-07-25D2	25 FT	7	3/16"	4"	4.1	150			
PR4-07-30D2	30 FT	7	3/16"	4"	1.8	130			
PR4-11-10D2	10 FT	11	1/8"	4"	11.1	585			
PR4-11-15D2	15 FT	11	1/8"	4"	6.2	530			
PR4-11-20D2	20 FT	11	1/8"	4"	3.3	430	BOLT4/11		
PR4-11-25D2	25 FT	11	1/8"	4"	1.1	200			
PR5-07-20D2	20 FT	7	3/16"	5"	13.6	400	BOLT5-8	BCK-R5	
PR5-07-25D2	25 FT	7	3/16"	5"	8.1	330			

### TAPERED ROUND

SKU	Height	Gauge	Wall Thickness	Base Shaft Diameter	Top Shaft Diameter	At 90MPH Wind Speed*			Anchor Bolts	Base/Cap Cover
						Max. EPA (sf)	Max. Fixture Weight (lbs)	Max. Fixture Weight (lbs)		
PTR6-11-15D2	15 FT	11	1/8"	6"	4"	13.6	500		BCK-RT6/15	
PTR6-07-20D2	20 FT	7	3/16"	6"	3.2"	15.1	690		BCK-RT6/20	
PTR6-11-20D2	20 FT	11	1/8"	6"	3.25"	6.7	500	BOLT5-8		
PTR7-07-25D2	25 FT	7	3/16"	7"	3.5"	13.6	700		BCK-RT7	
PTR7-11-25D2	25 FT	11	1/8"	7"	3.5"	7.1	500		BCK-RT8	
PTR8-07-30D2	30 FT	7	3/16"	8"	3.75"	10.1	620			

\*Refer to [rablighting.com](http://rablighting.com) for additional EPA & weight values at various wind speeds



ROUND  
 TAPERED ROUND

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

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APPLICATION #: COA20200019  
APPLICANT: Platte Architecture and Design  
OWNER: Kingsley and Company  
ADDRESS: **1923 Elm Street**  
PARCELS: 096-0005-0114  
ZONING: UM  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: March 31, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request**

The request is for a Certificate of Appropriateness for demolition of 2 additions in the courtyard and façade changes to the rear to add windows, doors, and balconettes in those locations.

### **Existing Conditions:**

1923 Elm Street is a vacant former apartment building. It was built in in the mid 1800s and was built with a Saloon at the corner and the rest of the buildings being used as Dwellings. The building has 3 breeze ways leading from the street to the courtyard. The building is a 3 story building with small 2 story sections on the rear of the building.

### **Proposed Conditions:**

The proposal is to demolish the 2 story sections at the rear in the Courtyard area.

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

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: Image of 1923 Elm Street. Image from Google.

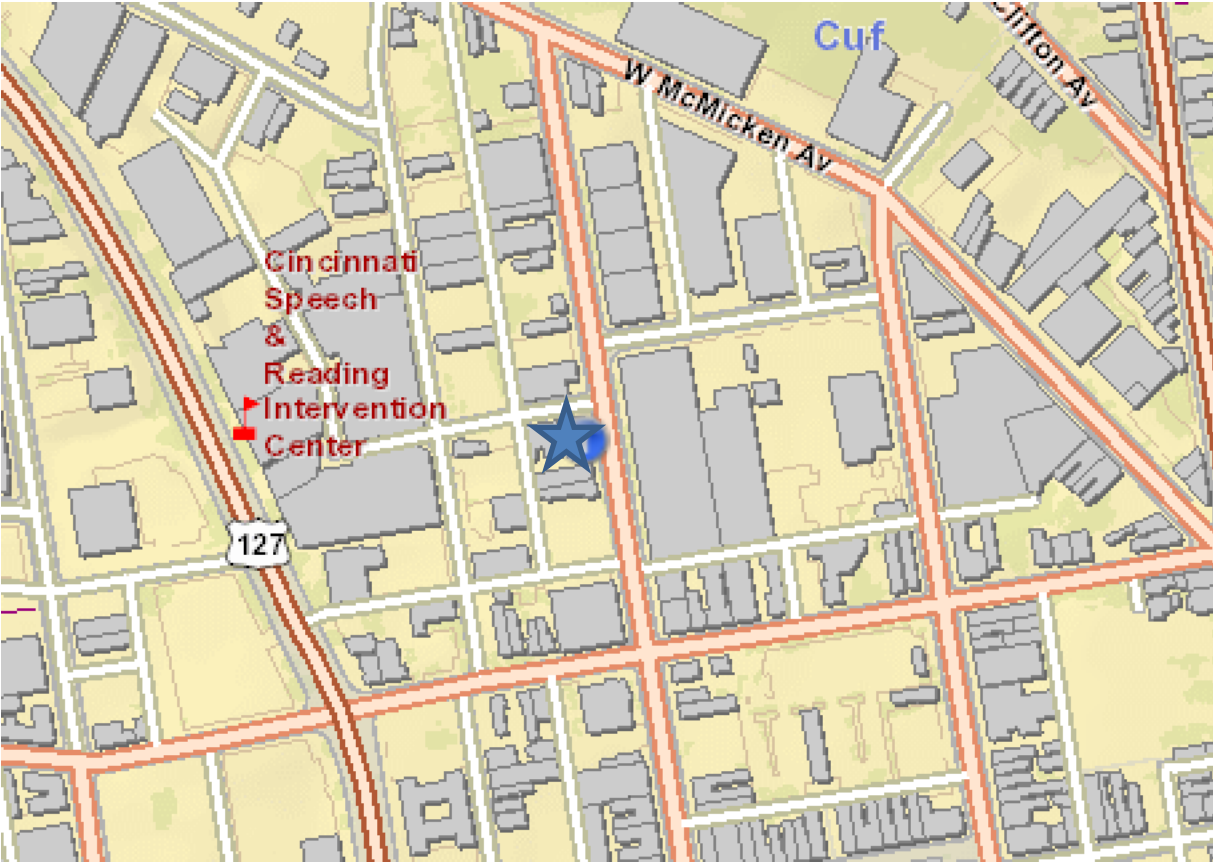


Figure 2: Location of 1923 Elm Street. Image from CAGIS.

**Previous Review:** NA

**Certificate of Appropriateness Review:**

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for roof decks. While the access enclosure and railing are visible, the access enclosure is the minimum required

**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).

*An order has not been issued.*

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).

*There are significant masonry structural issues with the 2 story rear portions of the building. There are also significant masonry issues with the main sections of the building. The proposal is to repair the main building that fronts the streets to maintain the historic street views and remove the rear sections. In order to repair the rear 2 story sections of the building, they would have to be deconstructed and rebuilt. While this would recreate the existing and historic configuration, the buildings would essentially be new.*

*The applicant has applied for historic tax credits, and while they are eligible for Federal historic Tax Credits, they were not successful in obtaining the competitive State Historic Tax Credits. The applicant explains that without this extra financing, it makes it difficult to rebuild these and make a reasonable rate of return on the project. Without either State or Federal Tax Credits they make 3.79% return on investment if they rebuild the rear. With use of just the Federal Tax Credit, they make an 4.38% return on investment if they rebuild the rear. If they demolish the rear structures, they make 10% return on investment, which is within the range of standard ROI for commercial property investment.*

*In considering Economic Hardship claims the following test from 1435-09-02 has also been considered*

b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;  
*No, as the applicant would still be able to have 3.79% return on investment if the additions are required to be rehabilitated.*
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and  
*Yes, as the applicant had an expectation a standard rate of return between 8-12 on the real estate investment.*
- (iii) Whether the economic hardship was created or exacerbated by the property owner.  
*No, The owner purchased the property in late 2019 with the intention of rehabilitating these portions. The current condition of these portions of the building were not created or exacerbated by this property owner.*

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

- (aa) A property's current level of economic return;  
*The property is currently vacant and has no level of economic return.*
- (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 was just purchased in 11/2019 and had been on the market for several years.*
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;  
*With any use of the property the rear structures would have to be deconstructed and rebuilt as the engineering report from April 6, 2020 states 90% of the structure would have to be rebuilt. This cost would be a constant over any proposed use.*  
*The applicant plans to use the property as a multi-family residential which it was originally built for and would return the greatest return on investment as it would require the least amount of changes to floor plans.*

(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

*The owner has only owned the property since 11/2019 and did not neglect the building.*

(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

*The owner did know that this was in both a local and national register historic district.*

(ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

*The applicant applied for the competitive State Historic Tax Credits and were not successful in securing them for this project. While they could still apply for Federal Historic Tax Credits, the use of these credits with the cost of rebuilding the rear structures and other interior requirements to meet the Secretary of the Interiors Standards would not create a reasonable rate of return for the owners.*

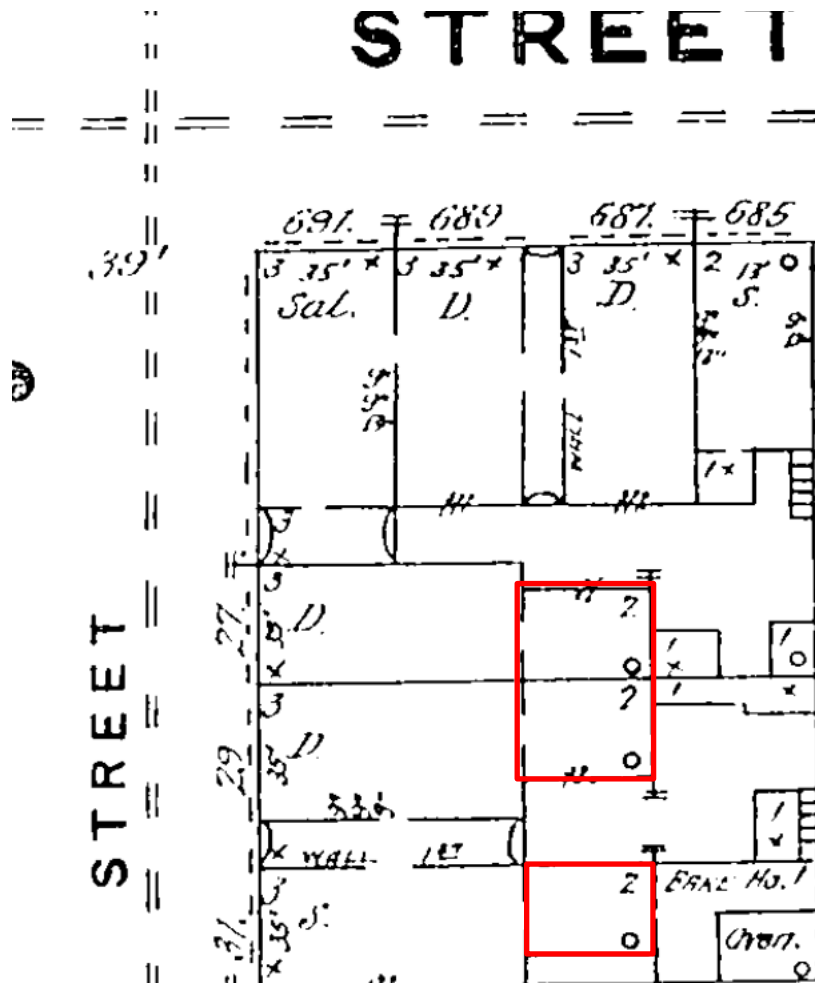
3. The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount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

*The owner is a for-profit company.*

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.

*The 2 story portions on the rear of the building were constructed during the period of significance for the district. As is shown by the 1891 Sanborn Map below.*

*While staff does not considered these inappropriate, the removal of them would not affect the significance of the building or its contributing nature to the building. The removal of these sections also would not adversely affect the rest of the building or adversely affect the streetscape on either Elm Street or Henry Street.*



1891 Sanborn Map. The 2 story sections are outlined in red.

#### REHABILITATION/SITE IMPROVEMENTS

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.

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 addition of windows is not expressly covered in the rehabilitation section of the guidelines, however best practice is that new windows and openings should not be placed on front facing facades and when included they should match the size, style, and be within the vertical columns and horizontal rows of existing windows. The proposal accomplishes this on the rear. The proposal also adds some balconettes/Juliet balconies on the rear to provide some outdoor or sense of outdoor amenity to the upper units. These are metal balconies on a rear façade that are not visible and do not impact the architectural integrity of the building.*

**Other Considerations:**

**Prehearing Results:** There was a virtual prehearing held May 20, 2020. The applicants and two neighbors were in attendance. There were no objections.

**Comments Provided to Staff:** NA

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for the demolition of 2 rear 2-story portions of the building and façade changes per plans submitted by Platte Architecture and Design dated 3/20/20.
  - 1. The building permit must be issued within 2 years or the COA shall expire.
  
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
  - 2. The demolition is for 2, 2-story structures that while historic, will not deem the properties non-contributing with their removal.
  - 3. The condition of the rear structures are such that they would have to be deconstructed and rebuilt, making the structure a new structure.

# PLATTE

architecture + design

---

1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829

April 28, 2020

**Kassandra Maynes**  
**Historic Conservation Board c/o Law Department**  
**City of Cincinnati**  
805 Central Ave, 5<sup>th</sup> Floor  
Cincinnati, Ohio 45202

Project: **Boutique Hotel**  
**1923 Elm St, 205 Henry St, 207 Henry St**  
**Cincinnati, Ohio 45202**  
*1923 Elm Street is the primary address. The City requires that we list the other two since we have two other entrances.*

Re: **Request for demolition of two courtyard auxiliary structures**  
**Request for doors in courtyard façade with Romeo-Juliet Balconies on Level 2**

Kassandra –

This package replaces the two separate ones for this project send dated March 30 & April 26 for the same project and it combines it into one packet for clarity.

The enclosed project is for the renovation of the collection of buildings at 1923 Elm / 205 & 207 Henry Streets. These are abandoned buildings that will be renovated to become a Boutique Hotel.

The project is a collection of 3-story buildings facing Elm and Henry streets. There are two, 2-story portions of the project that are in the courtyard, not visible from Elm and Henry Streets. This package of information is for the Certificate of Appropriateness review for the demolition of these two auxiliary structures at the rear of the building.

The structural engineer recommends tearing the two smaller structures down and rebuilding them from the foundation. The owner had pricing completed to analyze the cost of repairing vs. rebuilding the structures. Both scenarios were costly for only a storage shed and rooms that were difficult to make viable hotel rooms. Please see the Owner's letter describing these costs. Consideration had to be made due to the high costs for the remaining masonry stabilization

work that must occur for the main buildings. The owner is spending significant dollars on the main facades of the structures to remain as portions of the brick façades that face Elm and Henry Streets are going to have to be completely repaired (see structural report).

There are also additional modifications requested to be approved. The client would like to take the opportunity to provide a door directly to the courtyard for eight of the eighteen units. He is marketing this hotel for extended stay for business internships, guest professors, etc. Therefore, he would like to add doors to make the units more desirable. We are proposing four doors at grade level and four doors on the second level with Romeo-Juliet balconies. We are not proposing any doors on Level 3. There are existing openings at these locations. These expanded openings are not visible from Elm or Henry streets, but only from the courtyard. We are asking to convert the window openings to door openings. The door at grade level also helps us achieve an accessible path to the ADA unit without having to do complicated grading into an existing narrow stairwell.

Enclosed:

- COA application
- Adjudication Letter
- Letter from Owner describing costs
- Context Photos
- Architectural Drawings
- Structural Report
- 2 updated Courtyard Elevations
- Image of proposed style of Romeo-Juliet balconies at Level 2

Do not hesitate to let me know if you need additional information or have any questions.

Regards,



Angela Sansalone, Architect

# 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. \$ \_\_\_\_\_

### 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

Added



- 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)

1923 Elm is the primary address. We are required to have the other addresses since we have other entrances.

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: 1923 Elm St, 205 Henry St, 207 Henry St.  
 Hamilton Co. Parcel ID No.: 096-0005-0114-00 Zoning District: UM = Urban Mix  
 Historic District: Over-the-Rhine Overlay District: Urban Parking Overlay

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

Name: Angela Sansalone  
 Contact Person (if legal entity): Platte Architecture + Design  
 Address: 1810 Campbell Alley, Cincinnati, Ohio 45202 SUITE 300  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-871-1850 x1021 E-mail: angela@plattedesign.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Chinedum Ndukwe  
 Contact Person (if legal entity): Kingsley + Co.  
 Address: 30 W. Third St, 9th floor  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 614-753-1491 E-mail: ck@kingsleyandcompany.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:

Existing government building (abandoned) to be renovation into an 18-room boutique hotel. We are requesting demolition of two small additions in courtyard that are too expensive to repair. They ARE NOT visible from Elm or Henry streets.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:

Also, in the newly exposed facade, the client would like to convert one window opening in each unit to a door - 4 locations at ground level and 4 locations on Level 2, with Romeo-Juliet balconies. No opening will have doors on Level 3.

### 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: 3.20.2020

**ADJUDICATION/DENIAL LETTER**

Date: March 18, 2020  
Location: 1923 Elm Street  
Request: Demolition of rear additions  
Zoning District: UM/Over-the-Rhine Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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)

Historic Conservation Board  
 C/O City Of Cincinnati Buildings and Inspections  
 805 Central Avenue Suite 500  
 Cincinnati, OH 45202

Kingsley + Company  
 30 W. 3<sup>rd</sup> Street Ste. 400  
 Cincinnati, OH 45202

**RE: Boutique Hotel located at 1925-1927 Elm & 205 – 207 Henry Street**

Over the Rhine Historic Conservation Board:

We have made every effort to utilize the ancillary buildings in the courtyard of our proposed boutique hotel. Dating back to the onset of our project and our State Historic Tax Credit Application, we had every intention of using these buildings as additional hotel rooms and on-site storage for hotel use.

Unfortunately on December 18, 2019, our application for State Historic Tax Credits was denied per **Exhibit A**. Initially submitted as two separate applications, the State Historic Tax Credits were to account for nearly \$450,000 of our capital stack.

As we continued through the design process, specifically with the structural engineering, it was determined that the two auxiliary buildings (Shown in **Exhibit B**) in the courtyard would need to be deconstructed and replaced with new material given their current state of disrepair.

The estimated cost to renovate the auxiliary buildings is shown below: (Estimate includes MEP, Masonry, Framing and Roof)

	SF	Stories	Total SF	Approximate Cost to Renovate	Total Cost to Renovate
<b>Building A</b>	175 SF	2	350 SF	\$80.00 PSF	\$28,000
<b>Building B</b>	400 SF	2	800 SF	\$80.00 PSF	\$64,000
		<b>Total</b>	<b>1150 SF</b>	<b>Total</b>	<b>\$92,000</b>

Alternatively, with your support, we could show considerable savings to the project by forgoing the aforementioned work and removing the existing structures.

The cost estimate to forgo the renovation is shown below:

	SF	Stories	Total SF	Approximate Cost to Forgo Replacement	Total Cost Forgo Replacement
<b>Building A</b>	175 SF	2	350 SF	\$30.00 PSF	\$10,500
<b>Building B</b>	400 SF	2	800 SF	\$30.00 PSF	\$24,000
		<b>Total</b>	<b>1150 SF</b>	<b>Total</b>	<b>\$34,500</b>

The project was anticipated to have an IRR of 15.00% to our investors with the accompaniment of the State Historic Tax Credits. Now that we have not received the tax credits, the anticipated return would be 3.79% if the current state of the project remained.

With the Historic Board's help in this matter and approval of our request, we are confident that the aforementioned price reduction, along with other value engineering options that we can have an economically viable and successful project with an anticipated investor returns of at least 10.00%.

We appreciate your time and consideration in this matter.

Sincerely,



Martin Rittenhouse  
VP Development  
Kingsley + Company

---

## Exhibit A Part 1

Development  
Services AgencyMike DeWine, Governor  
Jon Husted, Lt. Governor

Lydia L. Mihalik, Director

December 18, 2019

Chinedum Ndukwe  
30 W. 3<sup>rd</sup> St, 4<sup>th</sup> floor  
Cincinnati, OH 45202

RE: Application for the 1925-1927 Elm project for Ohio Historic Preservation Tax Credit

Dear Mr. Ndukwe:

Thank you for your application to the Ohio Historic Preservation Tax Credit program for the 1925-1927 Elm project. **Your application was not approved for funding during the Round 23 application review period.**

During this round, the Ohio Development Services Agency ("Development") received an impressive array of applications requesting tax credits in excess of the available allocation amount. The high number and quality of the applications made for an extremely competitive evaluation process. We are available to review how your project was evaluated once all award determinations have been communicated.

Development will administer Round 24 of the program in Spring 2020. The Round 24 application will be available in February and Development staff is happy to work with you to answer any questions and help prepare your application for re-submission.

Thank you once again for your participation in the Ohio Historic Preservation Tax Credit program. Please contact Lisa Brownell at 614-752-2345 or [lisa.brownell@development.ohio.gov](mailto:lisa.brownell@development.ohio.gov) for any questions regarding the contents of this letter. We look forward to working with you on future historic preservation projects.

Sincerely,



John Werkman

Chief, Business Services Division

cc: Mariangela Pfister – State Historic Preservation Office  
Lisa Brownell – OHPTC Program Manager

## Exhibit A Part II



Mike DeWine, Governor  
Jon Husted, Lt. Governor

Lydia L. Mihallik, Director

December 18, 2019

Chinedum Ndukwe  
30 W. 3<sup>rd</sup> St, 4<sup>th</sup> floor  
Cincinnati, OH 45202

RE: Application for the 205-207 Henry project for Ohio Historic Preservation Tax Credit

Dear Mr. Ndukwe:

Thank you for your application to the Ohio Historic Preservation Tax Credit program for the 205-207 Henry project. **Your application was not approved for funding during the Round 23 application review period.**

During this round, the Ohio Development Services Agency ("Development") received an impressive array of applications requesting tax credits in excess of the available allocation amount. The high number and quality of the applications made for an extremely competitive evaluation process. We are available to review how your project was evaluated once all award determinations have been communicated.

Development will administer Round 24 of the program in Spring 2020. The Round 24 application will be available in February and Development staff is happy to work with you to answer any questions and help prepare your application for re-submission.

Thank you once again for your participation in the Ohio Historic Preservation Tax Credit program. Please contact Lisa Brownell at 614-752-2345 or [lisa.brownell@development.ohio.gov](mailto:lisa.brownell@development.ohio.gov) for any questions regarding the contents of this letter. We look forward to working with you on future historic preservation projects.

Sincerely,



John Werkman  
Chief, Business Services Division

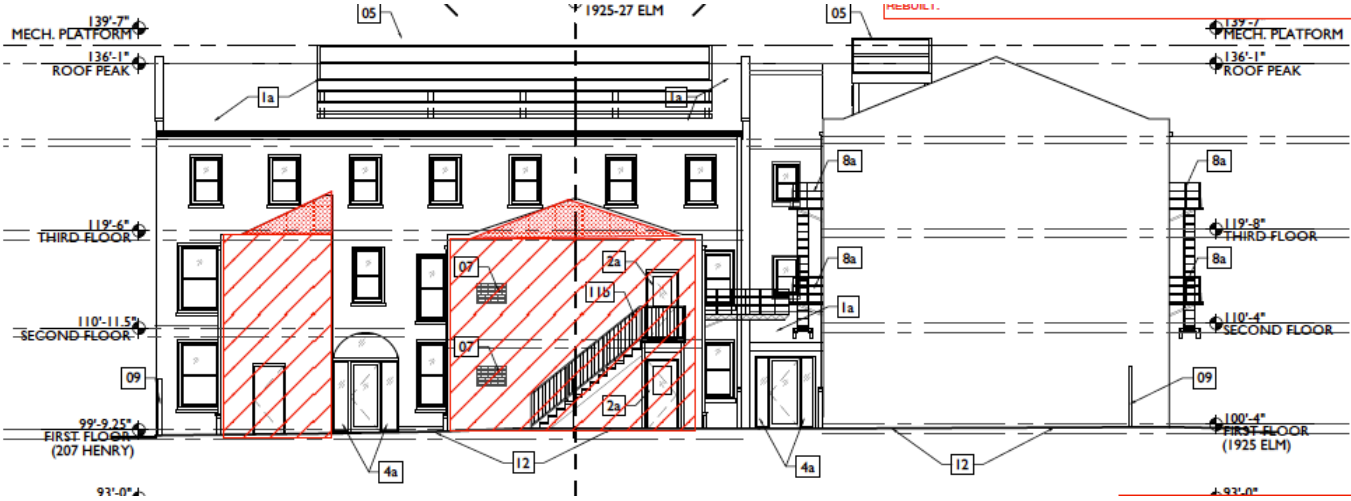
cc: Mariangela Pfister – State Historic Preservation Office  
Lisa Brownell – OHPTC Program Manager

77 South High Street  
Columbus, Ohio 43215 U.S.A.

614 | 466 3379  
800 | 848 1300  
[www.development.ohio.gov](http://www.development.ohio.gov)

The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services

Exhibit B



Historic Conservation Board  
c/o City of Cincinnati Buildings and Inspections  
805 Central Avenue Suite 500  
Cincinnati, OH 45202

Kingsley + Company  
30 W. 3rd Street Ste. 400  
Cincinnati, OH 45202

**RE: Boutique Hotel located at 1925-1927 Elm & 205 – 207 Henry Street**

Over the Rhine Historic Conservation Board:

As a follow-up to the letter dated March 20, 2020, we would like to provide further detail regarding our project and why using Federal Historic Tax Credits is not financially feasible.

Prior to our acquisition of the property, the buildings in the courtyard were stripped of almost all historic detail. To salvage the buildings, the core would require complete deconstruction and renovation, essentially leaving a new building in a historic location. Unfortunately, Federal Historic Tax Credits do not offset the financing for complete reconstruction of the ancillary buildings. We are allocating funds to rebuild the building facades of the main buildings, which is accruing substantial structure and masonry costs.

We originally anticipated providing an investor IRR of approximately 15.00%. This drops to 3.79% without the State Historic Tax Credit. If we were to utilize just the Federal Historic Tax Credit, the investor IRR would only increase to 4.38%. In today's competitive environment, investors are typically looking for projects that generate a mid-teen return on their investment. Our investors are no exception to this market standard.

We appreciate your continued support in this matter. Please let me know if there are any questions.

Best,



Martin Rittenhouse  
VP Development  
Kingsley + Company

April 06, 2020

Platte Architecture + Design  
Attn: Angie Sansalone  
1810 Campbell Alley, Suite 300  
Cincinnati, OH 45202

**Reference: 1923 Elm Street (45202) – Building Renovation  
GEI Project Number – 19-375**

Ms. Sansalone,

As requested, I have reviewed the 02/28/2020 GEI masonry repair comments that were added to the architectural elevations. The comments were sent to the design team for coordination and budget pricing. Both of the 2-story additions are located in the courtyard on the south side of the Henry Street portion of the building. Both additions were tagged with a hex note #2. The original hex note #2 stated that these additions will require significantly more repairs than the typical areas of the building. To provide clarification on the anticipated extent of the repairs, each of these additions will require replacement of all the first-floor framing, second-floor framing, and roof rafter framing; approximately 90% of the multi-wythe brick walls will need to be rebuilt; and about 30% of the basement walls will need to be repaired.

I trust that this information will be suitable for your needs. If I can be of further assistance, please do not hesitate to call.

Respectfully,

GEI ENGINEERING, INC.



04/06/2020

Richard A. Graman, P.E.  
Principal/Owner



BLOCK CONTEXT - ELM STREET LOOKING NORTH



PROJECT - EAST FACADE ON ELM STREET



ELM STREET & HENRY STREET FACADES (DEMO NOT VISIBLE)



ELM STREET FACADE OF PROJECT



BLOCK NORTH OF HENRY STREET (FOR CONTEXT)



HENRY STREET FACADE



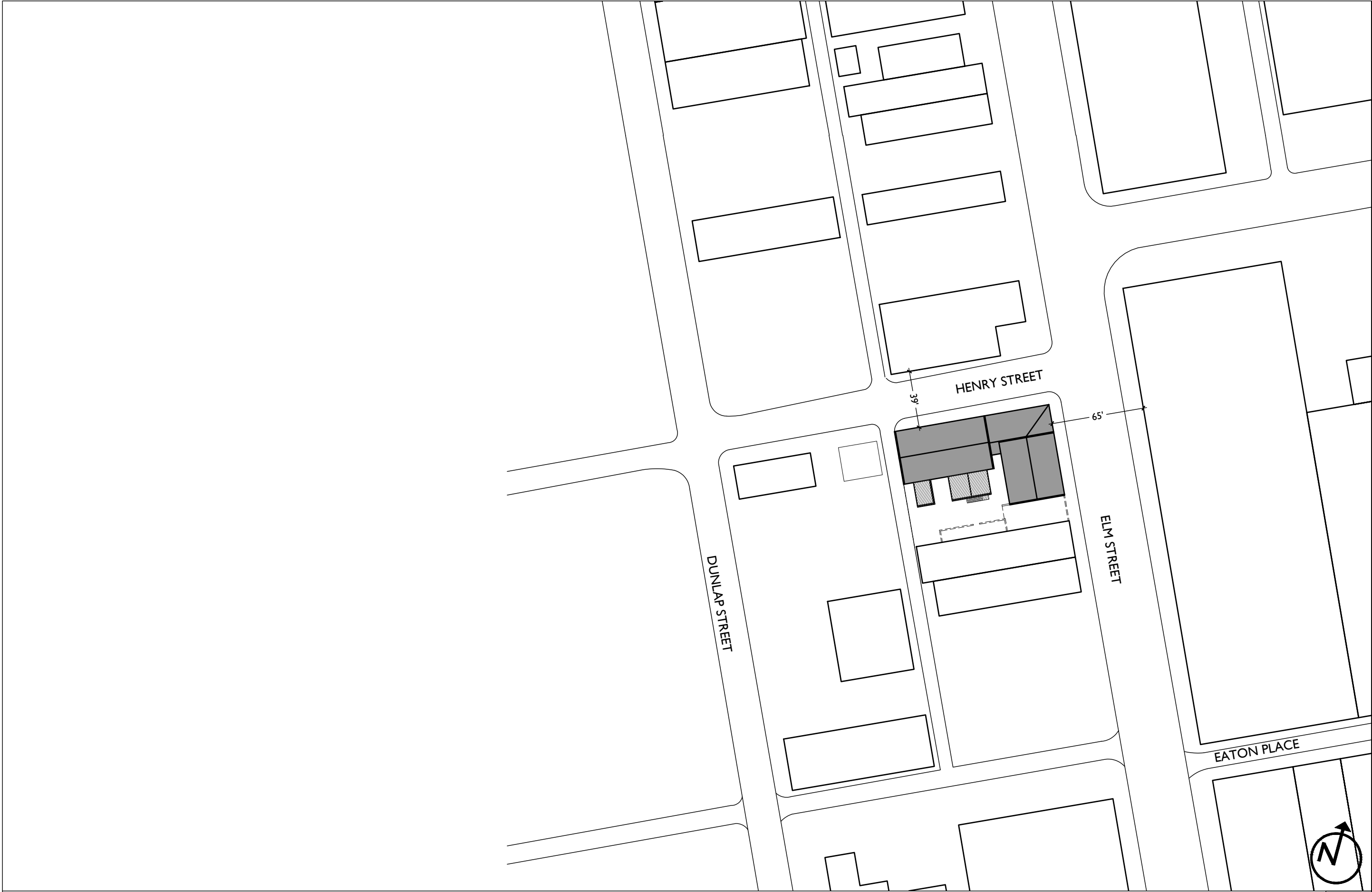
HENRY STREET BLOCK LOOKING EAST



HENRY STREET PERSPECTIVE



VIEW FROM DUNLAP STREET, ACROSS PARKING LOT & COLBY ALLEY



NOT TO SCALE

CONTEXT MAP

I

RENOVATIONS FOR:

**KINGSLEY + CO.**

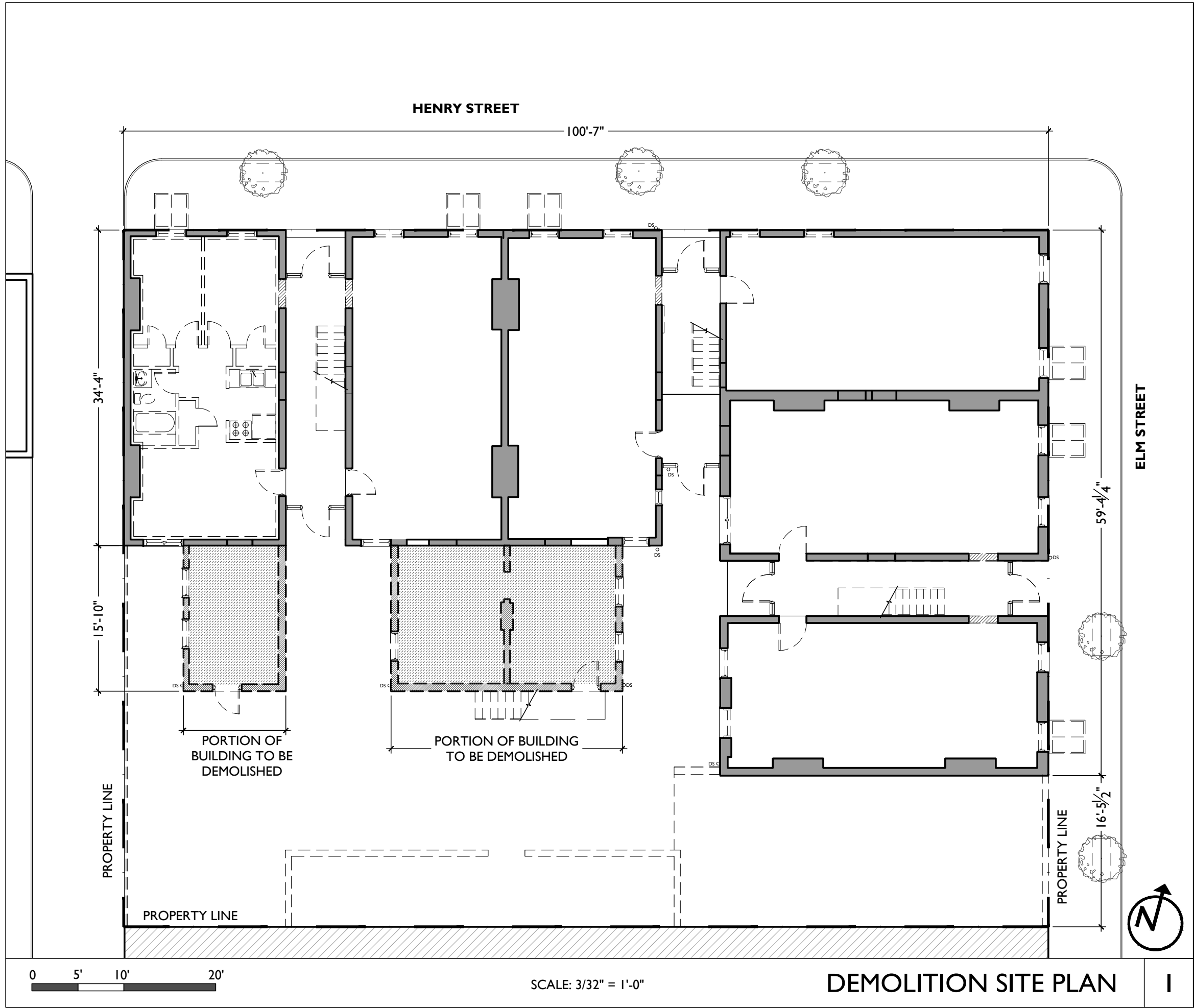
**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**PLATTE**  
 architecture + design

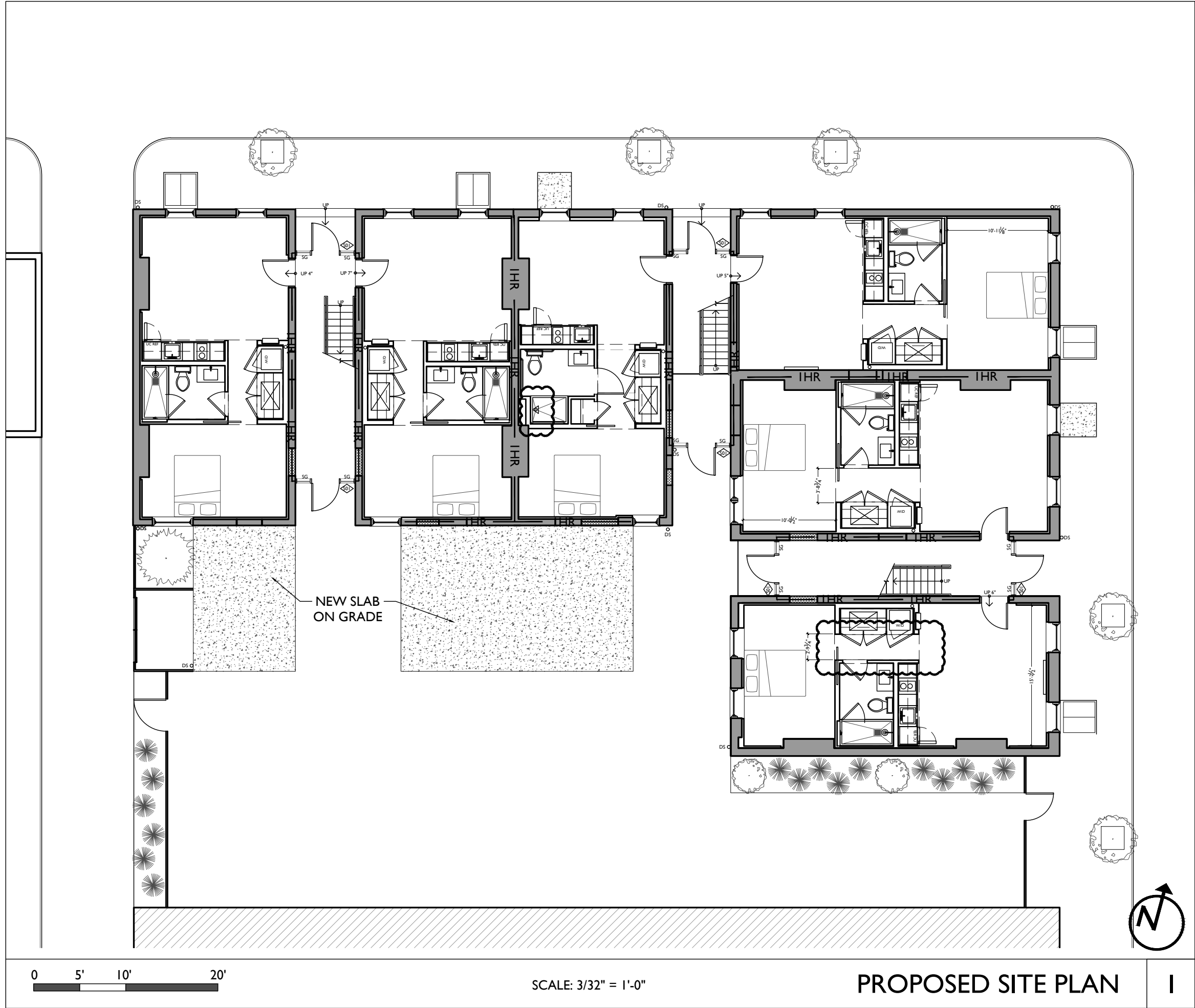
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**A1.00**



RENOVATIONS FOR:  
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0 5' 10' 20'

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

PROPOSED SITE PLAN

I

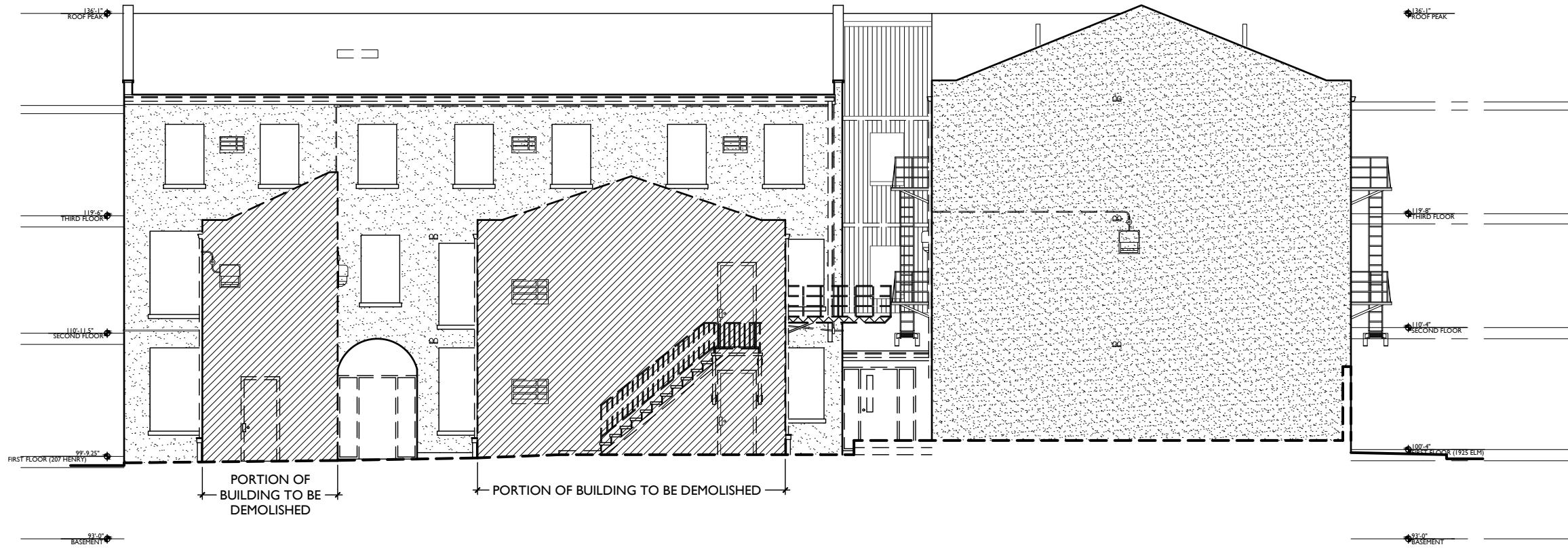
RENOVATIONS FOR:  
**KINGSLEY + CO.**

**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

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0 5' 10' 20'

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

DEMOLITION ELEVATION- SOUTH

1

RENOVATIONS FOR:

**KINGSLEY + CO.**

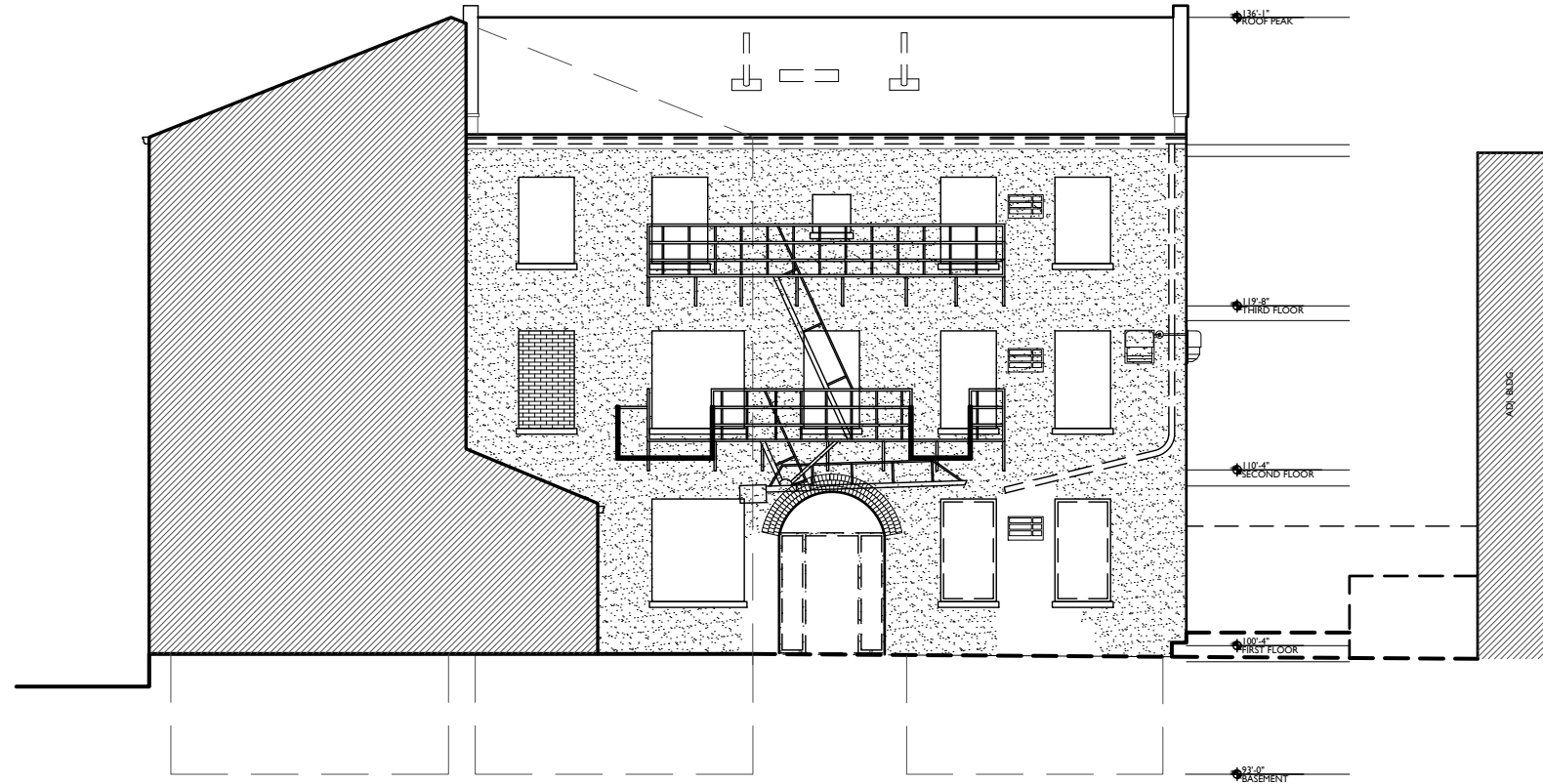
**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**A2.01**

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0 5' 10' 20'

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

DEMOLITION ELEVATION- WEST

1

RENOVATIONS FOR:

**KINGSLEY + CO.**

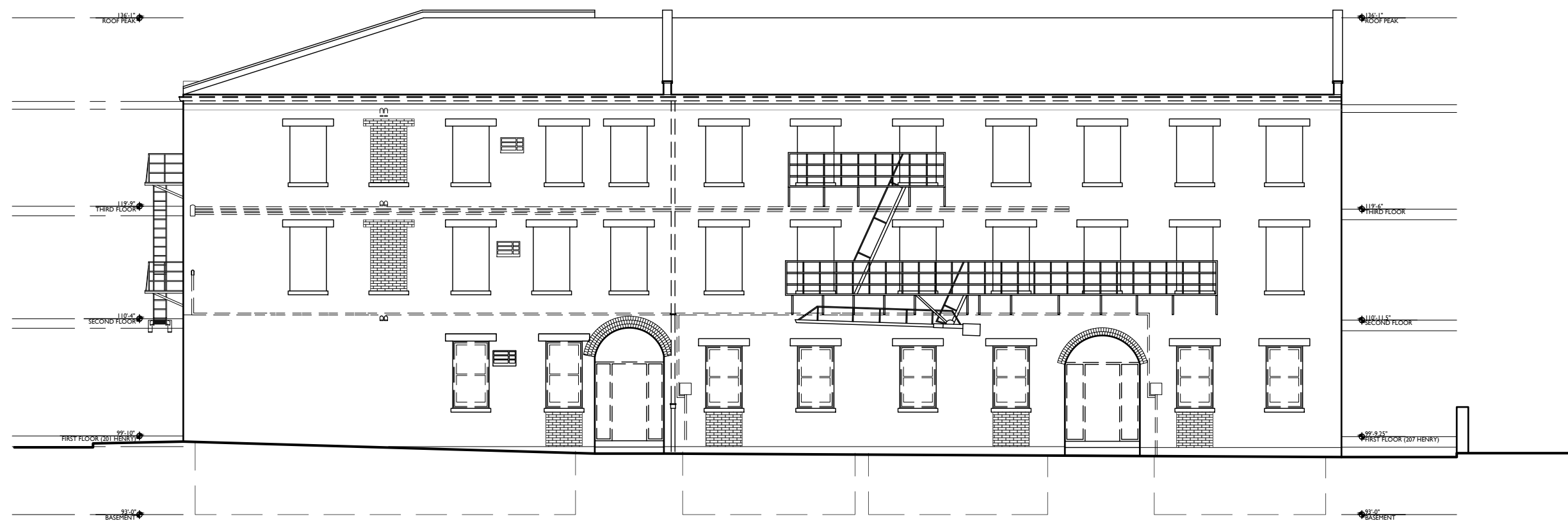
**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**A2.02**

**PLATTE**  
architecture + design

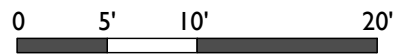
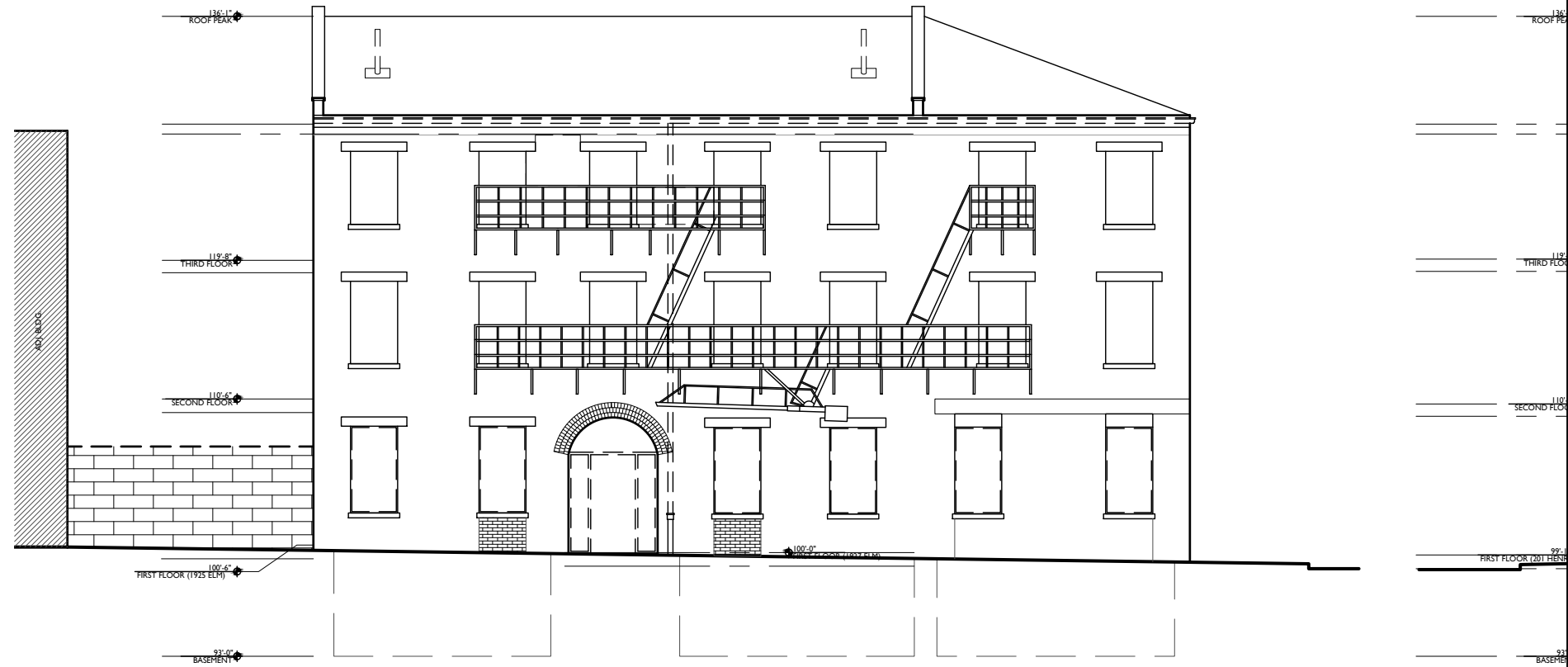
202 W. ELDER ST., SUITE 400 CINCINNATI, OH 45202  
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0 5' 10' 20'

SCALE: 3/32" = 1'-0" DEMOLITION ELEVATION- NORTH

1



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

DEMOLITION ELEVATION- EAST

1

RENOVATIONS FOR:

**KINGSLEY + CO.**

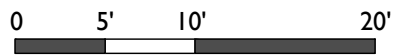
**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**A2.04**

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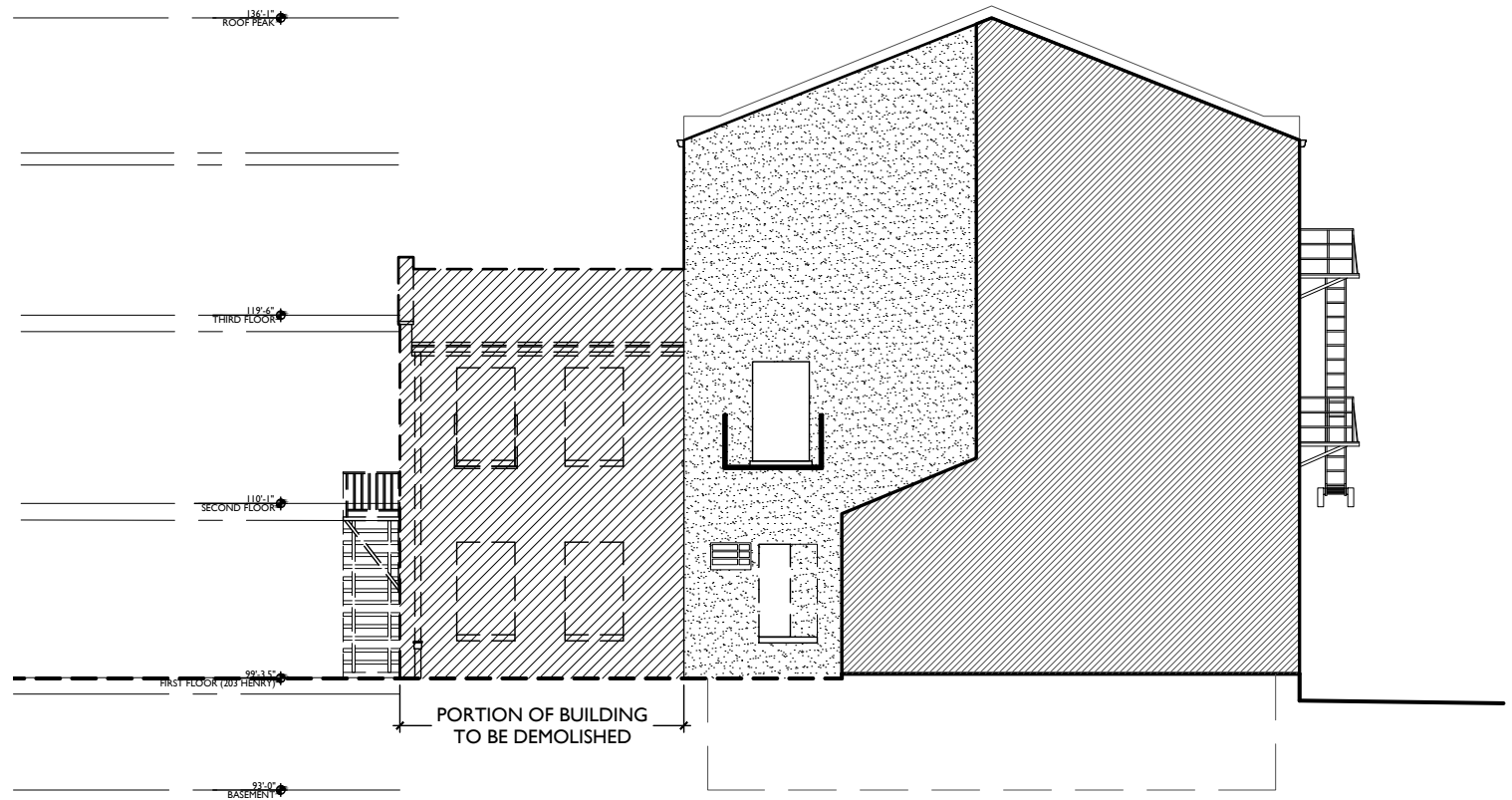
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SCALE: 3/32" = 1'-0"

DEMOLITION ELEVATION- EAST COURTYARD

I



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**A2.05**

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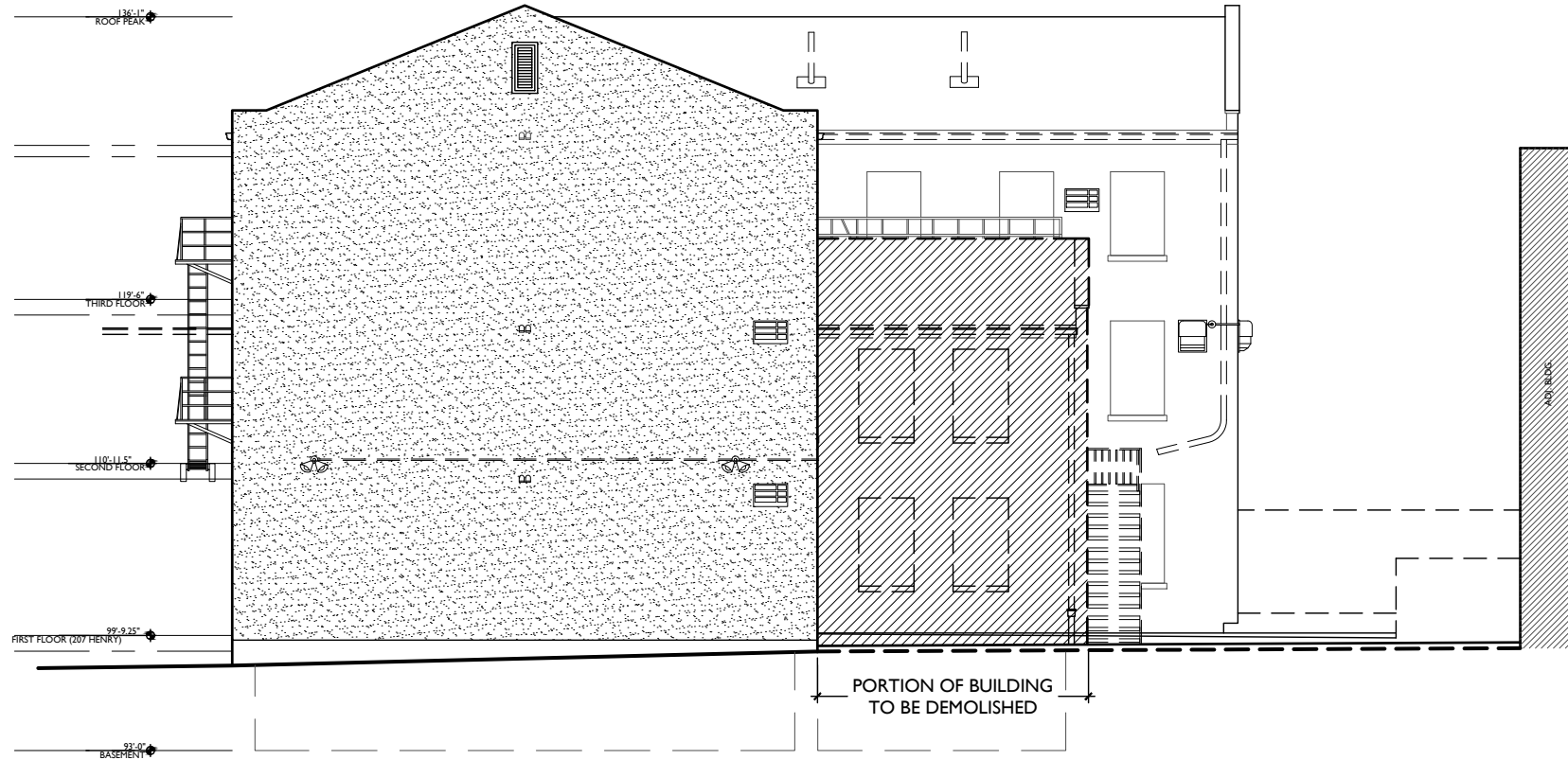
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0 5' 10' 20'

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

DEMOLITION ELEVATION- WEST

I



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**KINGSLEY + CO.**

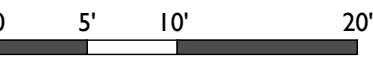
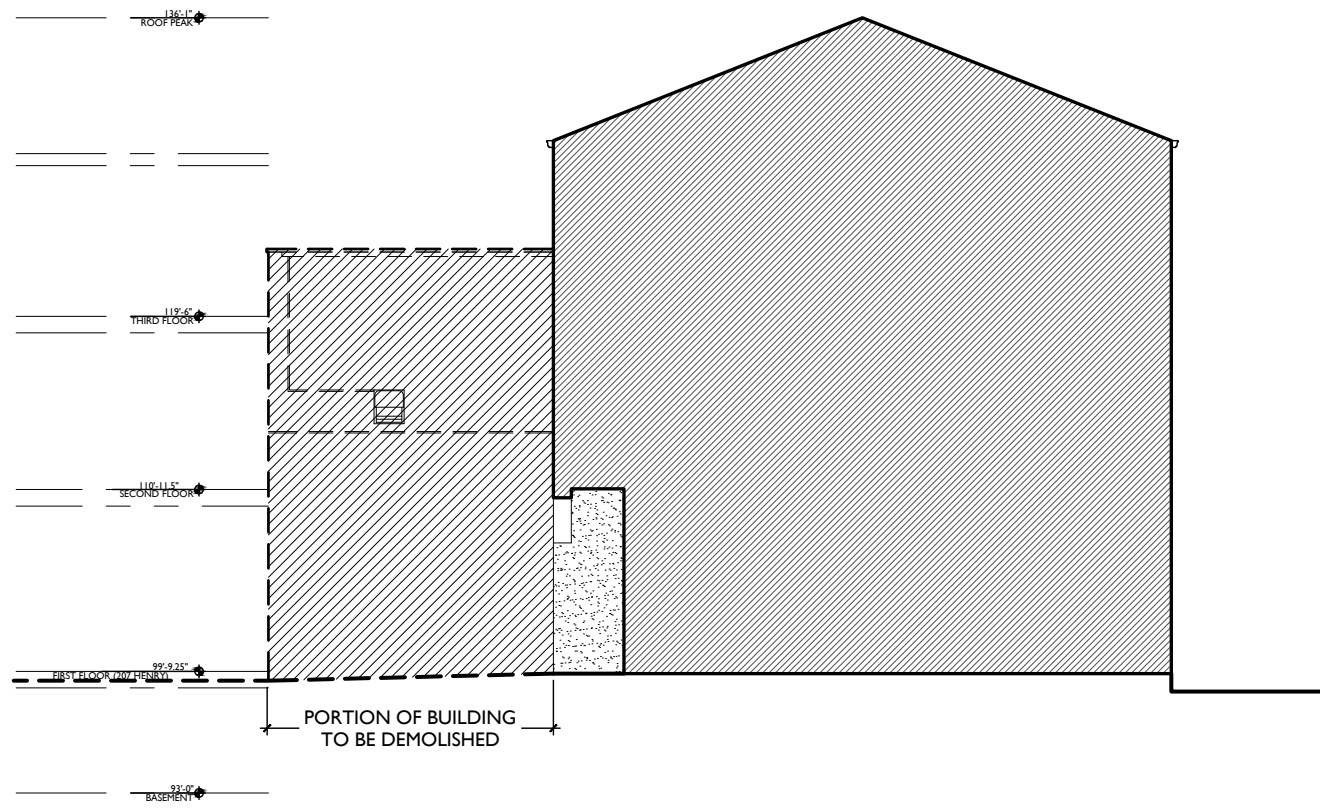
**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**A2.06**

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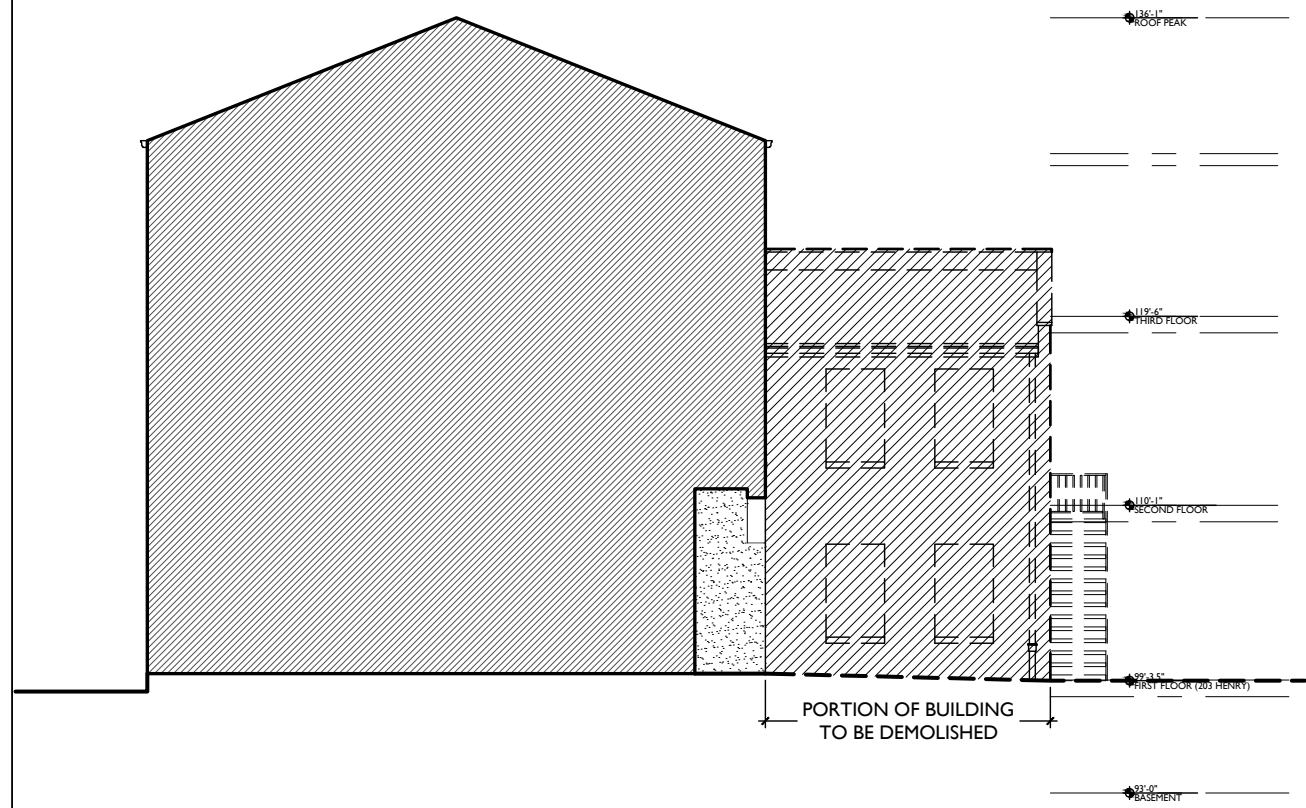
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SCALE: 3/32" = 1'-0"

DEMO ELEVATION- EAST COURTYARD

2



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

DEMO ELEVATION- WEST COURTYARD

1

RENOVATIONS FOR:  
**KINGSLEY + CO.**  
 1923 ELM STREET, 205-207 HENRY STREET  
 03.20.2020  
**A2.07**

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SCALE: 3/32" = ~~P~~ROPOSED ELEVATION- WEST COURTYARD

I

RENOVATIONS FOR:

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**1923 ELM STREET, 205-207 HENRY STREET**

03.20.2020

**A2.12**

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

PROPOSED ELEVATION- SOUTH

1

RENOVATIONS FOR:

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**A2.11**

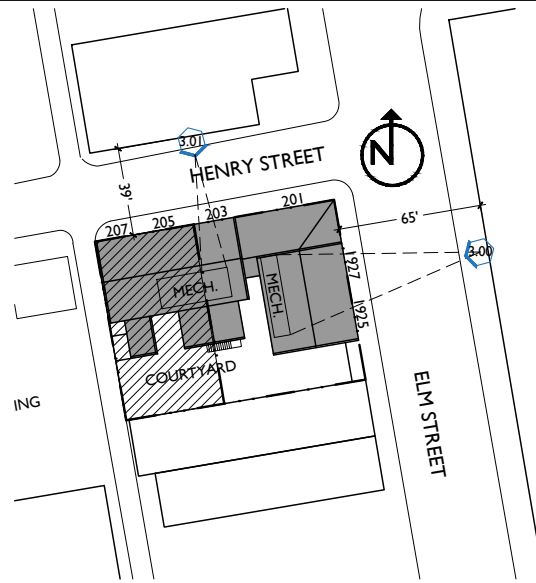
1923 Elm / 205-207 Henry  
Proposed Romeo-Juliet Balcony at Level 2  
(only single door at four locations)



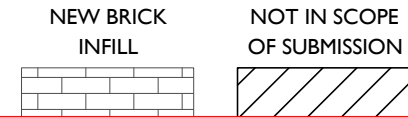
Platte Architecture + Design

**NEW WORK NOTES**

**NEW WORK LEGEND**

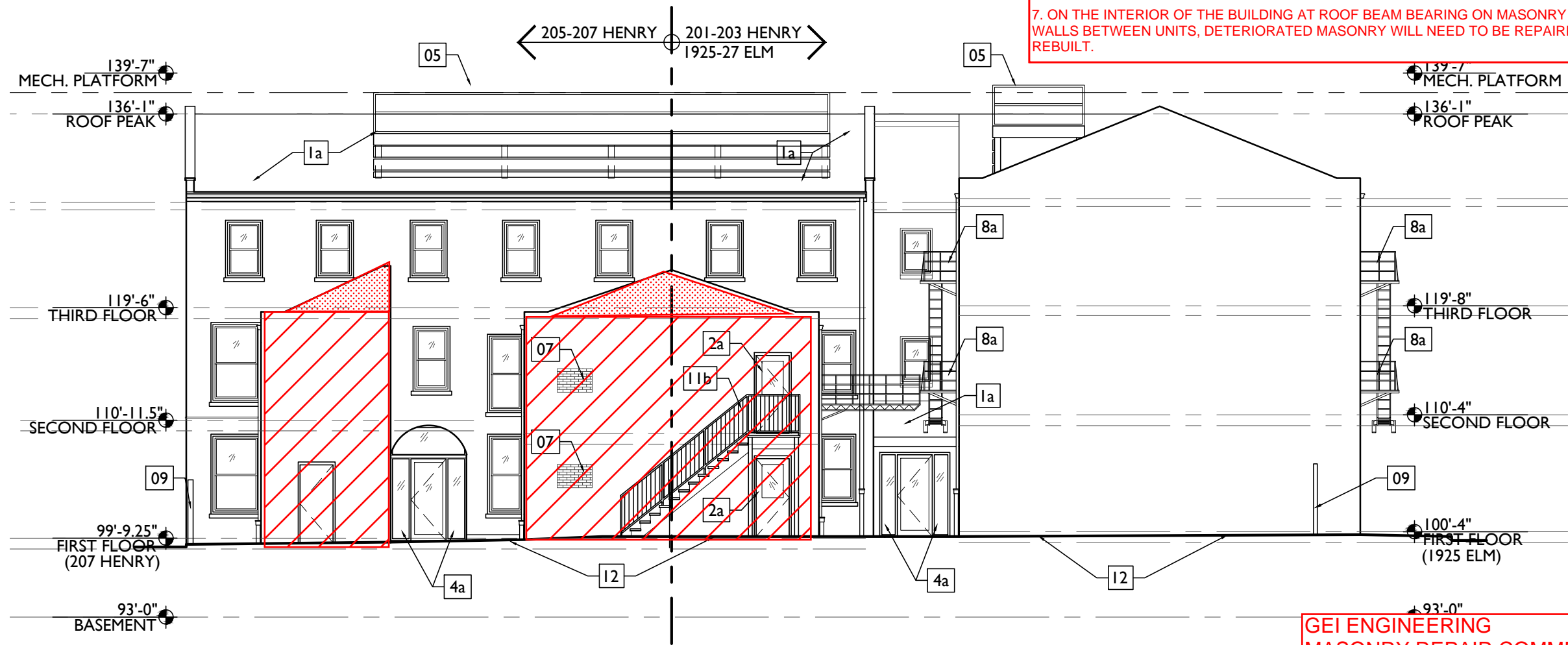


1. ROOF:
  - a. SHINGLES
2. DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. NEW DOOR IN RESTORED HISTORIC DOOR OPENING
  - e. EXG. INFILLED DOOR OPENING TO REMAIN INFILLED
3. WINDOWS:
  - a. NEW WINDOW OPENING IN EXISTING MASONRY WALL
  - b. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING
  - c. EXG. OPENING TO BE FULLY INFILLED WITH BRICK
  - d. EXG. INFILLED WINDOW OPENING TO REMAIN INFILLED
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  - a. TO REMAIN (TYP. U.N.O.)
  - b. NEW FIRE ESCAPE TO CONNECT TO EXISTING
  - c. REMOVE EXG. FIRE ESCAPE
9. NEW SITE FENCE:
  - 9.a. NEW PAINTED ALUMINUM GATE
  - 9.b. NEW PAINTED ALUMINUM FENCE SYSTEM
10. NEW WOOD DUMPSTER SCREEN
11. STAIRCASES:
  - 11.a. EXISTING STAIR TO REMAIN. REPAIR/REPA
  - 11.b. NEW METAL STAIR IN SAME CONFIGURAT NON-HISTORIC STAIRCASE. 36" HIGH HAN 42" HIGH SIMPLE METAL GUARDRAIL.
12. NEW CONCRETE PAD



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7. ON THE INTERIOR OF THE BUILDING AT ROOF BEAM BEARING ON MASONRY WALLS BETWEEN UNITS, DETERIORATED MASONRY WILL NEED TO BE REPAIRED OR REBUILT.



GEI ENGINEERING  
 MASONRY REPAIR COMMENTS  
 02-28-2020  
 PAGE 1 OF 7

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

**PROPOSED ELEVATION- SOUTH**

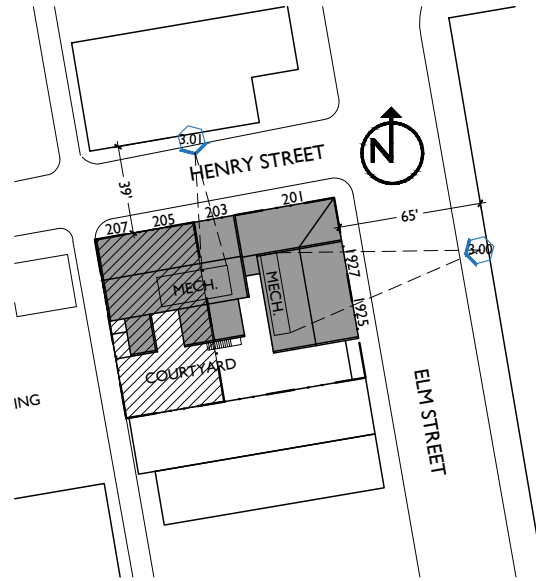
FOR: **KINGSLEY + CO.**  
 1925-27 ELM ST. + 201-203 HENRY ST.  
 3.2.2020

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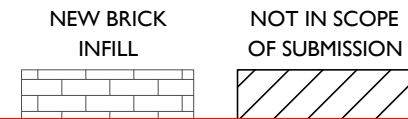
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**NEW WORK NOTES**

**NEW WORK LEGEND**



1. ROOF:
  - a. SHINGLES
2. DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. NEW DOOR IN RESTORED HISTORIC DOOR OPENING
  - e. EXG. INFILLED DOOR OPENING TO REMAIN INFILLED
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12. NEW CONCRETE PAD



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**GEI ENGINEERING  
MASONRY REPAIR COMMENTS  
02-28-2020  
PAGE 2 OF 7**

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

**PROPOSED ELEVATION- WEST**

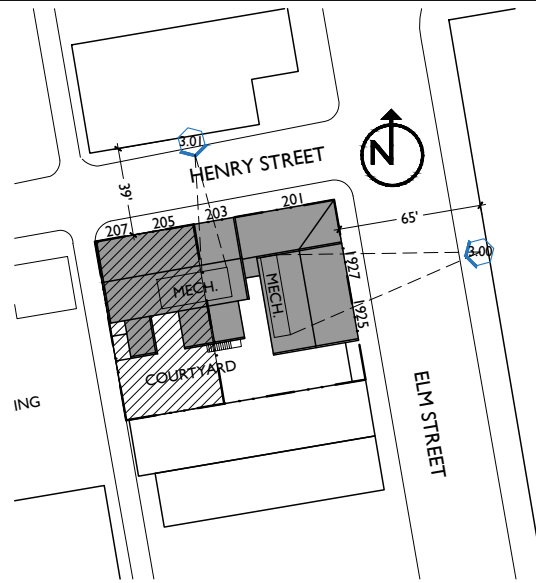
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CONDITIONS FOR:  
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**1925-27 ELM ST. + 201-203 HENRY ST.**  
3.2.2020

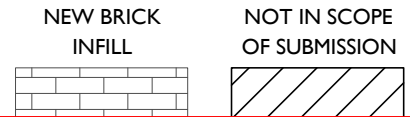
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### NEW WORK NOTES

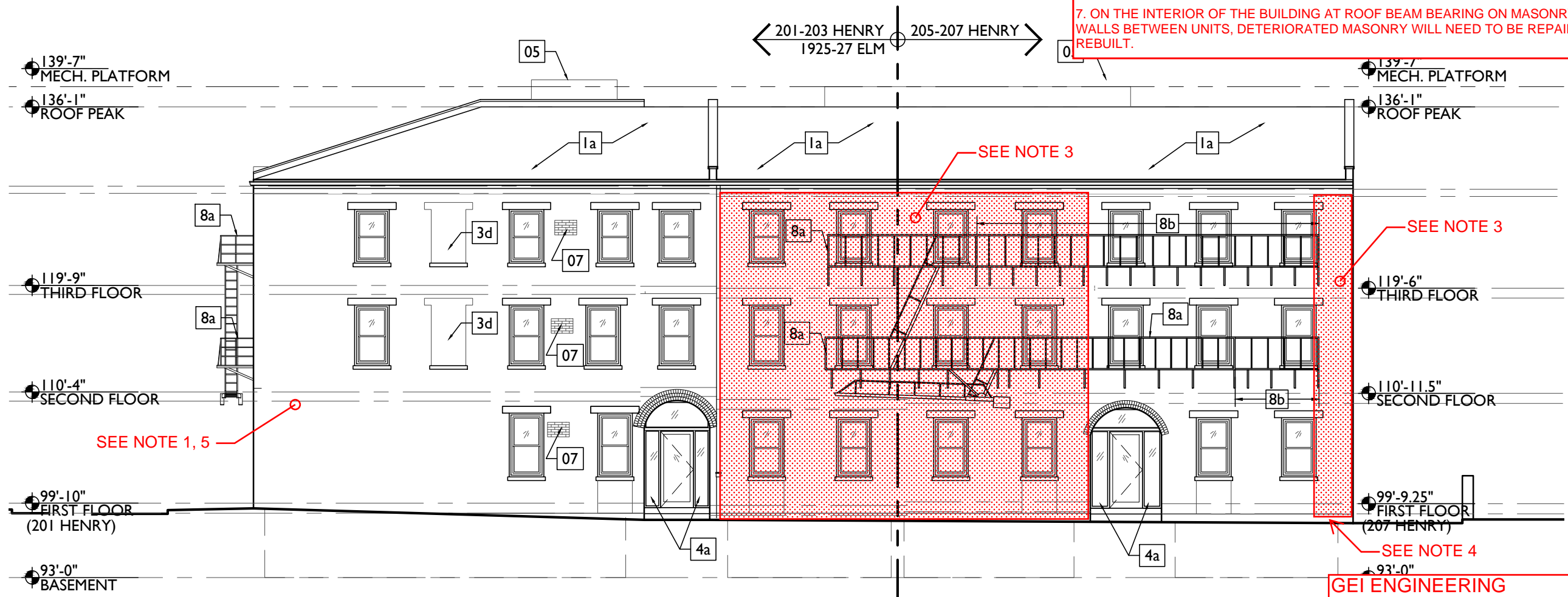
### NEW WORK LEGEND



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  - a. SHINGLES
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MASONRY REPAIR COMMENTS  
02-28-2020  
PAGE 3 OF 7

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

### PROPOSED ELEVATION- NORTH

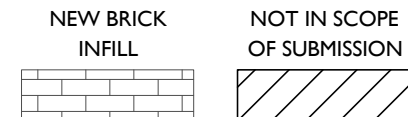
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CONDITIONS FOR:  
**KINGSLEY + CO.**  
1925-27 ELM ST. + 201-203 HENRY ST.  
3.2.2020

**NEW WORK NOTES**

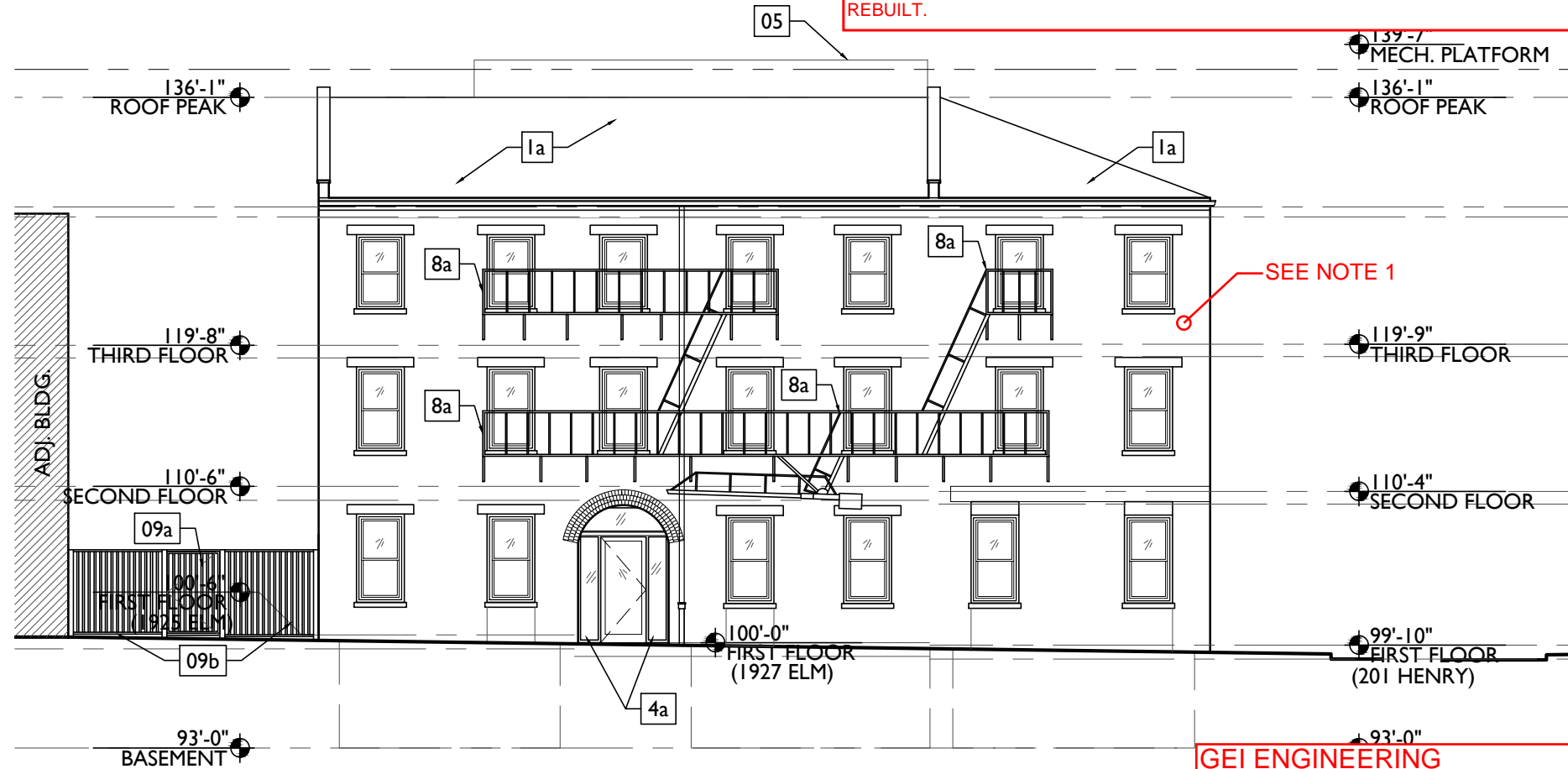
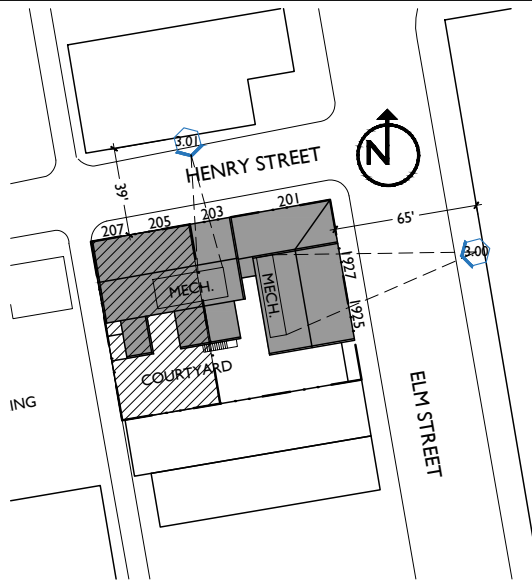
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6. NOTIFY ENGINEER IF POOR MASONRY CONDITIONS ARE FOUND DURING CONSTRUCTION.
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MASONRY REPAIR COMMENTS  
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SCALE: 3/32" = 1'-0"

**PROPOSED ELEVATION- EAST**

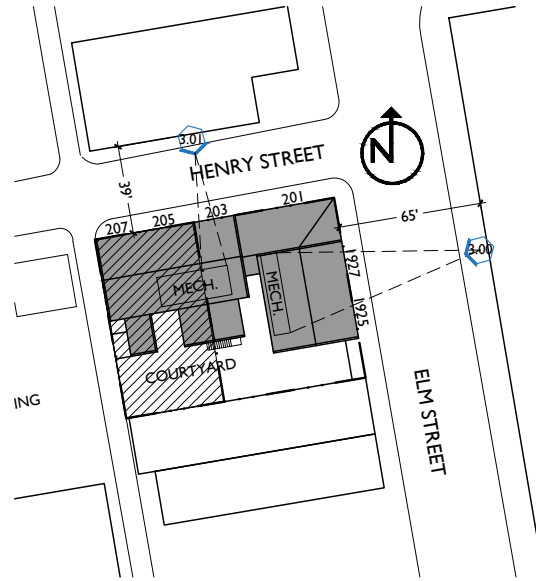
**PLATTE**  
architecture + design  
202 W. ELDER ST. SUITE 400 CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM | T: 513.471.1950 | F: 513.471.1929

CONDITIONS FOR:  
**KINGSLEY + CO.**  
**1925-27 ELM ST. + 201-203 HENRY ST.**  
3.2.2020

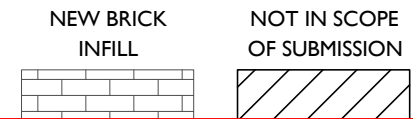
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**NEW WORK NOTES**

**NEW WORK LEGEND**

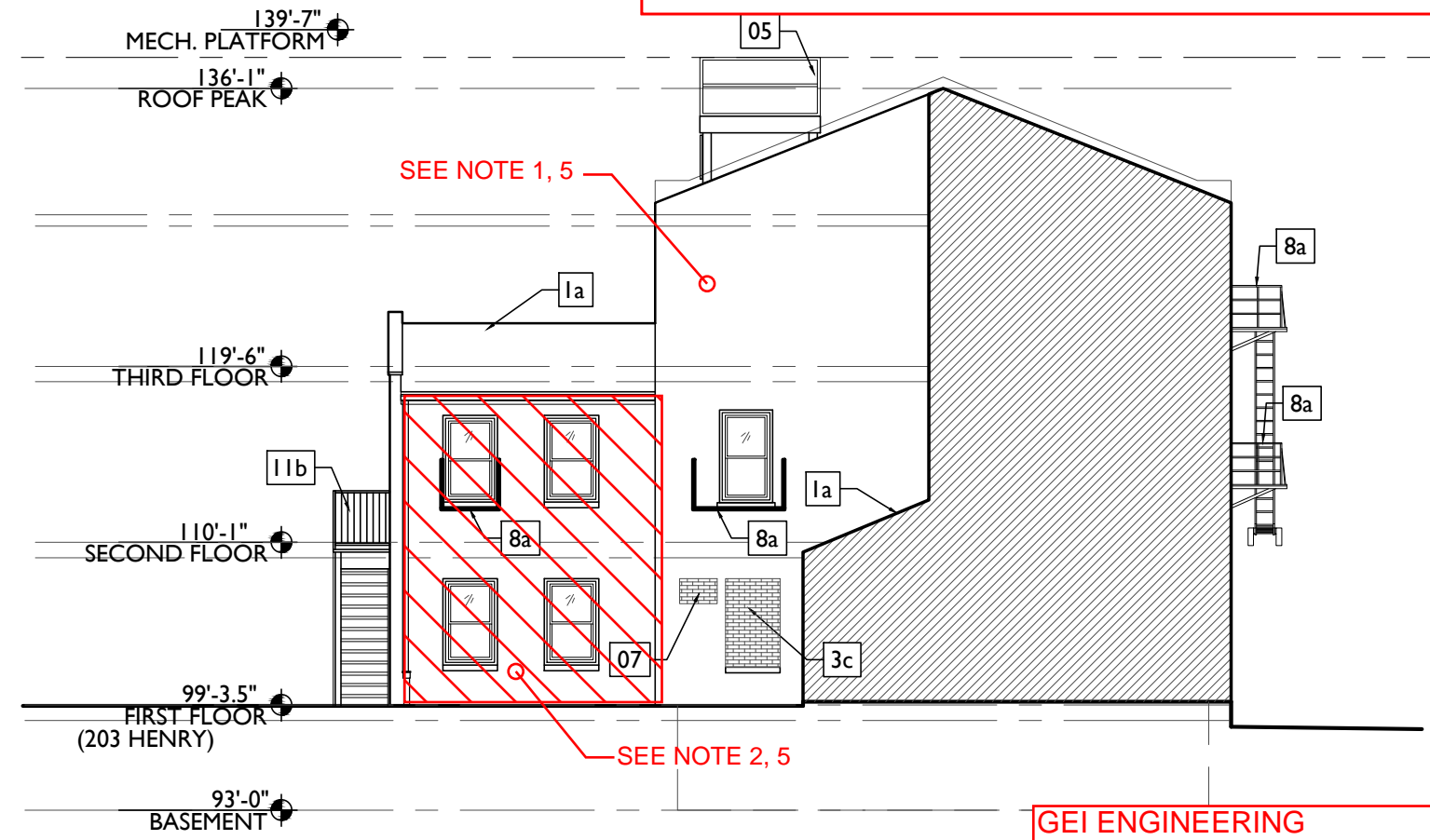


1. ROOF:
  - a. SHINGLES
2. DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. NEW DOOR IN RESTORED HISTORIC DOOR OPENING
  - e. EXG. INFILLED DOOR OPENING TO REMAIN INFILLED
3. WINDOWS:
  - a. NEW WINDOW OPENING IN EXISTING MASONRY WALL
  - b. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING
  - c. EXG. OPENING TO BE FULLY INFILLED WITH BRICK
  - d. EXG. INFILLED WINDOW OPENING TO REMAIN INFILLED
  - e. EXG. WINDOW OPENING TO BE INFILLED WITH BRICK MASONRY RECESSED 2" FROM FACE OF ADJACENT WALL
4. STOREFRONT:
  - a. NEW ALUMINUM STOREFRONT SYSTEM & DOOR IN LOCATION OF FORMER STOREFRONT.
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6. NEW PAINTED METAL ROOF ACCESS HATCH
7. INFILL OPENING WITH NEW MASONRY INFILL
8. FIRE ESCAPES:
  - a. TO REMAIN (TYP. U.N.O.)
  - b. NEW FIRE ESCAPE TO CONNECT TO EXISTING
  - c. REMOVE EXG. FIRE ESCAPE
9. NEW SITE FENCE:
  - 9.a. NEW PAINTED ALUMINUM GATE
  - 9.b. NEW PAINTED ALUMINUM FENCE SYSTEM
10. NEW WOOD DUMPSTER SCREEN
11. STAIRCASES:
  - 11.a. EXISTING STAIR TO REMAIN. REPAIR/REPA
  - 11.b. NEW METAL STAIR IN SAME CONFIGURAT NON-HISTORIC STAIRCASE. 36" HIGH HAN 42" HIGH SIMPLE METAL GUARDRAIL.
12. NEW CONCRETE PAD



**MASONRY REPAIR NOTES:**

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GEI ENGINEERING  
 MASONRY REPAIR COMMENTS  
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SCALE: 3/32" = 1'-0"

**PROPOSED ELEVATION- WEST**

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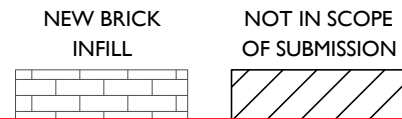
CONDITIONS FOR:  
**KINGSLEY + CO.**  
 1925-27 ELM ST. + 201-203 HENRY ST.  
 3.2.2020

**A2.15**

**NEW WORK NOTES**

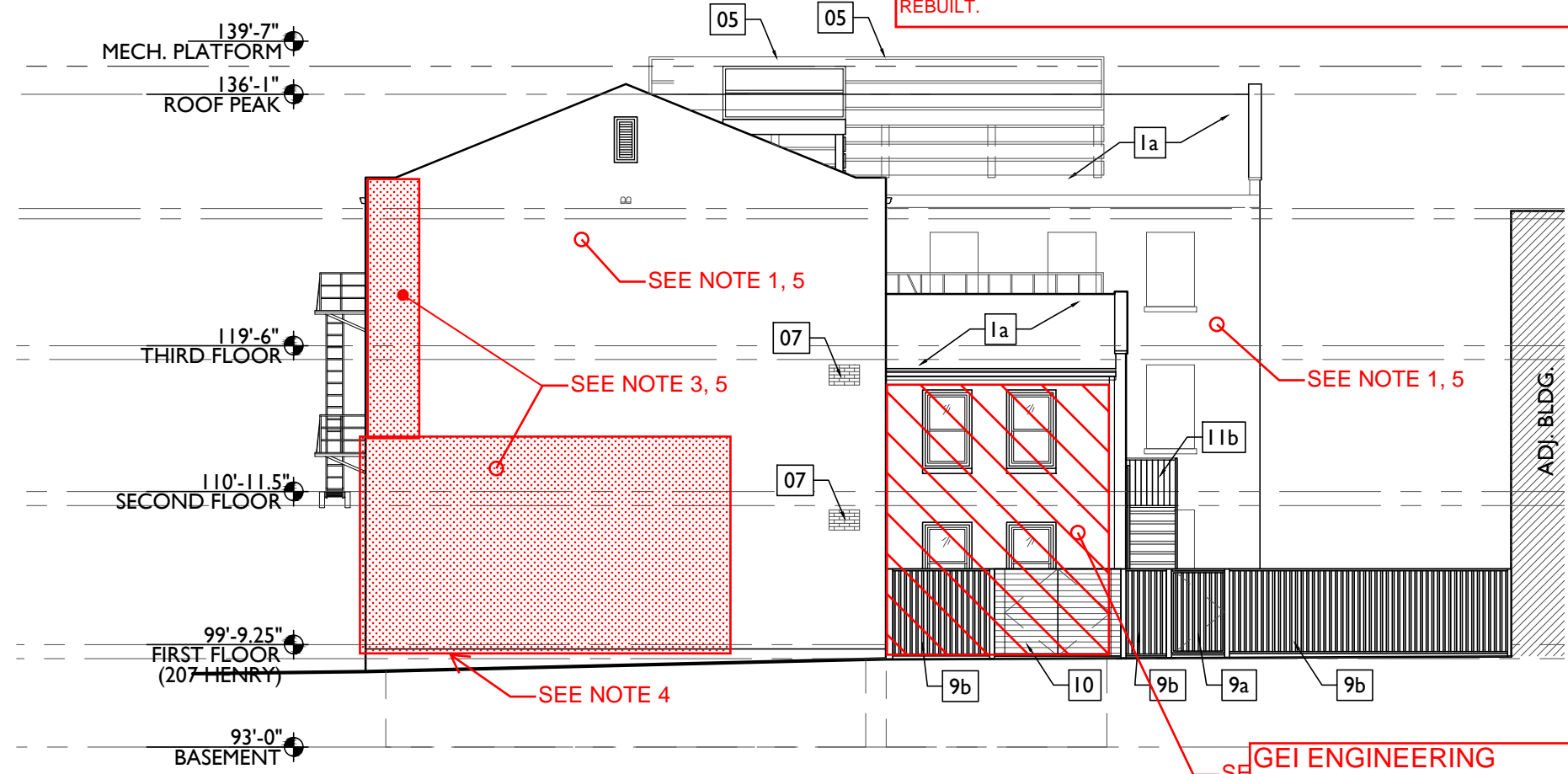
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- 2. DOORS:
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**NEW WORK LEGEND**



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MASONRY REPAIR COMMENTS  
02-28-2020  
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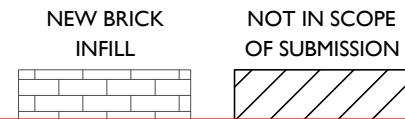
SCALE: 3/32" = 1'-0"

**PROPOSED ELEVATION- WEST**

**NEW WORK NOTES**

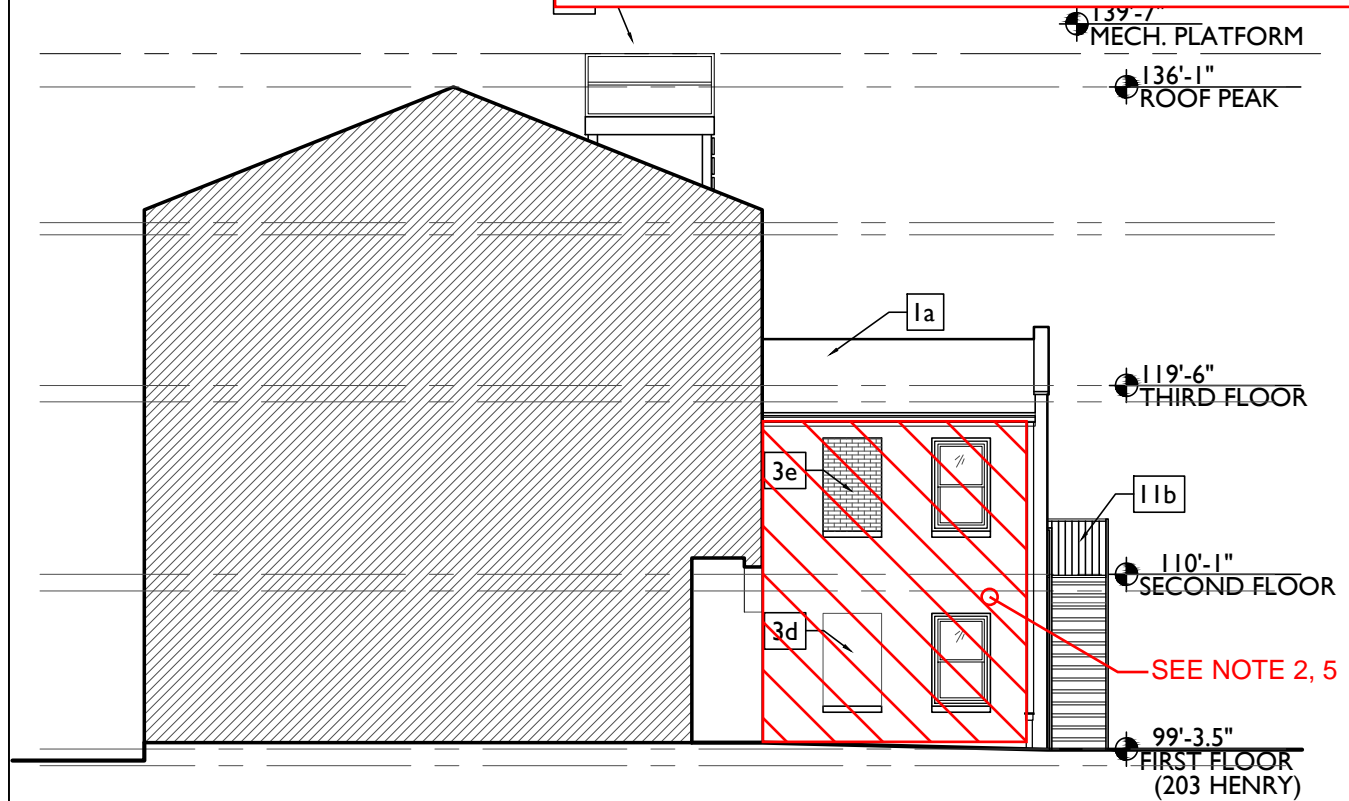
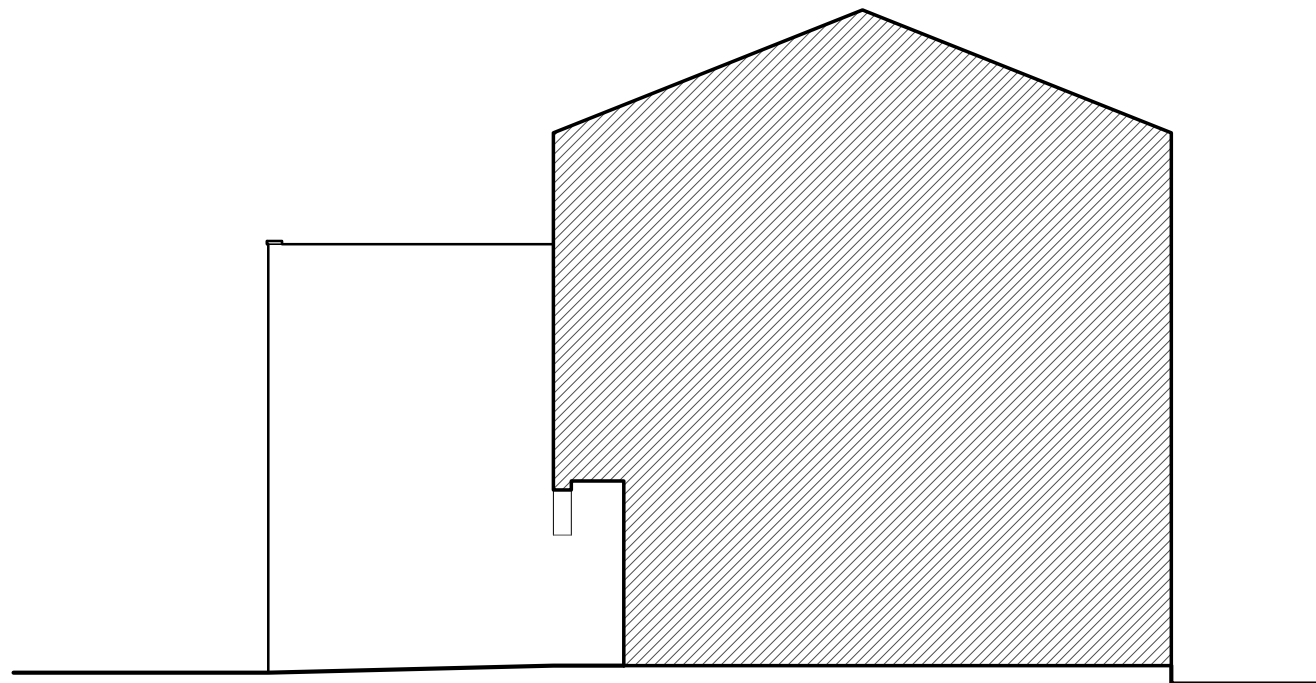
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MASONRY REPAIR COMMENTS  
02-28-2020  
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SCALE: 3/32" = 1'-0" PROPOSED ELEVATION- EAST COURTYARD

2

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

PROPOSED ELEV- WEST COURTYARD

1