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

APPLICATION #: COA2018072
APPLICANT: Live Cincy
OWNER: 627 Main Investments LLC
ADDRESS: **627 Main Street**
PARCELS: 078-0001-0094
ZONING: DD-C
OVERLAYS: Main Street Historic District
COMMUNITY: Downtown
REPORT DATE: November 2, 2018
HEARING DATE: November 19, 2018
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the west side of Main Street between its intersections with E. 6th Street on the south and E. 7th Street on the north in the Downtown neighborhood (Figure 1). The property is a ca. 1880 mixed-use building with a commercial space on the ground floor and residential above. The residential spaces are currently vacant. The primary elevation is utilitarian with white painted brick, simple stone lintels and sills, a central rooftop dormer and a fire escape. The rear of the lot faced the rear of the Aronoff Center for the Arts with a narrow walkway between the two buildings. Only the first floor extends near the rear property line with the upper levels set back approximately 35 feet from the rear lot line.

Proposed Conditions

The applicant is proposing to rehabilitate the upper floors for new residential condo units. As part of the proposed project, the rear roof slope will be removed including the two existing rear dormer windows. The roofline will be rebuilt at a gentler slope to allow expanded living area and new rooftop decks will be erected on the rear of the building. Other general maintenance will occur including tuckpointing, box gutter replacement, fire escape repairs, repainting, etc.

Applicable Zoning Code Sections:

Zoning District: [Section 1411](#) Downtown Development District
Overlays: [Section 1435](#) Historic Preservation
Historic Dist/Reg: [Main Street Historic District Guidelines](#)
COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

Previous Reviews: N/A



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



Figure 2. View of subject property facing west. Image courtesy of applicant.



Figure 3. Overhead view of property. Image courtesy of applicant.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the reconfiguration of the rear roof slope and for the addition of the rear roof decks. Changes to the primary elevation are minimal and consist of general repair and maintenance that may be approved at the Staff Level. The property complies with all Zoning regulations. No Zoning Relief is required.

Applicable Guidelines

Additions

A. INTENT AND GENERAL GUIDELINES

1. *Appropriate additions are encouraged as a means of providing for current and future needs and providing for continued use of existing district buildings.*
2. *Additions should respond architecturally to adjacent buildings in general and to the building they are a part of in particular.*
3. *If the original building is architecturally significant, the addition should take a respectful “back seat” to it. The addition should not overpower the original. An addition may be taller than the original building if site considerations and care design still allow the old building to remain dominant.*
4. *In general, additions should follow New Construction guidelines. They should appear contemporary but compatible in character with the original. They should be sympathetic but not imitative in design.*

5. *The appropriateness of design solutions will be based on the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

The major work on the property takes place on the rear of the building, which faces the rear wall of the Aronoff Center for the Arts. Because of the close proximity of the Arts Center to the west and the adjacent larger buildings to the north and south, the proposed changes to the existing building will not be visible from any street or other public Right-of-Way. The reconfiguration of the rear roof slope will not be visible from the street and will provide additional living space for the upper-level dwelling unit. The new roof is proposed to be clad with either asphalt shingles or standing-seam metal roofing. While the building currently has asphalt shingles, the optional standing-seam metal will not be visible from the street if chosen.

The rear decks will require the reconfiguration of the openings on the upper levels of the building including a new wood framed wall assembly with full view wood windows and doors. The decks, railings and wall system will be contemporary in nature but compatible with the existing architecture and will not be visible from any public area.

Other Considerations:

Prehearing Results: A prehearing was offered on October 31, 2018. No one was in attendance.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 627 Main Street by Thomas Molloy Architect dated 10.5.2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
2. Applicant shall verify that the property has legal access to the privately owned “accessway” in the rear of the property, Tax Parcel 078-0001-0087.
3. Applicant shall provide a Façade & Fire Escape Inspection report in conjunction with the building permit application per Sec. 1127-05.
4. Applicant shall investigate alternatives and attempt to minimize the fire escape, particularly to the fourth floor, or remove/replace the fire escape while meeting building code requirements.

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

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

ADJUDICATION/DENIAL LETTER

Date: September 26, 2018

Location: 627 Main Street

Request: COA

Zoning District: DD; Main Street Historic District

Applicant Name: Tom Molloy

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents that are checked on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** of the application and all required documents. You will be required to submit 10 copies of the complete packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be included as well. **A \$615.44 fee is required with the submission.** The next deadline is October 5, 2018 for the November 19, 2018 Historic Conservation Board Meeting.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 627 Main Street
 Hamilton Co. Parcel ID No.: 078-0001-0094-00 Zoning District: DD CBD/Riverfront
 Historic District: Main Street Overlay District: _____

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

Name: Live Cincv
 Contact Person (if legal entity): Victoria Newman
 Address: 30 W Third Street 4th Floor
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513 846-7705 E-mail: rent@kingshleyandcompany.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: 627 Main Investments LLC
 Contact Person (if legal entity): Victoria Newman
 Address: 30 W Third Street
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513 846-7705 E-mail: rent@kinglseyand company.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Rehab of existing residential units

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

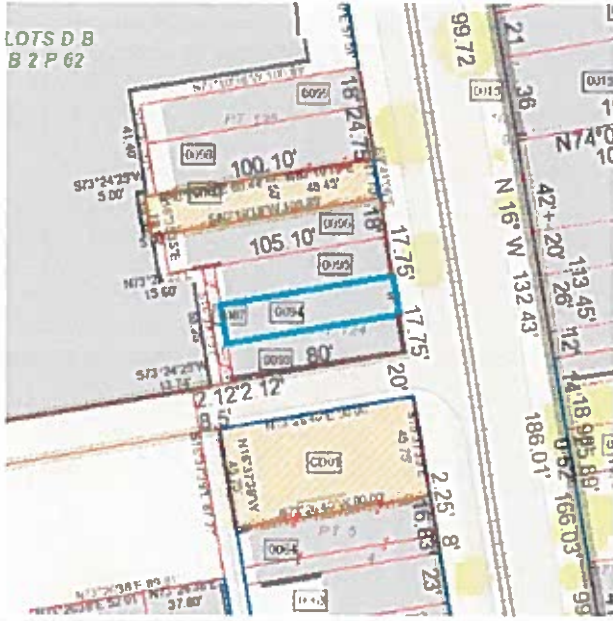
Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

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

Applicant Signature: *Victoria Newman*

Date: 10/1/18

627 MAIN ST



Mailing Address

627 MAIN INVESTMENTS LLC
30 WEST 3RD ST 4TH FLOOR
CINCINNATI OH 45202

Owner Address

627 MAIN INVESTMENTS LLC
30 WEST 3RD ST 4TH FLOOR
CINCINNATI OH 45202

Previous Owner

LY PHU

Tax Summary

Delinquent Taxes	0
Taxes Paid	\$5794.91
Delinquent Date	
Bank Code	0
Annual Taxes	\$5794.91
Landuse Class	404

Value Summary

Sale Date	10/4/2017
Sale Source	
* Sale Amount	0
Sale Conversion	0
Market Improvement Value	\$37110
Market Land Value	\$132770
Market Total Value	\$169880

Parcel Data

PARCELID	007800010094
Group Parcel ID	007800010094
Multitown	0
Auditor Property ID	0780001009400 (http://wedge.hcauditor.org/view/re/0780001009400)

Property Appraisal

Deed No	0
Front Footage	17.7
Deeded Acres	0.03
Number of Parcel	2
INSTTY Code	QE
Conveyance No	153678

Districts

School Code Name	CINCINNATI CSD
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Flags



Tax District	1
Appraisal Area Name	CENTRAL BUSINESS DISTRICT

Legal Description - 627 MAIN ST 17.75 X 80 WS MAIN 17.75 FT N OF GANO

Zoning Contact

805 Central Ave, Suite 500, Cincinnati OH 45202
352-3313

Homepage (<http://cincinnati-oh.gov/bldginsp/pages/-6527-f>)
Ordinance (<http://library.municode.com/HTML/19996/level1/TIXIZOCOCI.html>)

Zoning Summary

Zoning	DD
Zoning Description	Downtown Development District
Zoning Jurisdiction	CINCINNATI
Zoning Administration	CINCINNATI
Zoning Ordinance	15-2004



To Whom It May Concern:

Re: Narrative of Intent and Project Satisfying Applicable Historic Conservation Guidelines

Live Cincy is requesting to rehab the existing residential units located at 627 Main Street into urban condos, complementing the redevelopment of Main Street in downtown Cincinnati. This project is a unique opportunity to contribute to the betterment of an iconic district in Cincinnati, while maintaining its historic attributes. While rehabilitation of the building is our mission, our concurrent goal is to exceed all standards of the Historic Conservation Board. Our vision is to reinvigorate a once vibrant building to fit seamlessly within the renaissance occurring downtown. Upon completion there will be three (3) different condos for home ownership. We created remodel plans to not only be functionally efficient, but to stand the test of time. The units will be outfitted with innovative and creative finishes to compete with today's market, while complementing the building's historic core. Plans also include secure outdoor patios—another attempt to elevate the value and appeal of the property while keeping the historic significance alive. We understand historic renovation must be approached with great care and passion, and are excited with the prospect of utilizing 627 Main Street to pay homage to the great history of downtown Cincinnati, while satisfying the needs of the modern day urban dweller.


Victoria Neuman
Live Cincy
Property Manager

Parcel ID
078-0001-0094-00

Address
627 MAIN ST

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 404 - RETAIL/APARTMENT OVER	Images/Sketches 
Appraisal Area 01700 - CENTRAL BUSINESS DISTRICT	Owner Name and Address 627 MAIN INVESTMENTS LLC 30 WEST 3RD ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address 627 MAIN INVESTMENTS LLC 30 WEST 3RD ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 59,460	Effective Tax Rate 93.480776	Total Tax \$5,794.91	
Property Description 627 MAIN ST 17.75 X 80 WS MAIN 17.75 FT N OF GANO			

Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/5/2017
Last Sale Amount	\$0
Conveyance Number	153678
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	2
Acreage	0.033
Front Footage	17.70

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	132,770
CAUV Value	0
Market Improvement Value	37,110
Market Total Value	169,880
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$10,004.17
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	404 RETAIL/APARTMENT OVER	3,780	1880

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	350 Restaurant	1,440	12	1
Section 2	352 Multiple Res (Low Rise)	1,440	10	1
Section 3	352 Multiple Res (Low Rise)	900	10	1

No Proposed Levies Found

Levies Passed - 2018 Pay 2019 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$25.92	\$25.92	A
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$59.46	A

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	153678	0	10/5/2017	LY PHU LY PHU	627 MAIN INVESTMENTS LLC
2001	7346	175,000	6/5/2001	627 MAIN STREET PARTNER SIX TWENTY SEVEN MAIN ST	LY PHU LY PHU
1981	0	0	3/16/1981	RUWE JAMES L	627 MAIN STREET PARTNER
1979	0	0	4/30/1979	RUWE ROBERT C	RUWE JAMES L

Transfer History

1979	0		0	4/30/1979	RUWE CHARLOTTE M	RUWE ROBERT C
1979	0		0	4/30/1979	RUWE JAMES R	RUWE CHARLOTTE M
1978	0		0	9/1/1978	RUWE ROBERT C	RUWE JAMES R
1978	0		0	9/1/1978	RUWE CHARLOTTE M	RUWE ROBERT C
1978	0		0	9/1/1978	BETTMAN IPHIGENE M	RUWE CHARLOTTE M
1944	0		0	11/2/1944	SEE OWNERSHIP CARD	BETTMAN IPHIGENE M

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	132,770	37,110	169,880	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	130,110	37,610	167,720	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	132,770	38,380	171,150	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	150,000	36,400	186,400	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	150,000	36,400	186,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	154,500	41,800	196,300	0	120 Reappraisal, Update or Annual Equalization
2002	6/28/2002	142,000	38,400	180,400	0	30 New Construction - Full Value
1999	11/6/1999	142,000	31,100	173,100	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	141,900	30,200	172,100	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

ROBERT A. COBBING, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	627 MAIN INVESTMENTS LLC	Full Rate	110.460000
Tax Bill Mail Address	627 MAIN INVESTMENTS LLC 30 WEST 3RD ST 4TH FLOOR CINCINNATI OH 45202	Effective Rate	93.480776
		Non Business Credit	0.090210
		Owner Occupancy Credit	0.022552
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	46,470		
Improvements	12,990		
Total	59,460		

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$3,283.98		\$3,283.98	
Credit			\$504.80		\$504.80	
Subtotal			\$2,779.18		\$2,779.18	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$2,779.18	\$0.00	\$2,779.18	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$2,779.18		\$2,779.18	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$120.01		\$116.54	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$2,899.19		\$2,895.72	
Total Paid	\$0.00		\$2,899.19		\$2,895.72	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessments Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$116.55	\$0.00	\$116.54	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$116.55		\$116.54	
Owed	\$0.00		\$0.00		\$0.00	

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

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$3.46	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$3.46		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
10/5/2017	1 - 2017	\$0.00	\$4,366.11	\$2,183.07	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.03	\$5,158.70	\$0.00
3/24/2017	2 - 2016	\$0.00	\$0.00	\$2,183.06	\$0.00
6/19/2018	2 - 2017	\$0.00	\$0.00	\$2,895.72	\$0.00
1/31/2018	1 - 2017	\$0.00	\$2,899.19	\$0.00	\$0.00

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

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	132,770	Land	46,470	Full Tax Rate (mills)	110.460000
Building	37,110	Building	12,990	Reduction Factor	0.153714
Total	169,880	Total	59,460	Effective Tax Rate (mills)	93.480776
				Non Business Credit	0.090210
				Owner Occupancy Credit	0.022552

Tax Calculations

Half Year Tax Distributions

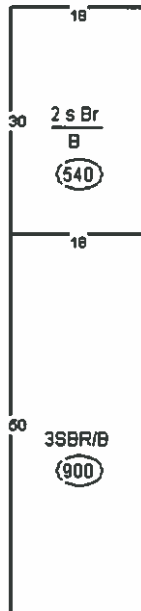
Gross Real Estate Tax	\$6,567.96	School District	\$1,876.11
- Reduction Amount	\$1,009.60	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$357.95
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$67.14
Half Year Real Taxes	\$2,779.18	Public Library	\$28.84
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$9.80
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$78.48
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$67.18
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$119.10
Semi Annual Net	\$2,779.18	Park District	\$29.73
		Crime Information Center	\$8.74
		Children Services	\$77.77
		Senior Services	\$45.38
		Zoological Park	\$12.96

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00
54-645	CINCINNATI - Special Imp. Dist.	2020	\$711.24

Related Names

Name	Relationship	Status
627 MAIN INVESTMENTS LLC	Parcel Owner	Current



Mindy Rosen
Interim President & CEO
Downtown Cincinnati Inc.
35 E. 7th Street, Suite 202
Cincinnati, OH 45202

October 5, 2018

Mr. Tim Voss
Chair, Historic Conservation Board
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Dear Mr. Tim Voss,

On behalf of Downtown Cincinnati Inc., I would like to state our support of the condominium project at 627 Main Street. The project will feature three residential condominiums as well as the placement of a minority-owned, Asian-themed restaurant on the first floor.

The Main Street Historic District is of great importance to downtown stakeholders. It has served as the first headquarters for Procter & Gamble and is home to a diverse set of businesses and growing residential community. This includes 12 retailers, nine restaurants, two bars, seven service-oriented businesses, and the Aronoff Center for the Arts. Of these, there are five minority-owned businesses, three women-owned businesses, and nine legacy businesses that have been open and operating for more than 30 years.

We believe this project will strengthen the long-term vitality of the Main Street Historic District and ask that the Historic Conservation Board approve this project.

Sincerely,

A handwritten signature in blue ink that reads "Mindy Rosen".

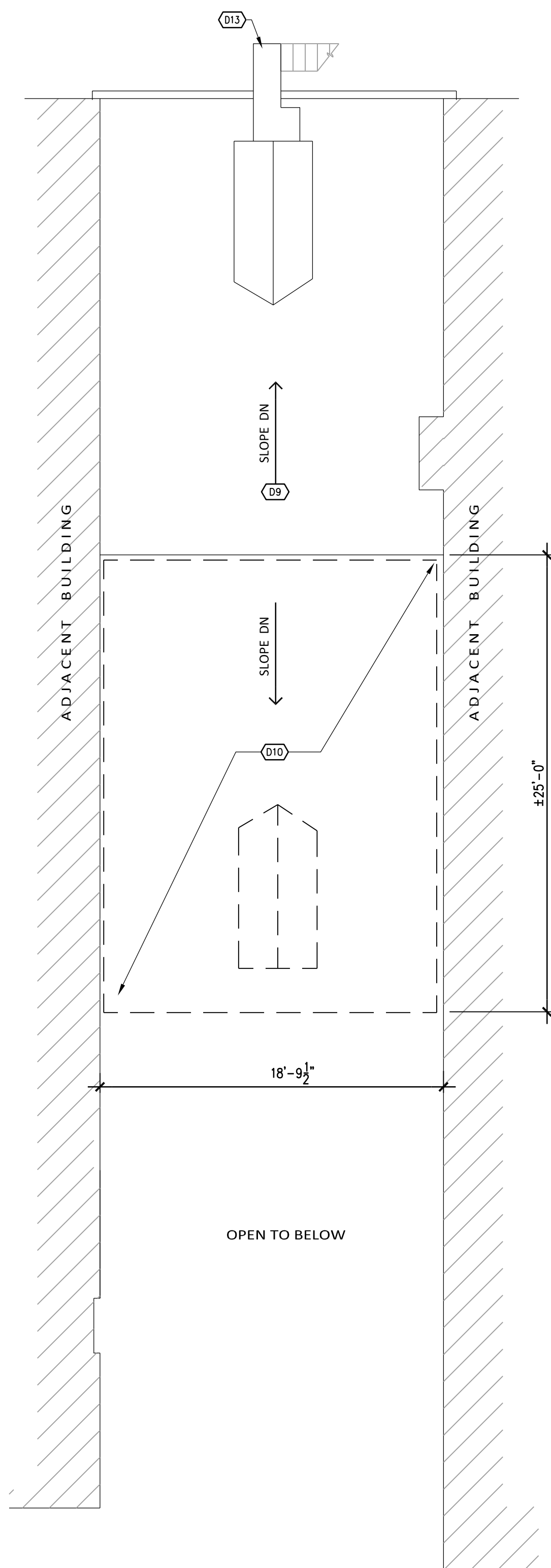
Mindy Rosen
Downtown Cincinnati Inc.

DRAWING NOTES - DEMO

- D1 REMOVE EXISTING WD STUDS & REMAINING PLASTER WALL ASSEMBLY
- D2 REMOVE EXISTING DOOR & FRAME
- D3 REMOVE EXISTING SKYLIGHT ASSEMBLY & ROOF CURB
- D4 REMOVE EXISTING PLUMBING FIXTURE & ALL SANITARY AND VENT PIPING AND FITTINGS
- D5 REMOVE EXISTING FURNACE & DUCTWORK
- D6 REMOVE EXISTING WATER HEATER, SUPPLY PIPING & VENT
- D7 EXISTING SHAFT WALL ASSEMBLY TO REMAIN
- D8 EXISTING 2x10 FLOOR JOIST FRAMING DIRECTION TO REMAIN
- D9 EXISTING 2x10 ROOF JOIST FRAMING ABOVE TO BE REMOVED
- D10 EXISTING ROOF ASSEMBLY TO BE REMOVED
- D11 EXISTING WD STAIR & FRAMING TO BE REMOVED
- D12 EXISTING COMMERCIAL KITCHEN EX-HAUST FAN & DUCTWORK TO BE REMOVED & RELOCATED
- D13 EXISTING FIRE ESCAPE TO REMAIN

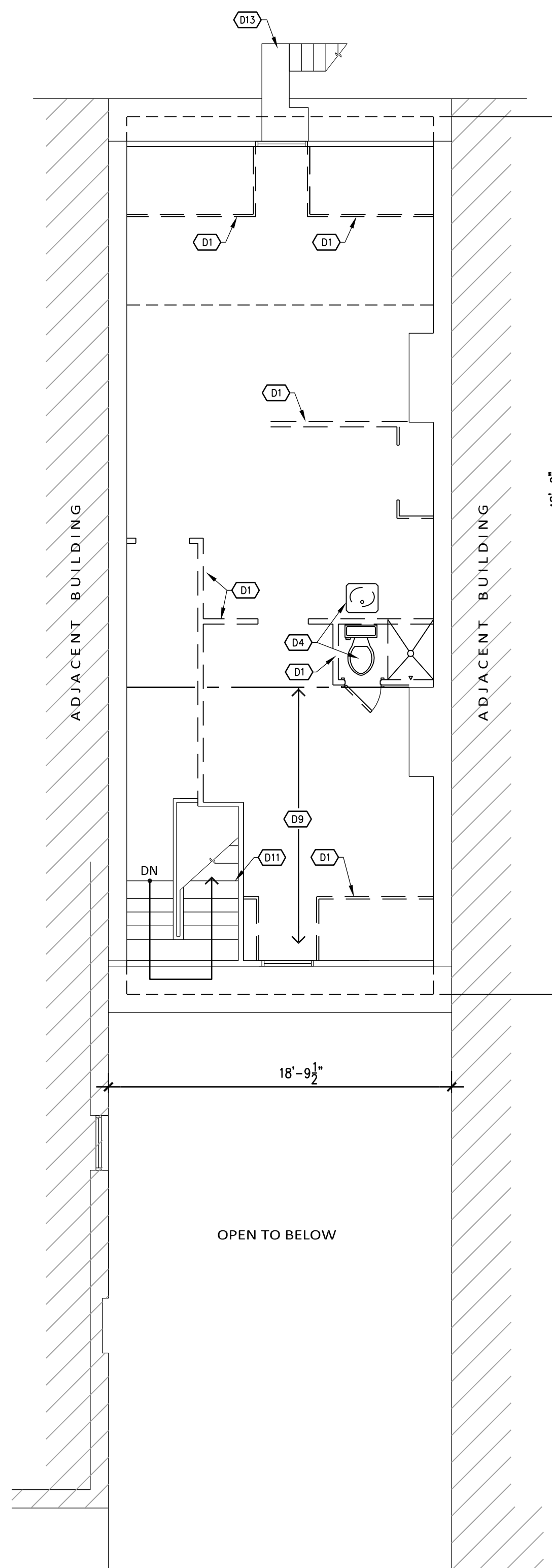
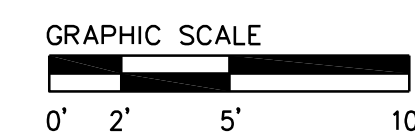
PARTITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED



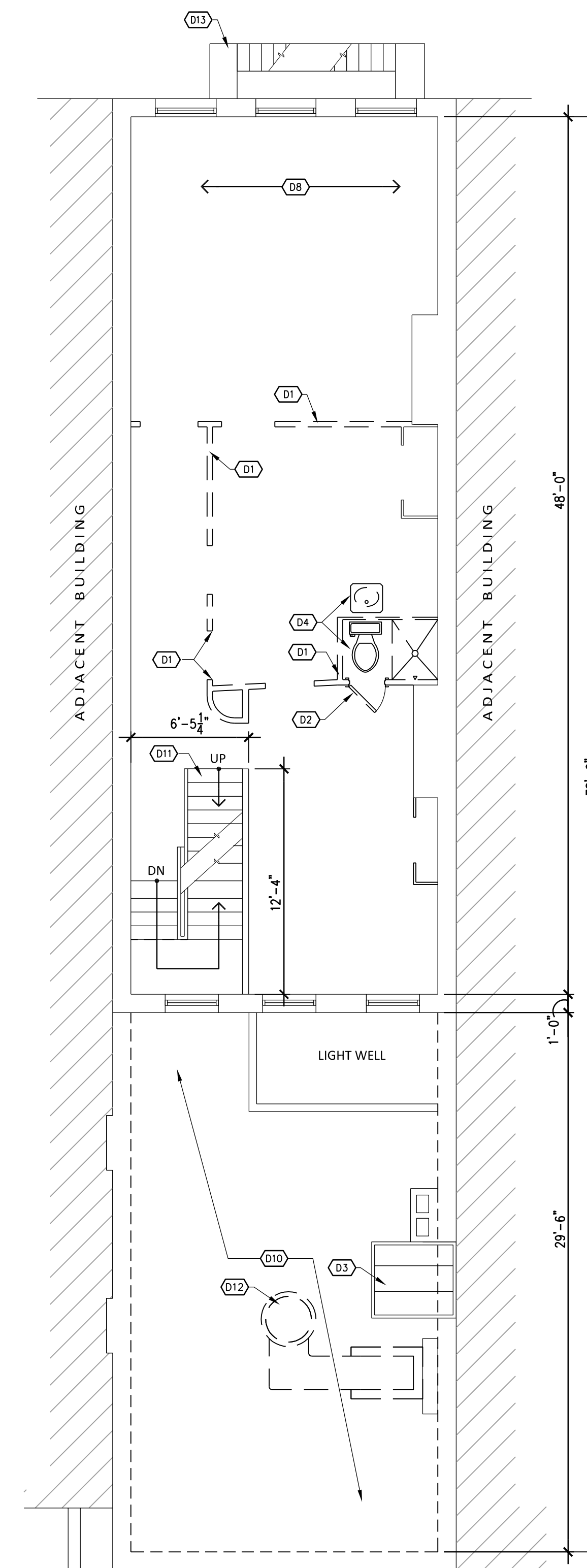
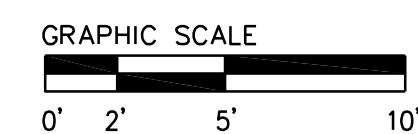
**ROOF
DEMOLITION PLAN**

SCALE: 3/16" = 1'-0"



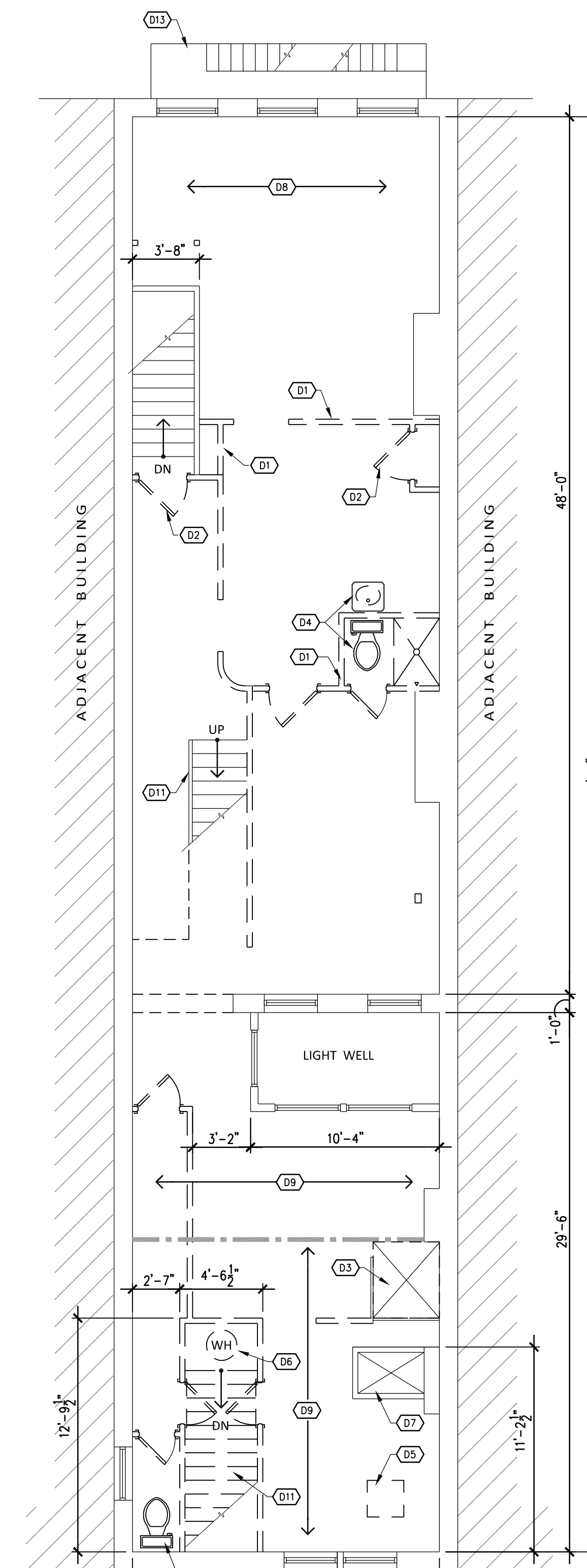
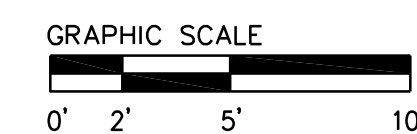
**FOURTH FLOOR
DEMOLITION PLAN**

SCALE: 3/16" = 1'-0"



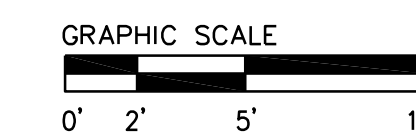
**THIRD FLOOR
DEMOLITION PLAN**

SCALE: 3/16" = 1'-0"



**SECOND FLOOR
DEMOLITION PLAN**

SCALE: 3/16" = 1'-0"

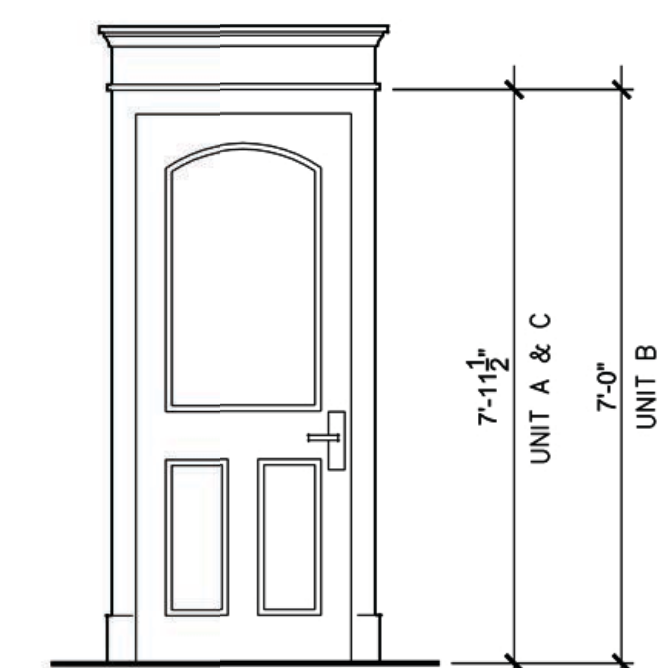


DRAWING NOTES

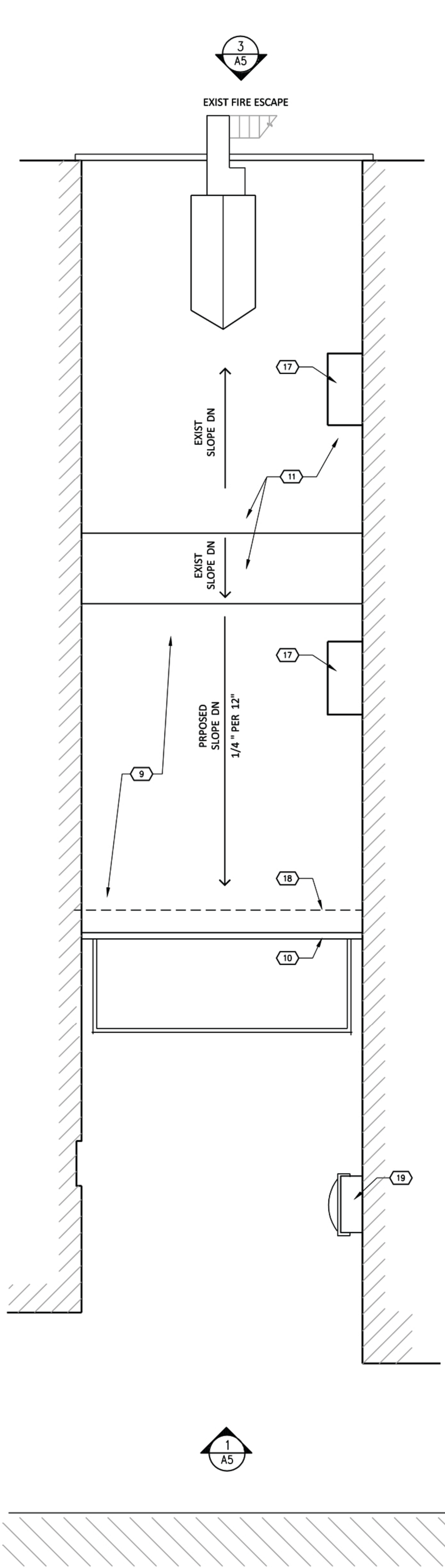
- 1A 1-HR FIRE RESISTANT RATED WALL
- 1B 1-HR FIRE RESISTANT RATED CEILING AT UNDERSIDE OF STAIR & LANDING ABOVE
- 2 PROPOSED WINDOW OPNG PENDING REVIEW OF FIRE SEPARATION DISTANCE FROM ADJACENT BLDG, EASEMENT OR PROPERTY LINE PER BLDG CODE (CBC 1.705.8)
- 3 PROPOSED NEW WOOD STAIR PER LAYOUT SHOWN. ALL COMPONENTS TO COMPLY WITH CURRENT BLDG CODE
- 4 6'-0" HIGH DECORATIVE PRIVACY FENCE WITH EMERGENCY GATE
- 5 EXISTING KITCHEN EXHAUST DUCTWORK & 2-HR FIRE RESISTANT SHAFT TO REMAIN
- 6 42-INCH H GUARRAIL SECURED TO STRUCTURE
- 7 CONCRETE ROOF PAVERS ON PEDESTAL SUPPORTS OVER SINGLE-PLY REPLACEMENT ROOF
- 8 PROPOSED BALCONY WITH COMPOSITE DECK ON STRUCTURAL STEEL FRAME
- 9 STANDING SEAM METAL ROOF W/ CONCEALED FASTENERS
- 10 METAL FASCIA, GUTTER WITH DOWNSPOUT TO MATCH ROOF COLOR
- 11 OWNER TO CONSIDER ROOF REPLACEMENT THIS AREA
- 12 PROPOSED WOOD FRAMED WALL ASSEMBLY WITH FULL VIEW WD WINDOWS & DOOR
- 13 MTL STUD WALL WITH HORZ METAL SIDING
- 14 STRUCT TUBE STEEL POST WITH BASE PLATE ANCHORED TO MASONRY WALL BELOW
- 15 SGL-PLY REPLACEMENT ROOF
- 16 WALL MOUNTED STL ACCESS LADDER
- 17 CONFIRM WEATHER-PROOF CAP AT TOP OF CHIMNEY. REPAIR OR REPLACE WHERE REQUIRED
- 18 WALL PERIMETER BELOW SHOWN DASHED
- 19 EXISTING COMMERCIAL HOOD SHAFT LOCATION AND PENETRATION AT ROOF DECK TO REMAIN. SCOPE OF PROPOSED WORK TO INCLUDE THE FOLLOWING OPTIONS:
 OPTION 1: ALL ROOFTOP DUCTWORK TO REMAIN. REPLACE EXHAUST FAN WITH NEW SOUND REDUCTION UNIT. PROVIDE DIRECTIONAL AIR EXHAUST TOWARDS WEST ALLEY ONLY (NOTE OPTION "1" AS INDICATED ON DWG)
 OPTION 2: EXTEND NEW FIRE RATED EXHAUST SHAFT VERTICALLY TO TOP OF ADJACENT BLDG ROOF PARAPET & SECURE SHAFT TO ADJACENT BLDG FACADE PENDING BLDG OWNER APPROVAL. MAINTENANCE ACCESS TO EXHAUST HOOD IS REQUIRED. DIRECT ALL EXHAUST DISCHARGE OVER THIS BLDG PROPERTY ONLY. (NOTE OPTION "2" NOT SHOWN ON PLAN)

PARTITION LEGEND

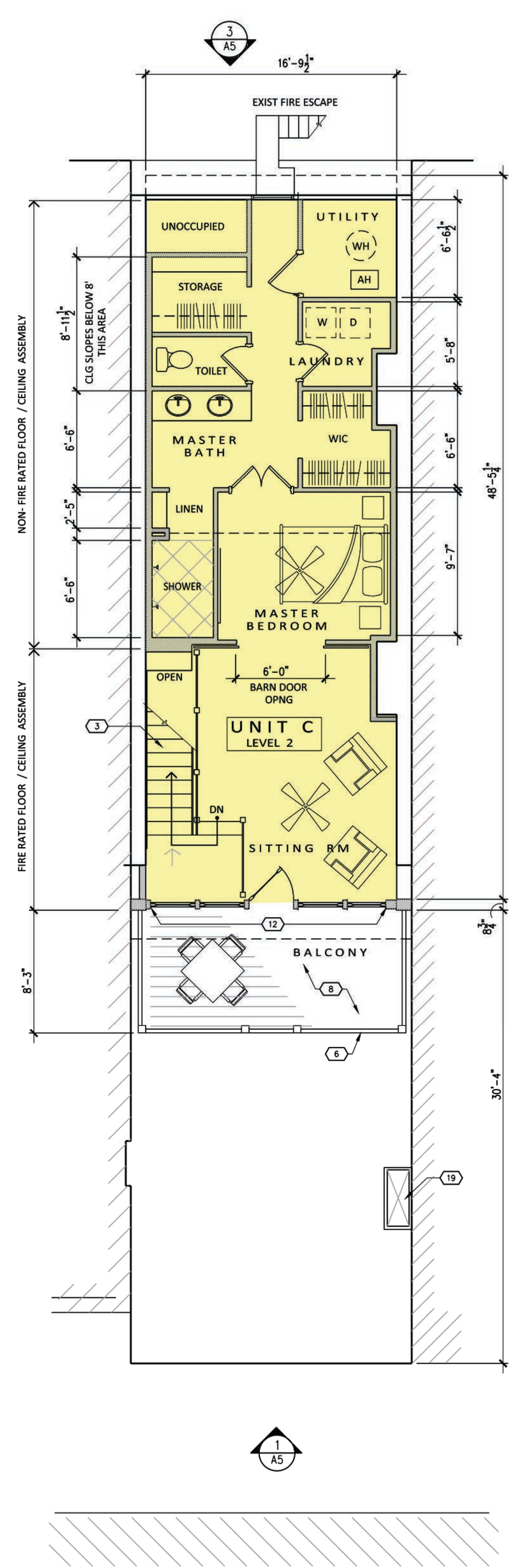
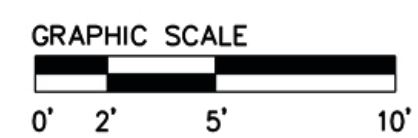
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- PROPOSED FIRE RATED CONSTRUCTION



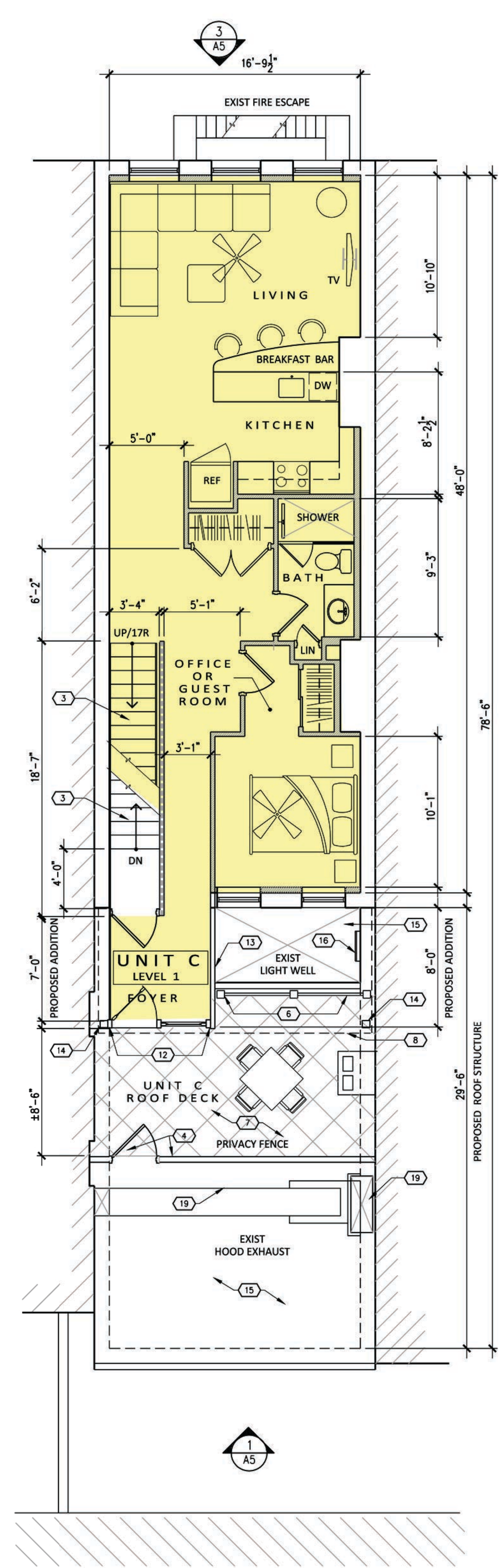
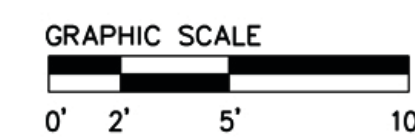
TYP ENTRY DOOR



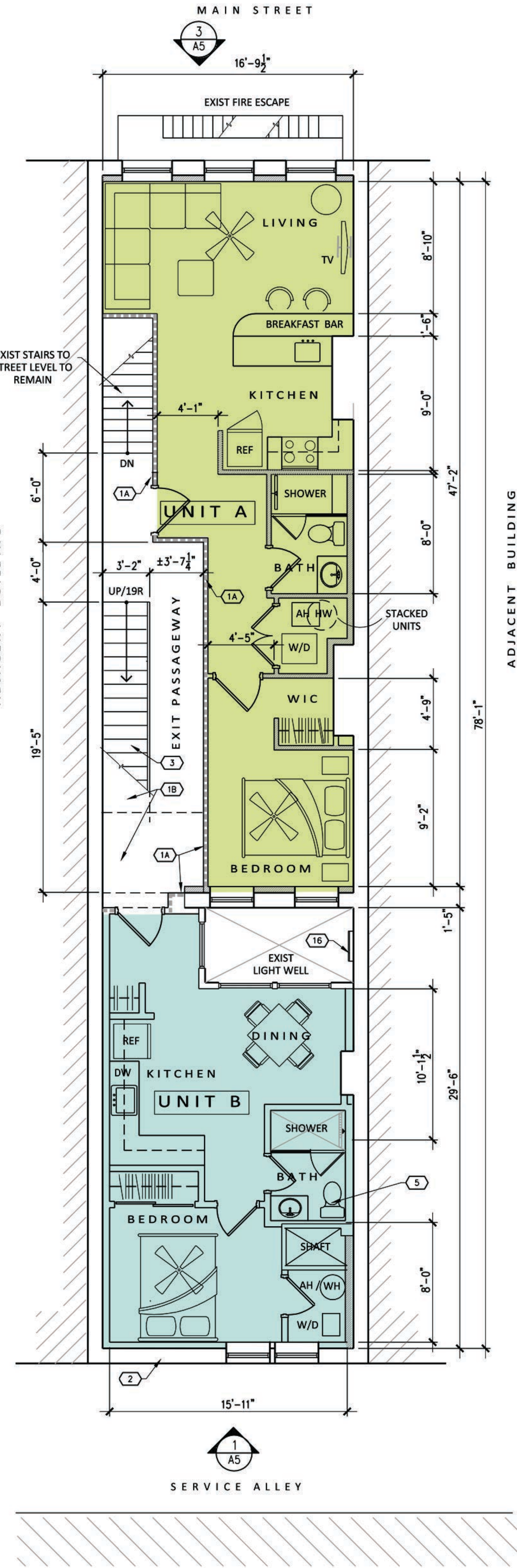
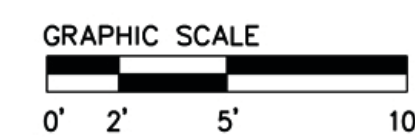
SCHEME C ROOF PLAN
 SCALE: 3/16" = 1'-0"



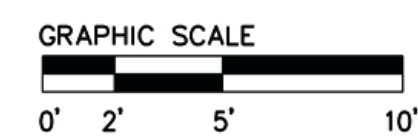
SCHEME C FOURTH FLOOR PLAN
 SCALE: 3/16" = 1'-0"



SCHEME C THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



SCHEME C SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



ADJACENT BUILDING



EXIST STAIRS TO STREET LEVEL TO REMAIN

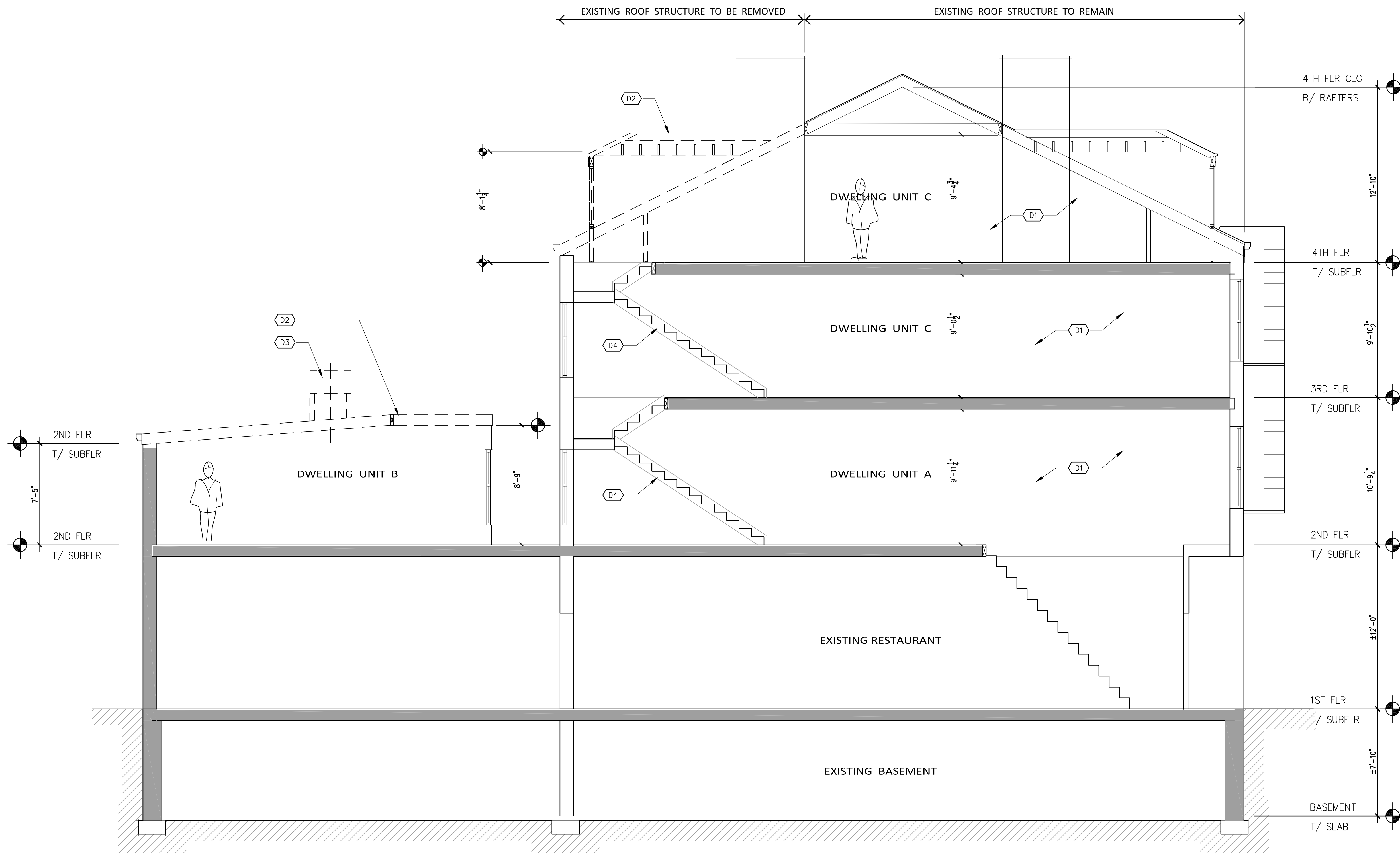
SERVICE ALLEY

DRAWING NOTES - DEMO

- (D1) REMOVE EXISTING WD STUDS & REMAINING PLASTER WALL ASSEMBLY
- (D2) REMOVE EXISTING ROOF FRAMING
- (D3) REMOVE EXISTING COMMERCIAL KITCHEN HOOD
- (D4) REMOVE EXISTING STAIRS. DO NOT REMOVE WITHOUT TEMPORARY STAIRS OR NEW PREFAB STAIR ASSEMBLY READY FOR INSTALLATION

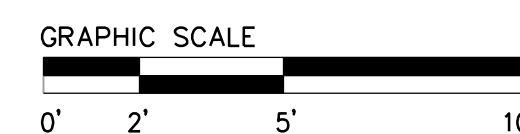
PARTITION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED



BUILDING SECTION - DEMOLITION

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



PRELIMINARY
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ONLY

THOMAS P. MOLLOY
REGISTERED ARCHITECT
EXPIRATION DATE: 31 DEC 2018

ISSUES AND REVISIONS

DD PHASE - SCHEME A
11 MAY 2018

OWNER REVISIONS - SCHEME A
16 MAY 2018

OWNER REVISIONS - SCHEME C
24 MAY 2018

CERTIFICATE OF APPROPRIATENESS
5 OCT 2018

DRAWN BY: tpm
SHEET TITLE:

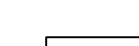

**BUILDING
SECTION**

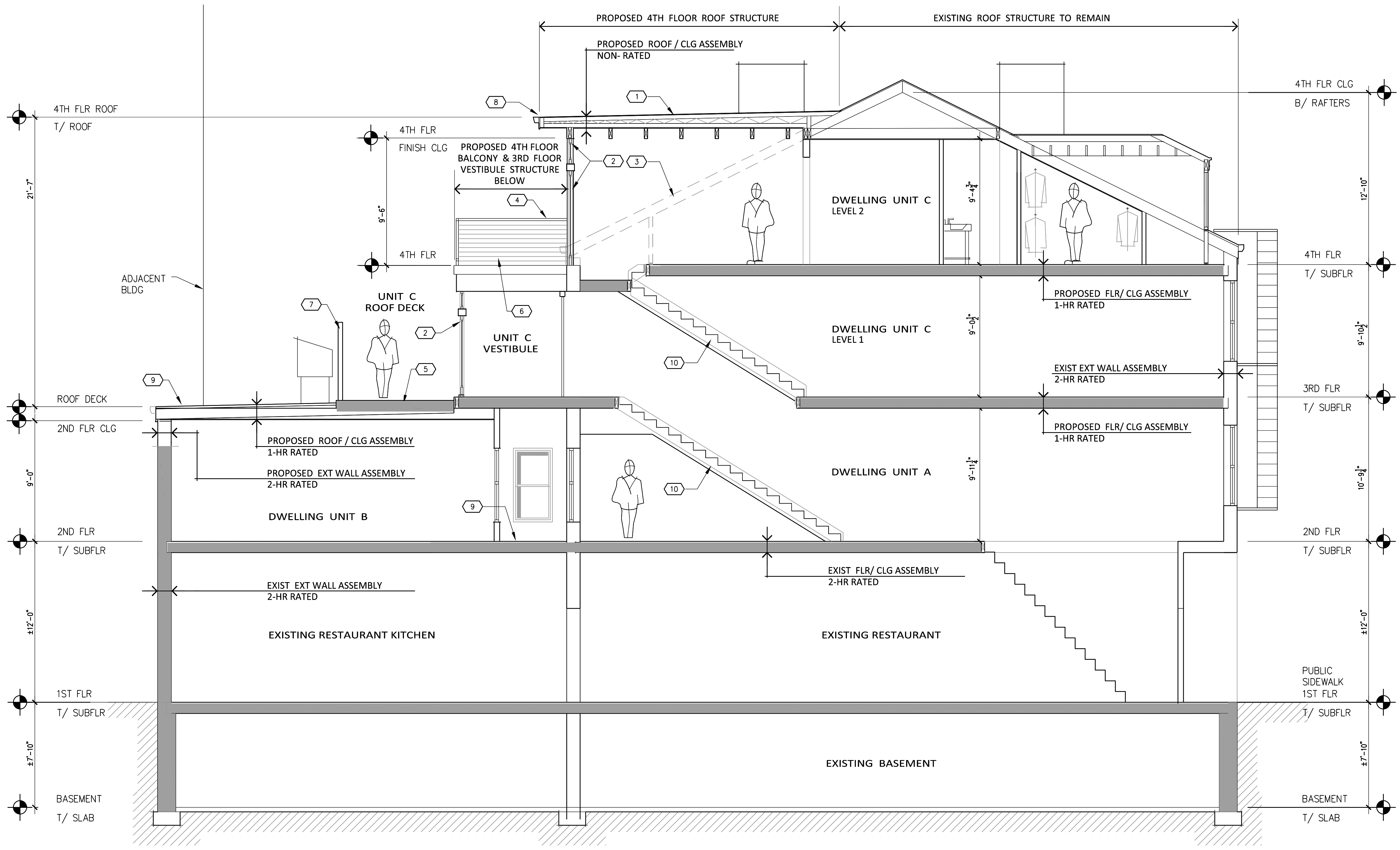
A4

DRAWING NOTES

- 1 PROPOSED WOOD FRAMED ROOF ASSEMBLY WITH METAL STANDING SEAM & R-38 BATT INSULATION
- 2 PROPOSED WOOD FRAMED WALL ASSEMBLY WITH FULL VIEW WD WINDOWS & DOOR
- 3 REMOVE EXISTING ROOF ASSEMBLY SHOWN DASHED. REFER DWG A3
- 4 42-INCH H GUARRAIL SECURED TO STRUCTURE
- 5 PROPOSED WOOD FRAMED ROOF ASSEMBLY WITH CONCRETE ROOF PAVERS ON PEDESTAL SUPPORTS OVER SINGLE-PLY REPLACEMENT ROOF
- 6 PROPOSED BALCONY WITH COMPOSITE DECK ON STRUCTURAL STEEL FRAME
- 7 PRIVACY FENCE
- 8 METAL FASCIA, GUTTER WITH DOWNSPOUT TO MATCH ROOF COLOR
- 9 SGL-PLY REPLACEMENT ROOF
- 10 REPLACEMENT WOOD STAIR & GUARDRAIL

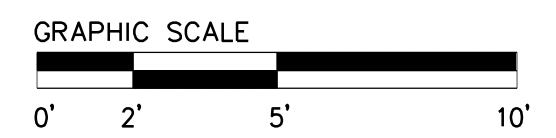
LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED



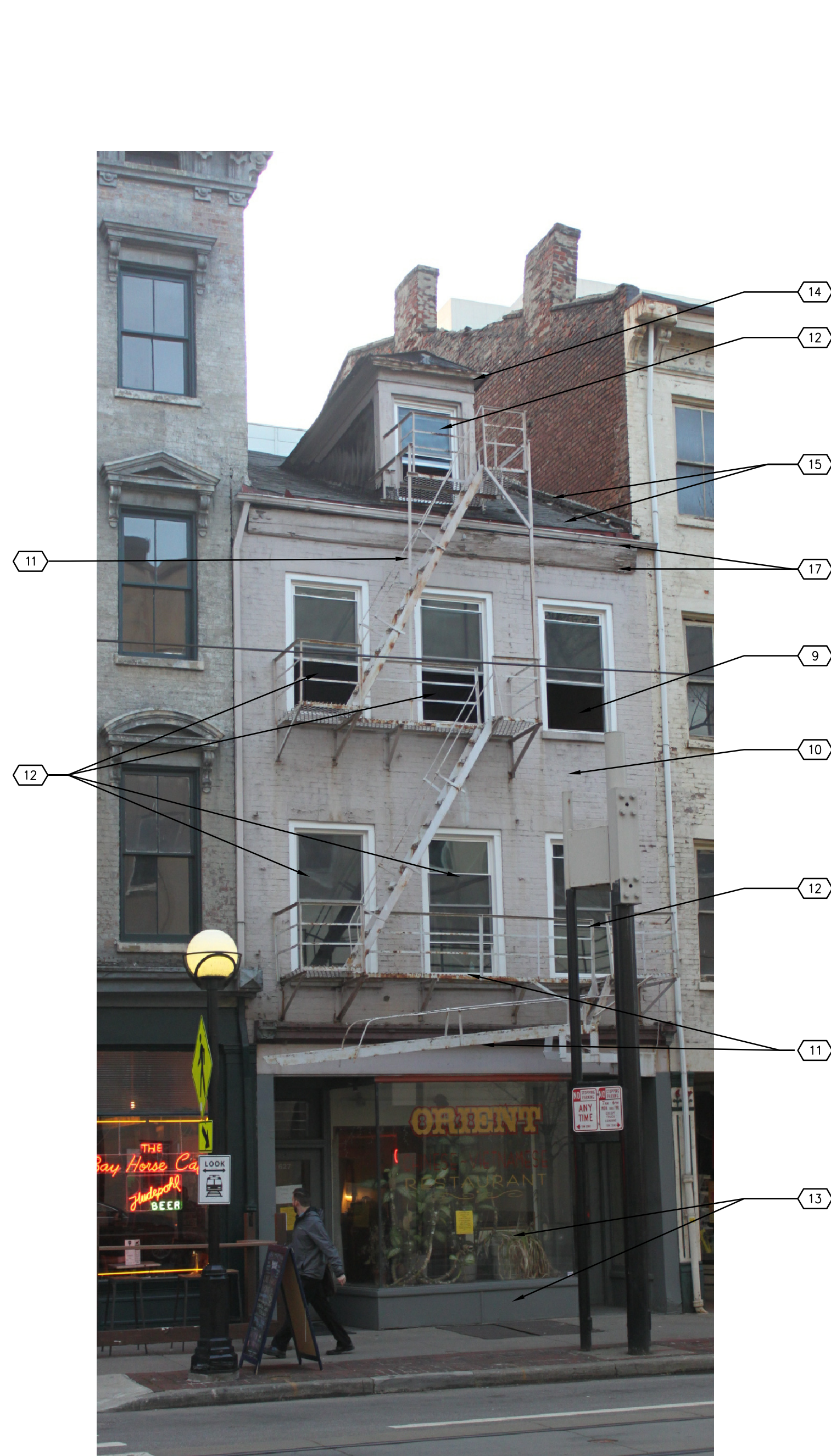
BUILDING SECTION - PROPOSED

SCALE: 3/16" = 1'-0"

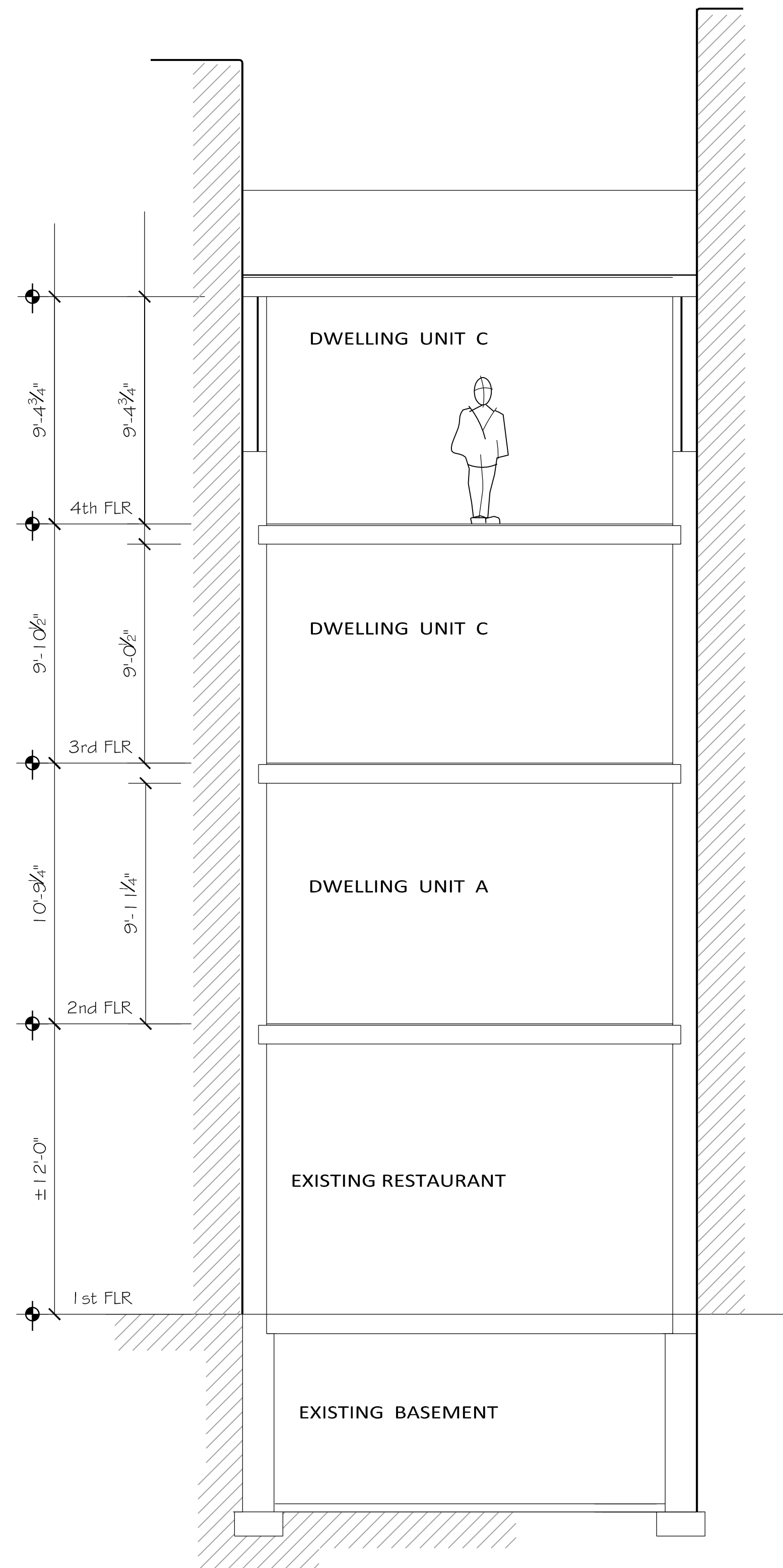


DRAWING NOTES

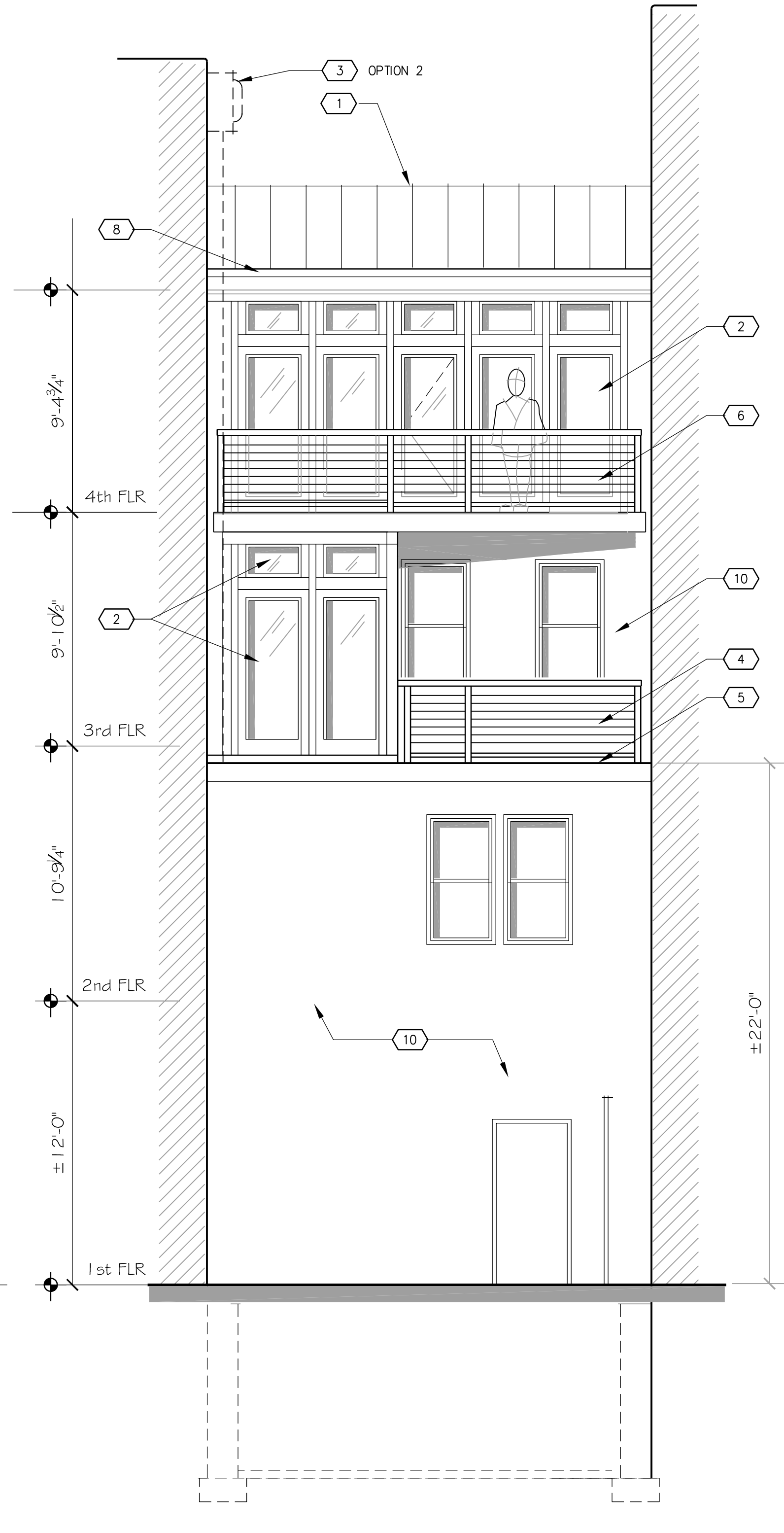
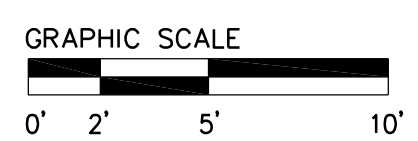
- 1 PROPOSED WOOD FRAMED ROOF ASSEMBLY WITH ASPHALT SHINGLES (METAL STANDING SEAM OPTIONAL) & R-38 BATT INSULATION
- 2 PROPOSED WOOD FRAMED WALL ASSEMBLY WITH FULL VIEW WD WINDOWS & DOOR
- 3 EXISTING COMM HOOD SHAFT LOCATION TO REMAIN. EXTEND FIRE RATED EXHAUST SHAFT TO EXHAUST ABOVE ROOF PARAPET. SECURE SHAFT TO ADJACENT BLDG FACADE (429 MAIN ST)
- 4 42-INCH H GUARRAIL SECURED TO STRUCTURE
- 5 CONCRETE ROOF PAVERS ON PEDESTAL SUPPORTS OVER SINGLE-PLY REPLACEMENT ROOF
- 6 PROPOSED BALCONY WITH COMPOSITE DECK ON STRUCTURAL STEEL FRAME
- 7 (NOT USED)
- 8 METAL FASCIA, GUTTER WITH DOWNSPOUT TO MATCH ROOF COLOR
- 9 REPLACE EXISTING WINDOW & FRAME (NON-FIRE RATED)
- 10 EXIST BRICK FACADE TO REMAIN. TUCKPOINT WHERE REQUIRED AND PREP FOR PAINT FINISH
- 11 EXIST FIRE ESCAPE TO REMAIN. PREP FOR PAINT FINISH
- 12 REPLACE EXIST WINDOW UNIT WITH APPROVED UL 45-MIN FIRE RESISTANT RATED WINDOW ASSEMBLY.
- 13 EXIST STOREFRONT ASSEMBLY TO REMAIN. PREP KNEE WALL FOR PAINT FINISH
- 14 EXIST DORMER TO REMAIN. REPLACE ROOF & REPAIR BOX GUTTER TO LIKE-NEW CONDITION
- 15 REMOVE & REPLACE EXIST ASPHALT SHINGLES AND ALL FLASHING
- 16 REMOVE & REPLACE EXIST ASPHALT SHINGLES AND ALL FLASHING
- 17 REMOVE EXISTING GUTTER & REPLACE WITH EPDM LINED BOX GUTTER. REFER TO DORMER ABOVE FOR BOX GUTTER PROFILE. REMOVE & REPLACE FASCIA WITH COMPOSITE MATERIAL OF LIKE SIZE.



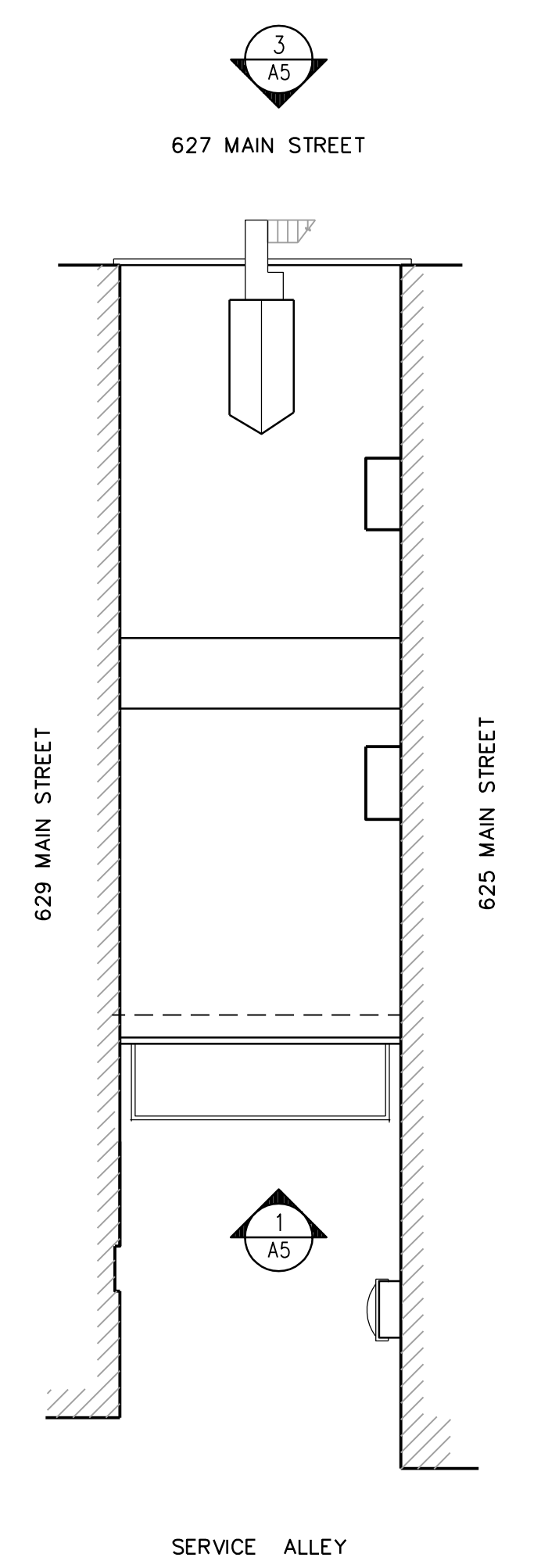
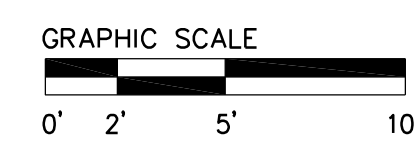
3 A5
FACING MAIN STREET EAST ELEVATION
NOT TO SCALE



2 A5
BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 A5
WEST ELEVATION
SCALE: 3/16" = 1'-0"



KEY PLAN

PRELIMINARY
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THOMAS P. MOLLOY REGISTERED ARCHITECT
EXPIRATION DATE: 31 DEC 2018

ISSUES AND REVISIONS
DD PHASE - SCHEME A 11 MAY 2018
OWNER REVISIONS - SCHEME A 16 MAY 2018
OWNER REVISIONS - SCHEME C 24 MAY 2018
ARCHITECTS ADD'L INFO 20 SEPT 2018
CERTIFICATE OF APPROPRIATENESS 5 OCT 2018

DRAWN BY: tpm
SHEET TITLE:

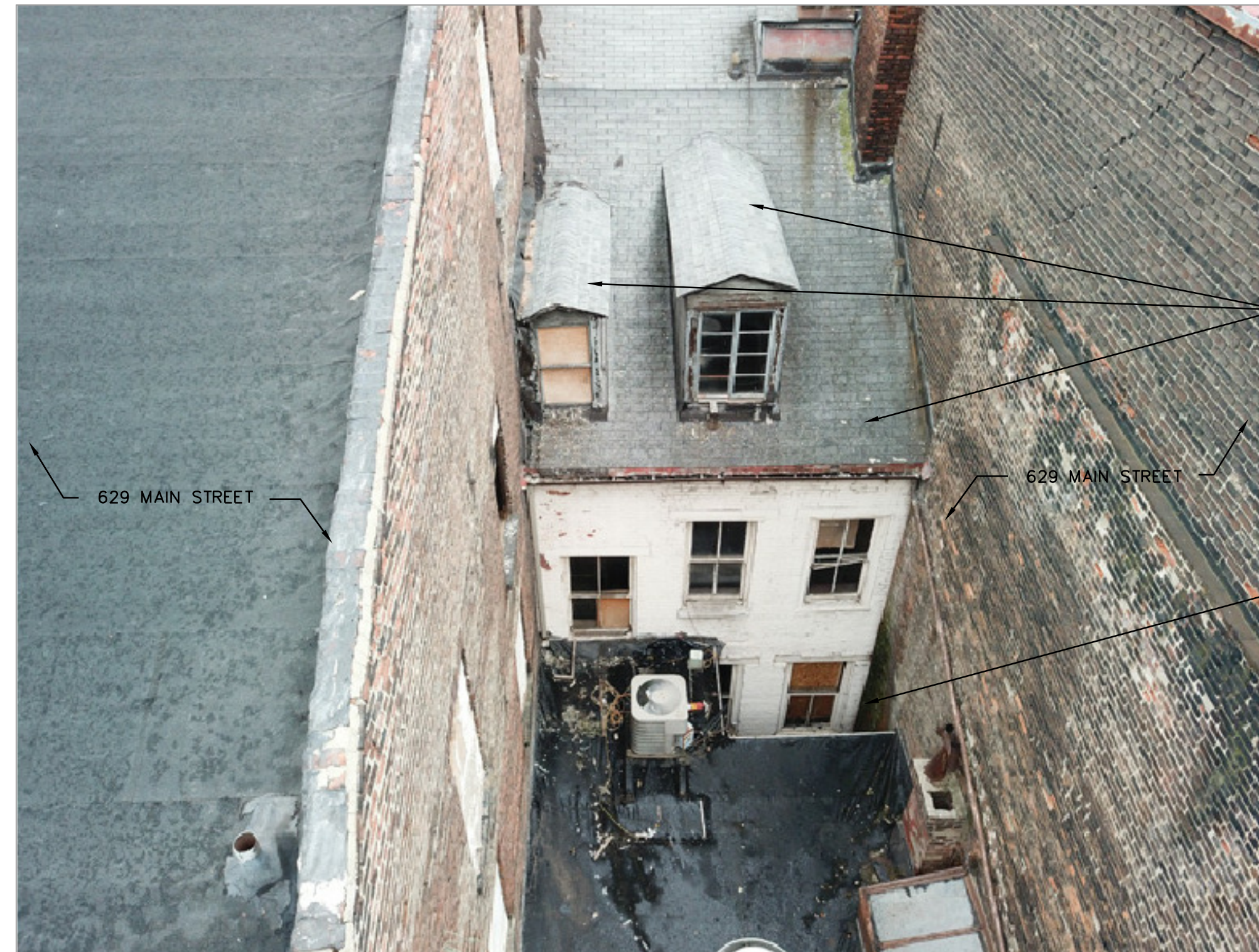
BUILDING SECTION
A5

DRAWING NOTES

- 1 4TH FLOOR REAR ROOF & DORMERS TO BE REMOVED & RECONSTRUCTED
- 2 EXIST LIGHT WELL TO REMAIN



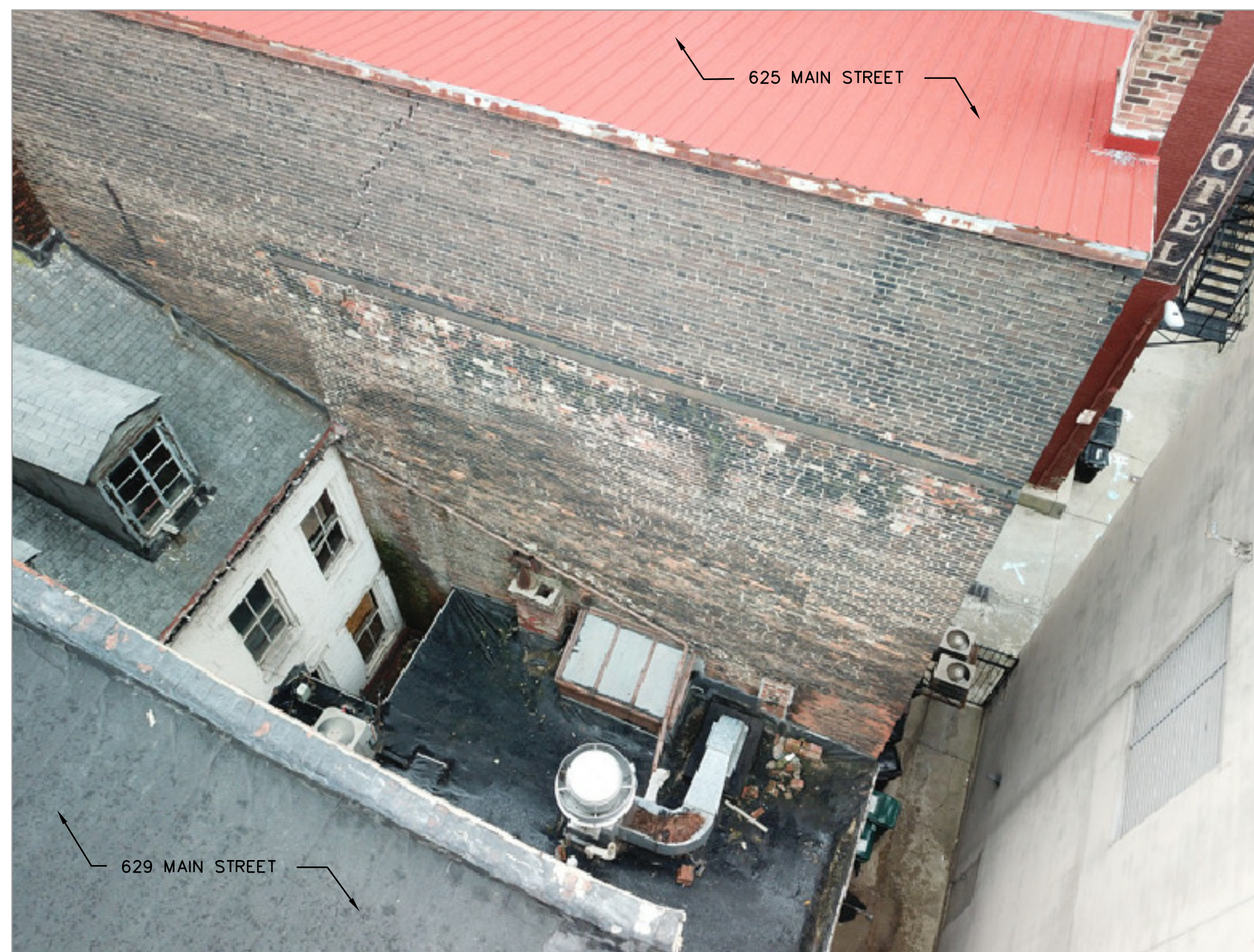
COURTYARD
WEST ELEVATION
4
A6
NOT TO SCALE



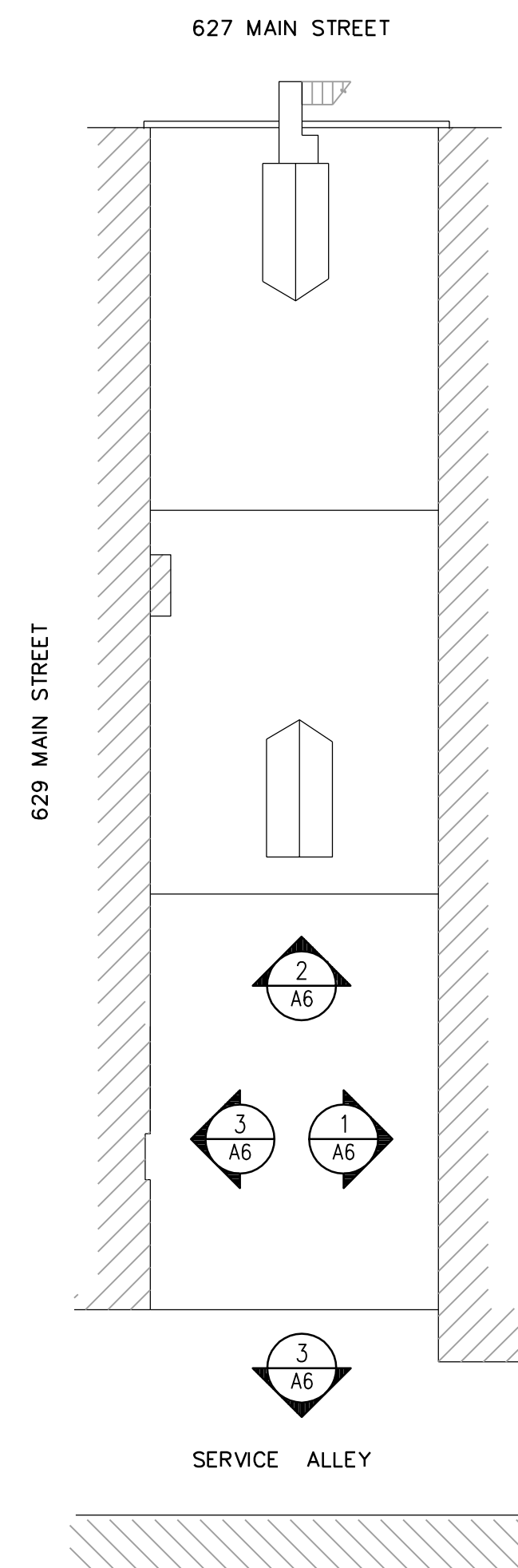
COURTYARD
EAST ELEVATION
2
A6
NOT TO SCALE



COURTYARD
NORTH ELEVATION
3
A6
NOT TO SCALE



COURTYARD
SOUTH ELEVATION
1
A6
NOT TO SCALE

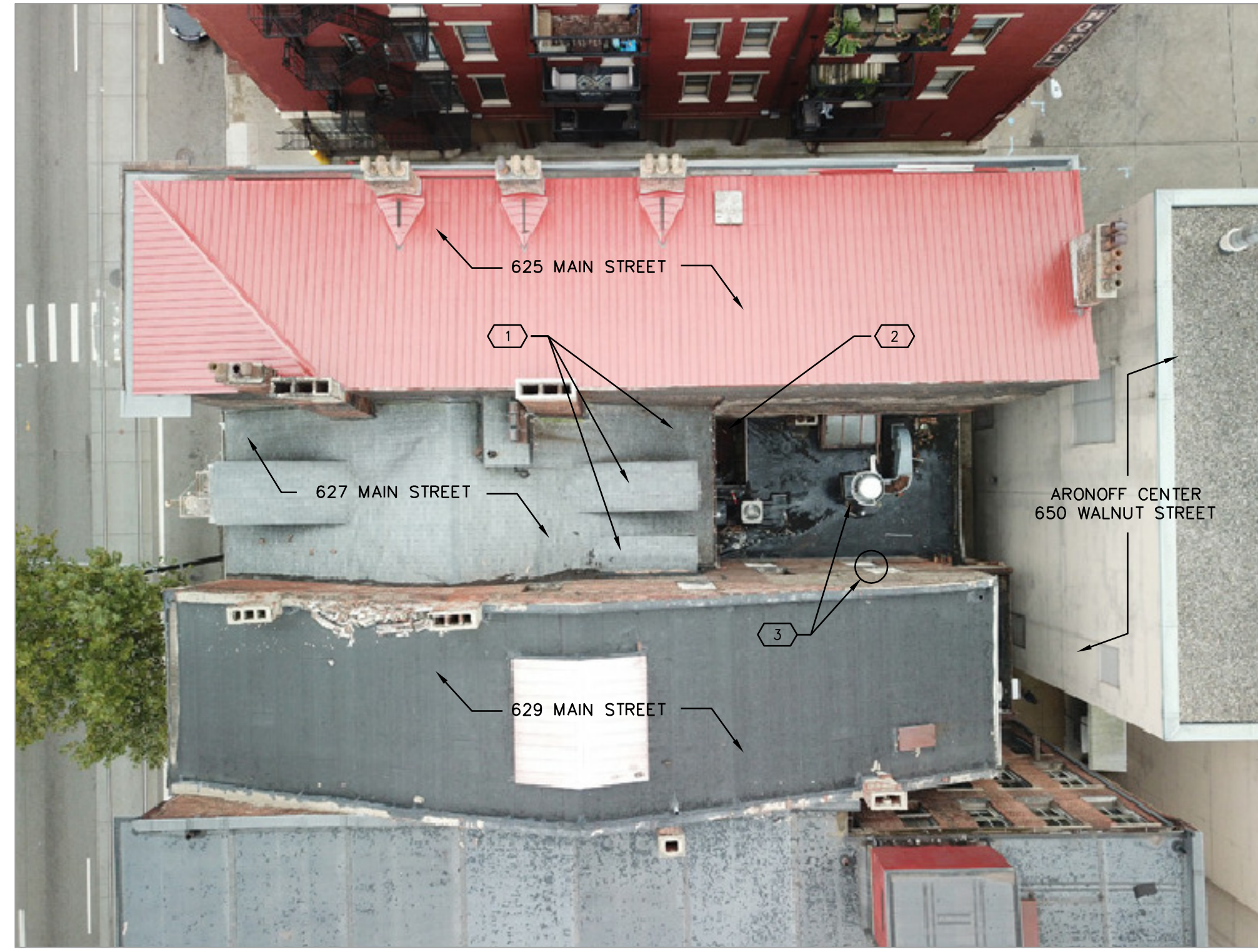


KEY PLAN





STREET VIEW
SOUTHEAST ELEVATION
4
A6
NOT TO SCALE



AERIAL VIEW
2
A6
NOT TO SCALE



STREET VIEW
SOUTHEAST ELEVATION
3
A6
NOT TO SCALE



STREET VIEW
EAST ELEVATION
1
A6
NOT TO SCALE

DRAWING NOTES

- 1 4TH FLOOR REAR ROOF & DORMERS TO BE REMOVED & RECONSTRUCTED
- 2 EXIST LIGHT WELL TO REMAIN
- 3 RELOCATE COMMERCIAL EXHAUST FAN & DUCTWORK TO SOUTH FACE OF 529 MAIN

PRELIMINARY

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THOMAS P. MOLLOY
REGISTERED ARCHITECT
EXPIRATION DATE: 31 DEC 2018

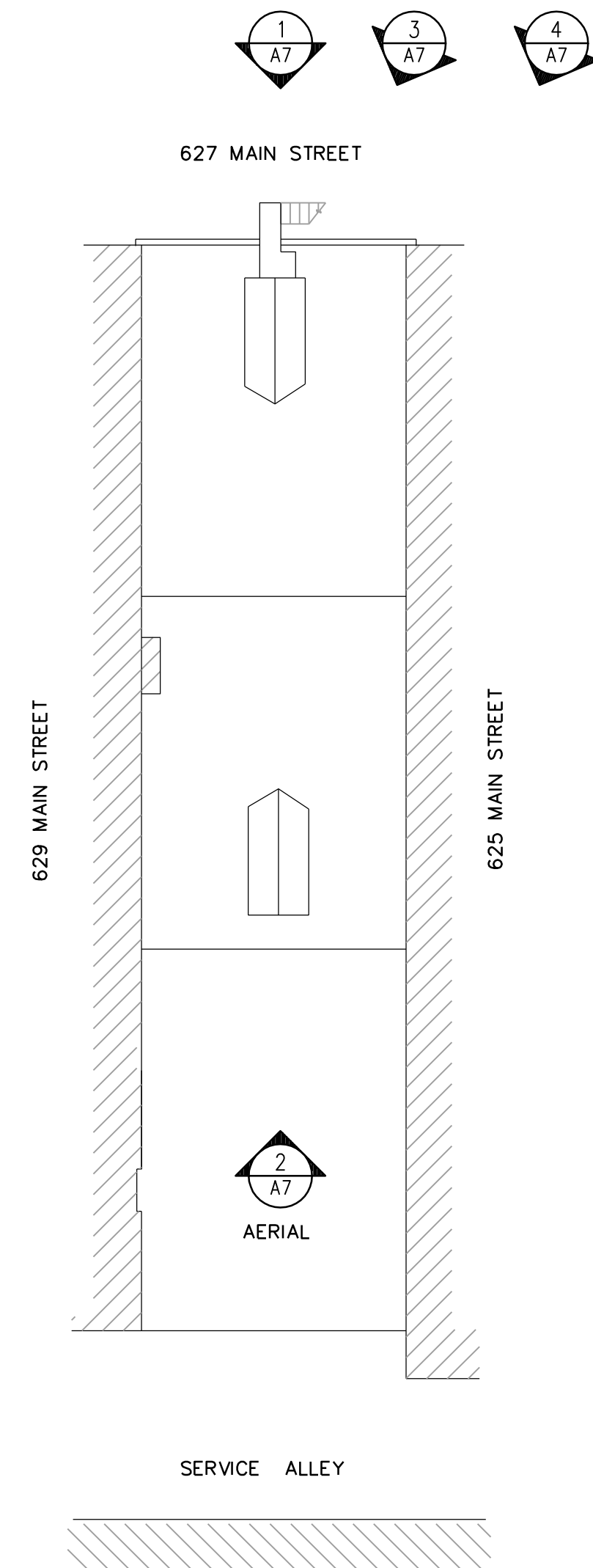
ISSUES AND REVISIONS

DD PHASE - SCHEME A
11 MAY 2018
CERTIFICATE OF APPROPRIATENESS
5 OCT 2018

DRAWN BY: tpm

SHEET TITLE:

EXISTING
CONDITIONS



KEY PLAN



A7

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

APPLICATION #: ZH20180180 – COA2018067
APPLICANT: MSA Design
OWNER: Midnight Oil Company, LLC
ADDRESS: **1538 Vine Street**
PARCELS: 081-0004-0517
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: November 9, 2018
HEARING DATE: November 19, 2018
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1427-37 – Numerical Variance** of 1 to allow a total of two wall signs on the north elevation, in excess of the one sign limit per building frontage.

Existing Conditions:

The existing building is a one story non-contributing brick building built in 1923 as an auto repair shop and last used as a laundry. The property is located on the southeast corner of the intersection of Liberty Street and Race Street. The building is a typical 1920s brick utilitarian building that is seen throughout Over-the-Rhine and Cincinnati with geometric detailing and a simple storefront.

Proposed Conditions:

The applicant is proposing to install new signage on the Liberty Street frontage. The signage will consist of two separate signs. Both signs will be painted on the building. The sign to the west will read “Holiday Spirits” and will be approximately 31 square feet with 18” tall painted lettering. The easternmost sign will be approximately 17 square feet with 18” tall painted lettering. In total, the combined square footage of the signs comes to 48 square feet, which is well below the allowable 84 square feet of sign area based on the building frontage along Liberty Street. No signage is currently planned for the Race Street frontage.

Previous Reviews: The property was previously reviewed by the Historic Conservation Board beginning on January 22, 2018 for the proposed addition, patio location and hours of operation. The project was approved under COA2017086 and ZH2017207.



Figure 1. Location of 1538 Race Street. Image courtesy of CAGIS.

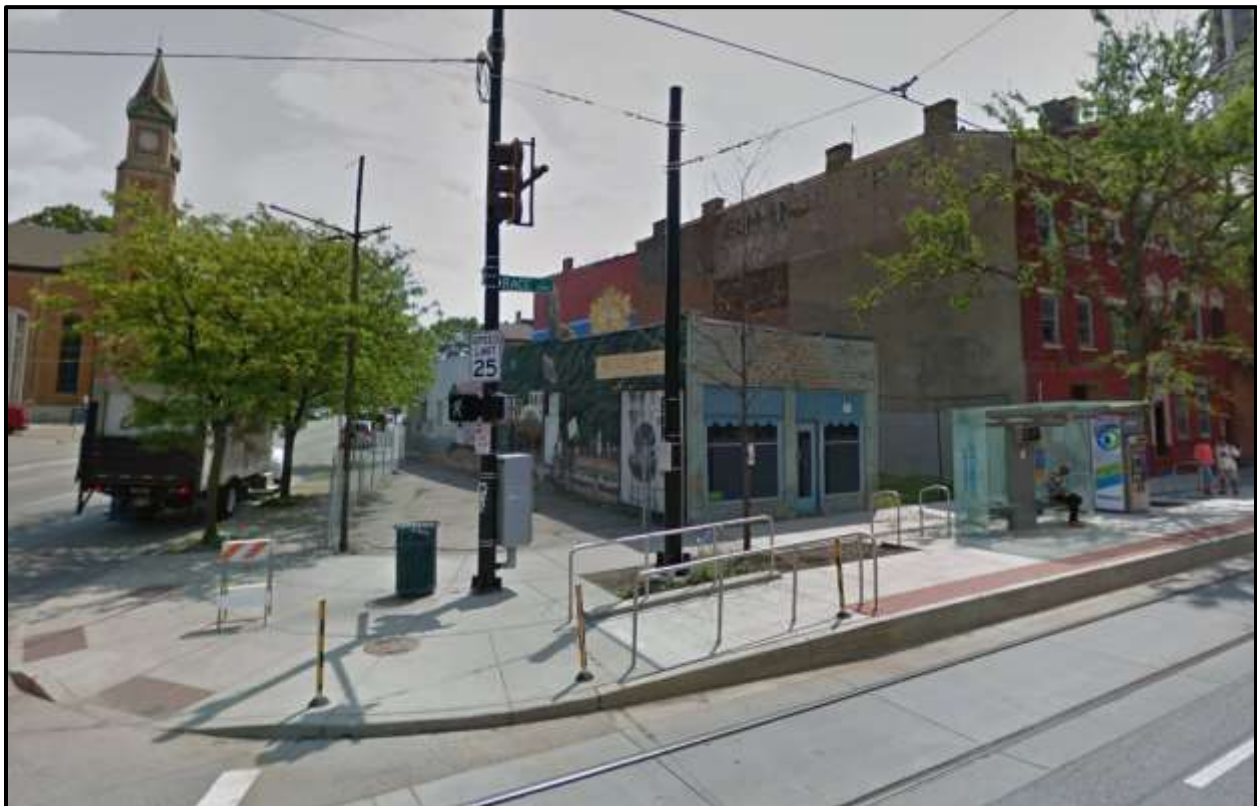


Figure 2. View of 1538 Race Street ca. May 2018. Image courtesy of Google.

Applicable Zoning Code Sections:

Zoning District: [Section 1409](#) CC-P
Variance Requests: [Section 1427-37](#) Sign Standards for the C and UM Districts
HCB authority: [Section 1435-05-4](#)
Variance Standard: [Section 1445-13](#) General Standards: Public Interest
[Section 1445-15](#) Standards for Variances
Historic District/Reg: [Over the Rhine Historic District](#)
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

Zoning Analysis:

The proposed signage is broken into two separate signs. One advertises the establishment itself as “Holiday Spirits,” while the additional sign acts as an identification sign, reading “Tacos” and placed over a walk-up carryout window at the eastern side of the north elevation. While the number of signs exceeds that allowable per the Zoning Code, the overall square footage of 48 square feet is well below the 87 square feet allowed by the 87 linear feet of building frontage along Liberty Street.

The applicant had initially requested relief to allow a ground sign on an existing abandoned pole that had formerly housed a sign for a previous business at this location. It was determined that the existing pole is not actually on the subject property, but approximately 3-feet off the property line in the public ROW. Signage may not be installed on the existing pole as DOTE has not granted an easement or the right to purchase the property and technically any such signage would be considered off-site advertising. Since the pole cannot be utilized for signage, it should be removed.

Standards for Variances per Section 1435-05-4

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

The proposed signage is appropriate to the district and will not negatively affect the character of the building or the surrounding district. The signage is simple in nature, is painted directly on the existing painted brick and is not illuminated. No adverse effects of any kind are anticipated.

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

The denial of the requested variances would not deprive the property of all economically viable uses, however, the sign does help to promote the new business in the long vacant building. The addition of a second wall sign serves to advertise the separate taco window so that passersby know that they have the option of stopping at the window to purchase food without entering the building itself.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the proposed signage.

Applicable Guidelines

Rehabilitation:

B. SPECIFIC GUIDELINES

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

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

The proposed signs meet the signage guidelines for Over-the-Rhine. They are designed for clarity and legibility and are compatible with the building and the surrounding district. The location is appropriate with the “Holiday Spirits” sign above the outdoor patio and the “Tacos” sign above the carryout window. The size is below that allowable and no illumination is proposed.

Prehearing Results: A prehearing was held on September 20, 2017.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. NUMERICAL VARIANCE

1. Section 1427-37 – **APPROVE – Numerical Variance** of 1 to allow a total of two wall signs on the north elevation per plans by MSA Architects dated 11/7/2018 with the following condition:
 - i. The nonconforming pole that formerly housed a ground sign to the northwest of the property shall be removed.

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

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

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1538 Race Street per plans by MSA Architects dated 11/7/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

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

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

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

ADJUDICATION/DENIAL LETTER

Date: September 26, 2018
Location: 1538 Race Street
Request: Signage
Zoning District: CC-P; Over-the-Rhine Historic District

Applicant Name: Daniel Wright

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires Zoning Relief and a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies of the application and all required documents. You will be required to submit 10 copies of the complete packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be included as well. **A \$615.44 fee is required with the submission.** The next deadline is October 5, 2018 for the November 19, 2018 Historic Conservation Board Meeting.

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

1. Sec. 1427-37 – Ground Signs require Conditional Use approval.
2. Sec. 1427-37 – The maximum height for Ground Signs is 6'. A Dimensional Variance is required. Please include a drawing showing the maximum height of the sign.
3. Sec. 1427-37 – The minimum setback is one-half the height of the sign. A Dimensional Variance is required.

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

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

Sincerely,



Douglas Owen
Zoning Plan Examiner
(p): 513-352-2441
(e): douglas.owen@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1538 Race St. Cincinnati, OH 45202
 Hamilton Co. Parcel ID No.: 081-0004-0517-00 Zoning District: CC-P
 Historic District: Over The Rhine Overlay District: Cincinnati Historic Overlay

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

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

PROPERTY OWNER INFO SAME AS ABOVE

Name: Midnight Oil Company, LLC
 Contact Person (if legal entity): Daniel Wright
 Address: 1214 Vine St
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-602-3222 E-mail: dan@senatepub.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Painting new wall signs on building north facade, (2) signs.

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
Variance requested to increase number of allowable wall signs on one facade to (2).

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Caleb Herrick Date: 11/7/2018

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 1538 Race St, Cincinnati, OH 45202 COMMUNITY Over The Rhine
 PARCEL ID(S) 081-0004-0517-00
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) Cinti Historic Overlay
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME MSA Design CONTACT PERSON (if legal entity) Caleb Herrick
 ADDRESS 316 West 4th St, 6th Floor CITY Cincinnati STATE OH ZIP 45202
 EMAIL cherrick@msaarch.com RELATIONSHIP TO OWNER (if not owner) Architect
 TELEPHONE 513-241-5666

Section 3. OWNER
 NAME Midnight Oil Co., LLC CONTACT PERSON (if legal entity) Daniel Wright
 ADDRESS 1214 Vine St. CITY Cincinnati STATE OH ZIP 45202
 EMAIL daw@senatepub.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-602-3222

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

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)
Painting (2) new wall signs on one side of building. Variance requested to allow increase to (2) signs on one side of building.

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 Caleb Herrick Signature Caleb Herrick Date 11 / 7 / 2018

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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.

November 7, 2018

Douglas Owen
City of Cincinnati
806 Central Avenue, Suite 500
Cincinnati, OH 45202

**Re: Zoning Relief Summary
1538 Race Street
Signage
Zoning District: CC-P; Over-the-Rhine Historic District**

Dear Douglas:

We have received your adjudication letter (09/26/2018), stating we are required to obtain Zoning Variances/Conditional Use Approvals and a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone. The following is our written statement/response and our request for the zoning relief/variances required for the project with updates per our pre-hearing meeting (10/31/2018).

1. Sec. 1427-37 – Ground Signs require Conditional Use approval.

We are no longer seeking a conditional use as we are no longer installing a ground sign at this time.

2. Sec. 1427-37 – The maximum height for Ground Signs is 6'. A Dimensional Variance is required. Please include a drawing showing the maximum height of the sign.

We are no longer seeking a dimensional variance as we are no longer installing a ground sign at this time.

3. Sec. 1427-37 – The minimum setback is one-half the height of the sign. A Dimensional Variance is required.

We are no longer seeking a dimensional variance as we are no longer installing a ground sign at this time.

PLEASE NOTE: We are seeking a variance increasing the number of permitted wall signs to (2) on the north face of the building. The signs' combined areas (17sf + 31sf = 48sf total) are still less than the overall length (87 feet) of this façade, so no dimensional variance will be required.

A statement noting how the proposed project conforms to the OTR Design Guidelines is also attached for your review and use with updates per our pre-hearing meeting (10/31/2018).

Sincerely,

A handwritten signature in black ink that reads "Caleb Herrick". The signature is written in a cursive, flowing style.

Caleb Herrick
MSA Design
Project Designer

OTR Design Guidelines - Statement of Intent

The existing building is located at the corner of Race and Liberty Streets in Over-the-Rhine. The building is currently under construction as a new restaurant/bar.

The proposed change is simply to paint (2) wall signs on the north façade, one branded with "HOLIDAY" (see attached drawings) the brand of the 1538 Race restaurant/bar and the other with the word "TACOS" above a walk-up area to designate that part of the facility use for pedestrians.

According to the guidelines under *Rehabilitation, Section B. Specific Guidelines, Part 13. Signs*: "Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located...Signs should capitalize on the special character of the building and reflect the nature of the business." These signs are designed for clarity and legibility. They also reflect the restaurant/bar designated use, which is the branding of the restaurant/bar encouraging pedestrians to visit the local business, as well as an informational sign informing visitors of the "walk-up" area available for picking up food as opposed to dining in. Additionally, this same section of the guidelines states: "Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage." The signs' combined areas (17sf + 31sf = 48sf total) are less than the north face building frontage length (87 feet) and are both located on the first story above key areas (one over an awning, the other above storefront) on the building face.

Please note, this building is listed within the Over the Rhine Historic District Guidelines as a noncontributing structure. Even though the building has this designation, we believe we are preserving the general character of the building and providing an enhancement to the neighborhood with the addition of this signage.


Dusty Rhodes, Hamilton County Auditor

generated on 10/4/2018 2:08:33 PM EDT

Property Report

Parcel ID 081-0004-0517-00	Address 1538 RACE ST	Index Order Parcel Number	Tax Year 2017 Payable 2018
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 400 - COMMERCIAL VACANT LAND	Images/Sketches 
Appraisal Area 01800 - OVER THE RHINE	Owner Name and Address MIDNIGHT OIL COMPANY LLC 1214 VINE ST CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address MIDNIGHT OIL COMPANY LLC 1214 VINE ST CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 0	Effective Tax Rate 93.480776	Total Tax \$0.00	
Property Description RACE ST 0.1035 AC S18 T4 FR1			

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	5/2/2018
Last Sale Amount	\$320,117
Conveyance Number	170157
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.104
Front Footage	0.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	0
CAUV Value	0
Market Improvement Value	0
Market Total Value	0
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

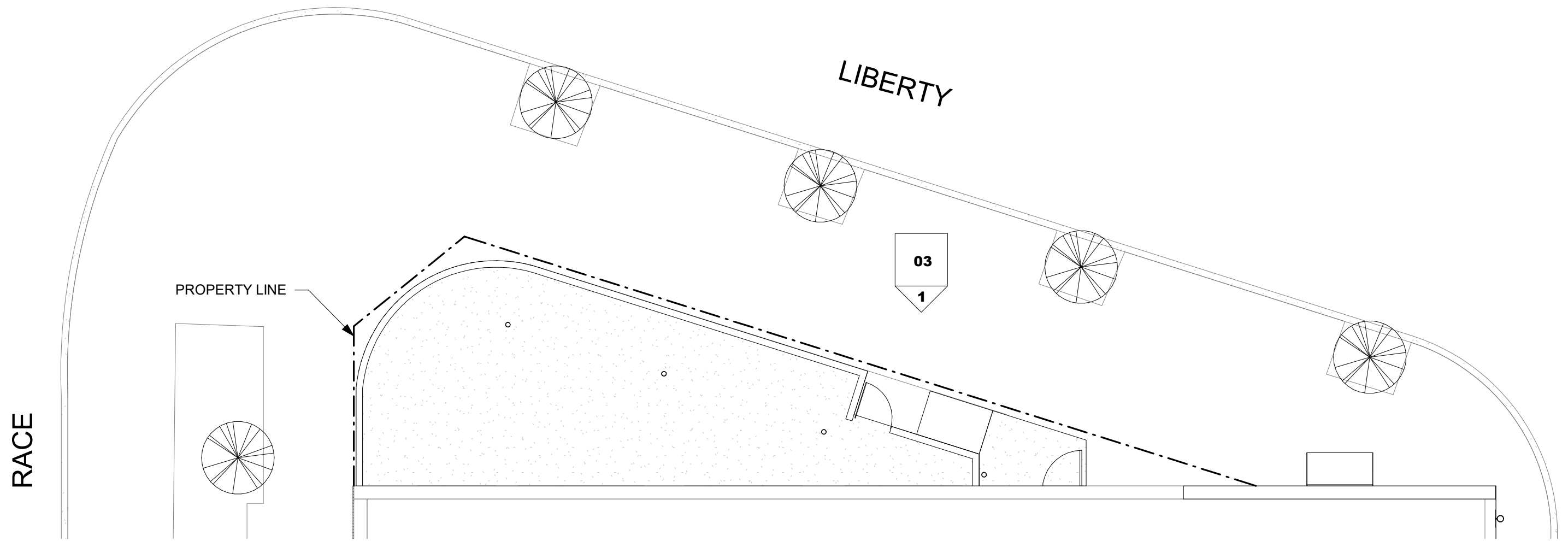
** 2/17/17 - VOID PARS 2,3,4 FOR TY 2018 PER B/S

PROJECT SITE:
1538 RACE
STREET



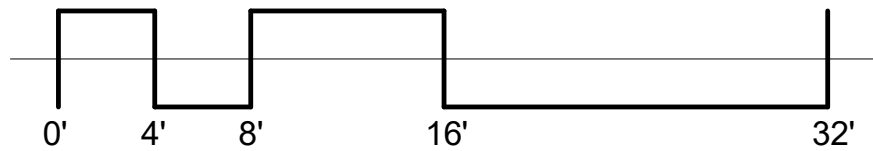
SHEET NO.	SHEET NAME
00	COVER SHEET
01	SITE PLAN
03	NORTH ELEVATION SIGNAGE
04	EXISTING BUILDING IMAGES
05	EXISTING SITE IMAGES

CONTEXT MAP

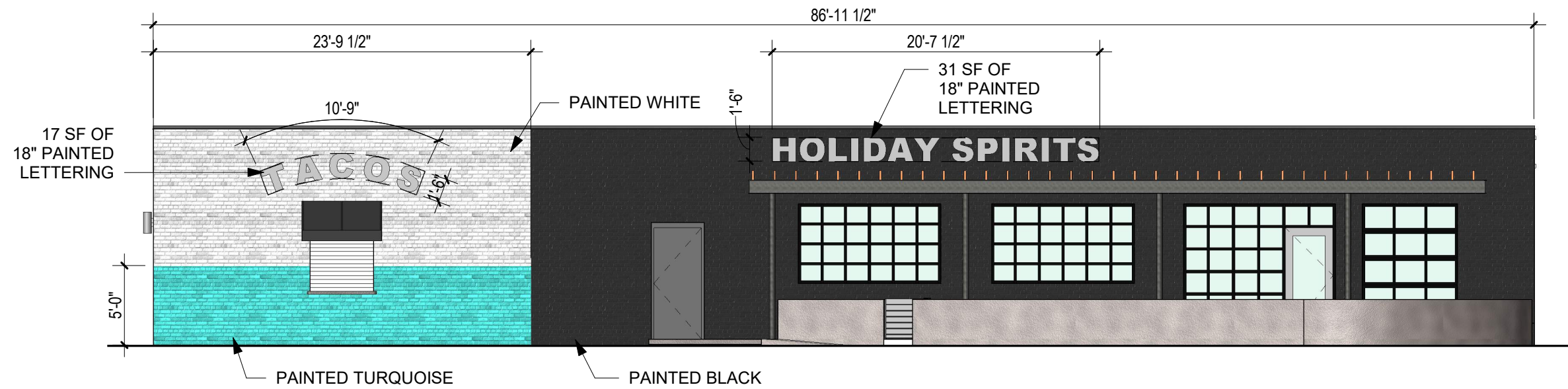


SITE PLAN

1/8" = 1'-0"

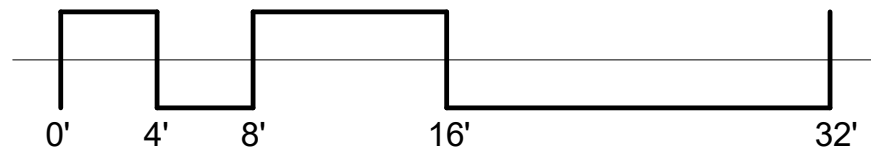


SITE PLAN



SIGNAGE ELEVATION - NORTH

1/8" = 1'-0"



NORTH ELEVATION SIGNAGE



WEST WALL



NORTH WALL



EAST WALL



SOUTH WALL

EXISTING BUILDING IMAGES



SITE CONTEXT NORTH



SITE CONTEXT WEST



SITE CONTEXT EAST

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

APPLICATION #: COA2018069/ZH20180181
APPLICANT: RDA Group Architects LLC
OWNER: OTR Holdings Inc with option to purchase by EIS Properties.
ADDRESS: **1505 Republic Street**
PARCELS: 081-0004-0269
ZONING: RM 1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: October 30, 2018
HEARING DATE: Pre-hearing October 31, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1405-07 – Dimensional Variance** of 6 units for a 7-residential-unit building, in excess of the allowable density of 1 unit. The building had an existing 6 units.

Nature of the Request

The applicant is asking for a COA for a rear roof deck, new windows and new storefront.

Existing Conditions

The subject property is situated on the west side of Republic Street Just north of the intersection of W 15th Street and Republic Street. The building has evidence of 6 existing units in a tenement style building with an entrance off of the side with a central staircase dividing each floor into 2 units. The building had unsympathetic renovations with a bricked up storefront façade.

Proposed Conditions

The applicant is proposing to renovate the building into 7 units taking advantage of the attic space to add an additional unit into the building.

COA-

reintroduce a storefront system on the first floor and a roof deck in the rear. New aluminum clad wood windows.



Figure 1. Location of 1505 Republic Street. Image from CAGIS.



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

Previous Reviews: N/A.

Applicable Zoning Code Sections:

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

Zoning Review

Properties in the RM 1.2 are residential in nature. Within Over-the-Rhine many of the RM districts also have buildings that were originally built as a mixed use building that has been converted to a residential building, often bricking up the storefront.

The building in the proposed project was built as a tenement style building with a storefront at the first floor and a residential entrance at the side with a central staircase and 2 residential units on each floor, one in the back and one in the front.

The applicants are asking for the last known number of units plus an additional unit to take advantage of the attic space.

Standards for Variances per Section 1435-05-4

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

The property needs all 7 units to be able to be rehabilitated. The applicant has provided a proforma included in the submitted packet. The units are market-rate aimed at workforce houses at around \$1000 for a 500 sf apartment. As the project is a single building with a limited existing rental square feet, the 7th in the attic increased the rental income for the project to make the project feasible. The inclusion of the roof deck at this level provides an amenity for this unit to make it attractive to rent since it is a walk up unit.

(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).*

A denial of the density variance would result in the deprivation of all economically viable use. The building could be rehabilitated into the grandfathered 6 units.

General Standards; Public Interest

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

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

The underlying zoning is RM 1.2. The proposal does not conform to the underlying zoning allowances for density.

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

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

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

The building is a residential use building within a residential district. While parking is no longer required in Over-the-Rhine, the property would have been given a 50% reduction on required parking per the zoning code. As the property is only proposing an increase of 1 unit over the last known density the project would therefore not have been required to park the project.

- 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 density is at 209.5 sf of land area per unit. This project has a higher density than other projects along Republic Street that are within the same zoning district. This property does have a similar density to other projects that have recently been approved in the vicinity, such as 24 W 15th Street. These properties are within the CC-P zoning district.

The property was originally built as tenement housing and the floor plan is set up naturally to allow for 6 units (with one unit in an original commercial space). As Republic Street is primarily residential street, retaining the residential use while rehabilitating the front of the building to retain its commercial storefront appearance will make both the use and look of the building compatible with the neighborhood.

The property will also serve as a property where trash will be disposed at for the property at 24 W 15th Street. This will therefore have to accommodate the trash for 19 units.

Certificate of Appropriateness Review:

A COA is required for the proposed, roof deck, storefront replacement and replacement windows.

The roof decks are cut into the existing roof and are not increasing the height of the roof. The side walls will remain and the cornice lines will act as the roof deck railings.

Based on the Conservation Guidelines outlined below, staff feels the proposed decks and balconies are generally appropriate in the Over-the-Rhine Historic District and substantially conform to the applicable conservation guidelines.

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.

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from principal façades on Republic Street. and will not be visible from surrounding streets. The roof top deck is being carved into the roof and additional height will not be added for access. Using the existing brick and cornice line as the railing, additional railings will not have to be added as well.

REHABILITATION

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 building currently does not have windows installed in the openings. Aluminum clad wood windows will be installed in the openings. The architects are proposing a Pella window that meets historic requirements.

12. STOREFRONTS Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the

pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

In prior rehabilitation efforts, the building had the storefront space converted to a residential use. To accomplish this façade was bricked in. The applicant is proposing to reintroduce the storefront system with a knee wall transoms and large plate glass. This is an appropriate treatment and the dimensions, design and materials proposed are appropriate.

Other Considerations:

Prehearing Results: A prehearing was held on October 31, 2018.

Comments Provided to Staff: One letter from a neighbor provided is in support of the project but has concerns about the amount of trash on the property from multiple units.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1405-07 –**APPROVE – Numerical Variance** of 6 units for a 7-residential-unit building, in excess of the allowable density of 1 units per zoning and the 6 units grandfathered submitted by RDA Group Architects dated 11/07/2018 subject to the following conditions:
 - a. Owner shall provide a covenant or easement conveying the right to store trash from the property at 24 W 15th Street on this property. All trash receptacles must be on the property.
 - b. Owner shall insure that both required fire escape inspections and necessary remediation are submitted concurrently with the building permit.

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

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

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1505 Republic Street per plans submitted by RDA Group Architects dated 11/07/2018 with the following conditions.

1. The building permit shall be issued within 2 years of the COA will expire.

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

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

October 4, 201

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

RE: Certificate of Appropriateness
1505 Republic Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed rehabilitation at 1505 Republic Street. There is a single structure on the lot. The building is four stories with a basement. The building is currently vacant but is configured exclusively for apartments. It is proposed to remain a multifamily building with residential on the first floor. The exterior modifications and rehabilitation proposed include replacing aging, deteriorated, and non-original existing windows with new appropriate windows in the existing openings, masonry restoration, and a new apartment unit on the fourth floor with a roof terrace cut into and set within the existing roof structure. As such, the building will increase from 6 units to 7 units and requires a density variance.

We are including as witnesses to the hearing for this application:
Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects

Existing Building

The project is located on the west side of Republic Street approximately 100 feet, with Goose Alley to the west. The lot is approximately 20 feet wide x 74 feet deep. The existing building is 4 stories with a basement. The structure is accessed from Republic Street via an exterior passage way to a courtyard on the south side of the building which also has alley access. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition framing. The building has a stacked stone foundation. The existing structure has a footprint of approximately 1,100 SF. The total square footage of the existing building is 4,625 square feet. The primary east facade is on Republic Street. The elevations are brick. No original windows are present. There is an existing metal fire escape on the South facade going to the fourth floor. The structure's roof slopes from the centerline toward the perimeter at the east and west facades. There is one existing chimney remaining.

General Project Information

The building is currently vacant and Owned by OTR Holdings with an option to purchase by our client, EIS Properties. Refer to the attached documentation. The scope of the project involves creation of 7 one-bedroom apartments. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

Parking

There is no existing on-site parking. There is no new parking planned as part of this development.

Windows

All existing windows are non-original windows and have been boarded over. They will be removed back to the original wood frames on all facades. New custom sized factory finished aluminum clad double windows will be installed throughout. New windows will be one-over-one sashes with double pane clear glass. The finish color is TBD. The new windows will fit into the existing opening with no modification. The Window Architect Series windows are the basis of design. See attached for product information. The existing non-original brick infill and punched windows will be removed from the storefront on 15th street. A new 3-part storefront will be installed consisting of a wood frame knee wall and cap, a fixed picture window, and an operable transom window. The glazing will be double pane

insulated in a prefinished aluminum storefront system. The new storefront will fit within the existing cast iron columns and lintels, which will be prepped and painted.

Masonry

The existing masonry will be repointed as required to provide a weathertight condition. All existing unpainted brick will be repainted.

Roof Modifications

The existing roof system will be retained and modified as required by the proposed work. The existing roof framing will be removed in one location on the west rear to expose the attic space below which will be converted into a roof deck for the fourth floor apartment. The new deck will be clad in fiber cement siding and painted. Refer to attached product information. The profile of the original roof lines will be maintained on both the north and south facades, as the new roof opening will be inset approximately 12" from the edge of the roof. All existing trim will be retained. All existing chimneys will be retained.

Trash Collection

The existing building and site provide a location for on-site outdoor trash can storage.

Please also find enclosed plans, exterior elevations, site line studies and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

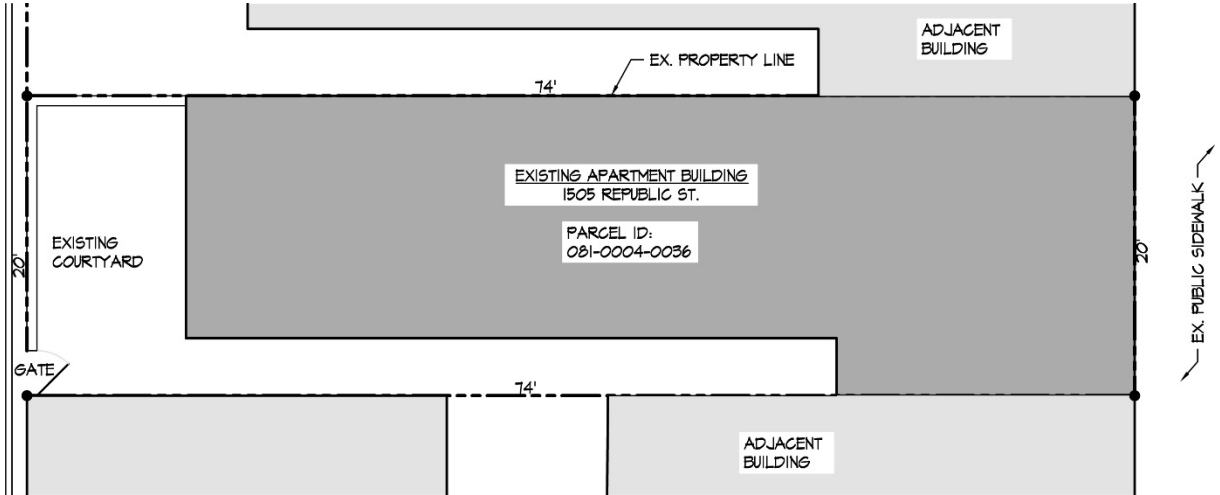
Sincerely,

Jonathan SchAAF
RA LEED AP
Principal
RDA Group Architects



□icity Map





PROPOSED SITE PLAN

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

0 4 8 16

NORTH



Existing East Republic Street Elevation



Existing West [redacted] Alley [redacted] Elevation



Existing South Elevation



15th St 1505 Republic Liberty

Republic Street Streetscape from 15th Street to Liberty Street Looking North



Birdseye View Looking East over Race Street



Roof Deck Examples



Fiber Cement Siding Sample

View

PELLA'S FINEST RENDERING OF
THE WINDOW-CRAFTING ART.



THE ARCHITECT SERIES® COLLECTION

FEATURES



View

PROFESSIONAL VIEWS 4 - 5

Architects share their passion for Architect Series® products.

NATURAL BEAUTY 6 - 11

The exquisite quality of Architect Series wood craftsmanship and hardware.

TIMELESS AND TRUE 12 - 13

The details that make the standard made-to-order Architect Series product offering anything but standard.

SPECIALTY VIEWS 14 - 15

Specialty windows with unique beauty and operational styles.

CUSTOM-CRAFTED VIEWS 16 - 19

Custom sizes, shapes, colors and grille patterns to indulge your imagination.

ATTENTION TO THE DETAILS 20 - 21

Purposeful innovations you'll appreciate every day.

GRAND ENTRANCES 22 - 25

Creating curb appeal with Architect Series wood and premium fiberglass entry doors and Scenescape™ doors.

IMPECCABLY COORDINATED 26 - 31

Choose window and patio door features and options that reflect your home's unique sense of style.

Impeccably Coordinated Windows and Patio Doors

- White
- Classic White
- Vanilla Cream
- Poplar White
- Almond
- Sand Dune
- Honeysuckle
- Tan
- Fossil
- Putty
- Portobello
- Deep Olive
- Auburn Brown
- French Roast

ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella® EnduraClad Plus¹ protective finish that provides exceptional weatherability.



ENERGY-SAVING GLASS OPTIONS

Architect Series® windows and doors are available with the energy-efficient glass options that will meet or exceed ENERGY STAR® certification in all 50 states.² Custom glass types are also available.

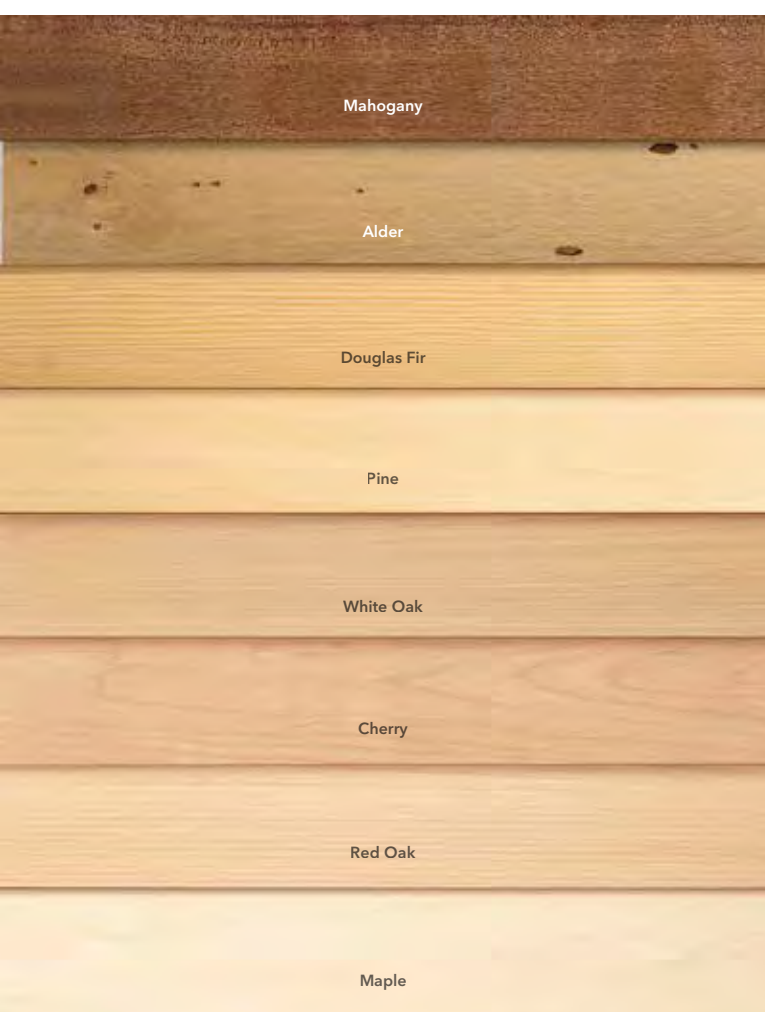
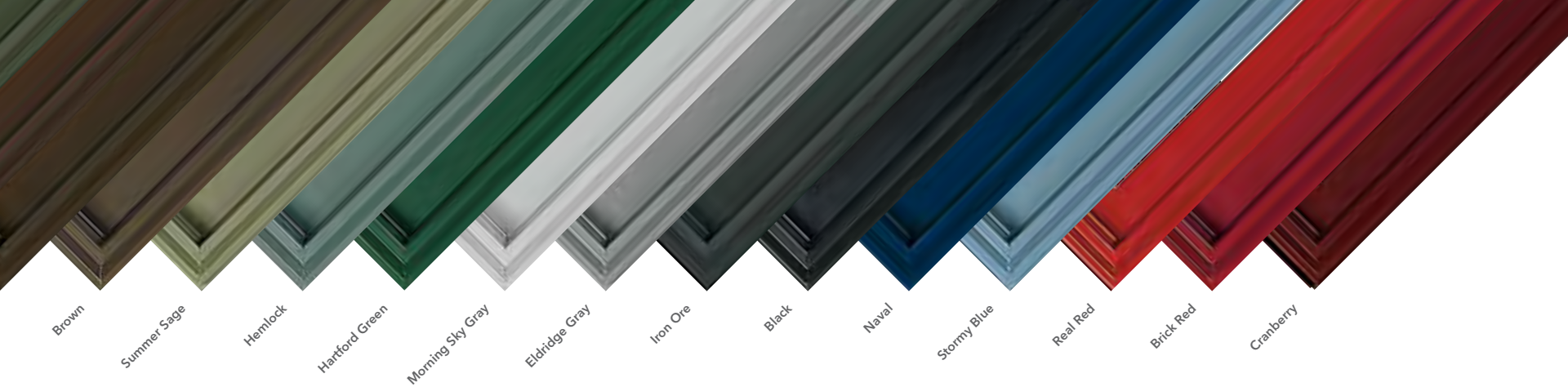


¹ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

PELLA HARDWARE

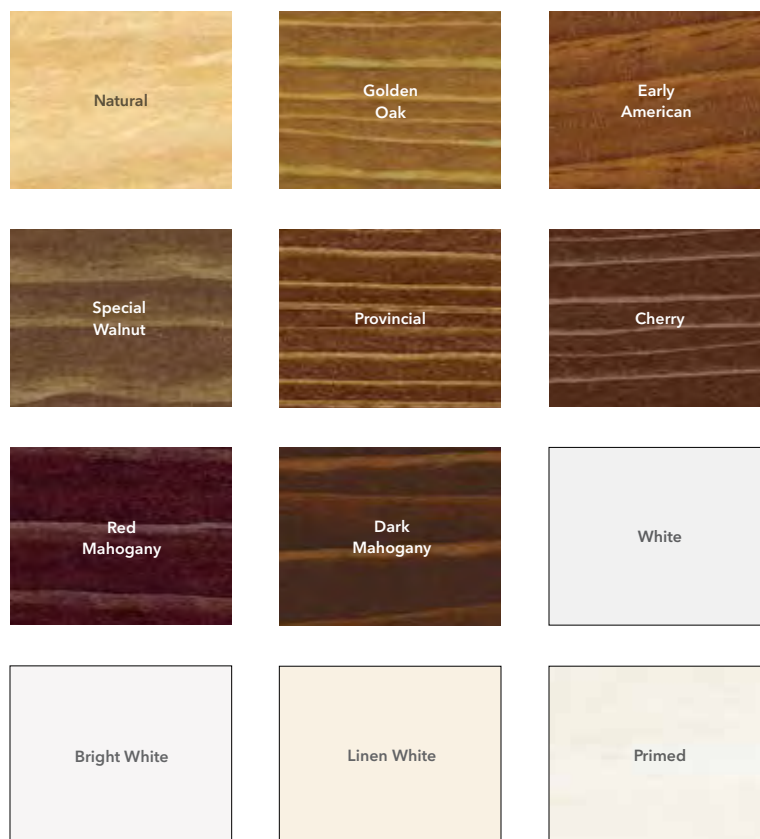
Pella's famous quality, beauty and innovation are particularly evident in the hardware on Pella windows and patio doors.





PREFINISHED INTERIORS

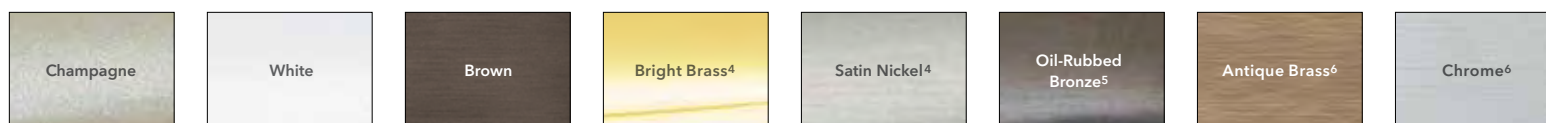
Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to complement the color of other wood in your home or one of today's popular shades of white paint for a fresh, bright look.



WOOD TYPES

Mahogany, Alder, Douglas Fir, Pine, White Oak, Cherry, Red Oak or Maple interiors.³ Your Architect Series® window or patio door can be made from your choice of today's most desirable woods – so it will tastefully complement your home's other interior finishes.

PELLA® HARDWARE FINISHES



³ See your local Pella sales representative for availability.
⁴ On hinged patio doors, Endura Hardware Collection offers corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
⁵ Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
⁶ Hinged patio doors only.
 NOTE: Because of printing limitations, actual colors may vary from those shown.

For more detailed information about Architect Series entry doors, visit your local Pella Window and Door Showroom or pella.com.

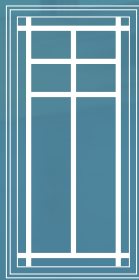


GRILLE PATTERNS¹

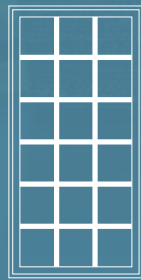
Pella offers an attractive variety of grille types and unlimited patterns to enhance your home's design. Pella can create a custom grille pattern for you, or you can even design one yourself.



9-Lite Prairie



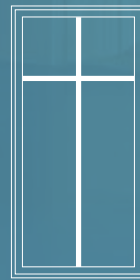
14-Lite Prairie



Traditional



Top Row



Cross



New England



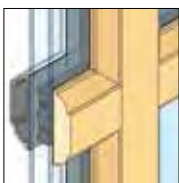
Victorian



Custom
(equally divided)

PERMANENT GRILLES

Integral Light Technology[®] grilles have a historically correct appearance, but provide modern energy efficiency. They are permanently bonded to the inside and outside of the window with a nonglare spacer in between to create the illusion of individual panes of glass. Or choose grilles-between-the-glass that are permanently sealed between the panes of glass, creating a smooth glass surface that's easier to clean. See the photos shown on the opposite page for the grille interior colors available.



2" Integral Light
Technology Grilles



1-1/4" Integral Light
Technology Grilles



7/8" Integral Light
Technology Grilles



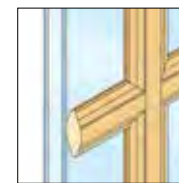
3/4" Aluminum Grilles-
Between-the-Glass²

REMOVABLE ROOMSIDE GRILLES

These roomside wood grilles are easily removed when you need to clean the glass.



2" Roomside
Wood Grilles



1-1/4" Roomside
Wood Grilles



3/4" Roomside
Wood Grilles

window and patio door DESIGN GUIDE

STANDARD

OPTIONAL



ENERGY PERFORMANCE

Pella's InsulShield® Low-E Glass Collection offers Pella's most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, Pella has the glass that's just right for you.

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS³

Inside your home, you can choose an interior grille color to seamlessly match the window or patio door frame – or you can make a unique design statement by choosing a grille color that contrasts with the frame. The exterior of your grilles will match the exterior cladding color.



White
(with White painted window)



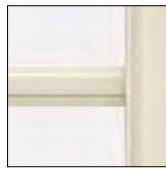
Tan⁴
(with light-stained window)



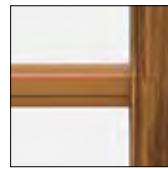
Putty
(with Off-White painted window)



Brown⁴
(with light-stained window)



Ivory
(with Off-White painted window)



Harvest
(with light-stained window)



Cordovan
(with dark-stained window)



Brickstone
(with red-tone stained window)



For more detailed information about Architect Series® entry doors, visit your local Pella Window and Door Showroom or pella.com.

¹ Grille patterns offered may vary per product. See specific product information for availability.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ For specific interior/exterior grille color combinations, see your local Pella sales representative.
⁴ Tan and Brown available with matching exterior grille colors only.

GLASS

INSULSHIELD® LOW-E GLASS COLLECTION

Advanced Low-E insulating double-pane glass with argon ¹	•	
SunDefense™ Low-E insulating double-pane glass with argon ¹		•
NaturalSun Low-E insulating double-pane glass with argon ¹		•
Architect Series* triple-pane glass with argon ¹ or krypton ¹ (available with Advanced, SunDefense or NaturalSun Low-E insulating glass)		•

ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS

HurricaneShield® impact-resistant glass		•
Laminated glass (non-impact-resistant)		•
Gray-, Bronze- or Green-tinted glass ^{1,2}		•
Obscure glass ^{1,2,3}		•

¹ Optional high-altitude Low-E insulating glass does not contain argon except with casement and awning windows.
² Available with Advanced Low-E insulating double-pane glass with argon on select products.
³ Available with double- or triple-pane glass.

INTERIORS

WOOD TYPES

Pine ¹	•	
Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple ²		•

INTERIOR FINISHES

Unfinished Pine (ready for site finishing)	•	
Unfinished Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple ²		•
Prefinished stains and paints (Pine)		•
Primed (Pine)		•

INTERIOR TRIM

Colonial, Craftsman, Provincial or Ranch		•
¹ Precision Fit® and Monumental double-hung windows available in Pine only. ² For more information on wood type availability, contact your local Pella sales representative.		

EXTERIORS

EXTERIOR FINISHES

EnduraClad® protective finish	•	
EnduraClad Plus ¹ protective finish		•
Primed ² (Mahogany or Pine)		•
Unfinished ² (Mahogany)		•

EXTERIOR TRIM

EnduraClad factory-applied trim		•
---------------------------------	--	---

ENDURA CLAD COLORS

White, Tan, Putty or Brown	•	
Feature colors (see pages 28 – 29 for color listing)		•
Custom colors ³		•

¹ EnduraClad Plus is not available with all colors. See your local Pella sales representative for availability.
² Not available on sliding patio doors or Pella Scenescape™ doors.
³ Please see your local Pella sales representative for specific details regarding Custom colors.

HARDWARE

COLORS/STYLES

Champagne, White or Brown	•	
Bright Brass ¹ , Satin Nickel ¹ or Oil-Rubbed Bronze ²		•
Antique Brass or Chrome (hinged patio doors only)		•
Rocky Mountain® Hardware (solid bronze)		•

CRANK/LOCKS/SASH LIFTS

SureLock® System with Unison Lock System (casement and awning windows only)	•	
Integrated crank with fold-away handle (casement and awning windows only)	•	
Cam-action lock, surface-mounted (double- or single-hung windows only)	•	
Historical spoon-style lock (double- or single-hung windows only)		•
Sash lifts ³ (double- or single-hung windows only)		•
Multipoint locking system (hinged and sliding patio doors only)	•	

¹ On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
³ Dual sash locks and lifts are standard on large windows.

EASY-CLEAN

Double-hung windows and most casement and awning windows	•	
--	---	--

GRILLES¹

PERMANENT GRILLES

7/8", 1-1/4", 2" or custom Integral Light Technology® grilles (roomside wood and EnduraClad protective finish or wood exterior with nonglare spacer between)		•
3/4" aluminum grilles-between-the-glass ² (interior colors: White, Tan ² , Putty, Brown ² , Ivory, Harvest, Cordovan or Brickstone. See your local Pella sales representative for exterior color options.)		•

REMOVABLE ROOMSIDE WOOD GRILLES

3/4", 1-1/4", 2" or custom grilles (roomside wood only, no exterior)		•
--	--	---

¹ Grille options vary by product.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Tan and Brown available with matching exterior grille colors only.

SCREENS^{1,2}

InView™	•	
Vivid View® high-transparency screen		•
Rolscreen® retractable screen (casement windows and sliding patio doors only)		•
Self-closing top-hung screen (sliding patio doors only)		•

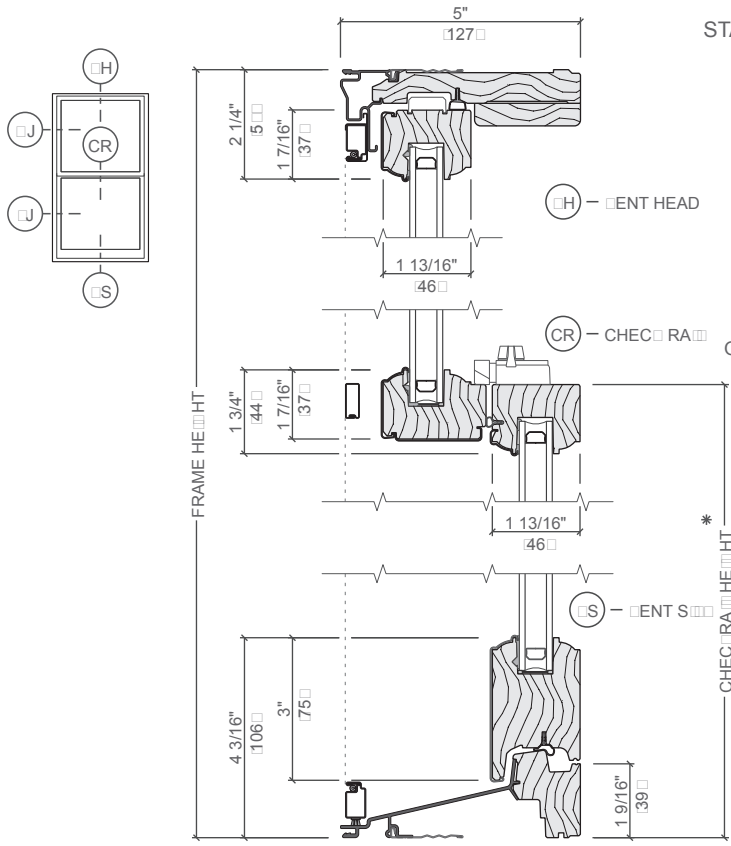
¹ Screen options vary by product.
² ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.



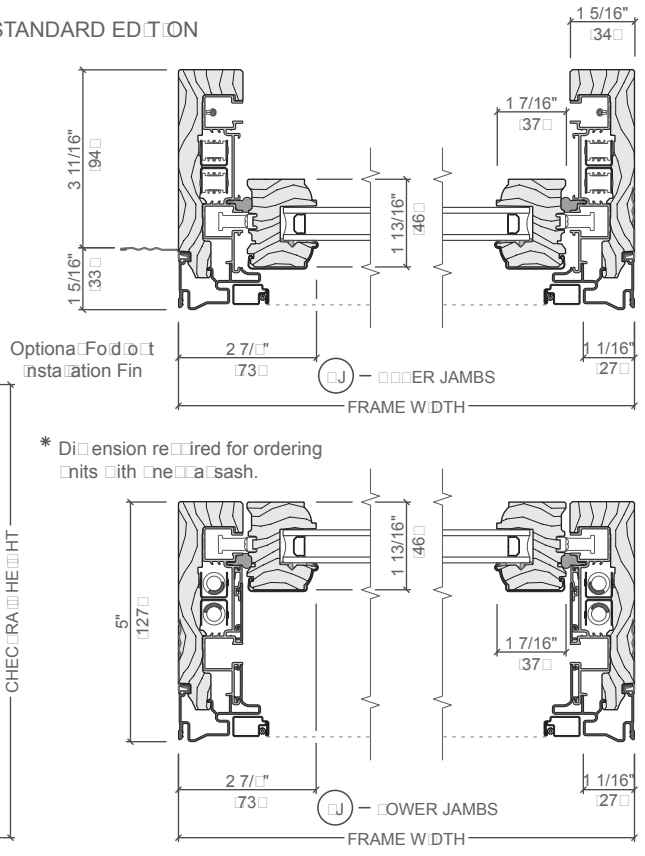
DOUBLE-HUNG

UNIT SECTIONS

Aluminum-Clad Exterior
SE Double-Hung



STANDARD EDITION



* Dimension required for ordering units with the sash.

Scale 3" = 1' 0"
All dimensions are approximate.

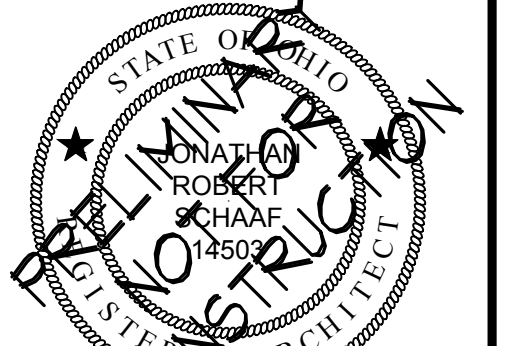
Renovation of Apartment Building at:

1505 Republic Street

CINCINNATI, OHIO 45202

RDA GROUP ARCHITECTS

7945 Washington Woods Drive
Dayton, Ohio 45459
O: 937.610.3440
F: 937.610.3441



Jonathan Robert Schaal #14503
Expiration Date 12/31/2019

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DESIGN TEAM

ARCHITECT:



PME ENGINEERS:



STRUCTURAL ENGINEER:

Ne Millennium Building Engineers, LLC

3146 Mon. rd. Carle Road

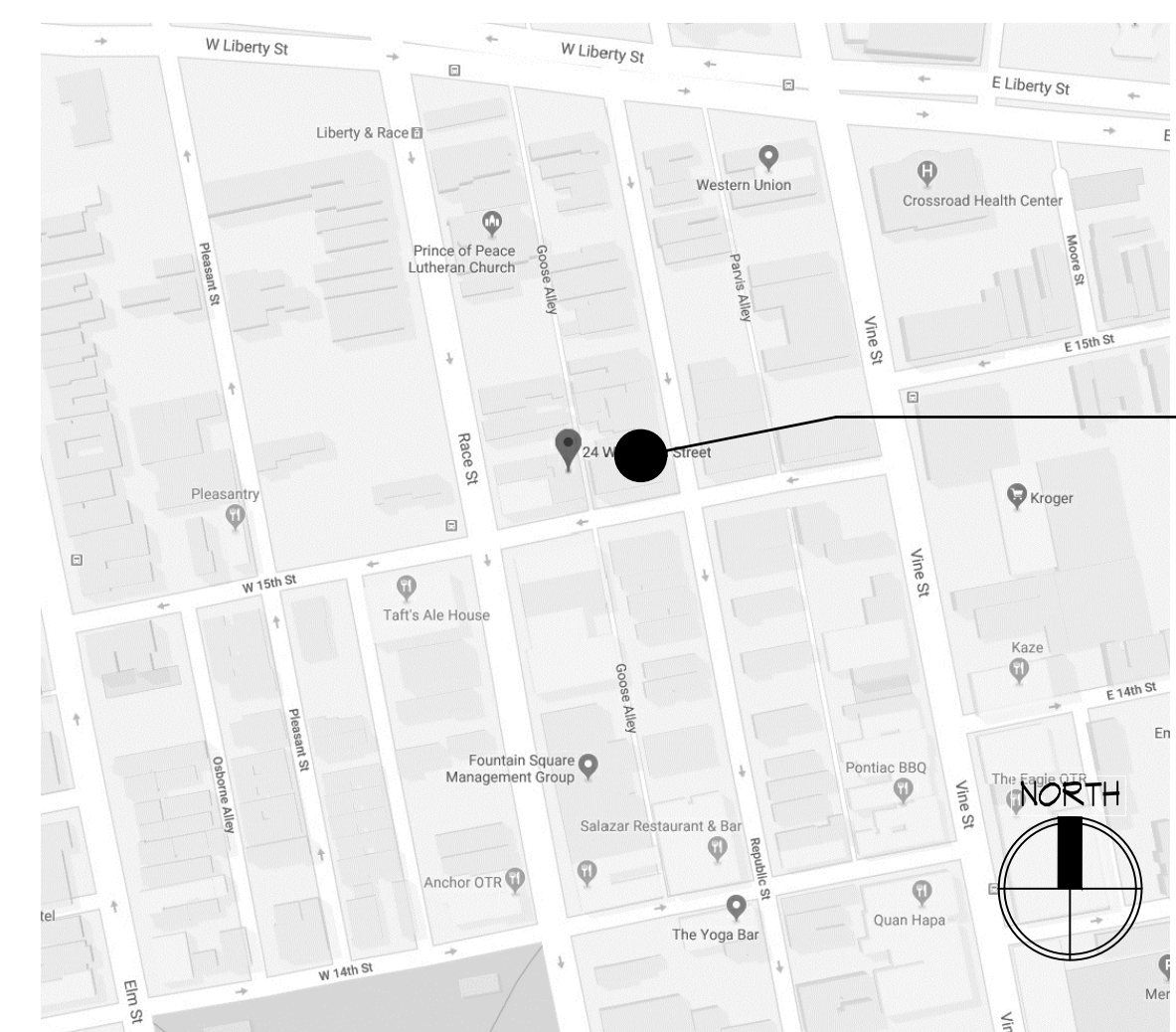
OWNER/DEVELOPER



SHEET INDEX

- T1.1 PROJECT INFORMATION / SITE PLAN
- D1.1 EXISTING / DEMOLITION FLOOR PLANS
- D1.2 EXISTING / DEMOLITION FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ELEVATIONS

VICINITY MAP



CODE REVIEW

DESCRIPTION: ALTERATIONS TO A VACANT 4 STORY RESIDENTIAL BUILDING. BUILDING WILL REMAIN RESIDENTIAL (APARTMENT BUILDING) ON ALL 4 FLOORS.

JURISDICTION: CITY OF CINCINNATI

ZONING: CITY OF CINCINNATI ZONING CODE

ZONING DISTRICT: CC-P

OVERLAY DISTRICT: OVER THE RHINE HISTORIC DISTRICT

BUILDING CODE: 2017 OHIO BUILDING CODE (CBC)

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED USE GROUP: R-2 RESIDENTIAL APARTMENTS

CHAPTER 4:
420.2: SEPARATION WALLS BETWEEN DWELLING UNITS. FIRE PARTITIONS PER CBC 108.
420.3: HORIZONTAL FLOOR-CEILING SEPARATION BETWEEN DWELLING UNITS. HORIZONTAL ASSEMBLIES PER CBC 711.

420.5: AUTOMATIC SPRINKLER SYSTEM - REQUIRED PER CBC 403.2.5

420.6: FIRE ALARM SYSTEMS - PER CBC 901.2.6, 901.2.8, 901.2.9, AND 901.2.10. SMOKE ALARMS PER CBC 901.2.1.

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA

TABLE 504.5: ALLOWABLE HEIGHT. R-2, NS, TYPE III B = 5'5"

[ACTUAL = 42' - 0"]

TABLE 505.4: ALLOWABLE STORIES. R-2, NS, TYPE III B = 4 STORIES

[ACTUAL = 4 STORIES + UNOCCUPIED BASEMENT - OK]

TABLE 506.2: ALLOWABLE AREA. R-2, NS, TYPE III B = 16,000 SF

ACTUAL BUILDING AREA (PER BUILDING):

BASEMENT: 010 S.F.

FIRST FLOOR: 010 S.F.

SECOND FLOOR: 425 S.F.

THIRD FLOOR: 425 S.F.

FOURTH FLOOR: 425 S.F.

TOTAL: 3,486 S.F.

CHAPTER 6: TYPES OF CONSTRUCTION

602.3: CONSTRUCTION TYPE: III B

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME = 0 HOUR

EXTERIOR BEARING WALLS = 2 HOUR

INTERIOR BEARING WALLS = 0 HOUR

EXTERIOR NON-BEARING WALLS - REFER TO TABLE 602

INTERIOR NON-BEARING WALLS = 0 HOUR

FLOOR CONSTRUCTION = 0 HOUR

ROOF CONSTRUCTION = 0 HOUR

TABLE 602: FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE.

X < 5'; TYPE III B CONSTRUCTION = 1 HOUR [2 HOUR RATINGS FOR III B CONSTRUCTION PREVAILS] = 2 HOUR

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

705.5: EXTERIOR WALLS - FIRE RESISTANCE RATED PER CBC 601 AND 602.

TABLE 705.5: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - NO CHANGE IN EXTERIOR OPENING.

EXISTING OPENINGS ARE BEING MAINTAINED.

708.5: FIRE PARTITIONS = 1 HOUR FIRE RESISTANCE RATING - REFER TO DRAWINGS.

712.4.5: HORIZONTAL ASSEMBLIES. 1 HOUR FIRE RESISTANCE RATING - REFER TO DRAWINGS.

714.3: FIRE RESISTANCE RATED WALL THRU PENETRATIONS - UL 1479, "F" RATINGS OF NOT LESS THAN THE WALL PENETRATED - REFER TO DRAWINGS.

714.3.2: FIRE RESISTANCE RATED WALL MEMBRANE PENETRATIONS - SEE NOTES ON DRAWINGS.

714.4.1: FIRE RESISTANCE RATED HORIZONTAL ASSEMBLY THRU PENETRATIONS - UL 1479, "F" / "T" RATINGS OF NOT LESS THAN THE FLOOR PENETRATED - REFER TO DRAWINGS.

714.4.2: FIRE RESISTANCE RATED HORIZONTAL ASSEMBLY MEMBRANE PENETRATIONS - SEE NOTES ON DRAWINGS.

CHAPTER 8: INTERIOR FINISHES

803.1: INTERIOR WALL AND CEILING FINISH MATERIALS

CLASS A = FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450

CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450

CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450

TABLE 803.1: INTERIOR WALL AND CEILING FINISH REQUIREMENTS

USE R-2, NON-SPRINKLERED

INTERIOR EXIST STAIRWAYS/ EXIT PASSAGEWAYS: CLASS B

CORRIDORS / ENCLOSURE FOR EXIT ACCESS STAIRS: CLASS B

ROOMS AND ENCLOSED SPACES: CLASS C

804.4.2: INTERIOR FLOOR FINISHES - MINIMUM CRITICAL RADIANT FLUX - R-2 USE = CLASS II

CHAPTER 9: FIRE PROTECTION SYSTEMS

905: AUTOMATIC SPRINKLER SYSTEM. NO AUTOMATIC SPRINKLER SYSTEM - EXISTING CONDITION - NO CHANGE. NO CHANGE IN OVERALL BUILDING AREA OR HEIGHT.

906.1: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH OHIO FIRE CODE AND NFPA STANDARD #10. 2010 EDITION, CINCINNATI FD.

907.2.4: FIRE ALARM SYSTEM. REQUIRED; NO FIRE ALARM EXISTS CURRENTLY IN BUILDING - REQUIRED BY CURRENT CBC DUE TO 4 STORY BUILDING HEIGHT. FIRE ALARM SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT - DESIGN BY OTHERS. MANUAL FIRE ALARM BOXES NOT REQUIRED [907.2.4.1 EXCEPTION #2]

907.2.1.2: INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN THE VICINITY OUTSIDE OF EACH SLEEPING ROOM.

[SMOKE ALARMS AND SMOKE/CARBON MONOXIDE ALARMS TO BE DUAL SENSING / COMBINATION TYPE PHOTOELECTRIC & IONIZATION SENSOR DETECTOR]

915.1.1: CARBON MONOXIDE DETECTION - REQUIRED; PROVIDED

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.2: BASEMENT R-2 [010 S.F.], 1/200 SF GROSS = 5

FIRST FLOOR R-2 [010 S.F.], 1/200 SF GROSS = 5

SECOND FLOOR R-2 [425 S.F.], 1/200 SF GROSS = 5

THIRD FLOOR R-2 [425 S.F.], 1/200 SF GROSS = 5

FOURTH FLOOR R-2 [425 S.F.], 1/200 SF GROSS = 5

TOTAL MAX OCCUPANT LOAD = 25 PERSONS

OF EXITS: (2) FROM EACH APARTMENT UNIT.

(1) INTERIOR STAIR (1) FIRE ESCAPE. EXISTING CONDITION - NO CHANGE

1005.2: EGRESS WIDTH

STAIRS = 36" (EXISTING STAIR) AND 36" (NEW STAIR)

DOORS = 36"

TABLE 1011: RESIDENTIAL USE WITHOUT SPRINKLER SYSTEM = 250' TRAVEL DISTANCE

ACTUAL TRAVEL DISTANCE = 48' +/-

1023.2: STAIR CONSTRUCTED AS FIRE BARRIER - 2 HOUR RATING REQUIRED / PROVIDED.

1030: EMERGENCY ESCAPE & RESCUE OPENINGS. REQUIRED - PROVIDED.

CHAPTER 11: ACCESSIBILITY

THE BUILDING IS NOT ACCESSIBLE - EXISTING CONDITION - NO CHANGE

CHAPTER 12: INTERIOR ENVIRONMENT

1201.2: STC RATING OF NOT LESS THAN 50 BETWEEN DWELLING UNITS

CHAPTER 20: GLAZING

2406.1: SAFETY GLAZING INSTALLED AT HAZARDOUS LOCATIONS.

CHAPTER 24: PLUMBING SYSTEMS

TABLE 2402.1: RESIDENTIAL: 1 WATER CLOSET, 1 LAVATORY, 1 SHOWER, 1 KITCHEN SINK PROVIDED PER DWELLING UNIT.

CHAPTER 24: EXISTING BUILDINGS AND STRUCTURES

3404.1: BASEMENT - BASEMENT IS FOR UTILITY ACCESS ONLY. NO STORAGE OR OCCUPANCY IS PERMITTED

3406: FIRE ESCAPES. THE EXISTING FIRE ESCAPE SHALL CONTINUE TO BE UTILIZED AS A COMPONENT OF THE MEANS OF EGRESS. THE EXISTING FIRE ESCAPES TAKE OCCUPANTS TO GRADE AND THERE IS AN UNOBSTRUCTED PATH TO THE PUBLIC WAY. THE EXISTING FIRE ESCAPES ARE IN SOUND CONDITION.

3406: WINDOWS. NEW WINDOWS WILL BE INSTALLED IN EXISTING OPENINGS

3411.4: HISTORIC BUILDINGS - EXCEPTION - TYPE B DWELLING UNITS REQUIRED BY CBC 1101 ARE NOT REQUIRED TO BE PROVIDED IN HISTORIC BUILDINGS

3412: COMPLIANCE ALTERNATIVES:

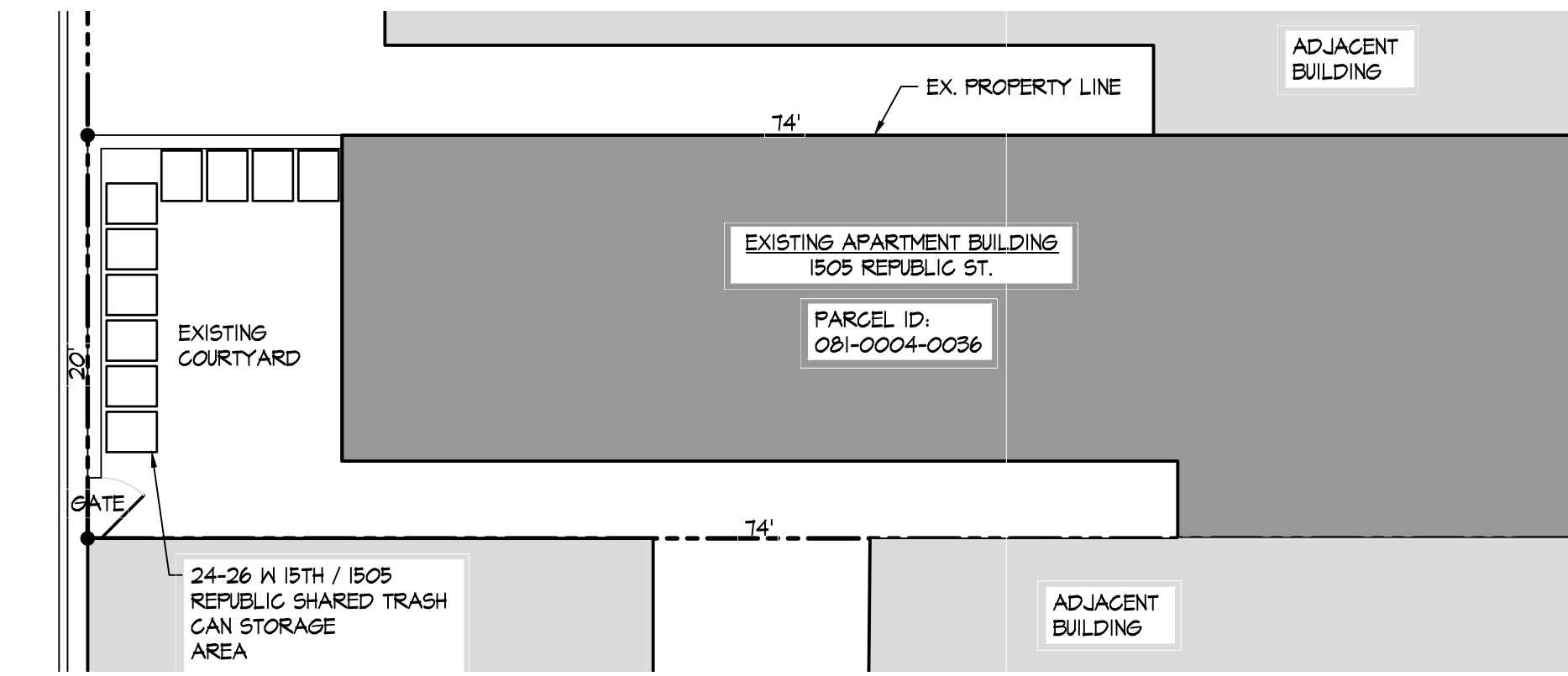
Code Section	Building Height	Safety Parameter			General Safety	Comment	Compliance	
		Fire Safety	Means of Egress	General Safety			Existing	Proposed
3412.6.1	Building Height	0	0	0	# of stories governed by 14.2.1 (14.2.1) - 0	Portage increase = 0 - 16,000 SF allowable area.		X
3412.6.2	Building Area	8.5	8.5	8.5	Eq. 3412.6.2.2 (16,000 SF / 2,000) x (1 - (825/16,000)) = 13.33 x 942 = 12,566 area value. (Max Area Value = 1/2 of fire safety of 17 per 3412.6.1-8.5) = 6283 area value	Category d - compartment size < 5,000 sf, utilize existing 2 hour wall at fire stairs (4,625 SF actual compartment for entire building, interpolate between 2,500 and 5,000 SF compartment = 14,900 value for 4,625 SF)		X
3412.6.3	Compartmentation	16.9	16.9	16.9		Category d - independent systems serve 1 unit each		X
3412.6.4	Separations	0	0	0		Category c - 1 hr wall/1 hr ceiling typical		X
3412.6.5	Corridors	0	0	0		Category c		X
3412.6.6	Vertical openings	3.5	3.5	3.5		1-2 hr protection - 1 x 3.5 at central enclosed stair/circulation		X
3412.6.7	HVAC Systems	5	5	5		Category d - independent systems serve 1 unit each		X
3412.6.8	Fire Detection	2	2	2		Category d - smoke detectors throughout except individual sleeping units, tenant spaces, and dwelling units		X
3412.6.9	Fire Alarms	0	0	0		Category a - None		X
3412.6.10	Smoke Control	0	0	0		Category a - None		X
3412.6.11	Means of Egress	-3	-3	-3		Category a - utilize fire escape for 50% of required egress		X
3412.6.12	Head Egress	-2	-2	-2		Category a - no head egress		X
3412.6.13	Travel Distance	15.5	15.5	15.5		[200' allowable-67' actual] / [200' allowable] x 20 = 15.5		X
3412.6.14	Elevator control	-4	-4	-4		Category a - travel distance of more than 20'		X
3412.6.15	Emergency Lighting	0	0	0		Category b - install em. lighting w/ battery backup per ch 27		X
3412.6.16	Manual Occupancies	0	0	0		Category b - separation per 508.4		X
3412.6.17	Automatic Sprinklers	-6	-6	-6		Category a - sprinklers required, not provided		X
3412.6.18	Standpipes	-6	-6	-6		Category a - standpipe required, not provided		X
3412.6.19	Incidental Use	0	0	0		Storage rooms < 100 sf		X
Total Points		18.0	18.0	18.0				
Required Points		17	16	16				

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN W/ NEW FURRING AND GYPSUM BOARD
- NEW 2x4 WOOD FRAME WALL
- FLOOR DRAIN
- SMOKE DETECTOR - INTERCONNECTED 120V W BATTERY BACKUP [DUAL SENSING IONIZATION AND PHOTOELECTRIC TYPE]
- CARBON MONOXIDE / SMOKE DETECTOR - INTERCONNECTED 120V W BATTERY BACKUP [DUAL SENSING IONIZATION AND PHOTOELECTRIC TYPE]
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- WINDOW TYPE KEY
- DOOR OPENING WIDTH
- SECTION TAG
- ELEVATION TAG
- DEMOLITION TAG
- NEW WORK TAG
- CEILING TAG
- DOOR TAG
- WALL TAG

ABBREVIATIONS

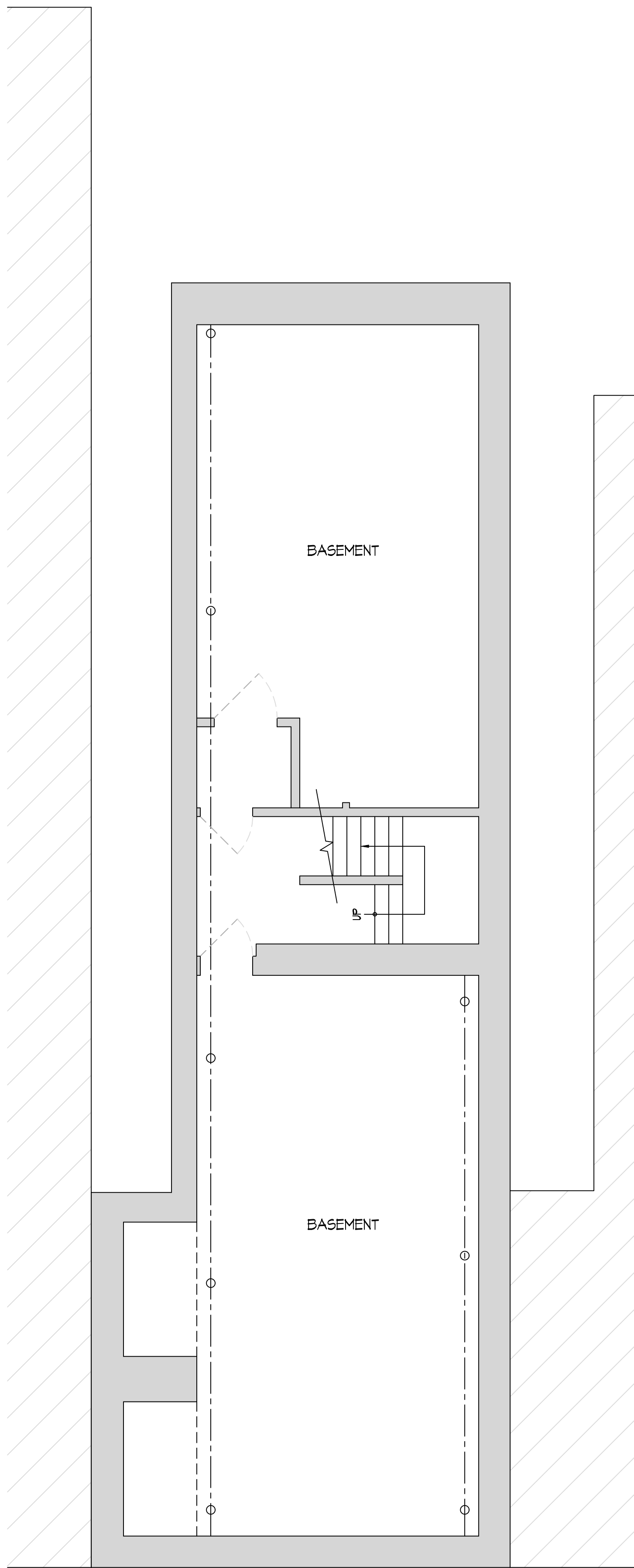
- ADAAG AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
- AFF ABOVE FINISH FLOOR
- ALUM ALUMINUM
- BLKG BLOCKING
- BET BETWEEN
- BRG BEARING
- BTM BOTTOM
- CFP CAST IN PLACE
- CL CENTERLINE
- CLG CEILING
- CT CERAMIC TILE
- CLR CLEAR
- COL COLUMN
- CPT CARPET
- CONC CONCRETE
- CMU CONCRETE MASONRY UNIT
- CONT CONTINUOUS
- CJ CONTROL JOINT
- DF DRINKING FOUNTAIN
- DIA DIAMETER
- DS DOWNSPOUT
- DTL DETAIL
- DW DISH WASHER
- ELEV ELEVATION
- EQ EQUAL
- FD FLOOR DRAIN
- FDN FOUNDATION
- FE FIRE EXTINGUISHER
- FF FINISH FLOOR
- FIN FINISHED
- FRT FIRE RETARDANT TREATED
- FSE FOOD SERVICE EQUIPMENT
- FTG FOOTING
- FV FIELD VERIFY
- GA GAUSE
- GYP BD GYPSUM BOARD
- GC GENERAL CONTRACTOR
- HM HOLLOW METAL
- HT HEIGHT
- HOR HORIZONTAL
- MAX MAXIMUM
- MECH MECHANICAL
- MO MASONRY OPENING
- MTD MOUNTED
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- OPG OPENING
- PTD PAINTED
- RAD RADIUS
- REF REFRIGERATOR
- REQ'D REQUIRED
- RD ROOF DRAIN
- QT QUARRY TILE
- RO ROUGH OPENING
- ATC ACOUSTIC TILE CEILING
- SM SIMILAR
- SIN SHEET METAL
- SPEC SPECIFICATION
- SS STAINLESS STEEL
- SO SQUARE
- STL STEEL
- T.O. TOP OF
- TYP TYPICAL
- UFAS UNIFORM FEDERAL ACCESSIBILITY STANDARD
- WRB WEATHER RESISTIVE BARRIER
- WVF WELDED WIRE FABRIC



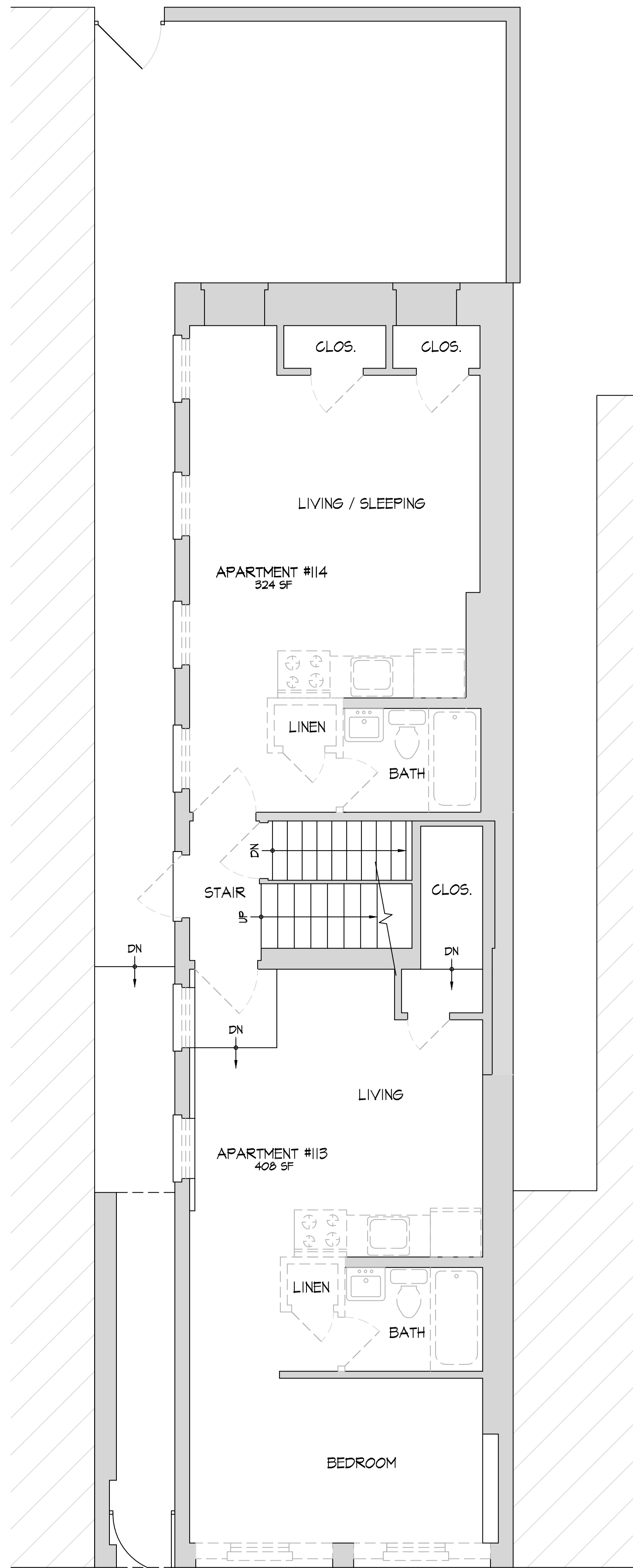
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

Renovation of Apartment Building at:
1505 Republic Street
Cincinnati, Ohio 45202
PREPARED FOR EJS PROPERTIES

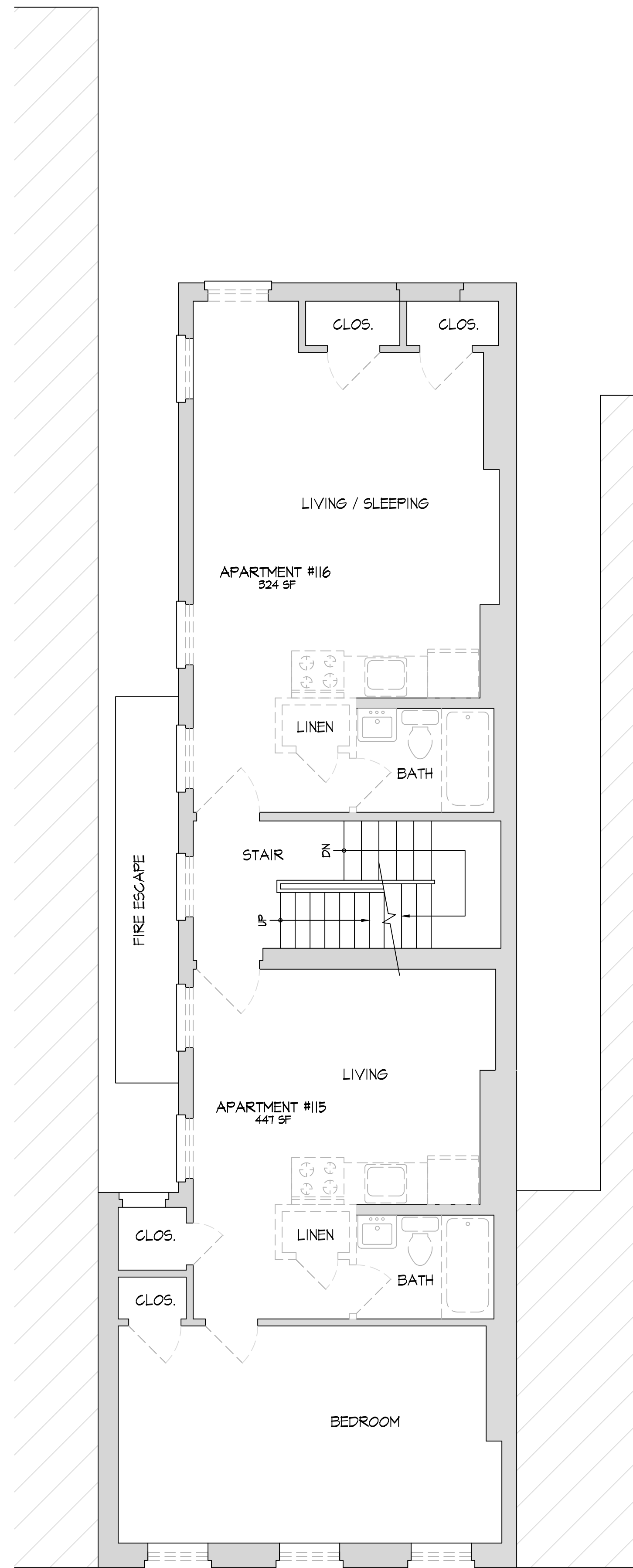
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	07/16/18 PRELIM. O1
	08/22/18 REVIEW SET
	09/05/18 REVIEW SET
	09/28/18 COA-HCB SUBMITTAL
	11/06/18 COA-HCB SUBMITTAL
Project Number	2018-079
Date	NOVEMBER 06, 2018
Sheet Title	PROJECT INFORMATION SITE PLAN
Sheet Number	T1.1



A EXISTING / DEMOLITION BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



B EXISTING / DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



C EXISTING / DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

DEMO GENERAL NOTES TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
7. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/CAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILING.
- 17.

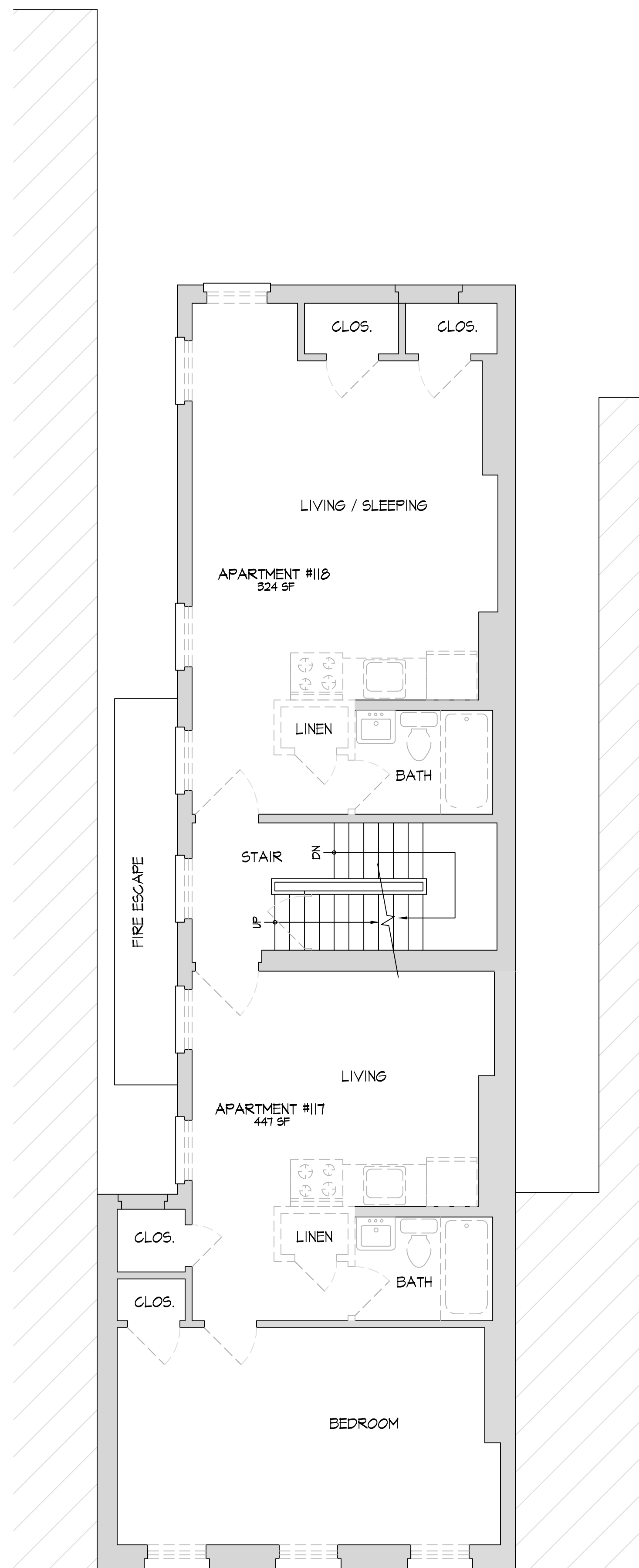
Renovation of Apartment Building at:
1505 Republic Street
Cincinnati, Ohio 45202
PREPARED FOR E|S PROPERTIES

Print Record	
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2018-079	
Date	
NOVEMBER 06, 2018	
Sheet Title	
EXISTING/DEMOLITION FLOOR PLANS	
Sheet Number	
D1.1	

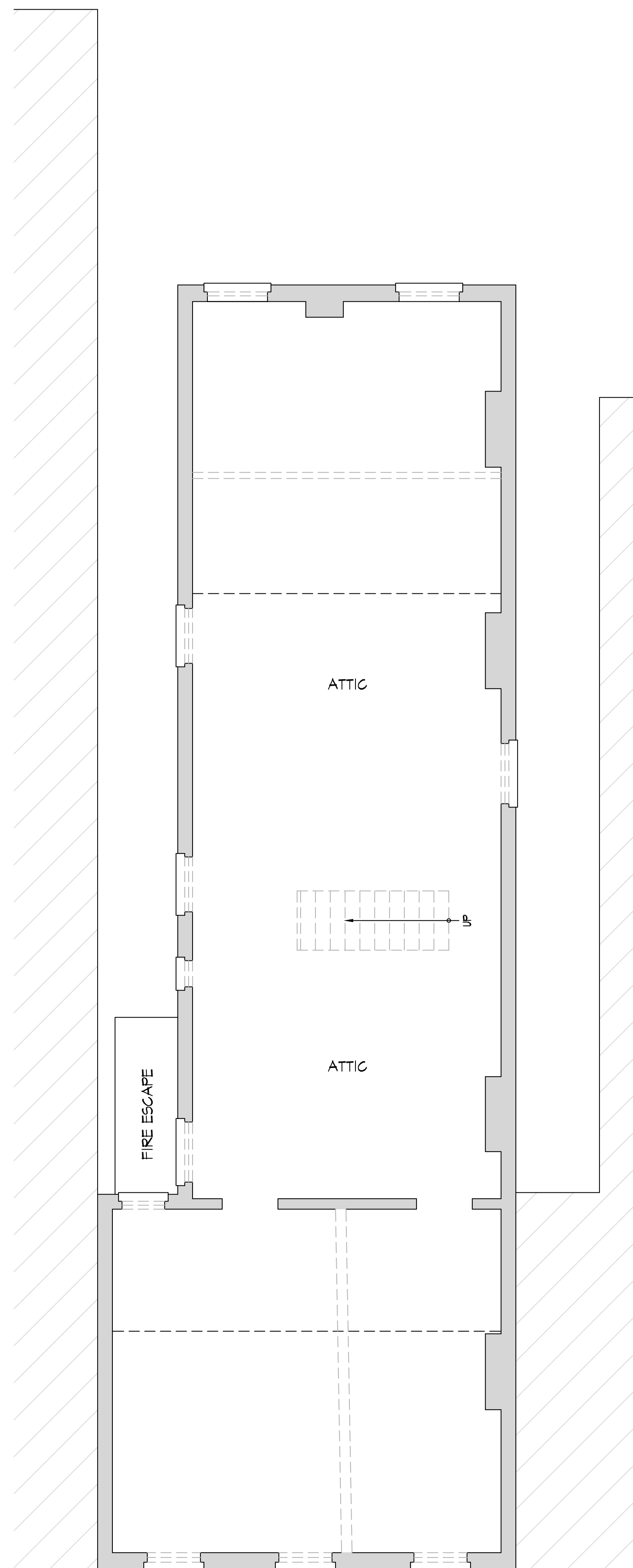
RDA GROUP ARCHITECTS
 7945 Washington Woods Drive
 Dayton, Ohio 45459
 O: 937.610.3440
 F: 937.610.3441

STATE OF OHIO
 JONATHAN ROBERT SCHAAF
 ARCHITECT
 #14503
 EXPIRES 12/31/2019

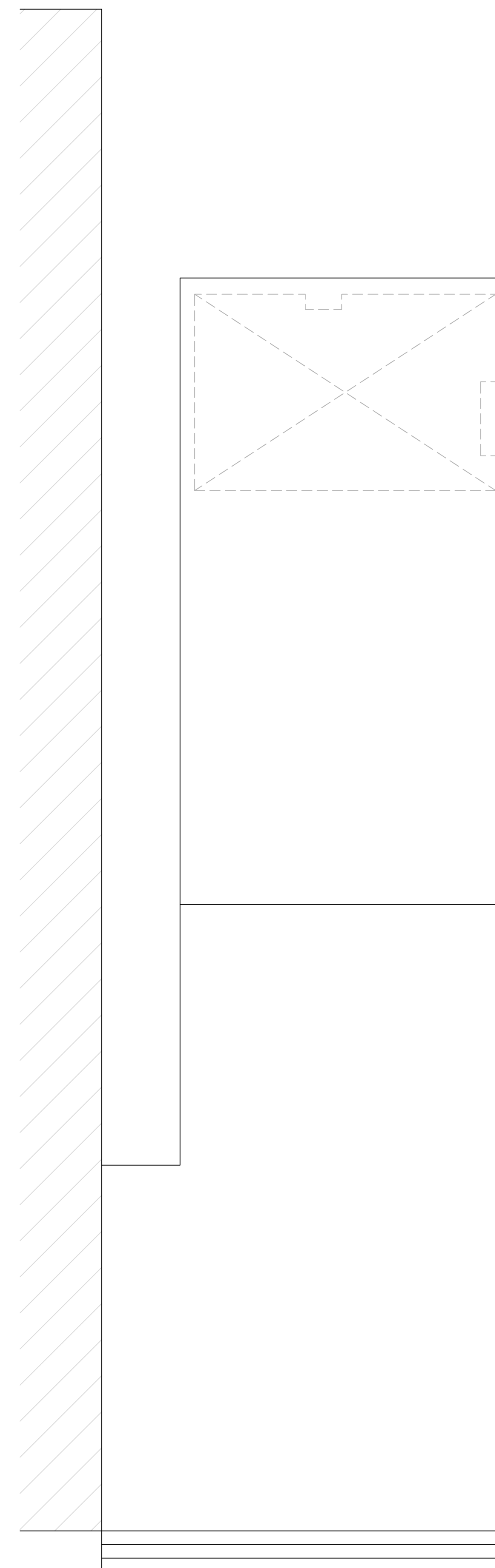
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EXISTING / DEMOLITION
THIRD FLOOR PLAN



EXISTING / DEMOLITION
FOURTH FLOOR PLAN



EXISTING / DEMOLITION
ROOF PLAN



DEMOLITION GENERAL NOTES TYP. OF ALL DEMO PLANS

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Renovation of Apartment Building at:
1505 Republic Street
 Cincinnati, Ohio 45202
 PREPARED FOR E|S PROPERTIES

Print Record

05/29/18	AS-BUILTS
07/16/18	PRELIM. 01
08/22/18	REVIEW SET
09/05/18	REVIEW SET
09/28/18	COA-HCB
	SUBMITTAL
11/06/18	COA-HCB
	SUBMITTAL

Project Number

2018-079

Date

NOVEMBER 06, 2018

Sheet Title

EXISTING/DEMOLITION
FLOOR PLANS

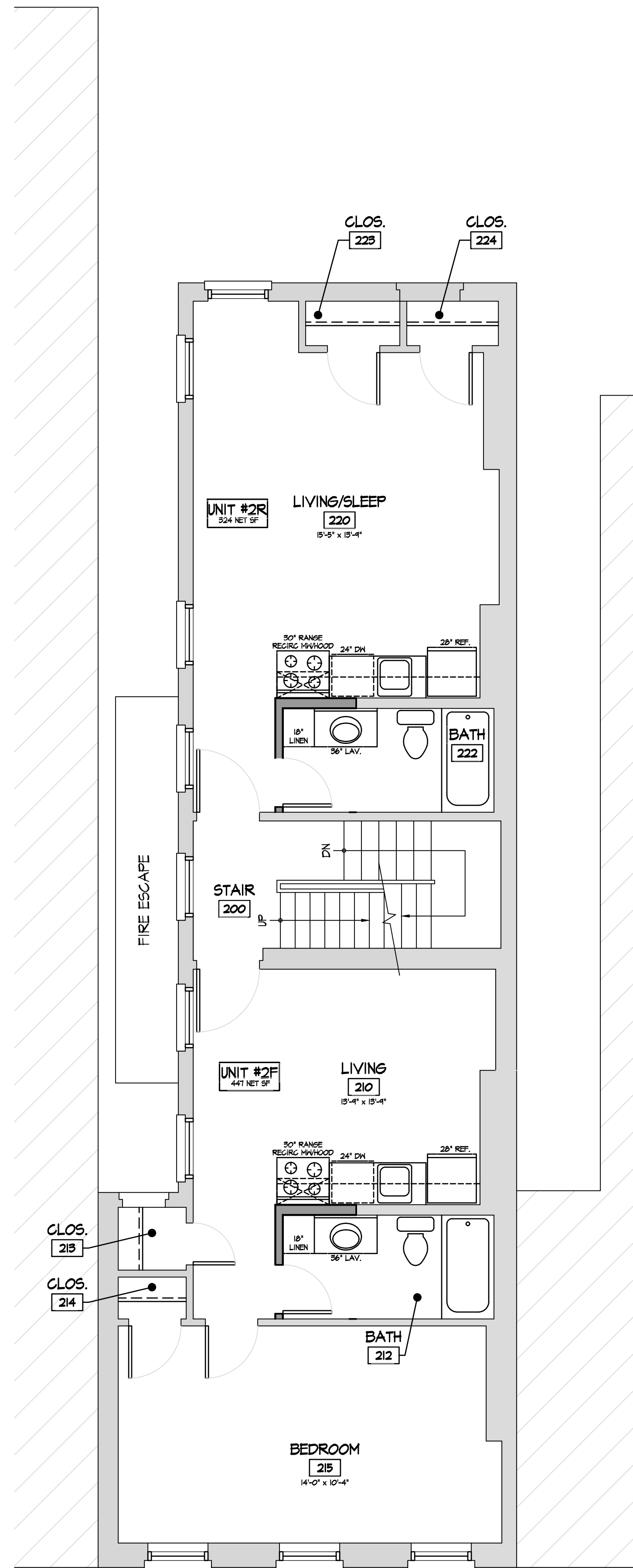
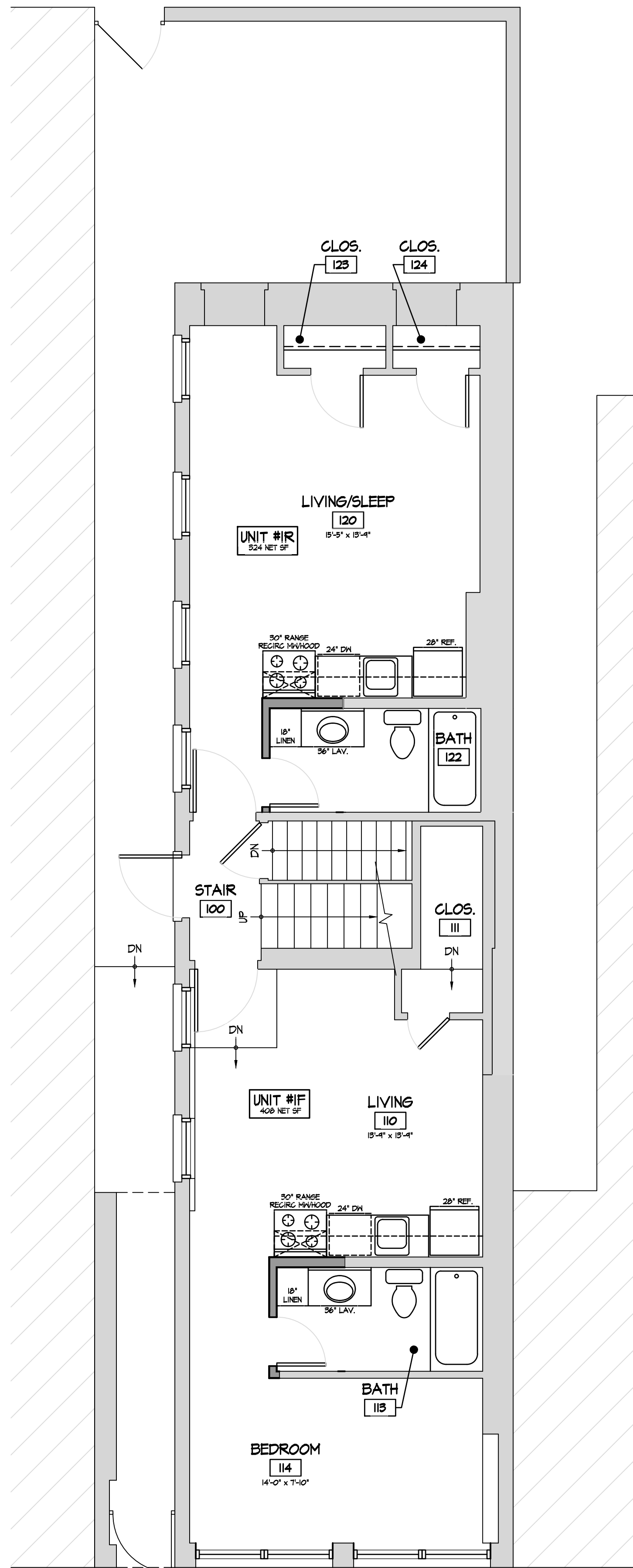
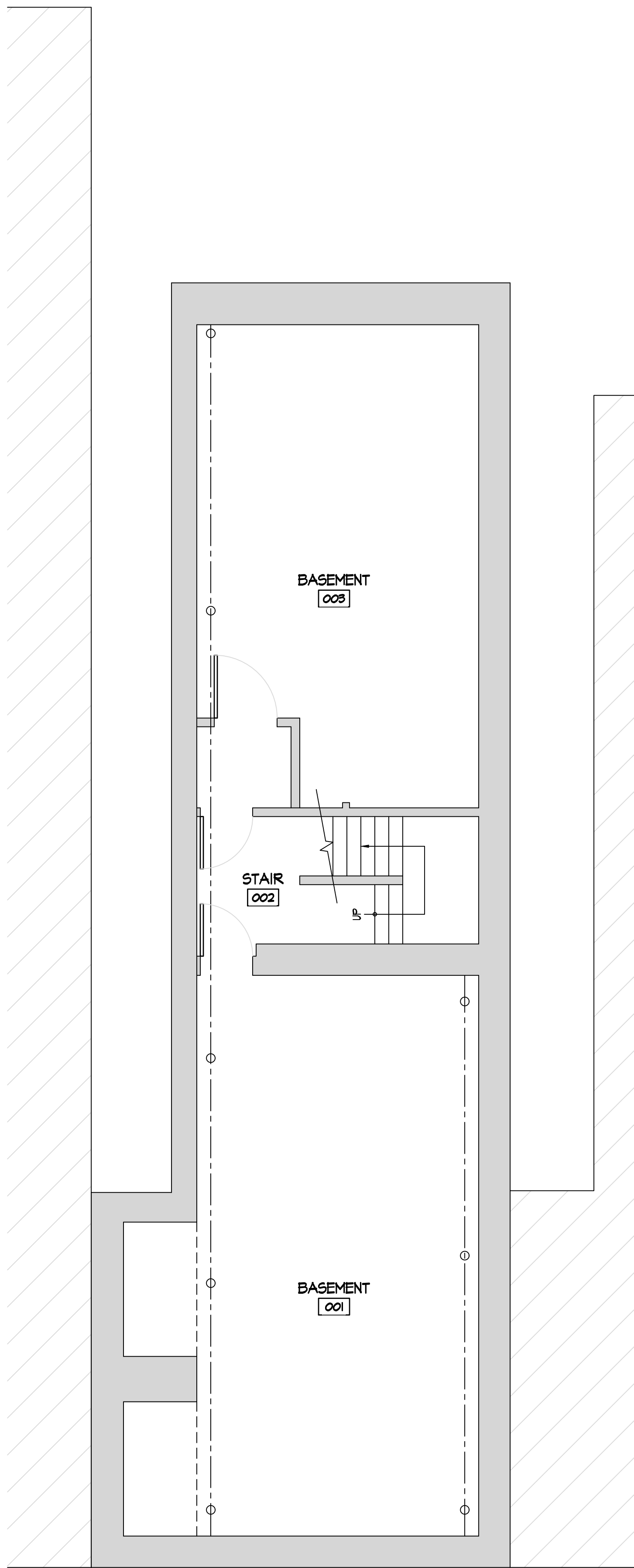
Sheet Number

D1.2

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

STATE OF OHIO
 JONATHAN ROBERT SCHAAF
 ARCHITECT
 #14503
 EXPIRES 12/31/2019

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Renovation of Apartment Building at:
1505 Republic Street
 Cincinnati, Ohio 45202
 PREPARED FOR E|S PROPERTIES

Print Record

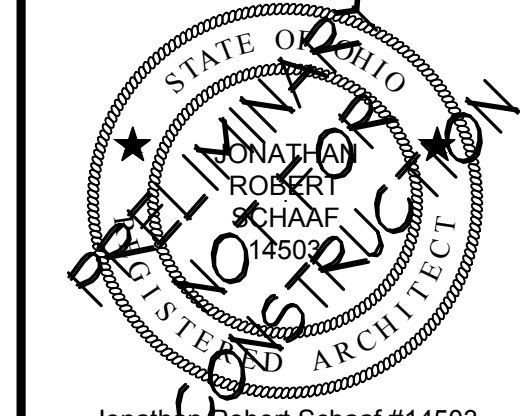
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09/28/18	COA-HCB SUBMITTAL
11/06/18	COA-HCB SUBMITTAL

Project Number
2018-079

Date
NOVEMBER 06, 2018

Sheet Title
PROPOSED FLOOR PLANS

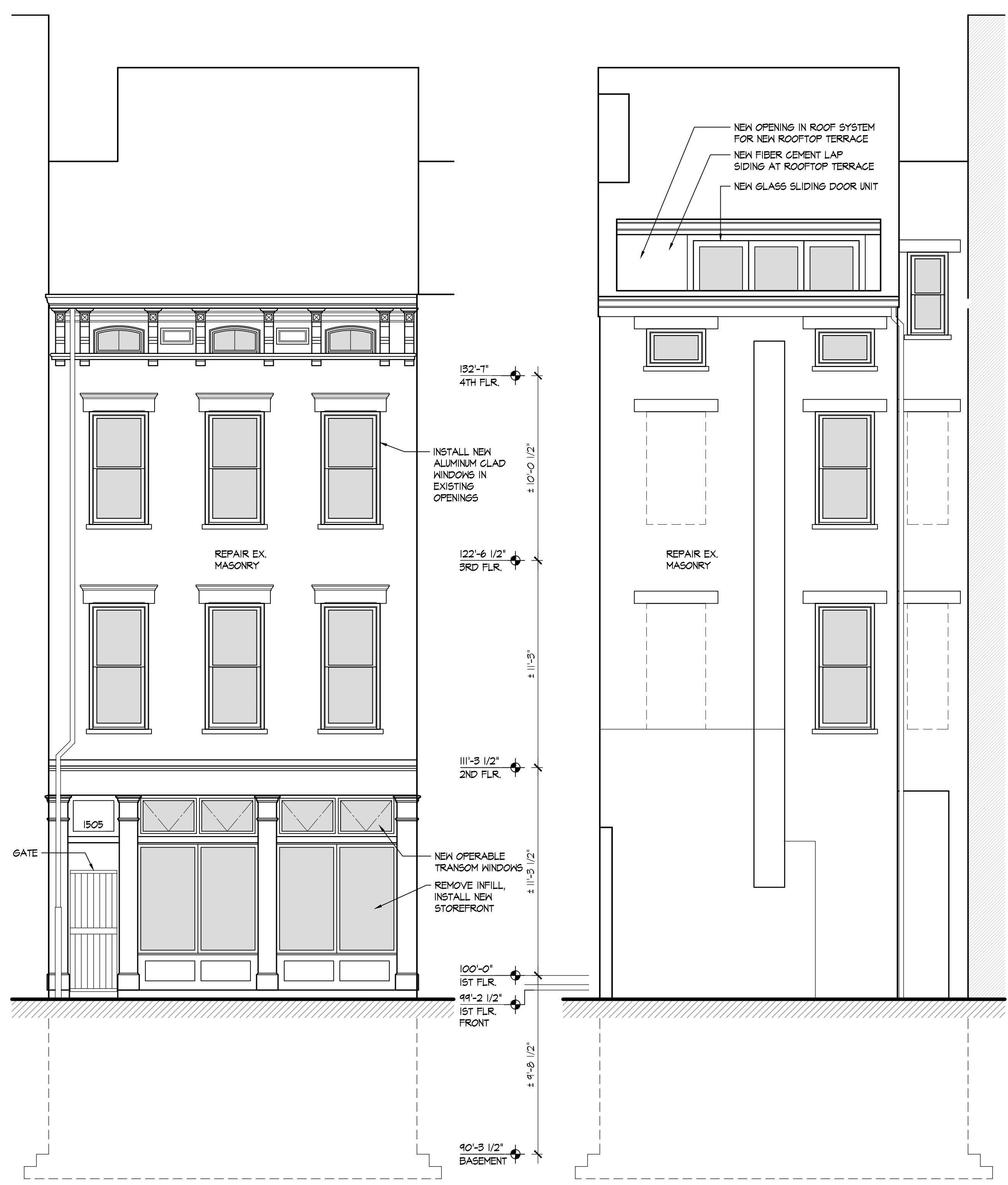
Sheet Number
A1.1



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2019

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Renovation of Apartment Building at:
1505 Republic Street
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A EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8

Print Record	
05/29/18	AS-BUILTS
07/16/18	PRELIM. 01
08/22/18	REVIEW SET
09/05/18	REVIEW SET
09/28/18	COA-HCB SUBMITTAL
11/06/18	COA-HCB SUBMITTAL
Project Number	
2018-079	
Date	
NOVEMBER 06, 2018	
Sheet Title	
EXTERIOR ELEVATIONS	
Sheet Number	

A2.1

October 6, 2011

City of Cincinnati
Buildings Inspections
105 Central Avenue
Suite 500
Cincinnati, OH 45202

RE: 1505 Republic Street
Density Variance and Zoning Exception
RM1.2 Over the Rhine Historic Conservation Overlay Zone

To Whom it concerns,

This cover letter provides supporting documentation for the Density Variance request for 1505 Republic Street. This property was originally constructed as a mixed-use building with commercial space on the first floor and Residential units above. Previous renovations converted the first floor commercial space to a residential dwelling unit. This renovation gave the building a total of 6 dwelling units. The RM1.2 zoning for the property allows for 1 unit per 1200 SF of lot area. The lot area for the property is 1,466 SF. The existing density is 6 units and the proposed density is 7 units.

This property is proposed to undergo a rehabilitation which will alter the building to contain 7 dwelling units. Two apartments will be on floors 1-3 per the current configuration, with one unit added on the 4th floor. The first floor will remain as residential. This request is for a density variance for the additional unit planned as part of the ongoing rehabilitation of the property. The lot area requirement is noted in section 1405.07 of the City of Cincinnati Zoning Code. The density increase is necessary to allow the building to be brought to its highest and best use. Having 7 dwelling units in the building maximizes the building's potential.

The existing building is vacant with much of the case removed. The existing configuration is 6 bedroom units in the building. The proposed building configuration of 7 dwelling units contains a total of 6 bedroom units. Using an assumed occupancy of 2 people for a 1 bedroom, the overall occupancy of the building is increased by 2 occupants.

This project is in the public interest per 1445.13. The project will rehab a currently vacant structure bringing it back into service. The project is compatible with the neighborhood. 100% residential use is compatible with this street and others in the vicinity. This project will improve a blighted structure and will improve the streetscape along Republic Street with other nearby revitalization projects.

The project complies with the underlying zoning district, which permits residential including first floor residential and is harmonious with the general purpose and intent of the zoning code. The project is in compliance with the guidelines adopted for the RM1.2 zoning district. There will be no impact on the traffic around the subject property. The development is pedestrian oriented, and the occupant load poses no detriment to the streets or access. There is no impact with neighboring properties and the development is compatible with the neighborhood. There are no adverse effects for public safety as a result of this variance request. The rehabilitation will eliminate current blight along Republic Street and will help to improve the health, safety and general welfare of those in Over the Rhine. The development with its increased density adds vibrancy to the neighborhood and helps further support the businesses located in the Over the Rhine. The development will create multiple construction jobs. The redevelopment of the building and its increased unit count will add value to the building, thereby increasing potential tax benefits to the City.

The increased unit count as proposed makes the development economically viable. Please refer to Application for Commercial Tax Abatement previously submitted to the City of Cincinnati for this project which contains the relevant data to support this position. The redevelopment of the building is intended as a market rate project targeting working class / service industry individuals without cars. There is a strong market demand for 500 SF one bedroom apartments renting for up to \$1000 per month based on the client's previous projects in the vicinity. To be able to deliver a product at this price point, the additional unit in the building is needed. The additional unit brings the cost of the development per unit down, and the additional revenue makes the project viable. The addition of the private roof deducts the amount to the fourth floor unit which otherwise may be harder to rent / generate adequate revenue with. Taken together, this development approach has been demonstrated to have a rapid lease up and greatly increase the probability that they will remain occupied. This gets the building back in service and ensures the projects long-term viability.

The ability to provide quality market rate housing at a price point within reach of the average renter is contingent upon a modest increase in density to make the project viable. The building's proximity to the street car and the location in a vibrant mixed-use neighborhood makes car ownership unnecessary and a bonus for true urban living. The rehabilitation of the building must include the use of the entire building to make the project economically viable and realize its full economic benefit for the Owner as well as for the City of Cincinnati. The strict interpretation of the zoning code relating to the current unit count inhibits the utilization of the building to its fullest potential as originally designed. The current zoning requirements are unreasonable for the rehabilitation of the existing four-story building with the current density. The proposed floor can be done in compliance with the OBC and as part of the proposed floor, the safety of the entire building will be improved. The variance is necessary for the rehabilitation of the property which will continue the positive momentum of the redevelopment activities along Republic Street and Over the Rhine in general.

We are including as witnesses to the hearing for this application:

- Ean Sieber, EIS Properties
- Jonathan Schaaf, RDA Group Architects
- Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.

Sincerely,



Jonathan Schaaf
RA LEED AP CRRP
Principal
RDA Group Architects

**APPLICATION FOR COMMERCIAL TAX ABATEMENT
CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA
RENOVATION AND NEW CONSTRUCTION**



COMMERCIAL, INDUSTRIAL, MIXED-USE, AND MULTI-UNIT (4 OR MORE UNITS)

Instructions: Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application. After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council.

The City requires that the Applicant provide the following documentation with this application:

- o A detailed breakdown of all Sources and Uses of Funds for the project (templates are available upon request). A minimum of \$40,000 in costs must be documented.
- o Supporting documentation for ALL sources of funding for the project. For instance, if a bank loan will be obtained, a letter or term sheet from the bank specifying, among other things, the loan amount and term. A contact person must be identified for each funding source.
- o A post-construction operating pro forma for the building and cash flow analysis. NOTE: Please submit a copy of the pro forma used to apply for any bank financing as required and a contact person considering the application for bank financing.
- o Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for abatement showing who is authorized to sign for the organization
- o Copy of the Deed or other Legal Description of the Property
- o A copy of the proposed construction plans/rendering/etc.
- o Estimated pre-construction, and post construction real estate taxes
- o If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include "Energy Petal"]) Certification, provide confirmation of registration

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: OTR Housing Group LLC

Form of business enterprise: LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)

Is the Applicant affiliated with a larger developer or development entity? (Yes / No). If Yes, please provide the name of this developer or development entity: _____

Legal Address of real property owner: 310 OAK ST

Federal Tax ID #(s): 82-1928448

Applicant Contact Person: EAN SIEMEN Title: Managing Director

Phone: (513) 505-5551 Main Contact email address: EAN.SIEMEN@Gmin.com

Address of subject property 1505 REPUBLIC ST Zip: 45202

Hamilton County Auditor Parcel ID #: 081 - 0004 - 0036 (see page 3 if additional space needed for multiple addresses or parcel IDs)

City of Cincinnati Neighborhood: Over-the-Rhine

Is any other financial assistance being requested from the City of Cincinnati for this project? YES

If yes, please indicate the Development Analyst you are working with: Cody Brooks

RECEIVED
SEP 28 2018

Space/Units to be constructed/renovated:

Construction Type: New Construction Renovation

What percentage of the existing structure is currently occupied: _____ 5 %

Total sqft/units to be constructed/renovated:

Commercial: _____ (sqft) Office: _____ (sqft) Industrial: _____ (sqft)

Residential: _____ (sqft) Residential: _____ (# of units)

Project Type:

- Commercial (Retail, Office etc)
- Industrial
- Multi-Unit Residential (4 or more units)
- Mixed-Use (Residential & Commercial)
Describe the break down in use in SF below:

Please indicate if the project intend to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org)?

- Project is not LEED-certified
- LEED Silver
- LEED Gold
- LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- Project is not LBC qualified
- LBC Full
- LBC Net Zero
- LBC Petal (requires "Energy Petal")

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

Yes 15 % No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated on the scoring criteria on page 8, this is a significant factor in determining the terms of the abatement.)

General Project Information:

Project Name (of Applicable): _____

Description of the project:

This project will be the full renovation of a vacant residential building built in 1895. The scope includes 12 new residential units finished with new kitchen, bathrooms, appliances, HVAC, plumbing & electric. The project will also include scope for exterior masonry repair, windows, and roof. This will ensure stability & longevity.

Please provide a brief description of the applicant's development experience:

ONE Housing Group LLC IS OWNED BY PAUL STURGE. PAUL HAS REFINANCED ALL TO STRUCTURES IN HISTORIC NEIGHBORHOODS SINCE 2001

Please state why this project deserves a tax exemption from the City of Cincinnati and what benefits the project will bring to the neighborhood where it is located:

THIS PROJECT WILL RETURN A VACANT BUILDING BACK TO AN ACTIVE RESIDENTIAL COMMUNITY CONTRIBUTING TO THE RISE-RE-DEFINE HISTORIC DISTRICT. THE PROJECT WILL IMPROVE THE URBAN FABRIC ALONG THE SPECTACULAR LINE AND REDUCE BLIGHT IN THE AREA

If Commercial or Industrial, state the nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site: N/A

Other pertinent information regarding this project (multiple parcel IDs & addresses, etc):

SECTION II – Job Creation/Retention

Job Creation and Retention:

The Company will agree to use its best efforts to retain and/or create at least the following estimated number of employee positions at the Property in connection with the Project, in accordance with the specified schedule, and to maintain the minimum employment levels throughout the period of the incentive. The Job numbers below are to be listed in Full Time Equivalent (FTE) positions. FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week).

Existing positions at the site of the company to be retained:

Full-Time Equivalent N/A employees; total annual payroll \$

Will the project involve relocation of positions from another company location in the State of Ohio to the City of Cincinnati? NO

Existing positions at other company locations in Ohio to be relocated:

Address of Other Location(s):

Full-Time Equivalent employees; total annual payroll \$

Address of Other Location(s):

Full-Time Equivalent employees; total annual payroll \$

*Please attach additional sheets if other locations exceed spaces provided above

Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? NO

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above

Estimate the number of **new employees** the property owner will cause to be created at the facility that comprises the project site within three years. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent N/A employees (Total); total annual payroll \$ _____

During the first twelve months of the agreement: _____ positions

During the second twelve months of the agreement: _____ additional positions

During the third twelve months of the agreement: _____ additional positions

Temporary Construction 14 jobs; total annual payroll \$ 611,854⁰⁰

Length of Construction Period: 12 MONTHS

Of all of the above jobs, number and description of approximately how many positions are part-time in nature _____

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):

CONSTRUCTION LABOR JOBS

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or municipal corporation from which the company intends to relocate, and the Ohio Development Services Agency, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:

Indicate the estimated cost of the construction or remodeling: \$ 310,000

Estimated total cost of the project (including soft costs & acquisition): \$ 516,500

Estimated Project start date: 2/1/19 Estimated Project completion date: 1/31/20

Current Auditor's value of property (aggregate value of all parcels involved): 67,720

Estimated post-construction value of property: 570,000

(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ 0

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ 25,000

Other Investment: \$ 0

Description of Other Investment: _____

SECTION IV – Applicant Certifications

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? YES NO
2. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? YES NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? YES NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Development Services Agency to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Development Services Agency in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.66 (C) (1), As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X TC

Project Completion:

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X TC

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

CITY OF CINCINNATI COMMERCIAL TAX ABATEMENT TERMS

Applications for projects located within the Streetcar VTICA Area (as depicted on the following page) are eligible for a net abatement of up to 75% (less any VTICA contributions, if any) for up to 15 years. Such abatement will be determined based upon job creation, VTICA contributions, project need and other factors that the Department of Community and Economic Development may consider. If the project will be certified LEED Silver, Gold or Platinum or will obtain Living Building Challenge (LBC) Net Zero, Full or Petal (must be "Energy Petal"), the project will not be subject to gap financing analysis.

Applications for projects located outside the Streetcar VTICA Area will be scored in accordance with the below point values:

"But For" Analysis – 0-3 points (determined by Department of Community and Economic Development)

Non-LEED, LEED Certified, or Non-LBC Qualified – 0 points

LEED Silver – 2 points for new construction; 3 points for renovation

LEED Gold/LBC Net Zero – 3 points for new construction; 4 points for renovation

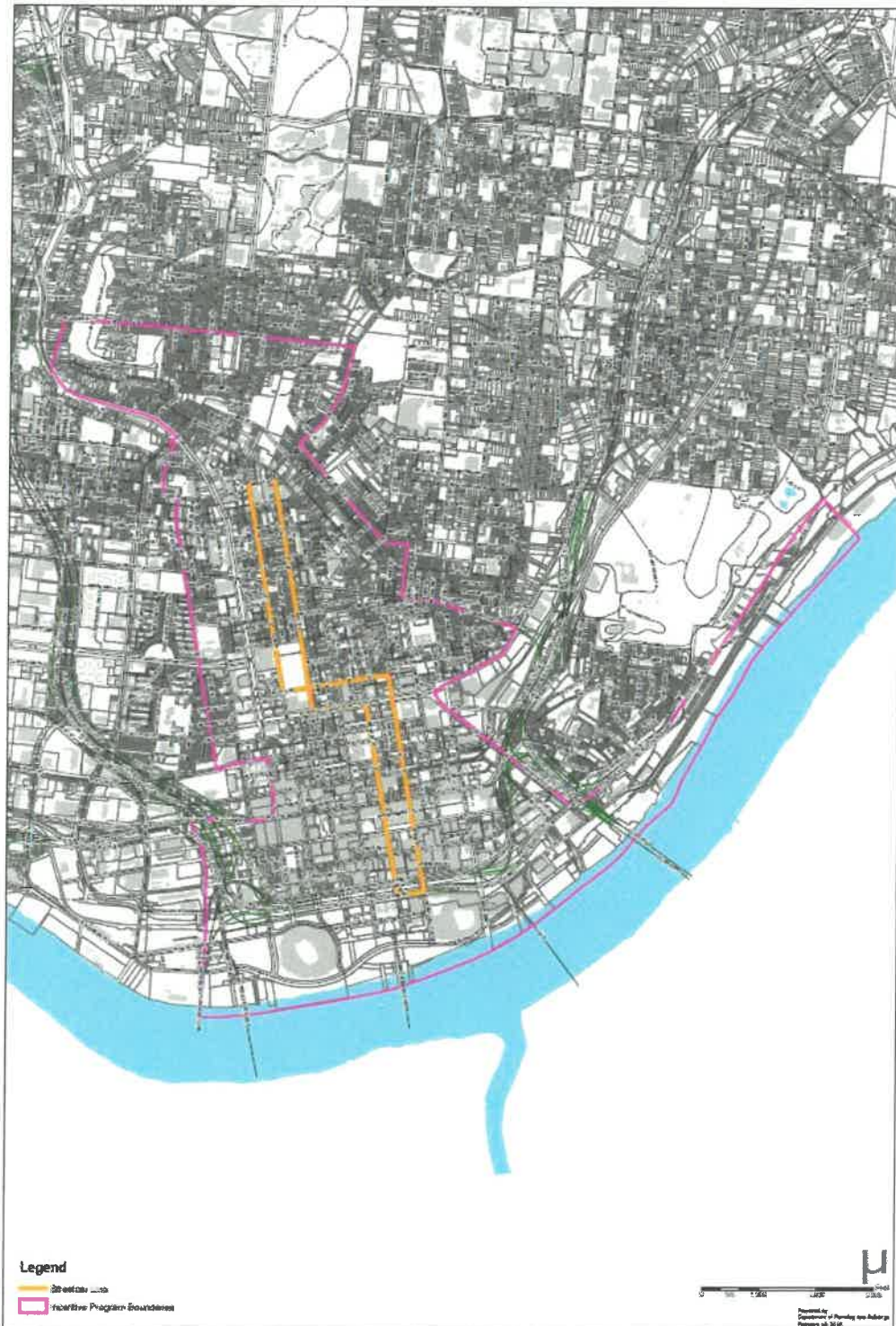
LEED Platinum/LBC Full or Petal (must include "Energy Petal") – 5 points for new construction; 6 points for renovation

VTICA – 8 points for 15% VTICA contribution; 1 point for any payment up to but excluding 15% VTICA contribution

Points	Term (years)	Net Rate*
0	3	25%
1	4	30%
2	5	35%
3	5	40%
4	6	40%
5	6	45%
6	7	45%
7	7	50%
8	8	60%
9	9	60%
10	11	60%
11	12	60%
12	13	60%
13	14	60%
14	15	60%
15	15	60%
16	15	60%
17	15	60%

* Abatement applies to improved value only. The Net Rate of the abatement takes into account Cincinnati Public Schools PILOT Agreement pursuant to which the Applicant must contribute 25% of the gross amount of the abatement, as well as VTICA contributions, if any.

STREETCAR VTICA AREA



Small Business Enterprise (SBE) Utilization Plan

Please indicate which methods you plan to use to achieve the City's aspirational goal of 30% Small Business Enterprise (SBE) utilization for construction contracts. Return the form to the Department of Community & Economic Development with your tax abatement application. If you have questions about this form, please contact the analyst reviewing your application.

Project Name: _____

Action	YES	NO	Expected Date/Comments
1. Hold a Meet & Confer (required)	<input type="checkbox"/>	<input type="checkbox"/>	
2. Use the City's SBE Directory to solicit bids from certified SBEs –available here: http://www.cincinnati-oh.gov/purchasing/resources-directories/sbe-directory/	<input type="checkbox"/>	<input type="checkbox"/>	
3. Identify sufficient subcontracting work to meet 30% SBE utilization goal	<input type="checkbox"/>	<input type="checkbox"/>	
4. Divide the total requirements into small tasks or quantities to permit maximum SBE participation	<input type="checkbox"/>	<input type="checkbox"/>	
5. Written Notice to Subcontractors of opportunity to bid and follow-up to initial solicitations	<input type="checkbox"/>	<input type="checkbox"/>	
6. Advertise opportunity to bid in local minority publications and in other local newspapers of general circulation	<input type="checkbox"/>	<input type="checkbox"/>	
7. Assistance with subcontractors' bonds, credit lines, and insurance	<input type="checkbox"/>	<input type="checkbox"/>	
8. Provide interested subcontractors with access to plans, specifications and requirements for subject project	<input type="checkbox"/>	<input type="checkbox"/>	
9. Require subcontractors to demonstrate the affirmative steps #2-8 to utilize SBEs in their subcontracts	<input type="checkbox"/>	<input type="checkbox"/>	
10. Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of Authorized Representative

Date

Community & Economic Development Approval

Date

1505 Republic

Sq Ft	#BR	#	Rent	Utility Income	Rent for all Units
325	studio	3	\$646.75		\$1,940.25
410	studio	1	\$815.90		\$815.90
500	1br	1	\$995.00		\$995.00
450	1	2	\$895.50		\$1,791.00
		7			\$5,542.15

Income

Total Gross Rental	\$66,505.80
Laundry and Other Income	\$ 1,200.00
Total Income	\$67,705.80

Expenses

Vacancy 5%	\$ (3,325.29)
Management Fee 5.5%	\$ (3,657.82)
Replacement Reserves 2.5%	\$ (1,662.65)
Taxes	\$ (3,200.00) tax abated
Insurance	\$ (1,800.00)
Water	\$ (3,772.00)
Gas and Electric	\$ (800.00)
Maintenance	\$ (3,325.29)
Lawn and Snow	\$ (600.00)
Rental Commission	\$ (600.00)
Marketing/Signage	\$ (550.00)
Supplies	\$ (1,200.00)
Total Expenses	\$ (24,493.04) -36.18%

Price per Square Foot

\$1.99

NOI

\$43,212.76

Total Value at 7.5 Cap \$ 576,170.08

Loan at 80% LTV \$ 460,936.06

Loan 80% LTC	460,000 @ 6% 25 year amort
Debt Service	\$ (35,628.00)
Cash Flow	\$ 7,584.76
DSC	\$ (1.21)

Sources and Uses of Cash

	24-26 W 15th	1505 Republic	1513 Republic
Acquisition	\$966,000.00	375,000	421,000
Construction	\$1,825,000.00	625,000	890,000
Closing Costs	\$55,820.00	\$20,095.20	\$8,931.20
Construction finance	\$122,245.80	\$44,008.49	\$19,559.33
Permanent finance	\$65,030.30	\$23,410.91	\$10,404.85
Professional fees	\$48,563.40	\$17,482.82	\$7,770.14
Soft costs	\$40,469.50	\$14,569.02	\$6,475.12
Reserves	\$104,774.14	\$37,718.69	\$16,763.86
Total Development Cost	\$3,227,903.14	\$1,162,045.13	\$516,464.50
			\$1,549,393.51

EXHIBIT A

LEGAL DESCRIPTION

Auditor's Parcel No. 081-0004-0269

Property Address: 24-26 W. Fifteenth Street

SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING PART OF LOT 43, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FIFTEENTH STREET NORTH 74° 23' EAST 56.11 FEET FROM THE NORTHEAST CORNER OF FIFTEENTH STREET AND RACE STREET; THENCE NORTH 74° 23' EAST 34.04 FEET TO THE WEST LINE OF GOOSE ALLEY; THENCE NORTH 16° WEST 53.07 FEET ALONG THE WEST LINE OF GOOSE ALLEY; THENCE SOUTH 74° 23' WEST 34.04 FEET; THENCE SOUTH 16° EAST 53.07 FEET TO THE POINT OF BEGINNING.

Auditor's Parcel No. 081-0004-0035 and 081-0004-0036

Property Address: 1507 and 1505 Republic Street

SITUATE IN CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF OUT LOT 43 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF REPUBLIC STREET, 40.00 FEET NORTH OF THE NORTHWEST CORNER OF FIFTEENTH STREET AND REPUBLIC STREET; THENCE NORTH 16° WEST 40.13 FEET, MORE OR LESS, TO THE SOUTH LINE OF LAND REGISTERED UNDER CERTIFICATE OF TITLE NO. 70087; THENCE SOUTH 74° 13' WEST 74.15 FEET TO THE EAST LINE OF GOOSE ALLEY; THENCE SOUTH 16° EAST ALONG THE EAST LINE OF GOOSE ALLEY 39.87 FEET TO A POINT 40 FEET NORTH OF THE NORTH LINE OF FIFTEENTH STREET; THENCE NORTH 74° 25' EAST 74.15 FEET TO THE PLACE OF BEGINNING.

Auditor's Parcel No. 081-0004-0031, 0032 and 0273 cons.

Property Address: 1513 Republic Street

SITUATE IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, STATE OF OHIO AND ON THE WEST SIDE OF REPUBLIC STREET (FORMERLY BREMEN STREET) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF REPUBLIC STREET 114 FEET NORTH OF FIFTEENTH STREET; THENCE NORTH 16° WEST 36.10 FEET TO A POINT BETWEEN THE EXISTING BUILDINGS NOW ON THIS PROPERTY AND THAT LYING TO THE NORTH; THENCE SOUTH 74° 20' WEST ON A LINE BETWEEN SAID BUILDINGS 74.15 FEET TO GOOSE ALLEY; THENCE ALONG GOOSE ALLEY SOUTH 16° EAST 36.14 FEET TO A POINT; THENCE NORTH 74° 18' EAST 74.15 FEET TO THE PLACE OF BEGINNING. BEING PART OF OUTLOT NO. 43.

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

APPLICATION #: COA2018070/ZH20180183
APPLICANT: RDA Group Architects LLC
OWNER: OTR Holdings Inc with option to purchase by EIS Properties.
ADDRESS: **1513 Republic Street**
PARCELS: 081-0004-0031
ZONING: RM 1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: October 30, 2018
HEARING DATE: Pre-hearing October 31, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1405-07 – Dimensional Variance** of 8 units for an 8-residential-unit building, in excess of the allowable density of 0 unit. The building had an existing 6 units.

Nature of the Request

The applicant is asking for a COA for a rear roof deck, new windows and new storefront.

Existing Conditions

The subject property is a 4 story brick multi-family residential building situated on the west side of Republic Street mid-block between W 15th Street and Liberty Street. The building has evidence of 6 existing units in a tenement style building with an entrance off of the side with a central staircase dividing each floor into 2 units. At some point the third and fourth floors were combined to create 2 floor units. The building shares a front entrance with 1515 Republic Street. This entrance is to a breezeway that leads to the entrance to the side foyer/staircase.

Proposed Conditions

The applicant is proposing to renovate the building into 8 units taking advantage of the 4th Floor space to add an additional 2 unit into the building and to bring the building back to its original configuration.

The applicant will be rehabbing the exterior. New gates will be installed but all existing windows and roofing will remain.



Figure 1. Location of 1513-15 Republic Street. Image from CAGIS.



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

Previous Reviews: N/A.

Applicable Zoning Code Sections:

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

Zoning Review

Properties in the RM 1.2 are residential in nature.

The building in the proposed project was built as a tenement style building central shared entrance into a breezeway with entrancing at the middle of the building with a unit at the front and a unit at the back on each of the original 4 floors. As the property is smaller than the minimum lot size for an RM 1.2 district, the site would require zoning relief to even have one unit on the property.

The applicants are asking for the last known number of units plus an additional 2 units to take advantage of the attic space.

Standards for Variances per Section 1435-05-4

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

The property needs all 8 units to be able to be rehabilitated. As these units are walk-up units without an elevator, there is not a market for a larger unit with the rent associated with a larger that would require the tenant to walk up 3 flights of stairs. Also the project is returning the building to its original unit count and original configuration. The number of bedrooms is not increasing as it is taking 2 2 bedroom units on the top two floors and returning them to 4 1 bedroom units.

(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).*

A denial of the density variance would result in the deprivation of all economically viable use. The building could be rehabilitated into the grandfathered 6 units.

General Standards; Public Interest

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

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

The underlying zoning is RM 1.2. The proposal does not conform to the underlying zoning allowances for density.

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

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

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

The building is a residential use building within a residential district. While parking is no longer required in Over-the-Rhine, the property would have been given a 50% reduction on required parking per the zoning code. As the property is only proposing an increase of 2 unit over the last known density the project would therefore not have been required to park the project.

- 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 density is at 148 sf of land area per unit. This project has a higher density those other projects along Republic Street that are within the same zoning district. This property is does have a similar density to other projects that have recently been approved in the vicinity, such as 24 W 15th Street with 150 sf of land area per unit. These properties are within the CC-P zoning district.

The property was originally built as tenement housing and the floor plan is set up naturally to allow for 8 units. The property was originally built as an 8 unit building. As Republic Street is primarily residential street returning a historic building to its original use is an appropriate and compatible use.

All trash for the property will be able to be stored on the property.

Certificate of Appropriateness Review:

A COA is required for the new gates. All other work is repair and maintenance. The proposed gates are a metal gate that is an appropriate material and design for a historic building.

Other Considerations:

Prehearing Results: A prehearing was held on October 31, 2018.

Comments Provided to Staff:

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1405-07 –**APPROVE – Numerical Variance** of 8 units for a 8-residential-unit building, in excess of the allowable density of 1 units per zoning and the 6 units grandfathered submitted by RDA Group Architects dated 11/07/2018 subject to the following conditions:
 - a. All trash receptacles must be on the property.
 - b. Owner shall insure that both required fire escape inspections and necessary remediation are submitted concurrently with the building permit.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for 1513 Republic Street Street per plans submitted by RDA Group Architects dated 11/07/2018 with the following conditions.

1. The building permit shall be issued within 2 years of the COA will expire.
2. 1513 and 1515 Republic Street shall be consolidated into 1 legal parcel.

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

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

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

APPLICATION #: COA201807-1/ZH20180183
APPLICANT: RDA Group Architects LLC
OWNER: OTR Holdings Inc with option to purchase by EIS Properties.
ADDRESS: **1515 Republic Street**
PARCELS: 081-0004-0032
ZONING: RM 1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: October 30, 2018
HEARING DATE: Pre-hearing October 31, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1405-07 – Dimensional Variance** of 7 units for an 8-residential-unit building, in excess of the allowable density of 1 unit. The building had an existing 7 units.

Nature of the Request

The applicant is asking for a COA for a rear roof deck, new windows and new storefront.

Existing Conditions

The subject property is a 4 story brick multi-family residential building situated on the west side of Republic Street mid-block between W 15th Street and Liberty Street. The building has evidence of 6 existing units in a tenement style building with an entrance off of the side with a central staircase dividing each floor into 2 units. At some point the third and fourth floors were combined to create 2 floor units. The building shares a front entrance with 1513 Republic Street. This entrance is to a breezeway that leads to the entrance to the side foyer/staircase.

Proposed Conditions

The applicant is proposing to renovate the building into 8 units taking advantage of the 4th Floor space to add an additional 2 unit into the building and to bring the building back to its original configuration.

The applicant will be rehabbing the exterior. New gates will be installed but all existing windows and roofing will remain.



Figure 1. Location of 1513-15 Republic Street. Image from CAGIS.



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

Previous Reviews: N/A.

Applicable Zoning Code Sections:

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

Zoning Review

Properties in the RM 1.2 are residential in nature.

The building in the proposed project was built as a tenement style building central shared entrance into a breezeway with entrancing at the middle of the building with a unit at the front and a unit at the back on each of the original 4 floors. As the property is smaller than the minimum lot size for an RM 1.2 district, the site would require zoning relief to even have one unit on the property.

The applicants are asking for the last known number of units plus an additional 2 units to take advantage of the attic space.

Standards for Variances per Section 1435-05-4

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

The property needs all 8 units to be able to be rehabilitated. As these units are walk-up units without an elevator, there is not a market for a larger unit with the rent associated with a larger that would require the tenant to walk up 3 flights of stairs. Also the project is returning the building to its original unit count and original configuration. The number of bedrooms is not increasing as it is taking 2 2 bedroom units on the top two floors and returning them to 4 1 bedroom units.

(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).

A denial of the density variance would result in the deprivation of all economically viable use. The building could be rehabilitated into the grandfathered 6 units.

General Standards; Public Interest

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

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

The underlying zoning is RM 1.2. The proposal does not conform to the underlying zoning allowances for density.

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

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

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

The building is a residential use building within a residential district. While parking is no longer required in Over-the-Rhine, the property would have been given a 50% reduction on required parking per the zoning code. As the property is only proposing an increase of 1 unit over the last known density the project would therefore not have been required to park the project.

- 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 density is at 185 sf of land area per unit. This project has a higher density than other projects along Republic Street that are within the same zoning district. This property does have a similar density to other projects that have recently been approved in the vicinity, such as 24 W 15th Street with 150 sf of land area per unit. These properties are within the CC-P zoning district.

The property was originally built as tenement housing and the floor plan is set up naturally to allow for 8 units. The property was originally built as an 8 unit building. As Republic Street is primarily residential street returning a historic building to its original use is an appropriate and compatible use.

All trash for the property will be able to be stored on the property.

Certificate of Appropriateness Review:

A COA is required for the new gates. All other work is repair and maintenance. The proposed gates are a metal gate that is an appropriate material and design for a historic building.

Other Considerations:

Prehearing Results: A prehearing was held on October 31, 2018.

Comments Provided to Staff:

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1405-07 –**APPROVE – Numerical Variance** of 8 units for a 8-residential-unit building, in excess of the allowable density of 1 units per zoning and the 7 units grandfathered submitted by RDA Group Architects dated 11/07/2018 subject to the following conditions:
 - a. All trash receptacles must be on the property.
 - b. Owner shall insure that both required fire escape inspections and necessary remediation are submitted concurrently with the building permit.

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

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

II. CERTIFICATE OF APPROPRIATENESS

- A. APPROVE** a Certificate of Appropriateness for 1515 Republic Street Street per plans submitted by RDA Group Architects dated 11/07/2018 with the following conditions.
1. The building permit shall be issued within 2 years of the COA will expire.
 2. 1513 and 1515 Republic Street shall be consolidated into 1 legal parcel.

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

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

COA - HCB SUBMITTAL FOR:

1513 & 1515 Republic Street

CINCINNATI, OHIO 45202

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

Jonathan Robert Schaal #14503
 Expiration Date 12/31/2019

STATE OF OHIO
 ARCHITECTURE
 JONATHAN ROBERT SCHAAL
 #14503

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DESIGN TEAM

ARCHITECT:

PME ENGINEERS:

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

e2m
 e2m Engineering, Inc
 Electrical and Mechanical
 Consulting Engineering
 2867 Stanton Avenue
 Cincinnati, Ohio 45206
 513-587-0050

OWNER/DEVELOPER

EST Remodel
 513.505.5551 • EANSIEMER@gmail.com

SHEET INDEX

- TI.1 PROJECT INFORMATION / SITE PLAN
- DI.1 EXISTING / DEMOLITION FLOOR PLANS
- DI.2 EXISTING / DEMOLITION FLOOR PLANS
- AI.1 PROPOSED FLOOR PLANS
- AI.2 PROPOSED FLOOR PLANS
- AI.3 PROPOSED FLOOR PLANS

CODE REVIEW

DESCRIPTION: ALTERATIONS TO A VACANT 4 STORY RESIDENTIAL BUILDING. BUILDING WILL REMAIN RESIDENTIAL (APARTMENT BUILDING) ON ALL 4 FLOORS. THIS CODE REVIEW IS FOR ONE OF THE TWO ADDRESSES. THE CODE REVIEW IS THE SAME FOR BOTH ADDRESSES.

JURISDICTION: CITY OF CINCINNATI
ZONING: CITY OF CINCINNATI ZONING CODE
ZONING DISTRICT: RM-1.2
OVERLAY DISTRICT: OVER THE RHINE HISTORIC DISTRICT

BUILDING CODE: 2017 OHIO BUILDING CODE [OBC]

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
 PROPOSED USE GROUP: R-2 RESIDENTIAL APARTMENTS

CHAPTER 4:
 420.2: SEPARATION WALLS BETWEEN DWELLING UNITS: FIRE PARTITIONS PER OBC 108.
 420.5: HORIZONTAL FLOOR-CEILING SEPARATION BETWEEN DWELLING UNITS: HORIZONTAL ASSEMBLIES PER OBC 111.
 420.5: AUTOMATIC SPRINKLER SYSTEM - REQUIRED PER OBC 409.2.B
 420.6: FIRE ALARM SYSTEMS: PER OBC 901.2.6, 901.2.8, 901.2.9, 901.2.9.1, AND 901.2.10. SMOKE ALARMS PER OBC 901.2.11.

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
 TABLE 504.3: ALLOWABLE HEIGHT: R-2, NS, TYPE III B = 55'
 [ACTUAL = 49' - OK]
 TABLE 505.4: ALLOWABLE STORIES: R-2, NS, TYPE III B = 4 STORIES
 [ACTUAL = 4 STORIES + UNOCCUPIED BASEMENT - OK]
 TABLE 506.2: ALLOWABLE AREA: R-2, NS, TYPE III B = 16,000 SF
 ACTUAL BUILDING AREA (PER BUILDING):
 BASEMENT: 444 S.F.
 FIRST FLOOR: 444 S.F.
 SECOND FLOOR: 1,024 S.F.
 THIRD FLOOR: 1,024 S.F.
 FOURTH FLOOR: 1,024 S.F.
 TOTAL: 4,960 S.F.

CHAPTER 6: TYPES OF CONSTRUCTION
 602.5: CONSTRUCTION TYPE: III B

TABLE 601: FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS
 PRIMARY STRUCTURAL FRAME = 0 HOUR
 EXTERIOR BEARING WALLS = 2 HOUR
 INTERIOR BEARING WALLS = 0 HOUR
 EXTERIOR NON-BEARING WALLS - REFER TO TABLE 602
 INTERIOR NON-BEARING WALLS = 0 HOUR
 FLOOR CONSTRUCTION = 0 HOUR
 ROOF CONSTRUCTION = 0 HOUR

TABLE 602: FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE
 X < 5'; TYPE III B CONSTRUCTION = 1 HOUR [2 HOUR RATING FOR III B CONSTRUCTION PREVALS] = 2 HOUR

CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
 705.5: EXTERIOR WALLS - FIRE RESISTANCE RATED PER OBC 601 AND 602.
 TABLE 705.5: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - NO CHANGE IN EXTERIOR OPENING, EXISTING OPENINGS ARE BEING MAINTAINED.
 708.3: FIRE PARTITIONS - 1 HOUR FIRE RESISTANCE RATINGS - REFER TO DRAWINGS.
 712.4.5: HORIZONTAL ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING - REFER TO DRAWINGS.
 714.3.1: FIRE RESISTANCE RATED WALL THRU PENETRATIONS - UL 1479, "F" RATING OF NOT LESS THAN THE WALL PENETRATED - REFER TO DRAWINGS.
 714.3.1.2: FIRE RESISTANCE RATED WALL MEMBRANE PENETRATIONS - SEE NOTES ON DRAWINGS.
 714.4.1: FIRE RESISTANCE RATED HORIZONTAL ASSEMBLY THRU PENETRATIONS - UL 1479, "F" / "T" RATING OF NOT LESS THAN THE FLOOR PENETRATED - REFER TO DRAWINGS.
 714.4.2: FIRE RESISTANCE RATED HORIZONTAL ASSEMBLY MEMBRANE PENETRATIONS - SEE NOTES ON DRAWINGS.

CHAPTER 8: INTERIOR FINISHES
 803.1: INTERIOR WALL AND CEILING FINISH MATERIALS
 CLASS A = FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
 CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
 CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450
 TABLE 803.1: INTERIOR WALL AND CEILING FINISH REQUIREMENTS
 USE R-2, NON-SPRINKLERED
 INTERIOR EXIST STAIRWAYS/ EXIT PASSAGEWAYS: CLASS B
 CORRIDORS / ENCLOSURE FOR EXIT ACCESS STAIRS: CLASS B
 ROOMS AND ENCLOSED SPACES: CLASS C
 804.2 INTERIOR FLOOR FINISHES:
 MINIMUM CRITICAL RADIANT FLUX - R-2 USE = CLASS II

CHAPTER 9: FIRE PROTECTION SYSTEMS
 903: AUTOMATIC SPRINKLER SYSTEM: NO AUTOMATIC SPRINKLER SYSTEM - EXISTING CONDITION - NO CHANGE. NO CHANGE OVERALL BUILDING AREA OR HEIGHT.
 906.1: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH OHIO FIRE CODE AND NFPA STANDARD #10, 2010 EDITION, CINCINNATI F.P.D.
 907.2.4: FIRE ALARM SYSTEM: REQUIRED. NO FIRE ALARM EXISTS CURRENTLY IN BUILDING - REQUIRED BY CURRENT OBC DUE TO 4 STORY BUILDING HEIGHT. FIRE ALARM SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT - DESIGN BY OTHERS. MANUAL FIRE ALARM BOXES NOT REQUIRED [907.2.4.1 EXCEPTION #2]
 907.2.12 INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN THE VICINITY OUTSIDE OF EACH SLEEPING ROOM.
 [SMOKE ALARMS AND SMOKE/CARBON MONOXIDE ALARMS TO BE DUAL SENSING / COMBINATION TYPE PHOTOELECTRIC & IONIZATION SENSOR DETECTOR]
 915.1: CARBON MONOXIDE DETECTION - REQUIRED, PROVIDED

CHAPTER 10: MEANS OF EGRESS
 TABLE 1004.1.2
 BASEMENT R-2 [444 S.F.]: 1/200 SF GROSS = 5
 FIRST FLOOR R-2 [444 S.F.]: 1/200 SF GROSS = 5
 SECOND FLOOR R-2 [1,024 S.F.]: 1/200 SF GROSS = 5
 THIRD FLOOR R-2 [1,024 S.F.]: 1/200 SF GROSS = 5
 FOURTH FLOOR R-2 [1,024 S.F.]: 1/200 SF GROSS = 5
 TOTAL MAX OCCUPANT LOAD = 25 PERSONS

OF EXITS: (2) FROM EACH APARTMENT UNIT:
 (1) INTERIOR STAIR & (1) FIRE ESCAPE: EXISTING CONDITION - NO CHANGE

1005.2: EGRESS WIDTH
 STAIRS = 36" (EXISTING STAIR) AND 36" (NEW STAIR)
 DOORS = 36"
 TABLE 1011.1: RESIDENTIAL USE WITHOUT SPRINKLER SYSTEM = 250' TRAVEL DISTANCE
 ACTUAL TRAVEL DISTANCE = 45' +/-
 1028.2: STAIR CONSTRUCTED AS FIRE BARRIER - 2 HOUR RATING REQUIRED / PROVIDED.
 1030: EMERGENCY ESCAPE & RESCUE OPENINGS: REQUIRED - PROVIDED.

CHAPTER 11: ACCESSIBILITY
 THE BUILDING IS NOT ACCESSIBLE - EXISTING CONDITION - NO CHANGE

CHAPTER 12: INTERIOR ENVIRONMENT
 1207.2: STC RATING OF NOT LESS THAN 50 BETWEEN DWELLING UNITS

CHAPTER 20: GLAZING
 2406.1: SAFETY GLAZING INSTALLED AT HAZARDOUS LOCATIONS.

CHAPTER 24: PLUMBING SYSTEMS
 TABLE 2402.1:
 RESIDENTIAL: 1 WATER CLOSET, 1 LAVATORY, 1 SHOWER, 1 KITCHEN SINK PROVIDED PER DWELLING UNIT.

CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES
 3404.1: BASEMENT = BASEMENT IS FOR UTILITY ACCESS ONLY. NO STORAGE OR OCCUPANCY IS PERMITTED
 3406: FIRE ESCAPES: THE EXISTING FIRE ESCAPE SHALL CONTINUE TO BE UTILIZED AS A COMPONENT OF THE MEANS OF EGRESS. THE EXISTING FIRE ESCAPES TAKE OCCUPANTS TO GRADE AND THERE IS AN UNOBSTRUCTED PATH TO THE PUBLIC WAY. THE EXISTING FIRE ESCAPES ARE IN SOUND CONDITION.
 3406: WINDOWS: ALL WINDOWS (WHICH ARE CURRENTLY UN-RATED VINYL GLAZED HOOD WINDOWS) SHALL REMAIN.

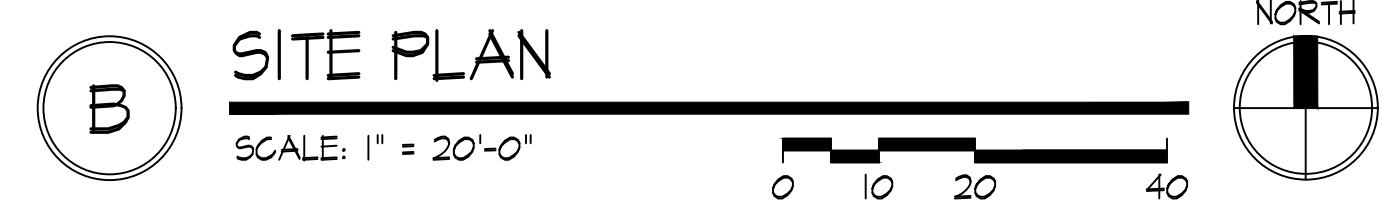
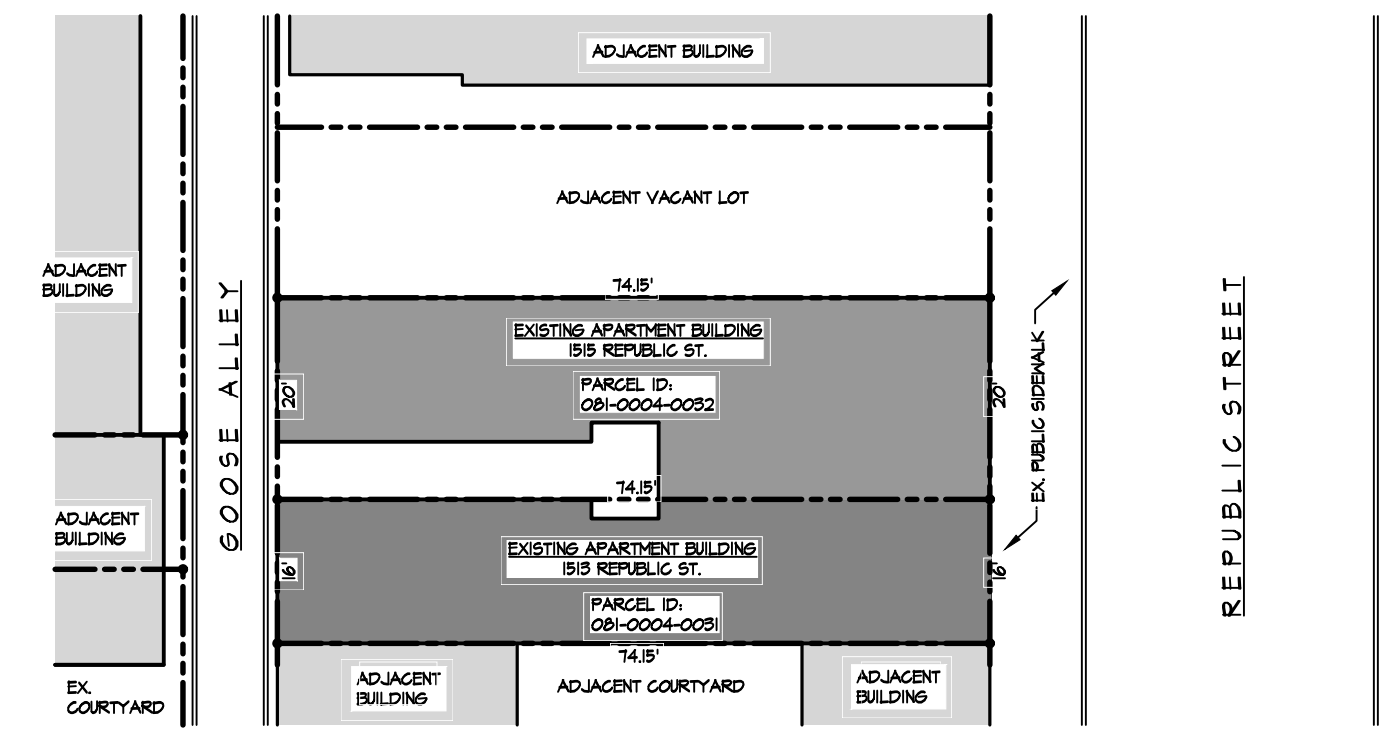
3414: HISTORIC BUILDINGS - EXCEPTION - TYPE B DWELLING UNITS REQUIRED BY OBC 1107 ARE NOT REQUIRED TO BE PROVIDED IN HISTORIC BUILDINGS

3412: COMPLIANCE ALTERNATIVES:

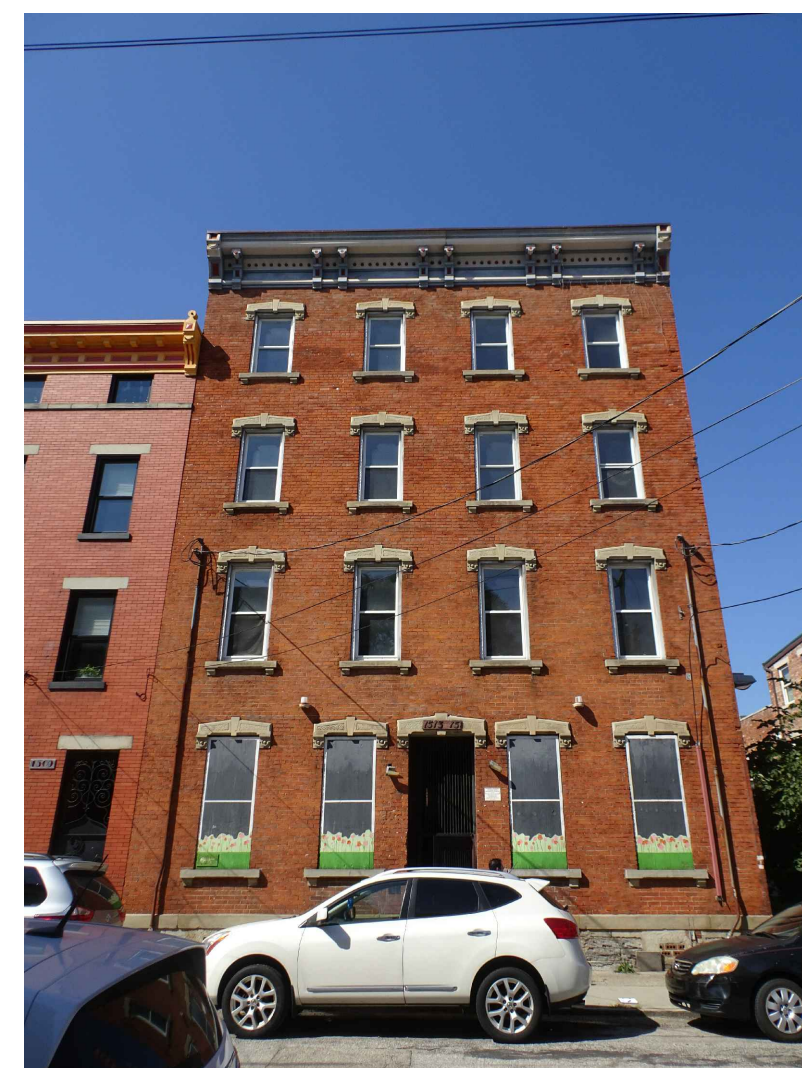
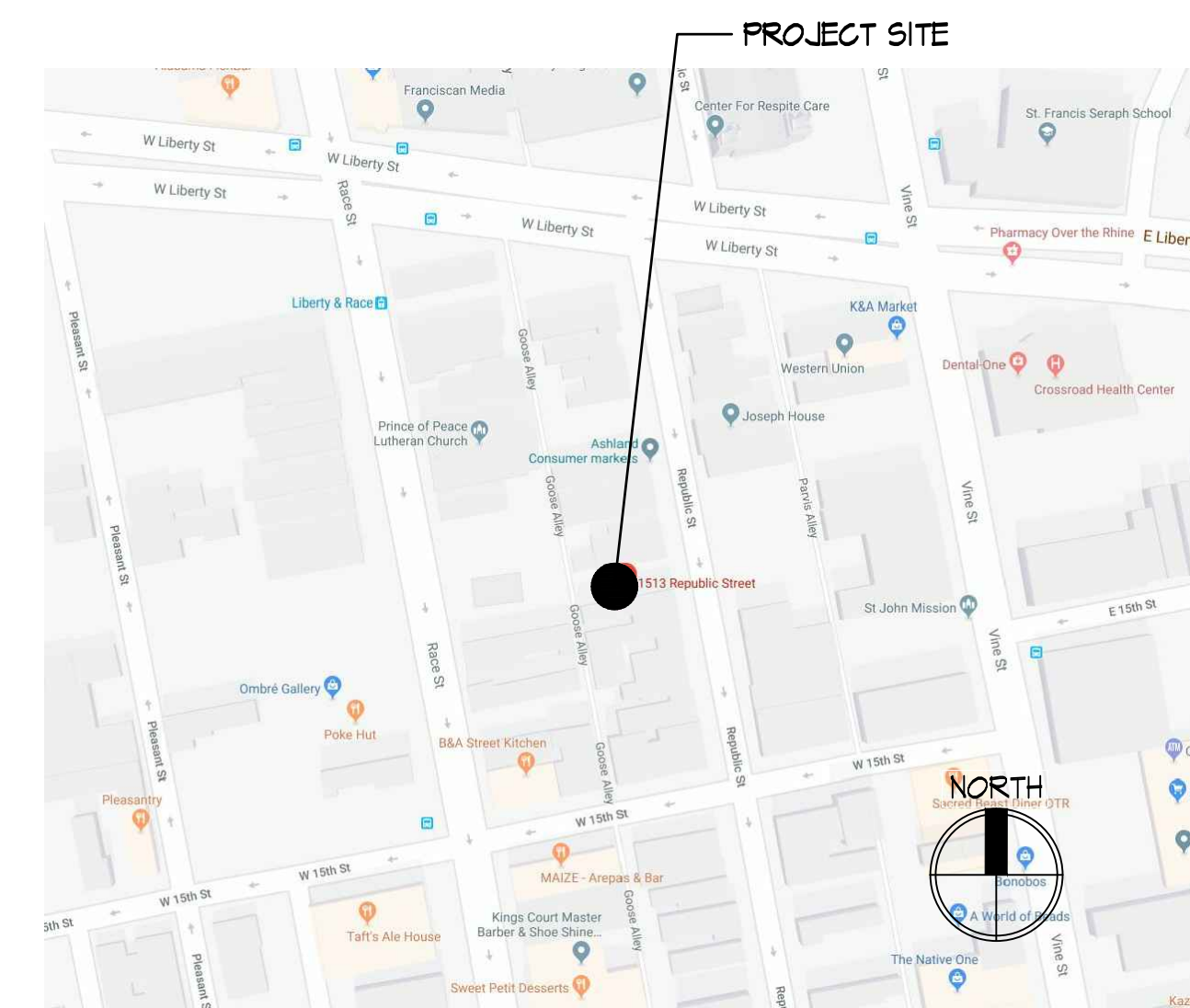
2017 Ohio Building Code Chapter 34 Compliance review
 1513-1515 REPUBLIC ST.
 90762028

Compliance via adding a new fire alarm system throughout the building

Code Section	Subpart	Enforced	Compliance	Proposed
3412.6.1	Building height	0	0	0
3412.6.2	Building Area	8.5	8.5	8.5
3412.6.3	Compartmentation	21.7	21.7	21.7
3412.6.4	Corridors	0	0	0
3412.6.5	Vertical openings	3.5	3.5	3.5
3412.6.7	HVAC Systems	5	5	5
3412.6.8	Fire Detection	2	2	2
3412.6.9	Fire Alarms	0	0	0
3412.6.10	Smoke Control	0	0	0
3412.6.11	Means of Egress	3	3	3
3412.6.12	Doors	0	0	0
3412.6.13	Travel Distance	4	35.5	35.5
3412.6.14	Elevator control	0	0	0
3412.6.15	Emergency Lighting	0	0	0
3412.6.16	Means of Egress	0	0	0
3412.6.17	Automatic Sprinklers	6	6	6
3412.6.18	Handicap	6	6	6
3412.6.19	Incidental Use	0	0	0
Total Points		24.7	42.2	42.2
Required Points		17	34	34



VICINITY MAP



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTE: NO CHANGE TO EXISTING EXTERIOR. REPAIR WORK ONLY.

A EXISTING EXTERIOR ELEVATIONS
 N.T.S.

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Project Number
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 Date
 NOVEMBER 06, 2018
 Sheet Title
 PROJECT INFORMATION SITE PLAN

Sheet Number

TI.1

DEMO GENERAL NOTES

- TYP. OF ALL DEMO PLANS
1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
 2. MAINTAIN EX. PLASTER CEILING / LATH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILING.
 3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
 4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
 5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
 6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
 7. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
 8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
 9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
 10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
 11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
 12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
 13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
 14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
 15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
 16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILING.

RDA GROUP ARCHITECTS

7945 Washington Woods Drive
Dayton, Ohio 45459
O: 937.610.3440
F: 937.610.3441

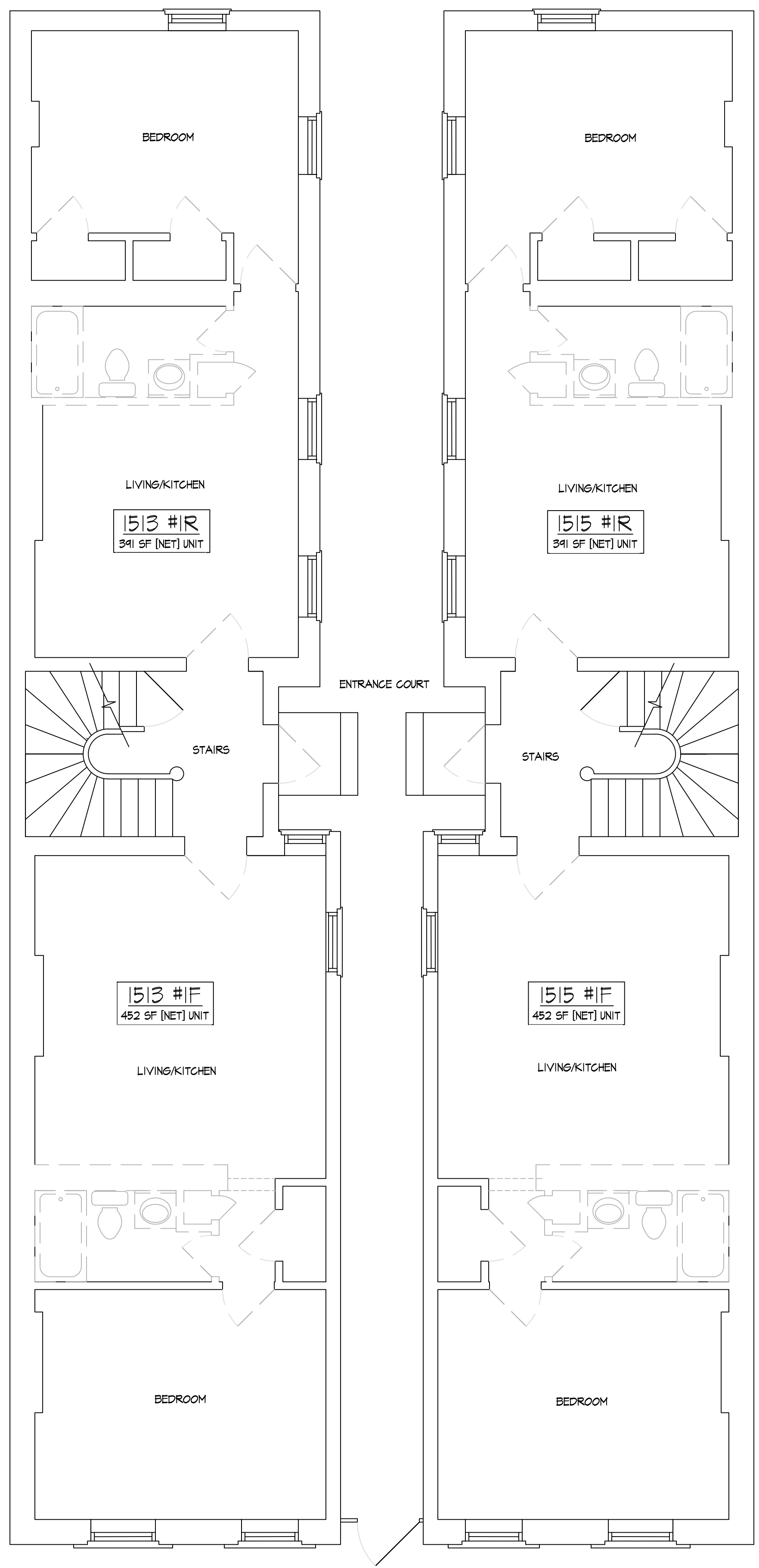
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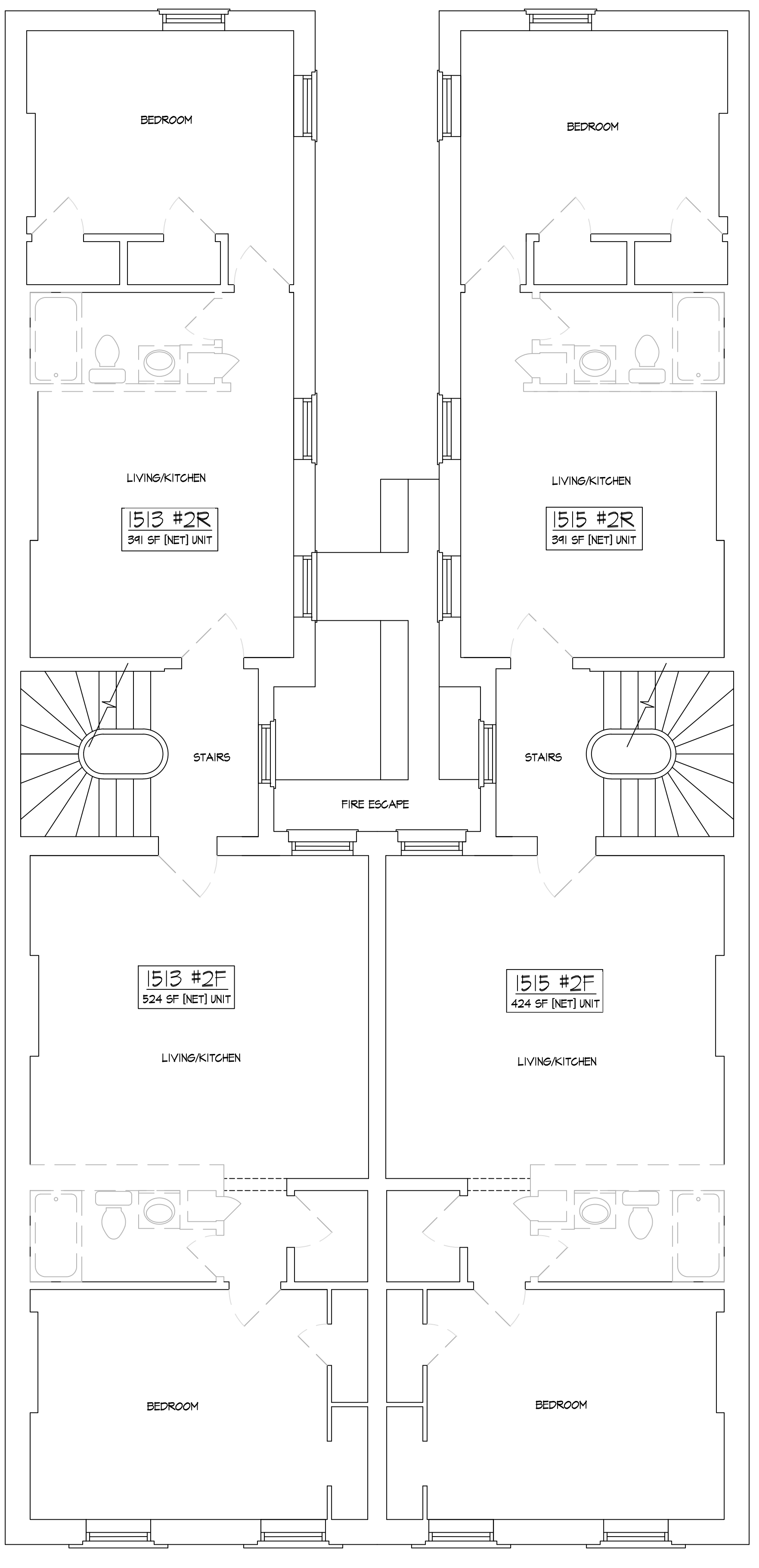
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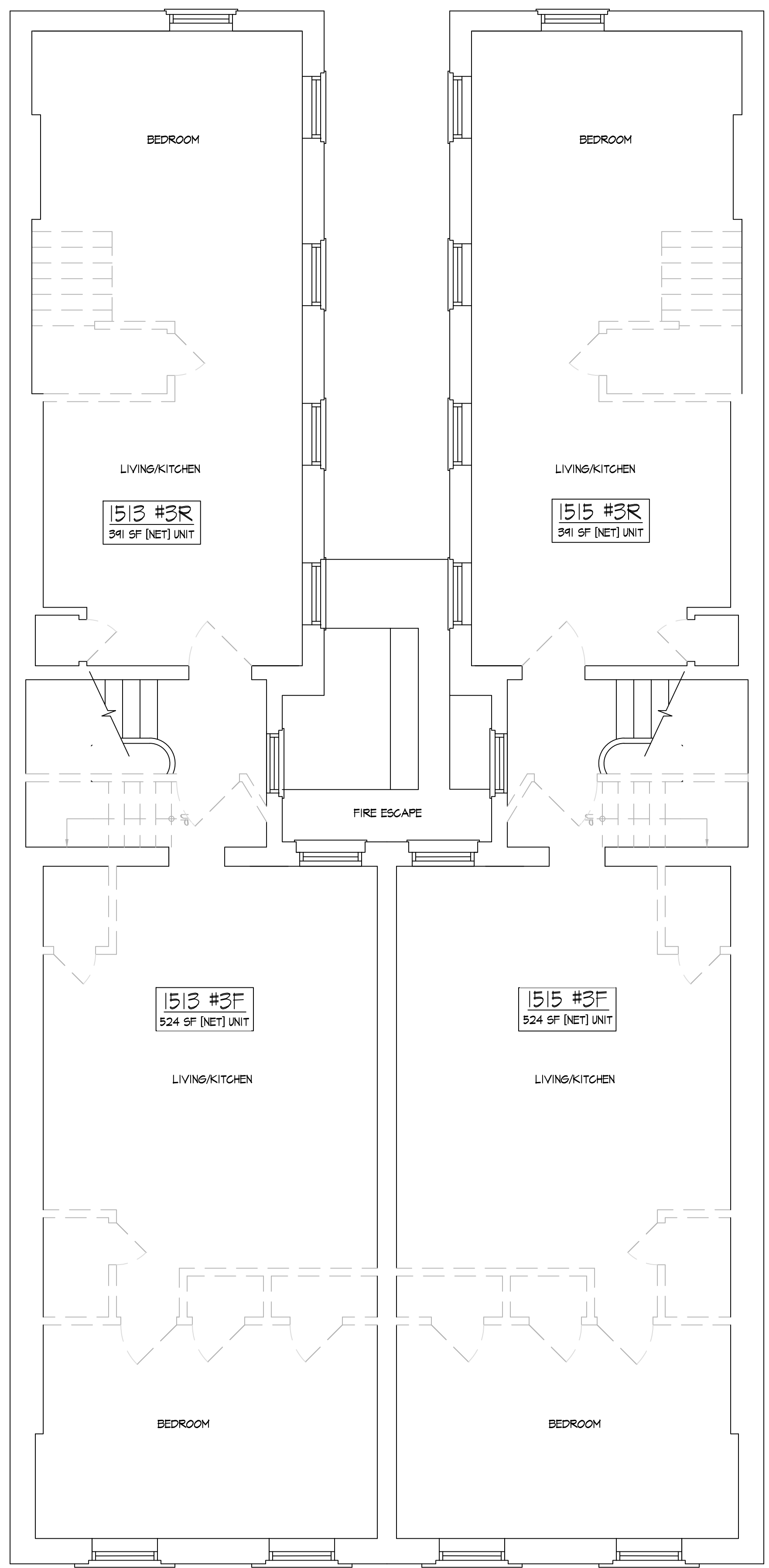
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EXISTING/DEMOLITION FLOOR PLAN	
Sheet Number	
D1.1	



A EXISTING/DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
NORTH

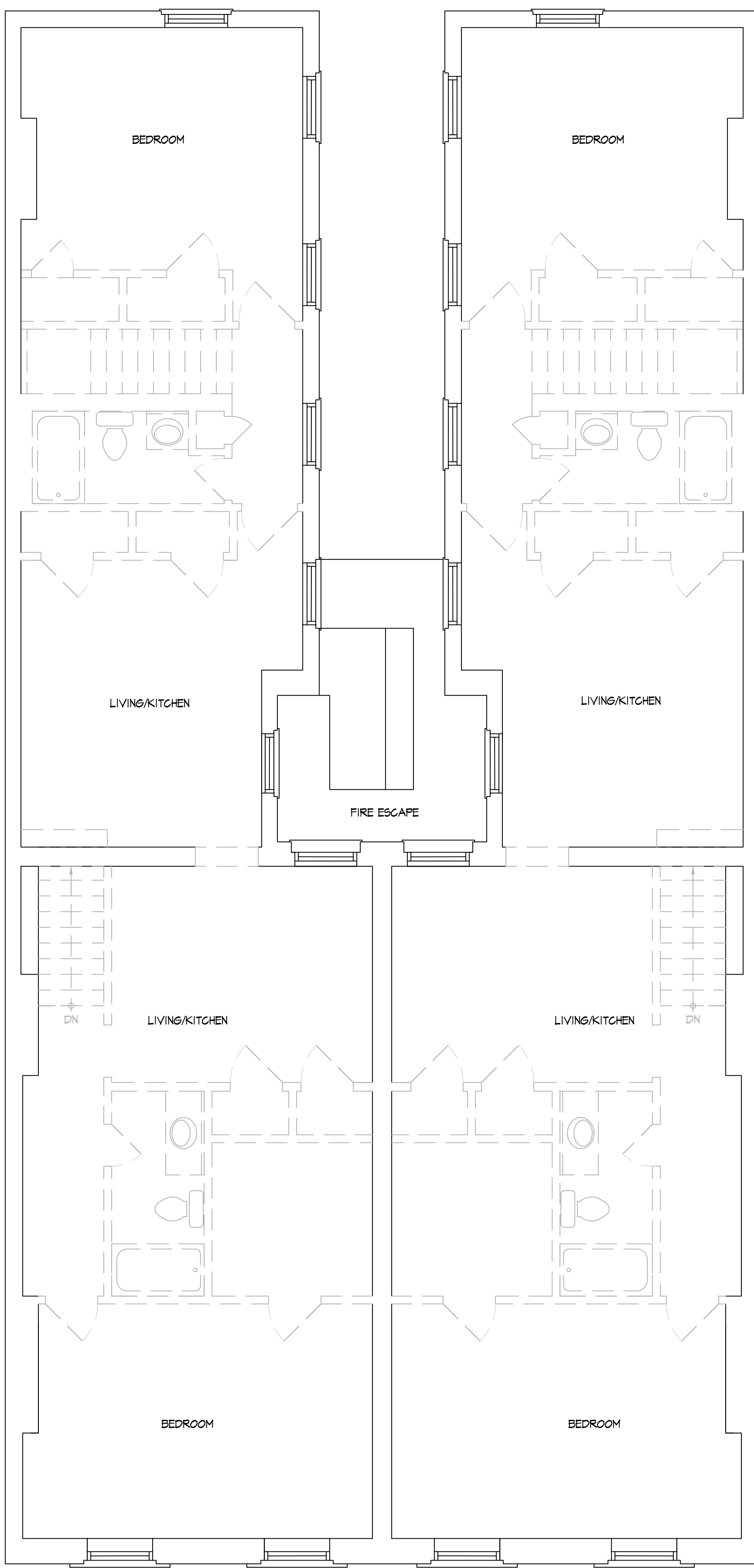
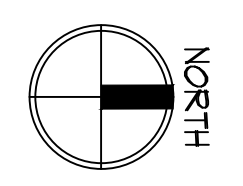
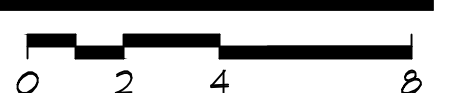


B EXISTING/DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
NORTH



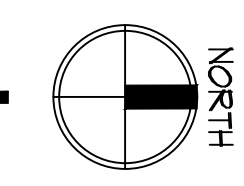
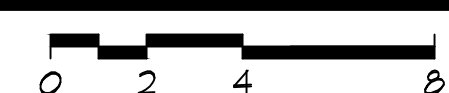
A EXISTING/DEMOLITION
THIRD FLOOR PLAN

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



B EXISTING/DEMOLITION
FOURTH FLOOR PLAN

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



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

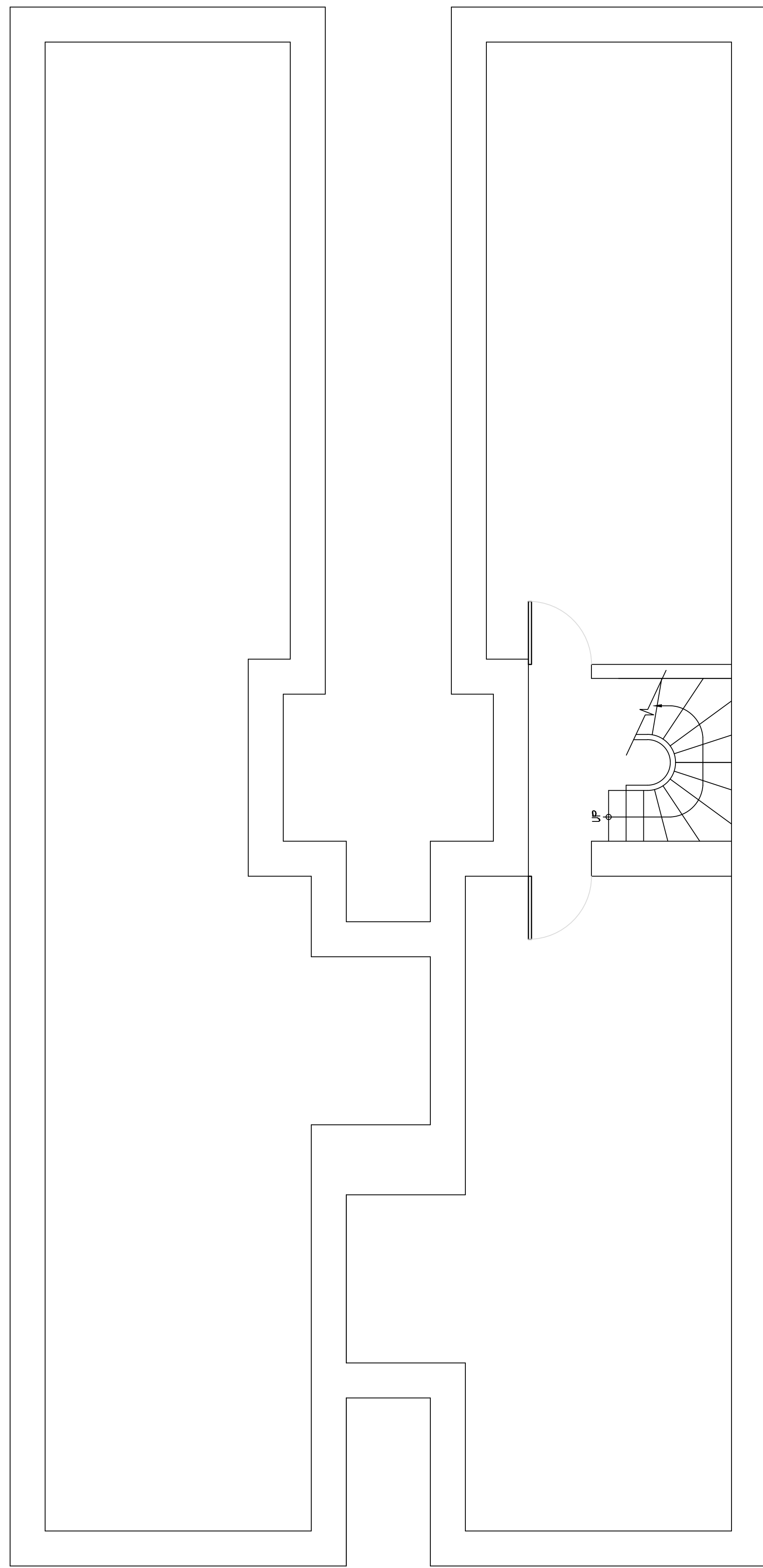
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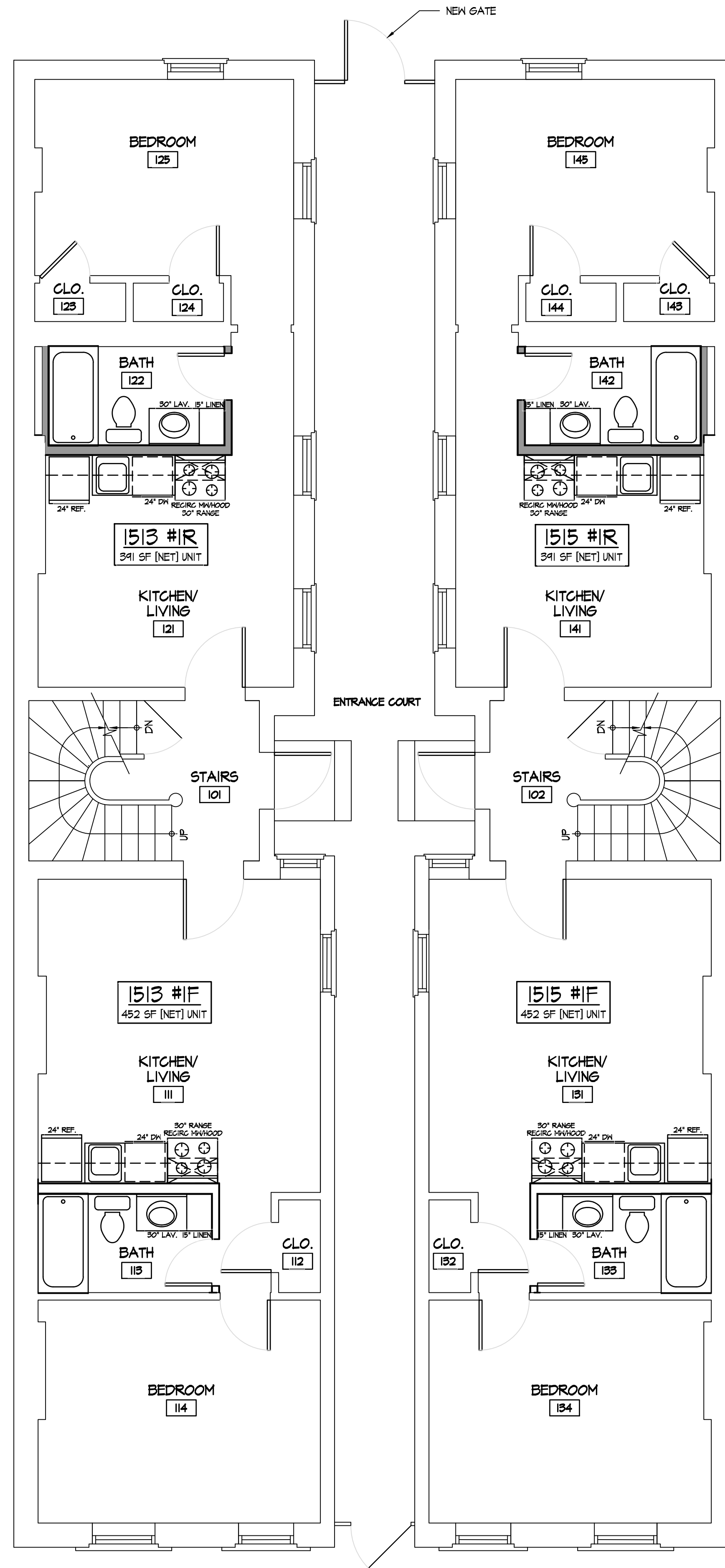
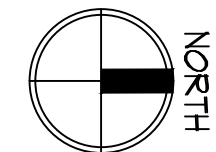
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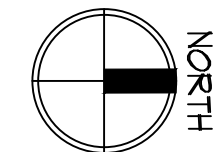
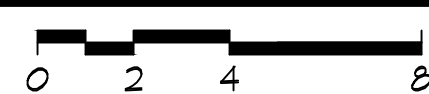
A BASEMENT
PROPOSED FLOOR PLAN

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



B FIRST FLOOR
PROPOSED FLOOR PLAN

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



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 7945 Washington Woods Drive
 Dayton, Ohio 45459
 O: 937.610.3440
 F: 937.610.3441

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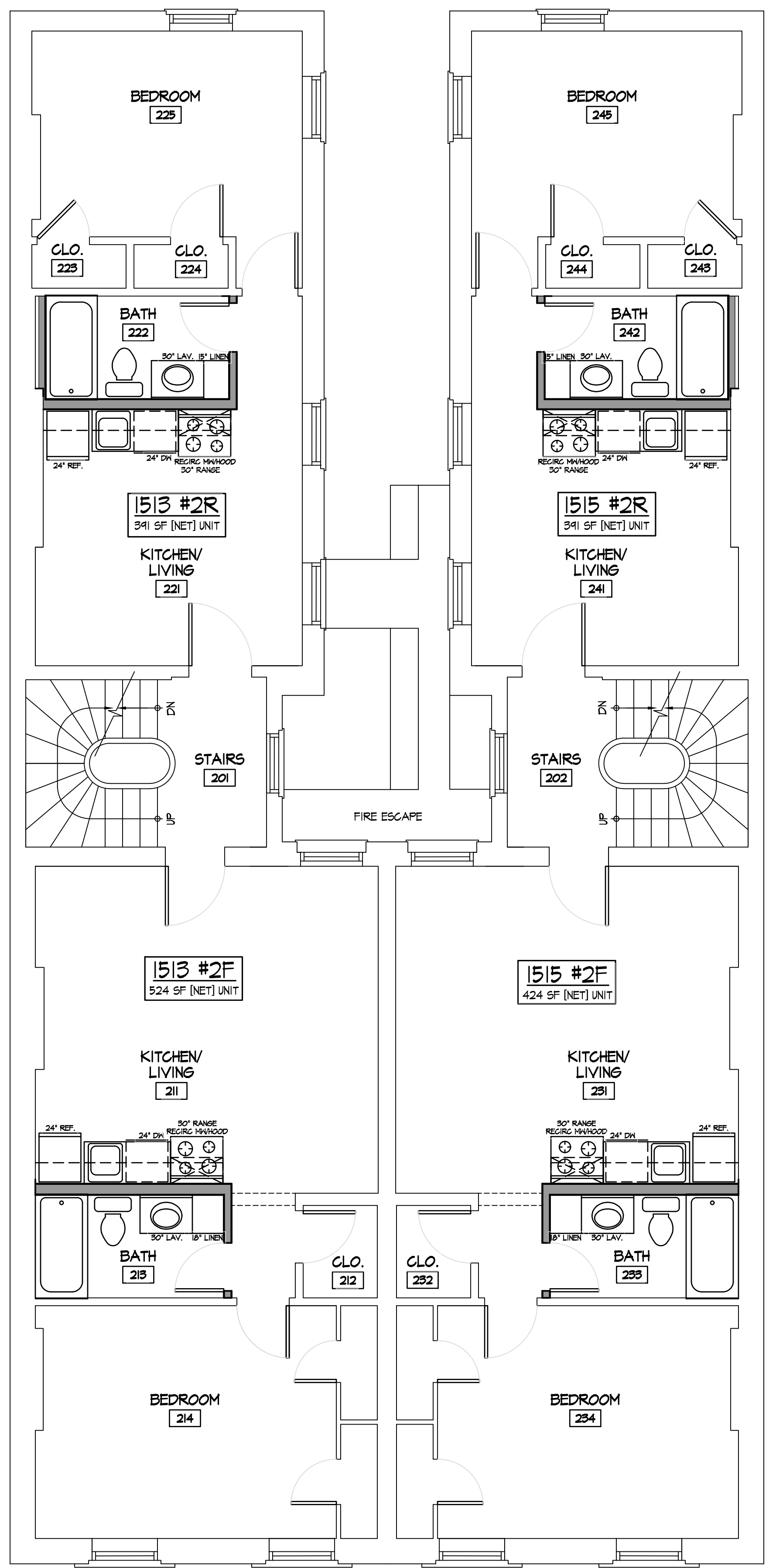
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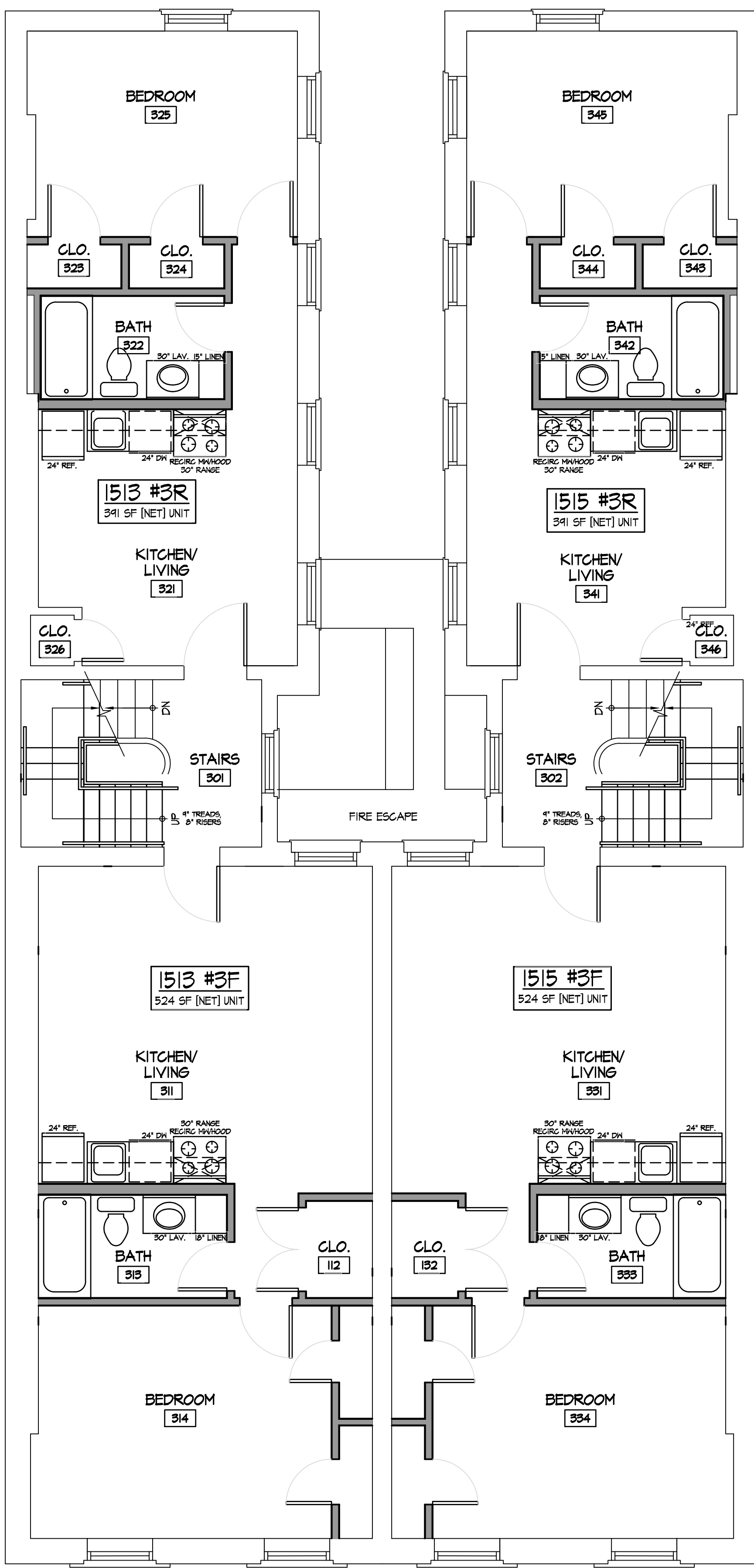
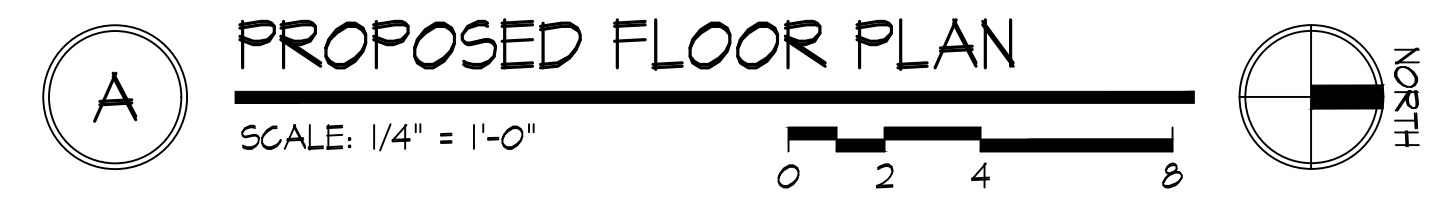
PROPOSED FLOOR PLAN

Sheet Number

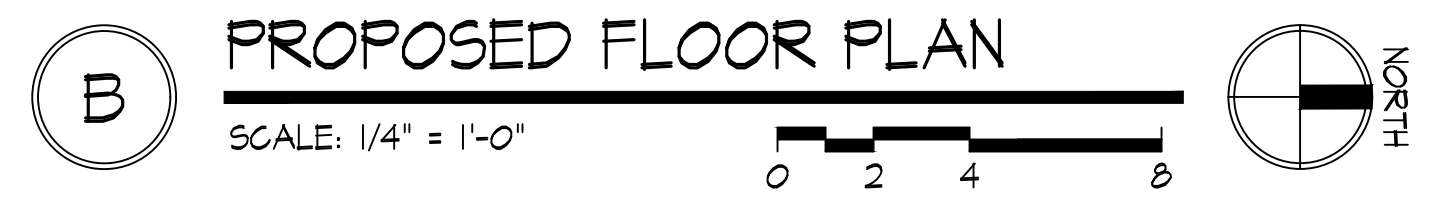
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**SECOND FLOOR
PROPOSED FLOOR PLAN**



**THIRD FLOOR
PROPOSED FLOOR PLAN**



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 F: 937.610.3441

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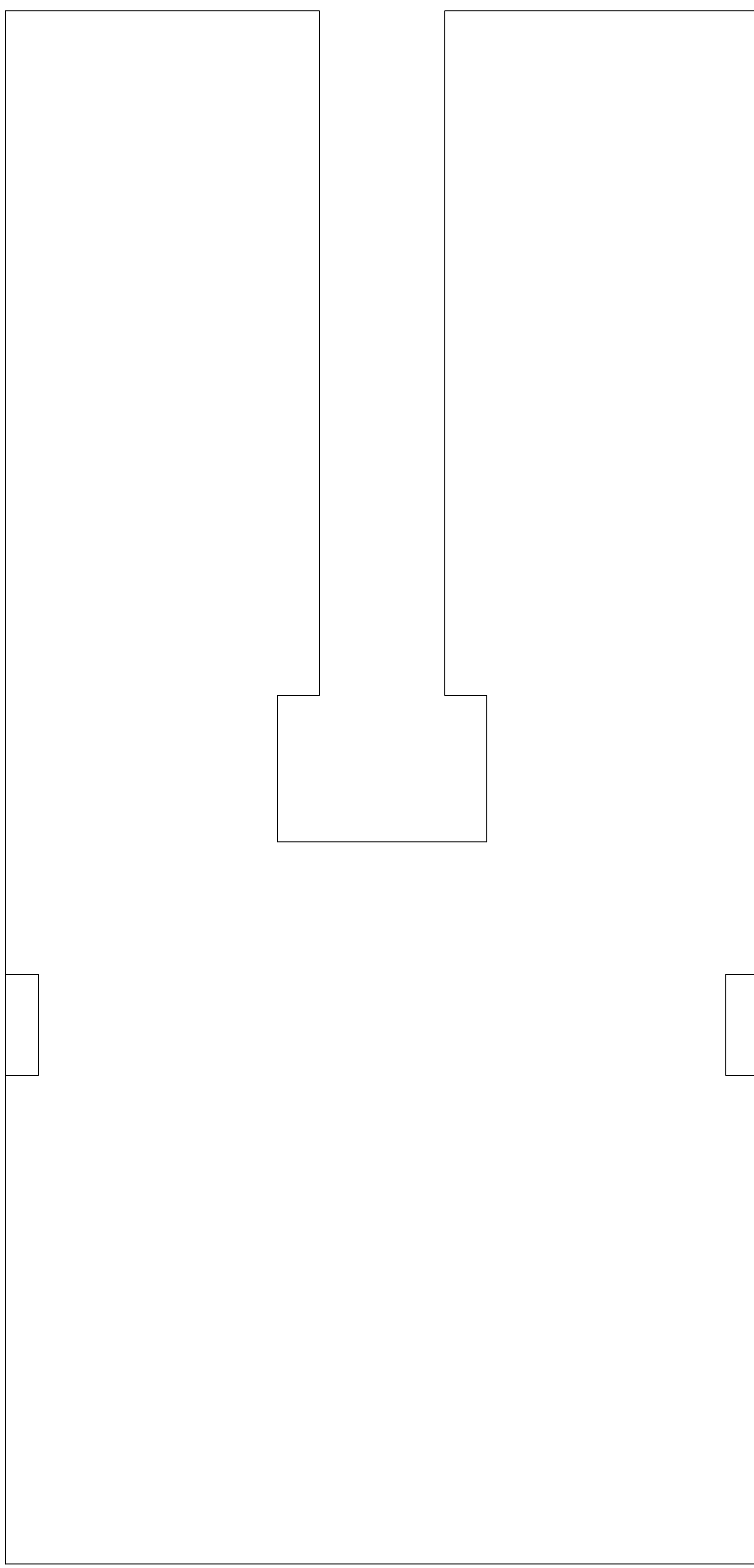
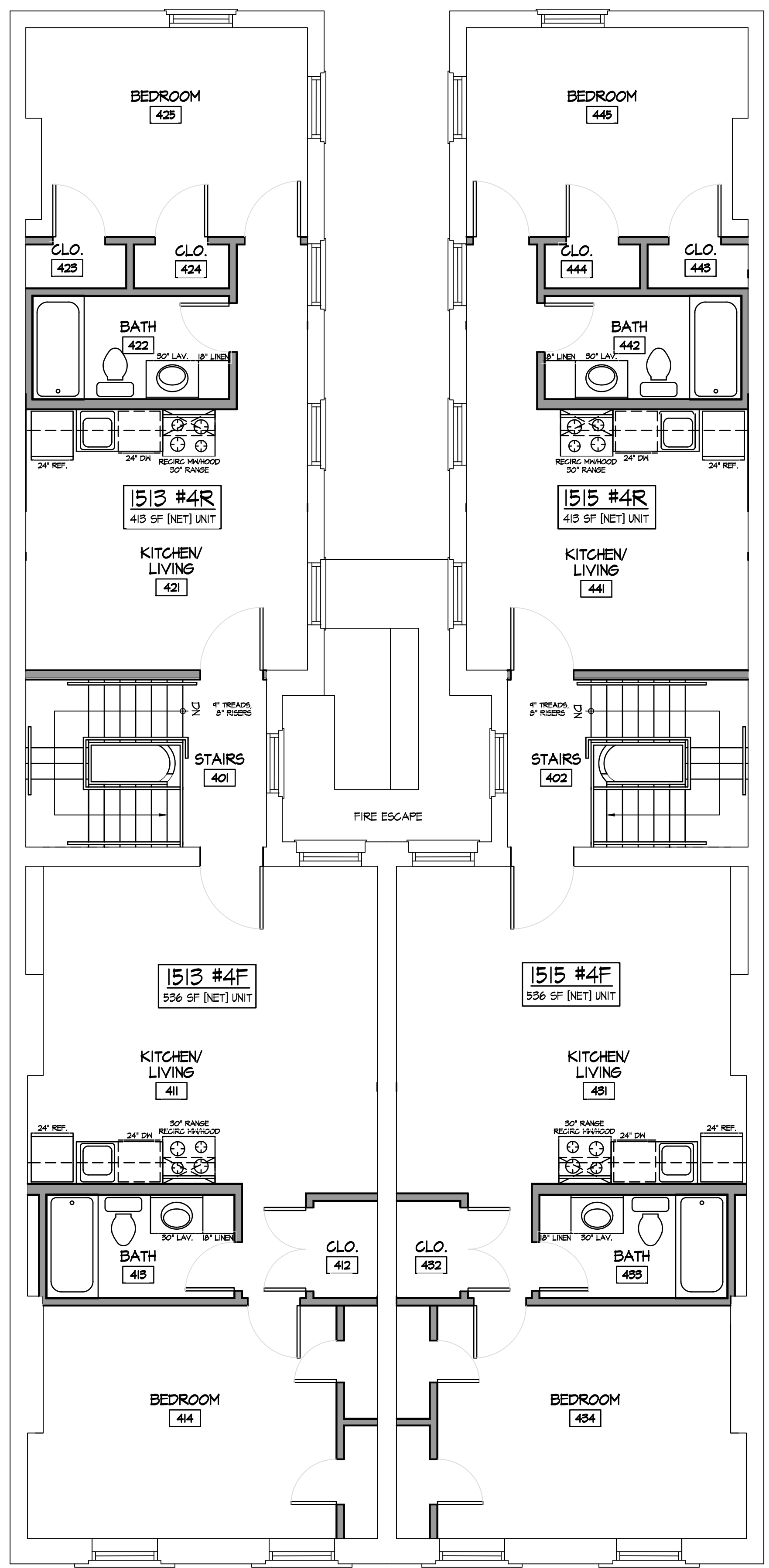
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RDA GROUP ARCHITECTS

7945 Washington Woods Drive
Dayton, Ohio 45459
O: 937.610.3440
F: 937.610.3441

STATE OF OHIO
JONATHAN ROBERT SCHAAF
REGISTERED ARCHITECT
#14503
EXPIRES 12/31/2019

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2019

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COA - HCB SUBMITTAL FOR:
1513 & 1515 REPUBLIC ST.
CINCINNATI, OH 45202
PREPARED FOR EIS REMODEL

Print Record	
09/28/18	COA-HCB SUBMITTAL
11/06/18	COA-HCB SUBMITTAL
Project Number	
2018-163	
Date	
NOVEMBER 06, 2018	
Sheet Title	
PROPOSED FLOOR PLAN	
Sheet Number	
A1.3	

October 4, 2018

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

RE: Certificate of Appropriateness
1513-1515 Republic Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed rehabilitation at 1513 – 1515 Republic Street. There are two abutting structures on separate lots sharing a common courtyard that make up the complex. The buildings are being applied for separately but will share common documentation. Each building is four stories with a basement. Each building is currently vacant but is configured exclusively for apartments. Each is proposed to remain a multifamily building with residential on the first floor. The exterior modifications are limited to masonry restoration. The existing windows shall remain. The two 3rd floor units in each building are townhouse style and extend to the fourth floor. These units were created by combining the third and fourth floor flats in the 1970's era renovation. As part of the project, these townhouse units will be returned to their original configuration with a 1 story unit on the third and fourth floors. As such, the building will increase from the current 6 units to proposed 8 units and requires a density variance to return to its historic configuration / density of 8 units.

We are including as witnesses to the hearing for this application:
Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects

Existing Building

The project is located on the west side of Republic Street approximately 100 feet west of the intersection with Goose Alley to the west. The lot for 1513 is approximately 16' wide x 74' deep. The lot for 1515 is approximately 20' wide by 74' deep. The existing buildings are identical and are mirror images of one another. Each one is 4 stories with a basement. The structure is accessed from Republic Street via a common exterior passage way to a common central courtyard which also has alley access. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition framing. Each building has a stacked stone foundation. Each existing structure has a footprint of approximately 1,024 SF. The total square footage of each existing building is 4,960 square feet. The primary east facade is on Republic Street. The elevations are brick. The existing windows will remain. There is an existing metal fire escape common to both buildings located in the courtyard going to the fourth floor. The structure's roof slopes non-orthogonally from front to back east to west. There is one existing chimney remaining on each building.

General Project Information

The buildings are currently vacant and owned by OTR Holdings with an option to purchase by owner client, EIS Properties. Refer to the attached documentation. The scope of the project involves creation of one bedroom apartments per building. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

Parking

There is no existing on-site parking. There is no new parking planned as part of this development.

Windows

All existing windows will remain.

Masonry

The existing masonry will be repointed as required to provide a weathertight condition. All existing unpainted brickwork will remain unpainted.

Roof


The existing roof will be maintained. All existing trim will be retained. All existing chimneys will be retained.

Trash Collection

The existing buildings and site provide a location for joint on-site outdoor trash can storage.

Please also find enclosed plans, exterior elevations, site line studies and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

Sincerely,

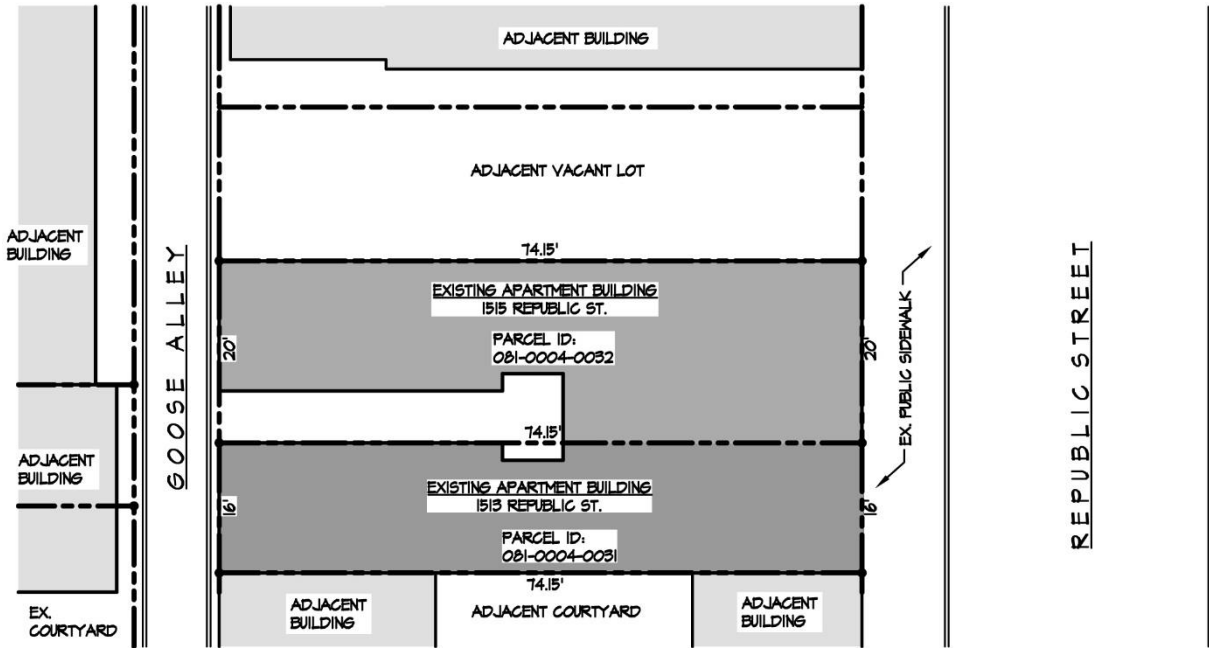


Jonathan Schaaf
RA LEED AP CRO
Principal
RDA Group Architects



□icity Map





B

SITE PLAN

SCALE: 1" = 20'-0"





1513 Republic

1515 Republic

Existing East Republic Street Elevation



1515 Republic

1513 Republic

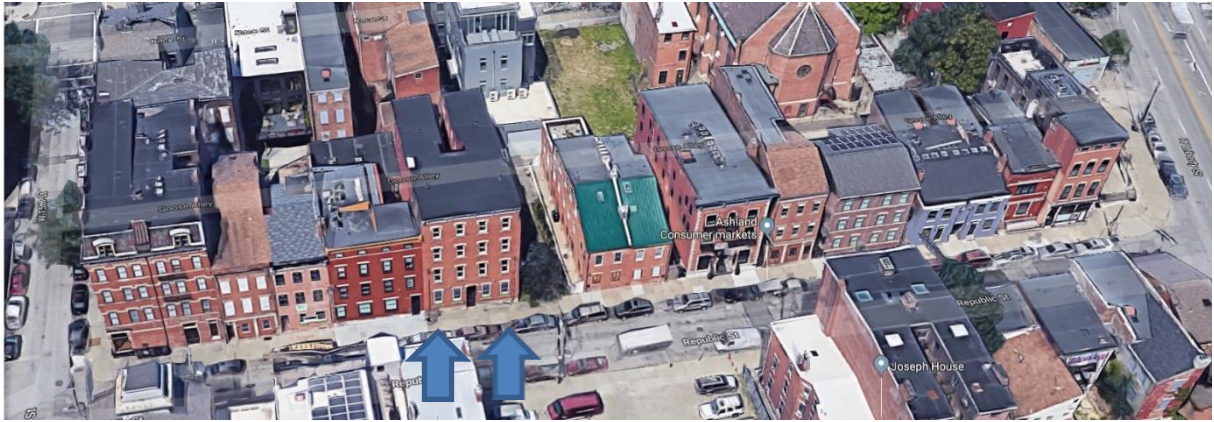
Existing West Goose Alley Elevation



1514 Republic

1515 Republic

Existing Courtyard Elevation



15th St 1513 Republic 1515 Republic Liberty

Republic Street Streetscape from 15th Street – Liberty Street Looking North



Birdseye View Looking East over Race Street

APPLICATION FOR COMMERCIAL TAX ABATEMENT

CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA



RENOVATION AND NEW CONSTRUCTION

COMMERCIAL, INDUSTRIAL, MIXED-USE, AND MULTI-UNIT (4 OR MORE UNITS)

Instructions: Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application. After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council.

The City requires that the Applicant provide the following documentation with this application:

- A detailed breakdown of all Sources and Uses of Funds for the project (templates are available upon request). A minimum of \$40,000 in costs must be documented.
Supporting documentation for ALL sources of funding for the project. For instance, if a bank loan will be obtained, a letter or term sheet from the bank specifying, among other things, the loan amount and term. A contact person must be identified for each funding source.
A post-construction operating pro forma for the building and cash flow analysis. NOTE: Please submit a copy of the pro forma used to apply for any bank financing as required and a contact person considering the application for bank financing.
Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for abatement showing who is authorized to sign for the organization
Copy of the Deed or other Legal Description of the Property
A copy of the proposed construction plans/rendering/etc.
Estimated pre-construction, and post construction real estate taxes
If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include "Energy Petal"]) Certification, provide confirmation of registration

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: OTR Housing Group LLC
Form of business enterprise: LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)
Is the Applicant affiliated with a larger developer or development entity? (Yes / No) If Yes, please provide the name of this developer or development entity:
Legal Address of real property owner: 310 OAK ST
Federal Tax ID #(s): 82-1928448
Applicant Contact Person: Ean Siemen Title: Managing Member
Phone: (513) 505-5551 Main Contact email address: EanSiemen@Gmail.com
Address of subject property 1513 Republic St Zip: 45202
Hamilton County Auditor Parcel ID #: 081 - 0004 - 0031 (see page 3 if additional space needed for multiple addresses or parcel IDs)
City of Cincinnati Neighborhood: Oak-Hill-Rhine
Is any other financial assistance being requested from the City of Cincinnati for this project? YES
If yes, please indicate the Development Analyst you are working with: Cody Brooks

Space/Units to be constructed/renovated:

Construction Type: New Construction Renovation

What percentage of the existing structure is currently occupied: _____ 5 %

Total sqft/units to be constructed/renovated:

Commercial: _____ (sqft) Office: _____ (sqft) Industrial: _____ (sqft)

Residential: _____ (sqft) Residential: _____ (# of units)

Project Type:

- Commercial (Retail, Office etc)
 - Industrial
 - Multi-Unit Residential (4 or more units)
 - Mixed-Use (Residential & Commercial)
- Describe the break down in use in SF below:
- _____
- _____
- _____

Please indicate if the project intend to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org)?

- Project is not LEED-certified
- LEED Silver
- LEED Gold
- LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- Project is not LBC qualified
- LBC Full
- LBC Net Zero
- LBC Petal (requires "Energy Petal")

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

Yes 15 % No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated on the scoring criteria on page 8, this is a significant factor in determining the terms of the abatement.)

General Project Information:

Project Name (of Applicable): _____

Description of the project:

This project will be the full renovation of a vacant residential building built in 1895. The scope includes 12 new residential units finished with new kitchens, bathrooms, appliances, HVAC, plumbing & electric. The project will also include scope for exterior masonry repair, windows, and roof. This will ensure stability & longevity.

Please provide a brief description of the applicant's development experience:

ONE Housing Group LLC IS OWNED BY PAUL STENZEL PAUL HAS REFINANCING
AND TO STRUCTURES IN HISTORIC NEIGHBORHOODS SINCE 2001

Please state why this project deserves a tax exemption from the City of Cincinnati and what benefits the project will bring to the neighborhood where it is located:

THIS PROJECT WILL RETURN A VACANT BUILDING BACK TO AN ACTIVE
RESIDENTIAL COMMUNITY CONTRIBUTING TO THE DISTRICT-RETIVE HISTORIC
DISTRICT. THE PROJECT WILL IMPROVE THE URBAN FABRIC ALONG THE
STREETCAR LINE AND REDUCE BLIGHT IN THE AREA

If Commercial or Industrial, state the nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site: N/A

Other pertinent information regarding this project (multiple parcel IDs & addresses, etc):

SECTION II – Job Creation/Retention

Job Creation and Retention:

The Company will agree to use its best efforts to retain and/or create at least the following estimated number of employee positions at the Property in connection with the Project, in accordance with the specified schedule, and to maintain the minimum employment levels throughout the period of the incentive. The Job numbers below are to be listed in Full Time Equivalent (FTE) positions. FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week).

Existing positions at the site of the company to be retained:

Full-Time Equivalent N/A employees; total annual payroll \$ _____

Will the project involve relocation of positions from another company location in the State of Ohio to the City of Cincinnati? NO

Existing positions at other company locations in Ohio to be relocated:

Address of Other Location(s): _____

Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location(s): _____

Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above

Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? NO

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above

Estimate the number of **new employees** the property owner will cause to be created at the facility that comprises the project site within **three years**. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent N/A employees (Total); total annual payroll \$ _____
During the first twelve months of the agreement: _____ positions
During the second twelve months of the agreement: _____ additional positions
During the third twelve months of the agreement: _____ additional positions

Temporary Construction 14 jobs; total annual payroll \$ 611,854⁰⁰
Length of Construction Period: 12 MONTHS

Of all of the above jobs, number and description of approximately how many positions are part-time in nature _____

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):

CONSTRUCTION LABOR JOBS

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or municipal corporation from which the company intends to relocate, and the Ohio Development Services Agency, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:

Indicate the estimated cost of the construction or remodeling: \$ 890,000
Estimated total cost of the project (including soft costs & acquisition): \$ 1,550,000
Estimated Project start date: 2/1/19 Estimated Project completion date: 1/30/20
Current Auditor's value of property (aggregate value of all parcels involved): 144,740
Estimated post-construction value of property: 1,616,000

(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ 0

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ 25,000

Other Investment: \$ 0

Description of Other Investment: _____

SECTION IV – Applicant Certifications

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? YES NO
2. Any moneys to the State of a state agency for the administration or enforcement of any environmental laws of the State? YES NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? YES NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Development Services Agency to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Development Services Agency in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.66 (C) (1), As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X TC

Project Completion:

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X TC

Additional Certifications by Applicant:

- The Applicant acknowledges that the property is **Not Eligible** for tax exemption if construction activities are commenced prior to the execution of a Community Reinvestment Area Tax Exemption Agreement between the Applicant and the City. No agreement may be executed by the City without prior approval by Cincinnati City Council.
- The Applicant acknowledges that if the application is approved by Cincinnati City Council, a \$750.00 application fee payable to "Ohio Development Services Agency" will be due. Applicant must submit this fee to the City's Department of Community & Economic Development upon approval by Cincinnati City Council.
- The Applicant acknowledges that a Payment In Lieu of Taxes (PILOT) agreement in the amount of 25% of the annual value of the exemption with Cincinnati Board of Education will be required. The form of this PILOT agreement is available upon request.
- The Applicant acknowledges that if one of the City's considerations for granting a tax exemption is the applicant's representation that it will enter into a VTICA, then the failure by the Applicant to do so is considered grounds for the City of Cincinnati to terminate the tax exemption granted to the Applicant.
- The Applicant acknowledges that all tax exemptions must submit an Annual Report on or before March 31 of each year. This report must be submitted for each year of the tax exemption agreement including during the construction period.
- The Applicant acknowledges that all tax exemptions will be subject to an annual monitoring fee of 1% of the annual taxes exempted under the agreement by the City which will be no less than \$500 and no greater than \$2,500 per year. This annual monitoring fee must be submitted with each Annual Report.
- The Applicant acknowledges that to be eligible for tax exemption by the City of Cincinnati, the subject property must be located within the City of Cincinnati.
- The Applicant acknowledges that exemption values are determined by the Hamilton County Auditor's Office.
- The Applicant acknowledges that the City of Cincinnati may revoke the tax exemption any time after the first year if the property has building code violations or is delinquent on the property taxes.
- The Applicant acknowledges that the City of Cincinnati Council may rescind or alter the Ordinance granting tax exemptions.
- The Applicant agrees to supply additional information upon request.

Please initial that you have read the above. X EW

Prior Agreement. Applicant represents and warrants that neither Applicant, nor any "predecessor" or "related member" is a party to another agreement granting tax exemption relating to a structure in this state at which the Applicant (or the predecessor or related member) has discontinued or intends to discontinue operations prior to the expiration of the term of that agreement. (Note: This information is required by Ohio Revised Code 3735.671 (E). As used herein "predecessor" means a person or entity that has transferred assets or equity to Applicant, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the Ohio Tax Commissioner; and "related member" has the same meaning as defined in Ohio Revised Code 5733.042 without regard to division (B) of that section.)

Please initial that you have read the above. X EW

I declare under the penalties of falsification that this application, including all enclosed documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.

[Signature] _____ Date 9/21/18

EVAN SEUR _____ Title (if signed as officer)

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

CITY OF CINCINNATI COMMERCIAL TAX ABATEMENT TERMS

Applications for projects located within the Streetcar VTICA Area (as depicted on the following page) are eligible for a net abatement of up to 75% (less any VTICA contributions, if any) for up to 15 years. Such abatement will be determined based upon job creation, VTICA contributions, project need and other factors that the Department of Community and Economic Development may consider. If the project will be certified LEED Silver, Gold or Platinum or will obtain Living Building Challenge (LBC) Net Zero, Full or Petal (must be "Energy Petal"), the project will not be subject to gap financing analysis.

Applications for projects located outside the Streetcar VTICA Area will be scored in accordance with the below point values:

"But For" Analysis – 0-3 points (determined by Department of Community and Economic Development)

Non-LEED, LEED Certified, or Non-LBC Qualified – 0 points

LEED Silver – 2 points for new construction; 3 points for renovation

LEED Gold/LBC Net Zero – 3 points for new construction; 4 points for renovation

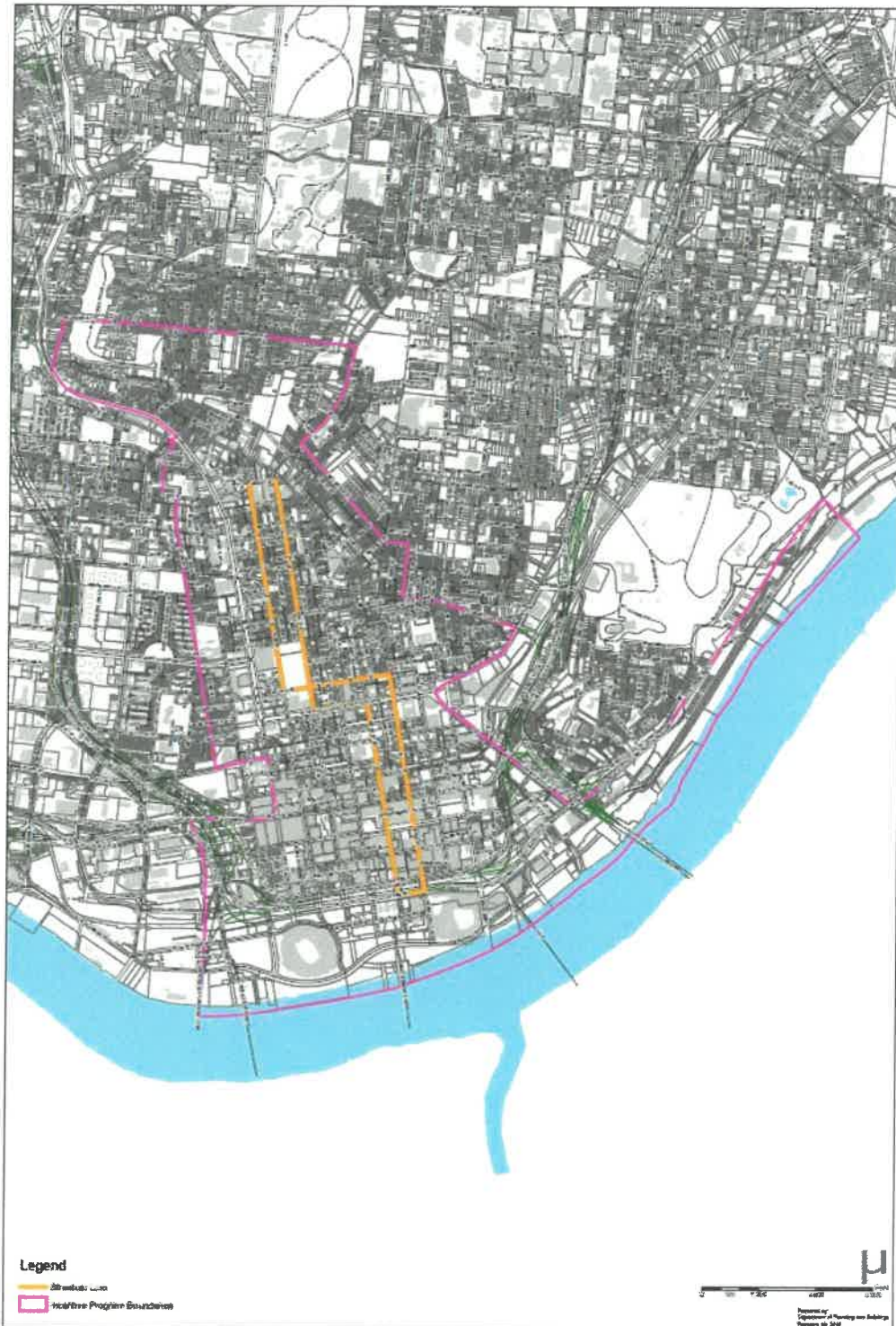
LEED Platinum/LBC Full or Petal (must include "Energy Petal") – 5 points for new construction; 6 points for renovation

VTICA – 8 points for 15% VTICA contribution; 1 point for any payment up to but excluding 15% VTICA contribution

Points	Term (years)	Net Rate*
0	3	25%
1	4	30%
2	5	35%
3	5	40%
4	6	40%
5	6	45%
6	7	45%
7	7	50%
8	8	60%
9	9	60%
10	11	60%
11	12	60%
12	13	60%
13	14	60%
14	15	60%
15	15	60%
16	15	60%
17	15	60%

* Abatement applies to improved value only. The Net Rate of the abatement takes into account Cincinnati Public Schools PILOT Agreement pursuant to which the Applicant must contribute 25% of the gross amount of the abatement, as well as VTICA contributions, if any.

STREETCAR VTICA AREA



Small Business Enterprise (SBE) Utilization Plan

Please indicate which methods you plan to use to achieve the City's aspirational goal of 30% Small Business Enterprise (SBE) utilization for construction contracts. Return the form to the Department of Community & Economic Development with your tax abatement application. If you have questions about this form, please contact the analyst reviewing your application.

Project Name: _____

Action	YES	NO	Expected Date/Comments
1. Hold a Meet & Confer (required)	<input type="checkbox"/>	<input type="checkbox"/>	
2. Use the City's SBE Directory to solicit bids from certified SBEs –available here: http://www.cincinnati-oh.gov/purchasing/resources-directories/sbe-directory/	<input type="checkbox"/>	<input type="checkbox"/>	
3. Identify sufficient subcontracting work to meet 30% SBE utilization goal	<input type="checkbox"/>	<input type="checkbox"/>	
4. Divide the total requirements into small tasks or quantities to permit maximum SBE participation	<input type="checkbox"/>	<input type="checkbox"/>	
5. Written Notice to Subcontractors of opportunity to bid and follow-up to initial solicitations	<input type="checkbox"/>	<input type="checkbox"/>	
6. Advertise opportunity to bid in local minority publications and in other local newspapers of general circulation	<input type="checkbox"/>	<input type="checkbox"/>	
7. Assistance with subcontractors' bonds, credit lines, and insurance	<input type="checkbox"/>	<input type="checkbox"/>	
8. Provide interested subcontractors with access to plans, specifications and requirements for subject project	<input type="checkbox"/>	<input type="checkbox"/>	
9. Require subcontractors to demonstrate the affirmative steps #2-8 to utilize SBEs in their subcontracts	<input type="checkbox"/>	<input type="checkbox"/>	
10. Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of Authorized Representative

Date

Community & Economic Development Approval

Date

Sources and Uses of Cash

	24-26 W 15th	1505 Republic	1513 Republic
Acquisition	\$966,000.00	375,000	170000
Construction	\$1,825,000.00	625,000	310000
Closing Costs	\$55,820.00	\$20,095.20	\$8,931.20
Construction finance	\$122,245.80	\$44,008.49	\$19,559.33
Permanent finance	\$65,030.30	\$23,410.91	\$10,404.85
Professional fees	\$48,563.40	\$17,482.82	\$7,770.14
Soft costs	\$40,469.50	\$14,569.02	\$6,475.12
Reserves	\$104,774.14	\$37,718.69	\$16,763.86
Total Development Cost	\$3,227,903.14	\$1,162,045.13	\$516,464.50
			\$1,549,393.51

1513 Republic

Sq Ft	#BR	#	Rent	Utility Income	Rent for all Units
390	1br	8	\$776.10		\$6,208.80
450	1br	2	\$895.50		\$1,791.00
525	1br	6	\$1,044.75		\$6,268.50
		16			\$14,268.30

Income

Total Gross Rental \$171,219.60
 Laundry and Other Income \$ 1,200.00
 Total Income \$172,419.60

Expenses

Vacancy 5% \$ (8,560.98)
 Management Fee 5.5% \$ (9,417.08)
 Replacement Reserves 2.5% \$ (4,280.49)
 Taxes \$ (5,400.00) tax abated
 Insurance \$ (2,400.00)
 Water \$ (3,772.00)
 Gas and Electric \$ (1,800.00)
 Maintenance \$ (8,560.98)
 Lawn and Snow \$ (600.00)
 Rental Commission \$ (1,800.00)
 Marketing/Signage \$ (2,200.00)
 Supplies \$ (2,400.00)
 Total Expenses \$ (51,191.53) -29.69%

NOI

\$121,228.07

Total Value at 7.5 Cap \$ 1,616,374.29

Loan at 80% LTV \$ **1,293,099.43**

Loan 80% LTC 1,800,000 @ 6% 25 year amort
 Debt Service \$ (99,732.00)
 Cash Flow \$21,496.07
 DSC \$ (1,222)

Price per Square Foot

\$1.99

EXHIBIT A

LEGAL DESCRIPTION

Auditor's Parcel No. 081-0004-0269

Property Address: 24-26 W. Fifteenth Street

SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING PART OF LOT 43, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FIFTEENTH STREET NORTH 74° 23' EAST 56.11 FEET FROM THE NORTHEAST CORNER OF FIFTEENTH STREET AND RACE STREET; THENCE NORTH 74° 23' EAST 34.04 FEET TO THE WEST LINE OF GOOSE ALLEY; THENCE NORTH 16° WEST 53.07 FEET ALONG THE WEST LINE OF GOOSE ALLEY; THENCE SOUTH 74° 23' WEST 34.04 FEET; THENCE SOUTH 16° EAST 53.07 FEET TO THE POINT OF BEGINNING.

Auditor's Parcel No. 081-0004-0035 and 081-0004-0036

Property Address: 1507 and 1505 Republic Street

SITUATE IN CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF OUT LOT 43 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF REPUBLIC STREET, 40.00 FEET NORTH OF THE NORTHWEST CORNER OF FIFTEENTH STREET AND REPUBLIC STREET; THENCE NORTH 16° WEST 40.13 FEET, MORE OR LESS, TO THE SOUTH LINE OF LAND REGISTERED UNDER CERTIFICATE OF TITLE NO. 70087; THENCE SOUTH 74° 13' WEST 74.15 FEET TO THE EAST LINE OF GOOSE ALLEY; THENCE SOUTH 16° EAST ALONG THE EAST LINE OF GOOSE ALLEY 39.87 FEET TO A POINT 40 FEET NORTH OF THE NORTH LINE OF FIFTEENTH STREET; THENCE NORTH 74° 25' EAST 74.15 FEET TO THE PLACE OF BEGINNING.

Auditor's Parcel No. 081-0004-0031, 0032 and 0273 cons.

Property Address: 1513 Republic Street

SITUATE IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, STATE OF OHIO AND ON THE WEST SIDE OF REPUBLIC STREET (FORMERLY BREMEN STREET) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF REPUBLIC STREET 114 FEET NORTH OF FIFTEENTH STREET; THENCE NORTH 16° WEST 36.10 FEET TO A POINT BETWEEN THE EXISTING BUILDINGS NOW ON THIS PROPERTY AND THAT LYING TO THE NORTH; THENCE SOUTH 74° 20' WEST ON A LINE BETWEEN SAID BUILDINGS 74.15 FEET TO GOOSE ALLEY; THENCE ALONG GOOSE ALLEY SOUTH 16° EAST 36.14 FEET TO A POINT; THENCE NORTH 74° 18' EAST 74.15 FEET TO THE PLACE OF BEGINNING. BEING PART OF OUTLOT NO. 43.

October 6, 2014

City of Cincinnati
Buildings Inspections
105 Central Avenue
Suite 500
Cincinnati, OH 45202

RE: 1513 – 1515 Republic Street
Density Variance and Zoning Exception
RM1.2 Over the Rhine Historic Conservation Overlay Zone

To Whom it concerns,

This cover letter provides supporting documentation for the Density Variance request for 1513 and 1515 Republic Street. This property was originally constructed as a Residential Units. Previous renovations converted the third and fourth floor units into townhouse style units which reduced the original number of units from 4 to 6 in each building. The RM1.2 zoning for the property allows for 1 unit per 1200 SF of lot area. The lot area for the property is 1,106 SF at 1513 and 1403 at 1515. The existing density is 6 units per building and the proposed density is 8 units per building. 8 units as proposed is consistent with the original building layout and its historic density.

This property is proposed to undergo a rehabilitation which will allow each building to contain 8 dwelling units. Two apartments will be on floors 1 through 4 in each building per the existing building configurations. The existing townhouse units on the third floor will be converted back to "flat" style in lieu of townhouses as they currently exist. The proposed layout is consistent with the original historic layout of the building, which was modified in the 1970's to combine the third and fourth floor units into a townhouse. The first floor will remain as residential. This request is for a density variance for the additional units planned as part of the ongoing rehabilitation of the property. The lot area requirement is noted in section 1405.07 of the City of Cincinnati Zoning Code. The density increase is necessary to allow the building to be brought to its highest and best use. Having 8 dwelling units in each building maximizes the buildings potential.

The existing building is vacant with each of the cases removed. The existing configuration is 4x1 bedroom units and 2x2 bedroom units in each building. The proposed building configuration is 8 dwelling units containing a 1 bedroom units. Using an assumed occupancy of 2 people for a 1 bedroom, the overall occupancy of the building remains the same.

This project is in the public interest per 1445.13. The project will rehab a currently vacant structure bringing it back into service. The project is compatible with the neighborhood. 100% residential use is compatible with this street and others in the vicinity. This project will improve a blighted structure and will improve the streetscape along Republic Street with other nearby revitalization projects.

The project complies with the underlying zoning district, which permits residential including first floor residential and is harmonious with the general purpose and intent of the zoning code. The project is in compliance with the guidelines adopted for the RM1.2 zoning district. There will be no impact on the traffic around the subject property. The development is pedestrian oriented, and the occupant load poses no detriment to the streets or access. There is no impact with neighboring properties and the development is compatible with the neighborhood. There are no adverse effects for public safety as a result of this variance request. The rehabilitation will reinstate current blight along Republic Street and will help to improve the health, safety and general welfare of those in Over the Rhine. The development

With its increased density adds vibrancy to the neighborhood and helps further support the businesses located in the Over the Rhine. The development will create multiple construction jobs. The redevelopment of the building and its return to its original unit count will add value to the building, thereby increasing potential tax benefits to the City.

The unit count as proposed makes the development economically viable. Please refer to Application for Commercial Tax Abatement previously submitted to the City of Cincinnati for this project which contains the relevant data to support this position. The redevelopment of the building is intended as a market rate project targeting working class / service industry individuals without cars. There is a strong market demand for 500 SF one bedroom apartments renting for up to \$1000 per month based on the client's previous projects in the vicinity. To be able to deliver a product at this price point, the existing townhouse units in the buildings need to be subdivided back to their original configurations as 1 bedroom flats. The market has been heated for upper floor townhouse style units in buildings where there are no elevators as demonstrated on similar developments on Pleasant Street. While the net revenue on paper for the 2 flats versus the existing townhouse units is close to the same, the marketability of the 1 bedroom units is far better. Taken together, this development approach has been demonstrated to have a rapid lease up and greatly increase the probability that they will remain occupied. This gets the building back in service and ensures the projects long-term viability.

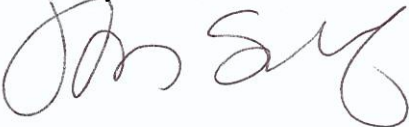
The ability to provide quality market rate housing at a price point within reach of the average renter is contingent upon a modest increase in density / return to the historic density of the building to make the project viable. The building's proximity to the street car and the location in a vibrant mixed-use neighborhood makes car ownership unnecessary and allows for true urban living. The rehabilitation of the building must include the use of the entire building to make the project economically viable and realize its full economic benefit for the Owner as well as for the City of Cincinnati. The strict interpretation of the zoning code relating to the current unit count inhibits the utilization of the building to its fullest potential as originally designed. The current zoning requirements are unreasonable for the rehabilitation of the existing four-story building with the current density. The proposed floor can be done in compliance with the OBC and as part of the proposed floor, the safety of the entire building will be improved. The variance is necessary for the rehabilitation of the property which will continue the positive momentum of the redevelopment activities along Republic Street and Over the Rhine in general.

We are including as witnesses to the hearing for this application:

Ean Sieber, E/S Properties
Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.

Sincerely,



Jonathan Schaaf
RA LEED AP CRO
Principal
RDA Group Architects