

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

APPLICATION #: NA  
APPLICANT: CMHA- Cincinnati Metropolitan Housing Authority  
OWNER: CMHA- Cincinnati Metropolitan Housing Authority  
ADDRESS: 3700 Reading Road  
PARCELS: 108-0004-0002-90  
ZONING: RM 1.2  
OVERLAYS: N/A  
COMMUNITY: Avondale  
REPORT DATE: November 12, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Local Historic Landmark Designation for the property generally located 3700 Reading Road, known both as South Crescent Arms Apartment and The Redding. The landmark designation is sought for the building and the site on the parcel 108-0004-0002-90

The property has a determination of eligibility from the State Historic Preservation Office in regards to a submitted National Register Questionnaire. The property would be eligible under Criterion A: *Association with events that have made a significant contribution to the broad patterns of our history* and Criterion C: *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.*

The applicants are also seeking National Register Individual Listing Status for this property.

### **Summary and Background:**

*From the Designation Report*

The South Crescent Arms Apartments is historically significant as a pioneering elevator high-rise apartment in the context of Cincinnati and the neighborhood of Avondale in the post-World War II (WWII) period. With its semicircular driveway and integrated bi-level parking garage, it is an example of an auto-oriented apartment building, which was new at the time. As a building subtype, elevator high-rise apartment buildings represent the culmination of the automobile's impact on the development of multi-family housing and the urban apartment construction boom in the mid-20th century. With its cubic massing, traditional face brick, flat roof and uniform fenestration, the building is architecturally significant as a transition from Art Deco to the Modern aesthetic.

The building is historically significant for its association under Criterion 1, as it is representative of post WW II high rise elevator apartment buildings as well as for the increase in development of Avondale and is significant under Criterion 3 for its association with the architect George H Godley and as an example of an early auto oriented high-rise apartment building that represents a transitional style from Art Deco to the Modern Movement . The Designation Report in Attachment B details the historic and architectural significance of the building.

Attached to this Staff report are:

- Attachment A. Location Map
- Attachment B: Historic Designation Report
- Attachment C: Historic Conservation Guidelines

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

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

### **Designation Review**

#### Historic Significance

Staff finds that, based on the attributes and architectural integrity as set forth in the Designation Report, 3700 Reading Road, meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Historic Structure; Determination of Historic Significance".

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

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

The Criteria in Chapter 1435-07-01 is based off of the criteria for the National Register of Historic Places and in fact models the language exactly.

The Historic Conservation Board is tasked with determining if it meets one of the Criteria set forth in Chapter 1435-07-1 of the Cincinnati Zoning Code and making a recommendation to the Cincinnati Planning Commission and City Council based on its significance.

The applicant is nominating 3700 Reading Rd, aka The Redding under Criterion 1: *Association with events that have made a significant contribution to the broad patterns*

of our history and Criterion 3: *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.*

In Staffs review of the designation report and the documentation provided the building meets the criteria in the following ways

Criterion 1: *Association with events that have made a significant contribution to the broad patterns of our history*

- The building was built in 1950 during the accelerated post WWII development of neighborhoods out of the urban center/downtown area.
- Automobiles were gaining popularity and prominence in daily life and development.
- The use of the elevator became more affordable and more standard in development allowing for high-rise apartment buildings for all economic strata of society.
- Post WWII development of Avondale was accelerated by both the arrival of the Streetcar up Reading Road as well as the relocation of 220 black families into the neighborhood creating both the need and market for increased density and units available for lower and middle income families.

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

- According to the ***Apartment Buildings in Ohio Urban Centers, 1870-1970*** National Register Multiple Property Document (p E44) by Stephen C. Gordon, the Redding “ranks among the city’s pioneering attempts at high-rise housing after WWII. The cubic massing and traditional details such as facebrick on all elevations harken back to pre-war designs, yet the semicircular automobile drive to the front entrance is a precursor of things to come.”
- The building was designed by the architect George H. Godley.
- The design represents transitional architecture with bold geometric massing and lower setbacks and projections of the Art Deco style but with plan exterior detailing and uniform fenestration of the Modern Architecture movement.

### Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

*“Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible*

*new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.*

Staff finds that the proposed Guidelines for 3700 Reading Road, The Redding, present best practice approaches in seeking to preserve the integrity of the exterior of the building while allowing a compatible of the building. The proposed Conservation Guidelines cover changes to the exterior of the building including site changes as things such as the driveway and auto-oriented features are part of the integrity and significance of the building and site. The interior is not proposed to be subject to local review

The proposed guidelines are also compatible with the Secretary of the Interior's Standards for Historic Preservation.

The applicant submitted proposed guidelines and Historic Conservation and City Planning Staff. Historic Conservation Staff has not proposed changes.

## **Other Considerations:**

### **Prehearing Results**

- November 4, 2010 A Joint Staff Conference was held with the Department of City Planning. The applicants, City Staff and 1 neighbor were in attendance

### **Comments Provided to Staff:**

None.

### **Proposed Work**

The applicants are seeking Local landmarking status and National Register listing to be eligible for both State and Federal Historic Tax Credits. CMHA is proposing a rehabilitation of the building to upgrade the facility for continued use as a low-income housing development. The use of Historic Tax Credits will allow \$2 million of investment into the project.

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

## **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the entire Tax Parcels # 108-0004-0002-90, also referred to as 3700 Reading Road and known as The Redding as a Historic Landmark and the adoption of the related Historic Conservation Guidelines subject to the following conditions:
  - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Attachment C).
  
2. **RECOMMEND** to the State Historic Preservation Board for the designation of the entire Tax Parcels # 108-0004-0002-90, also referred to as 3700 Reading Road. and known as The Redding as an Individual Listing on the National Register of Historic Places associated with the Multiple Property Listing of *Apartment Buildings in Ohio Urban Centers, 1870-1970*.
  - a. Staff will submit a letter on behalf of the Historic Conservation Board with the above recommendation.
  
3. **FINDING:** The Board makes this determination per Section 1435-07-1:
  - (a) That it has been demonstrated that the 3700 Reading Rd/The Redding meets the conditions of §1435-07-1(a)(1) as the building maintains integrity with *“Association with events that have made a significant contribution to the broad patterns of our history”* and *“Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.”*
  - (b) 3700 Redding Road National Register Questionnaire was supported as potential eligible by the State Historic Preservation Office.
  - (c) The designation of this property as a Local Historic Landmark will help facilitate the application for State Historic Tax Credits.

# Local Historic Landmark Designation: The Redding Apartments



## **Introduction**

This report presents the findings and recommendations for local landmark designation of the South Crescent Arms Apartments, AKA The Redding. The building is located at 3700 Reading Road in Avondale. This report was prepared by Beth Sullebarger on behalf of City Studios Architecture.

## **Background**

### **Overview of Designation Process**

This designation report is supported by the owner, the Cincinnati Metropolitan Housing Authority, for the purpose of obtaining state and federal tax credits for historic rehabilitation. A preliminary questionnaire submitted to the State Historic Preservation Office received a positive evaluation on September 16, 2020 that the building is potentially eligible for the National Register of Historic Places, and a nomination is in progress.

## **Research**

Archival research was conducted primarily through internet sources such as the Hamilton County Auditor, Cincinnati Public Library and Architectural Foundation of Cincinnati. Among the sources consulted were historic maps, atlases, photographs, local histories, and city directories, which provided information about the building and surrounding neighborhood. The National Register Multiple Property Document of "Apartment Buildings in Ohio Urban Centers, 1870-1970," which mentions the Redding, was an important resource.

## **Statement of Significance**

The South Crescent Arms Apartments is historically significant as a pioneering elevator high-rise apartment in the context of Cincinnati and the neighborhood of Avondale in the post-World War II (WWII) period. With its semicircular driveway and integrated bi-level parking garage, it is an example of an auto-oriented apartment building, which was new at the time. As a building subtype, elevator high-rise apartment buildings represent the culmination of the automobile's impact on the development of multi-family housing and the urban apartment construction boom in the mid-20<sup>th</sup> century. With its cubic massing, traditional facebrick, flat roof and uniform fenestration, the building is architecturally significant as a transition from Art Deco to the Modern aesthetic.

## **Historical Significance**

### **Post WWII Auto-Related Apartments**

While the proliferation of the automobile stimulated suburban development before WWII, especially between 1910 and 1930 when auto registrations in the US shot up from 458,000 to almost 22 million, it was after WWII that cars rapidly accelerated the transformation of metropolitan areas. Most of that growth was construction of single-family homes in the suburbs. Only a small number of apartments were built during the early 1950s, and many were large, high-rent apartments in urban centers (Gordon, E20).

In the late 1950s, the automobile stimulated development of neighborhoods farther out from the center and auto-related apartments became the new thing. In Cincinnati, "Central, Columbia,

Torrence, and Victory parkways facilitated motor-vehicle movement in and out of the city center. Similar to the pattern set by streetcars, the tree-lined four-lane parkways attracted higher-density housing both on the arterials and adjoining side streets.

By the 1960s, the era of apartment dwellers living without cars and close to public transportation and neighborhood business districts had passed. The trend was toward smaller households, both young singles or couples and elderly, which created a new market for apartments in urban areas. "In 1964, nearly 90 million Americans were 24 years old and younger, and the number of people 60 years and over had increased substantially since 1950. A perceptible result of these demographic shifts was from 1955 to 1965 apartment housing increased from a low of 8 percent to 37 percent of the nation's total housing volume" (Gordon, E21).

Automobiles and the need to accommodate them became a major factor in the siting and design of many post-WWII apartments. Parking gradually encroached on spaces that previously had been reserved for outdoor recreation. "Instead of relying on street parking or a few small garages and on-site surface spaces at the rear of the lot, post-war era apartments allotted considerable space and structures to automobiles" (Gordon, E21). These included driveways and parking garages integrated with apartment buildings.

### **High-Rise Elevator Apartments**

Without an elevator, an apartment building is limited in height to the number of stories a tenant can reasonably be expected to climb—typically four or five stories. Units on the top floor of a walkup building are usually less desirable because of the labor and inconvenience involved in reaching them. The incorporation of an elevator not only means that apartment buildings can be taller but also that units on higher floors are more desirable because of the views rather than less so as in a walkup apartment. Walkup and low-rise apartments have a maximum of five floors, mid-rise apartments are defined as 6 to 8 stories, and hi-rise apartments are 9 or more stories. Low-rise apartments have generally been occupied by middle-class residents, while mid- to high-rise apartments have usually been aimed at more affluent markets.

Before WWII, elevator apartments in Cincinnati were developed primarily for the city's well-to-do, and they were relatively rare. In the mid-1920s, it was more typical to build high-rise apartment hotels, a transitional subtype that accommodated short- and long-term guests and eventually evolved into permanent apartments. Examples of local apartment hotels include the 11-story Hotel Alms (1925) by architect Harry Hake, the Broadway Apartment Hotel (1924), also by Hake, the 9-story Vernon Manor (1924) by Frederick Garber, and the 14-story Belvedere (1925) by Charles Ferber.

An early example of a mid-rise elevator apartment building is the President, a seven-story eclectic Renaissance Revival design at 3739 Reading Road (AKA 784 Greenwood) in Avondale. Built in 1929 and marketed as "an address of distinction," the building offered fireproof and completely furnished one- to five-bedroom apartments, along with a lobby, dining room, free parking, and an ample lawn. The Riverview Apartments/ Riverview House, built in 1930 at 2538 Hackberry Street in East Walnut Hills, was one of numerous elevator apartments located to take advantage of Cincinnati's hills and panoramic views. Designed by John Scudder Adkins, this 9-story brick apartment building features a roughly H-shaped plan with setbacks and stepped massing with a muted Art Deco effect. Built by a syndicate led by Frank Erwin, the Riverview Apartments was the city's first suburban high-rise apartment building (Gordon, 41).

## **Development of Avondale**

The South Crescent Arms represents the increase in density of construction in the Avondale neighborhood after WWII. During the 19<sup>th</sup> century, Avondale developed as a merchant-class inner-ring Cincinnati suburb settled by Anglos and Germans and characterized by stately homes on large lots. Beginning in the 1890s, well-to-do German Jewish families began moving into the northern part of Avondale, as they were often not welcomed in the exclusive social circles that dominated other wealthy suburbs like Clifton.

The opening of streetcar lines up Reading Road in 1903 attracted a wave of Greek Americans and Eastern European Jews, particularly after a general exodus of the Jewish population from the declining West End in the early 20<sup>th</sup> century. The influx of new residents into newer, less expensive subdivisions in southern Avondale began a trend of replacement of single-family homes with higher density development that would transform the neighborhood. Numerous streetcar-period apartment buildings were built along the Reading Road corridor, including handsome central corridor walkup and court apartments, like the Crescent Court apartments at 3719 Reading Road across the street from the South Crescent Arms.

After WWII, the community development pattern and the population began to transition as the Jewish community began to leave Avondale for Amberley Village. Departing residents were often replaced by middle-income black families. Some white homeowners panicked and left Avondale as the black population grew. Property values fell and Avondale became even more accessible to lower-income residents. By 1959, the southern portion of Avondale, which had been predominantly Jewish, had become mostly black, particularly after the Cincinnati Department of Relocation settled 220 black families in the neighborhood, often in larger houses that had been illegally subdivided into multi-family dwellings (Gigliero & Overmyer, 382).

## **The South Crescent Arms Apartments**

The South Crescent Arms apartment building was the first high-rise elevator apartment building built in Avondale after WWII. Completed circa 1950, it offered fashionable market-rate housing for empty nesters and young professionals as an alternative to large homes and older apartment buildings. As a high-rise elevator apartment building, it exemplifies the next phase of development in Avondale after the streetcar period gave way to the automobile age.

The South Crescent Arms replaced a large single-family home, and in this case the homeowners played a direct role in the development. 3700 Reading Road was the home of Florence Fabe and her husband David, affluent Jews who owned the Fabe Construction Company. Their son, George, who was 29 in 1950, worked with his father on building the South Crescent Arms project (Hamilton County Auditor, Fabe). The vision for high rise apartments on this property was not a new idea. In 1929, Oscar Schwartz, architect of the Feinberg Temple at Reading Road and Rockdale Avenue, designed a ten-story complex of "Cooperative Apartment Homes," at 3700 Reading Road, but it was not built, probably because of the stock market crash. The Fabe firm went on to build many other apartment buildings in Cincinnati, including the 22-story Edgecliff Apartments (1966) at 2200 Victory Parkway.

By 1959, as previously described, the population in the south part of Avondale, which had been predominantly Jewish, had become mostly black and lower income. In 1964, the South Crescent Arms was purchased by the Cincinnati Metropolitan Housing Authority and converted to affordable housing. CMHA renamed the building, "The Redding" and renovated it for its new residents, reconfiguring four apartments on each floor to smaller units and converting the penthouse apartments into community rooms.

### **Architectural Significance**

According to the *Apartment Buildings in Ohio Urban Centers, 1870-1970* National Register Multiple Property Document (p E44) by Stephen C. Gordon, the Redding "ranks among the city's pioneering attempts at high-rise housing after WWII. The cubic massing and traditional details such as facebrick on all elevations harken back to pre-war designs, yet the semicircular automobile drive to the front entrance is a precursor of things to come."

The embrace by architects and engineers of novel building technologies and modernist aesthetics had a major effect on the design of post-war apartments. Apartment towers, widely spaced to accommodate plazas and parking, began to appear, reflecting the influence of European modernists such as LeCorbusier and his tower-in-a park concept. Exterior ornament and references to earlier period styles fell away for the most part. The traditional scheme of a three-part façade gave way to slabs with planar walls and uniform fenestration from top to bottom. The widespread use of central air conditioning reduced the need for operable windows, projecting bays and cross ventilation, thus post-war apartments typically had lower ceilings and fewer square feet per unit (Gordon, E21).

Designed by architect George H. Godley, the South Crescent Arms stylistically is an amalgam of modern influences. It is characterized by bold geometric massing with lower setbacks and projections as well as indentations created by the H-shaped plan, which are reminiscent of Art Deco, but the very plain exterior with planar walls with uniform fenestration and little ornament are more consistent with the Modern Movement. The unification of the window bays on the front with a plain limestone border emphasizes the building's monumentality in a subtle way. The flat pilasters dividing the vertical bays emphasize the height and recall early skyscrapers.

The building has been renovated several times over the years. In 1965, after the Cincinnati Metropolitan Housing Authority took ownership, four apartments on each floor were reconfigured and penthouse apartments were converted into community rooms in 1965. In 1990, repairs to the top two floors were made, including repointing and new steel shelf angles at the windows. A comprehensive renovation in 1996 involved slight modification of the semicircular driveway, landscape improvements, application of a metal fascia to the porte cochere, a new ADA lift in the lobby, and bronze anodized aluminum replacement windows in the same one-over-one configuration.

The Crescent Arms retains its original height, H-shaped building footprint, first-floor lobby and elevator cores and circulation plan. It also retains its historic exterior brick cladding, wall fenestration patterns and window openings. Although the penthouse apartments were reconfigured on the interior to serve as community rooms, the parapet and roof terraces are preserved. The original site plan was altered slightly when the semicircular driveway in the front was extended and exterior open spaces were re-landscaped in 1996. The Crescent Arms also retains a 2-level parking structure on the rear that was essential to marketing the building. The building also retains a significant degree of stylistic integrity.

### **George H. Godley, Architect**

The South Crescent Arms was designed by architect George H. Godley (1889-1961). As the son of the successful Cincinnati architect S. (Samuel) S. Godley (1858-1941), George practiced with his father from 1921 to 1931. Much more is known about his father. Educated at the Farmers' College in College Hill, S. S. Godley "received his practical education in the offices of local architects," including Edwin Anderson, Henry Bevis, and James W. McLaughlin. He opened his own office in Cincinnati in 1888, expanded it in 1893, practiced on his own, and with his son George in the 1920s, probably until his death.

According to architectural historian Walter E. Langsam, S. S. Godley was "one of the most sophisticated designers of residences for both the Jewish and Gentile elites of the city for several decades. His residential clients included members of the Doepke, Duttonhofer, Feiss, Fleischmann, Freiberg, Heinsheimer, Herschede, Jacob, Kuhn, Mack, Mitchell, Prichard, Resor, Steinau, Strader, Wise, Wolf, and Workum families, all of whom had leading roles in the economic, social, and cultural life of the city." Many of these homes were in the Cincinnati neighborhood of Avondale, including the handsome Beaux-Arts Frank Herschede mansion (1908), which stood at 3886 Reading Road. S. S. Godley also designed a few apartment buildings in Avondale, including a 3-story Tudor Revival-style court apartment building at 603-613 Forest Avenue.

George H. Godley clearly benefitted from his father's long association with Avondale and by adopting his father's profession. After Samuel's death in 1941, the son practiced under his own name until his death 20 years later in 1961. His design of the Crescent Arms in 1950 continued the firm's residential commissions in Avondale but reflected the dramatic changes in scale and style that occurred after WWII. About the same time as the Crescent Arms, George Godley designed four low-scale modern brick apartment buildings at 846 and 860 Glenwood Avenue (1947-49) and 974 Debbe Lane (1950-51). One of his last projects was the Edgecliff apartment tower at 2200 Victory Parkway, in 1961, the year he died. When this 20-story apartment building was built circa 1966, the design was by another architect.

### **Description**

#### **Site**

The South Crescent Arms apartment building occupies a rectangular 0.836-acre parcel, which measures 152.20 feet by 249.8 feet. (See Figure 1.) A connected two-level parking garage is located on the rear of the lot.

#### **Setting**

The building stands on the east side of Reading Road at the northeast corner of South Fred Shuttlesworth Circle in the Cincinnati neighborhood of Avondale. The building is significantly taller than its neighbors, which makes it highly visible from a distance and a dominant presence in the streetscape. The property abuts Martin Luther King Park on its north border.

## **Building**

Built circa 1950, the South Crescent Arms at 3700 Reading Road, is a 9-story, flat-roofed apartment building with a reinforced concrete frame, hollow block walls, and brown brick veneer. H-shaped in plan, the building is considered a high-rise elevator apartment building. The symmetrical front elevation is divided into 9 bays, with a wider bay in the center above the entrance and single-bay 8-story setbacks on each end. The stepped geometrical massing and slightly projecting pilasters on the front refer back to earlier Art Deco skyscrapers.

Ornament is limited to a simple contrasting limestone trim that outlines the center section of the facade. The entrance is emphasized by a porte cochere and projecting one-story vestibule. The building ends in a flat parapet wall with stone coping. The deep side elevations each extend for 12 bays with a recessed four-bay section in the center. All elevations are characterized by regular fenestration with one-over-one aluminum windows. To the rear of the building is a partly below-grade, two-level reinforced-concrete parking deck with flared mushroom columns.

The front entrance is accessed by a roughly semicircular driveway, which was slightly modified in 1996. At that time, the flat roof of the porte cochere was replaced in kind and a new bronze anodized aluminum fascia installed. On the interior, the lobby has a hung acoustic-tile ceiling but retains its terrazzo floor and Moderne-style curved aluminum stair railings. The apartment floors retain their original circulation plan with double-loaded corridors with vinyl composition tile (VCT) and painted plaster walls and ceilings. The apartment entry doors are solid birch wood. The apartments have been renovated but retain original pinkish-brown marble windowsills, painted plaster walls and ceilings, and bathrooms with light blue tile that appears to be 1950s-vintage. Most apartments retain their original floor plan.

## **Boundary**

The property coincides with Book 108, Plat 0004, Parcel 2 of the Hamilton County Auditor's records. The parcel, which is 152.20 feet by 249.8 feet, is an irregular part of Lot 1 in A. O. Tyler's Subdivision. The parcel is bounded on the west by Reading Road, on the south by Fred Shuttlesworth Avenue, on the east by a lot under different ownership and on the north by Dr. Martin Luther King Park. (See Figure 1.)

## **Justification of Boundary**

The above-listed parcel is both the original and legally recorded boundary line for the property for which designation is being requested. The building occupies the entire parcel and no other structures are present. It excludes surrounding properties that were not part of the development and are under different ownership.

## **Findings**

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the attributes of a district,

site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

## **Planning Considerations**

### **Compatibility with Plan Cincinnati**

“Plan Cincinnati”, the current Master Plan adopted by City Council in 2012, supports and encourages historic preservation;

*“As housing demand increases in the oldest neighborhoods, the City’s broad and reputable historic building stock should be preserved....”*

Historic Conservation is considered a fundamental component in Cincinnati’s future with policy principles including:

*“Preserve our resources and facilitate sustainable development.”*

*“Cincinnati is known for our historic built character and spectacular natural beauty. The City will focus on preserving and protecting our unique assets and reverse the modern trend of ‘disposable’ development.”*

Cincinnati’s Zoning Code includes a commitment to historic preservation through its goals and policies. Three specific purposes of historic preservation, according to the current Zoning Code Section 1435-03 include:

*“to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture,”*

*“to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,”*

*“to maintain the historic urban fabric of the city.”*

Thus, landmark designation of the South Crescent Arms Apartments, which allows for preservation of the building, is compatible with city plans and consistent with policy and code.

The South Crescent Arms Apartments has historic significance according to Chapter 1435 as defined under Criterion 1. It is historically significant as a pioneering elevator high-rise

apartment in the context of Cincinnati and the neighborhood of Avondale in the post-World War II (WWII) period. The building also meets Criterion 3 as a significant early example of an auto-oriented high-rise apartment building by a local architect, George H. Godley reflecting the transition from Art Deco to the Modern Movement.

### **Summary of Findings**

The designation of the South Crescent Arms Apartments meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation). The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.

### **References**

Architectural drawings by George H. Godley (1950), Glaser & Myers (1965), and ATA Architects (1996).

Fabe, Ellie, email dated Sept. 28, 2020.

Giglierano, Geoffrey J., and Deborah A. Overmyer. *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years*. Cincinnati, Ohio: The Cincinnati Historical Society, 1988.

Gordon, Stephen C. "Apartment Buildings in Ohio Urban Centers, 1870-1970," National Register Multiple Property Document, 2011.

Gordon, *How to Complete the Ohio Historic Inventory*. Columbus, Ohio: Ohio Historical Society, 1992.

Langsam, Walter E. "Biographical Dictionary of Cincinnati Architects, 1799-1940." Cincinnati: Architectural Foundation of Cincinnati, 2008

Langsam. "List of Buildings by Architect with Client and Year," unpublished, Sept. 27, 1989

Records of the Hamilton County Auditor



3700 Reading Road, Front (West) and South elevations



3700 Reading Road, North and East (Front) elevations



3700 Reading Road, South and Rear (East) elevations



3700 Reading Road, view of parking garage to the east



Figure 1. Parcel map, CAGIS, 2020

## HISTORIC CONSERVATION GUIDELINES

### South Crescent Arms AKA The Redding Apartments

Cincinnati, Ohio 45229

#### General Terminology

Within the context of these historic conservation guidelines, the “South Crescent Arms Apartments” or “The Redding” refer to the property located at 3700 Reading Road. The stepped massing, planar exterior brick walls, regular fenestration, the driveway in front and bi-level parking garage in the rear are defining characteristics of the property, and preservation of these attributes is critical to its integrity. The primary facades of the building, which faces west on Reading Road, are the west and south elevations; however, the other two sides of the building—east and north—while defined as secondary elevations, are also open to view and have a similar character to the primary ones, and thus, the following guidelines apply to the entire exterior.

#### Intent and General Guidelines

The following guidelines are adapted and comply with the *Secretary of the Interior’s Standards for Rehabilitation*. When a proposed change is not addressed by the guidelines, The *Secretary of the Interiors Standards for Rehabilitation, Interpreting the Standards Bulletins* and *Preservation Briefs* will be used as guiding documents.

These guidelines are intended to ensure that rehabilitation will maintain significant features of The Redding. Guidelines are intended not as strict rules but are to be used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Historic Conservation Board are restricted to exterior changes proposed for this building. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines do not require board review. Interior alterations are not the purview of the Historic Conservation Board and are not subject to review.

The following general approaches are recommended:

1. **Repair and maintenance:** Ordinary repair and maintenance of like and kind for matching the original construction, where visible, and that does not change the appearance of the buildings, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.

2. **Maintenance.** Existing visible features that contribute to the overall character of the building in good condition should be maintained and where possible, preserved or conserved. Damaged visible features that can be repaired should be repaired rather than replaced wherever possible.
3. **Replacements.** Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing should sensitively harmonize with characteristics of the original feature. Replication is appropriate, but not required.

### Specific Guidelines

The following specific approaches to elements, features, and visible components are recommended:

1. **Materials:** Materials for significant features on primary façades visible from the street that are badly damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement, and detailing should be appropriate for the building. Synthetic materials, where closely matching the existing characteristics, may be utilized.
2. **Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing. Refer to Preservation Brief #1 (PB #1) for general approach to undertaking masonry repointing.
3. **Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the gentlest means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to PB #1 for general approach to masonry cleaning.
4. **Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Door and Window Openings:** Among the important features of the Redding are its window and door openings. The size and location of openings are an essential part of their overall design and an important feature of their architectural design. Original wall openings on primary facades should not be significantly altered or filled in. On secondary

facades, original wall openings should not be significantly altered without consideration of their impact to the overall character of the original design.

6. **Window and Door Replacement:** The original doors and window sashes have already been replaced with bronze anodized aluminum doors and windows. If further replacement of windows or doors becomes necessary due to deterioration or to replace missing or nonconforming units, new windows and doors on primary facades shall fill the original openings and be appropriate in material, scale, configuration, style, and size.
7. **Ornamentation:** Ornamentation is mostly absent from the Redding, with the exception of limestone trim and coping. These limestone features and any other original ornamental elements should be preserved or conserved. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to match originals in character, scale, configuration, style, size texture, and color. Some synthetic materials including fiberglass castings or composite materials may be considered.
8. **Roof:** Features that define the roofline of the building should be preserved. On the primary facades, vents, skylights, rooftop utilities, and equipment, such as elevator mechanicals and new roof elements should be placed so they are inconspicuous from view.
9. **Painting:** Do not paint stone and masonry elements that have historically not been painted. Use colors that are appropriate to the building's age, history, and style.
10. **Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Signs are addressed under Site Improvements.

## Additions and Exterior Alterations

### Intent and General Guidelines

1. **Additions:** Additions should follow new construction guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations should follow construction guidelines for alternations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On the secondary facades, alterations should be designed to minimize impact on the overall character of the facade on which the alteration occurs.
3. **Appropriateness:** The appropriateness of design solutions for additions and alternations should include the following.

- a. How well the proposed design for the addition or alteration relates to the building and the neighboring buildings.
- b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

### Site Improvements and Alterations

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with the building or property. Signs should not cover or obscure architectural features. Billboards and roof-top signs are not permitted. Temporary signage is permitted without review by the Historic Conservation Board.
2. **Parking and paving.** Asphalt paving is appropriate, if kept to a minimum. The semicircular driveway in front and the bi-level parking garage in the rear should be retained. New parking lots or parking lot expansion should be sufficiently screened to minimize the public view of parked cars. Appropriate screening may include low masonry walls in conjunction with planting areas and landscaping, low masonry walls with metal fencing, and planting areas with landscaping and metal fencing.
3. **Walls and Fences.** New walls and fences should be compatible with the character of the building. New fences should be of metal and simple and contemporary in design. Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where necessary for screening storage areas. Concrete and brick are appropriate for new walls.
4. **Landscaping.** New landscaping should be scaled to complement the building. The design of new site features should be simple and contemporary.

### Demolition

Any demolition, alterations, or modifications to the property and minimum maintenance requirements are governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the "Historic Preservation Code," shall be considered the governing law.



September 16, 2020

Beth Sullebarger  
Sullebarger Associates  
1080 Morse Avenue  
Glendale, OH 45246

Re: South Crescent Arms Apartments, 3700 Reading Rd., Cincinnati, Hamilton County

Dear Beth:

Thank you for submitting the National Register Questionnaire and additional information for the above-mentioned property. Based upon a review of the information the property appears to qualify for nomination to the National Register of Historic Places under the Apartment Buildings in Ohio Urban Centers, 1870-1970 Multiple Property Documentation. All properties nominated as part of a Multiple Property Documentation (MPD) are individually nominated to the National Register and each must document how they individually meet the National Register criteria and possess historic integrity. The MPD cover form provides the essential historic context in which to evaluate and compare each property to others of similar history, style and type. The individual properties will likely be nominated under Criterion A: properties associated with a broad pattern of history, and/or Criterion C: properties that embody the distinct characteristics of a type, period, or method of construction..."

The National Register nomination will require additional information to establish the significance of the property and document how it is individually significant within the local historic and architectural context. Further research and documentation will be needed about the history and development of the apartment building within the context of Cincinnati and how it is a significant example of the apartment type it represents.

The next step is to conduct the research and write the nomination. You can now access online the National Register nomination form and our instructions and guidance on completing the National Register nomination at [www.ohiohistory.org/nrpacket](http://www.ohiohistory.org/nrpacket). Information about the Ohio Development Services Pipeline funding for National Register nominations is available at <https://www.ohiohistory.org/preserve/state-historic-preservation-office/taxincentives/ohptc>.

If you have any questions email me at [bpowers@ohiohistory.org](mailto:bpowers@ohiohistory.org). We look forward to working with you as the nomination proceeds. Thank you for your interest in historic preservation and the National Register of Historic Places program.

Sincerely,

A handwritten signature in black ink that reads "Barbara Powers".

Barbara Powers  
Department Head, Inventory and Registration  
State Historic Preservation Office

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

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APPLICATION #: ZH20200160/COA2020045  
APPLICANT: Dan Druffell Inc.  
OWNER: Philip Finks and Michael Janensch  
ADDRESS: **415 Milton Street**  
PARCEL: 008600020473  
ZONING: RM 1.2  
OVERLAYS: Prospect Hill Historic District, Hillside Overlay  
COMMUNITY: Mt Auburn  
REPORT DATE: November 9, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for a parking pad in the required front yard of the lot.

**Details of Zoning Relief Required:**

1. 1425-15 (a): In RM 1.2 Zoning district no parking spaces are permitted in the required front yard setback to the district. The project will require a special exception for parking in the required front yard setback of 20 feet from the property line.

**Existing Conditions:**

A single family building is on the east side of the lot and the property is a wide lot at 52 feet wide. This property is also in the hillside district with the front of the property being fairly flat and the rear having a significant slope. There is no rear entry to the property.

**Proposed Conditions:**

The proposal is to build an off-street parking area to be defined by ribbon strips in pavers and landscaping.



Figure 1: Street view into the proposed parking area at 415 Milton Street. Google Street Views.

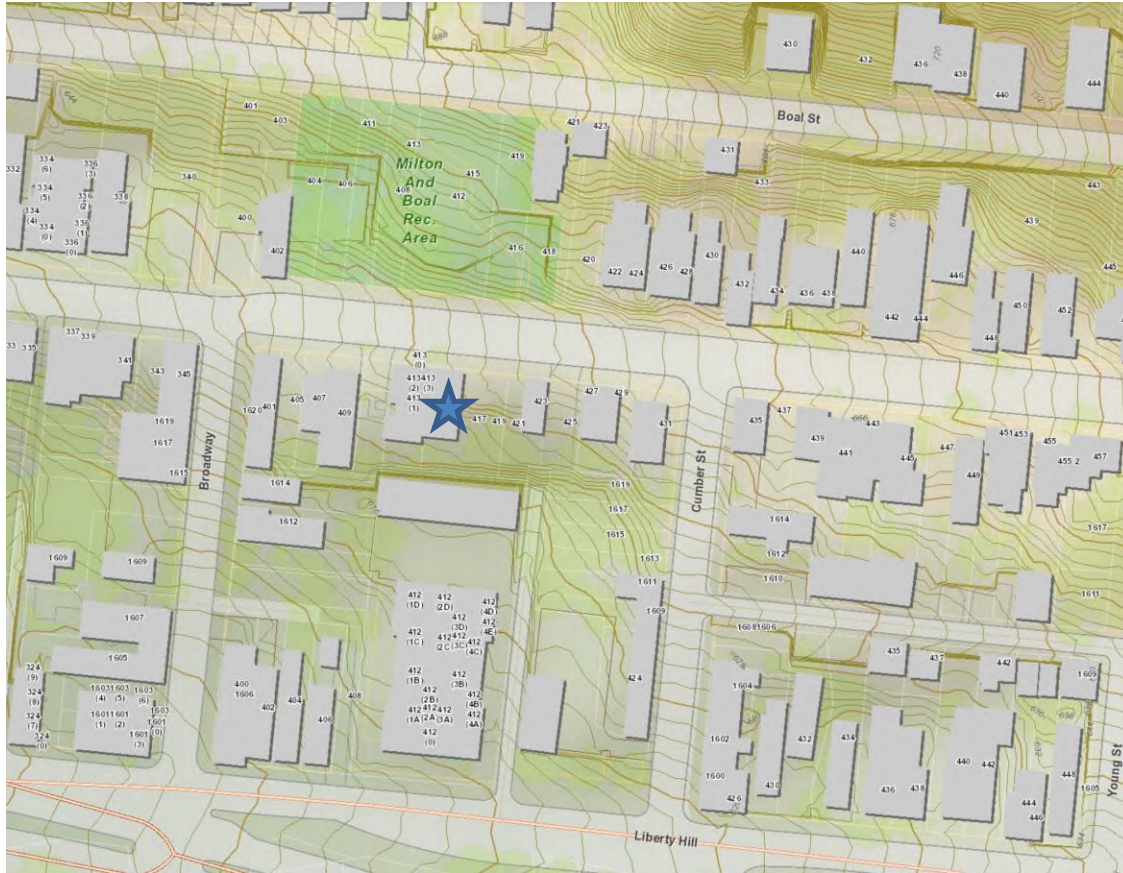


Figure 2: Map of 415 Milton Street. Cagis Map

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1425	Parking areas in RM district
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

The applicant is requesting to build a parking area in the required front yard setback of the RM district.

Staff finds the request justified as the due to the hillside the applicant is unable to create parking at 20 feet behind the property line and the applicants have provided lots of landscaping and minimal paving.

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 use of the property is permitted and the applicants are providing off-street parking and providing compliance with parking requirements.*
- 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 of a landscaped parking area meets the Historic District Guidelines.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to Mt Auburn Community Plan in the goal stated "Make Mt Auburn an attractive and liveable community." Providing off-street parking helps to provide a more livable environment for the property owner.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will not be adversely impacted. Providing more off-street parking will benefit traffic within the neighborhood.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*NA*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*There is no landscaping required, but the applicants are landscaping the side yard. The landscaping will be the focus of the lot and not the parking/ribbon strips.*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

*As the lot will be mostly landscaped and minimal pavement, it is compatible to the existing conditions of the lot and provides a nice, landscaped area along the street scape.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*None anticipated*
- k. **Blight.** The elimination or avoidance of blight.  
*The property is not currently blighted.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The parking lot will improve the condition of the rear portions of the NA*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will increase from the improvements on the lot.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit as the proposed will provide off-street parking for his property and will increase the value of his property.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

#### **Standards for Variances, Special Exceptions and Conditional Uses per Section 1435-05-4**

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or  
*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District and supports the historic district by providing a well landscaped area along the street.*
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a

determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

*The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.*

**1445-19. - Standards for Special Exceptions.**

An application for a special exception may not be approved unless the Zoning Hearing Examiner determines that the proposed special exception is appropriate in the location proposed based on the following standards and, where applicable, the special standards for specific special exceptions. A special exception may be granted only if the examiner makes all of the following findings:

(a) Compliance with Code and District Purposes. The proposed development will be consistent with the purposes of this Code or the Land Development Code, as applicable, and the district where the use is located.

*The purpose of not having parking in the front setback is to make sure there is no parking in the front yards. As this is a zero-lot line area where the buildings do not conform to the base zoning requirements, the parking will not be in front of the building.*

(b) No Substantial Impairment of Property Value. The proposed development will not substantially diminish or impair the value of property within the neighborhood in which it is located.

*There are several properties with off-street parking and parking pads within the direct vicinity. The parking pad/ribbons are minimal and the landscaping on the lot will be improved.*

(c) No Undue Adverse Impact. The proposed development will not have an adverse effect on the character of the area or the public health, safety and general welfare. The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.

*As the proposed parking pad is in an area that does not have a building and is currently a side yard, a small parking pad with substantial landscaping will not change the character of the area or have negative effects on neighboring properties.*

(d) Compliance with Other Standards. The proposed development complies with all other standards imposed on it by this Code or the Land Development Code, as applicable.

*The proposal meets all other standards of the Zoning Code.*

## **Certificate of Appropriateness Review**

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines.

### **REHABILITATION**

Site – The alteration or removal of existing walkways, steps, benches, and lighting which contribute to the character of the district should be avoided. All new site improvements should be compatible with the architectural character of the district. Tree removal should be avoided.

*The proposed parking pad/ribbon strips are very minimal, and the landscaped area proposed is in character with the district. No architectural features are affected or removed.*

### **Other Considerations:**

**Prehearing Results:** November 4, 2020. The applicant was present.

**Comments Provided to Staff:** NA

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

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

- A. 1425-15 (a): Parking in the required front yard of the RM 1.2 District.  
**APPROVE** a special exception to allow parking within the first 20 feet of the property in the required front yard of the district per plans submitted by Druffel Design and Landscaping dated 9.15.20 to allow a landscaped parking area with the following condition.
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and

## II. CERTIFICATE OF APPROPRIATENESS

C. **APPROVE** a Certificate of Appropriateness for the construction per plans submitted by Druffel Design and Landscaping dated 9.15.20 to allow a landscaped parking area with the following condition.

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

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

1. The plans for the parking are minimal and blend in with the landscaping of the side yard.
2. The applicants have provided credible evidence that they substantially meet the Historic Conservation Guidelines.

INDEX OF DRAWINGS:

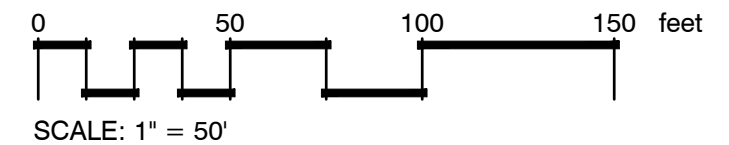
L-001: CONTEXT MAP

L-002: EXISTING CONDITIONS

L-104: LANDSCAPE PLAN

L-501: PROPOSED DRIVE ENTRY LOOKING SOUTH

415 MILTON ST



000031

**DRUFFEL**  
DESIGN & LANDSCAPE



THE FICKS / JANENSCH  
RESIDENCE

415 MILTON ST  
CINCINNATI, OH 45202

Designed by

B. DRUFFEL

Drawn by

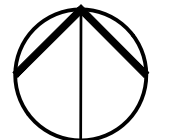
B. DRUFFEL

Date

2020.09.15

CONTEXT MAP

Orientation

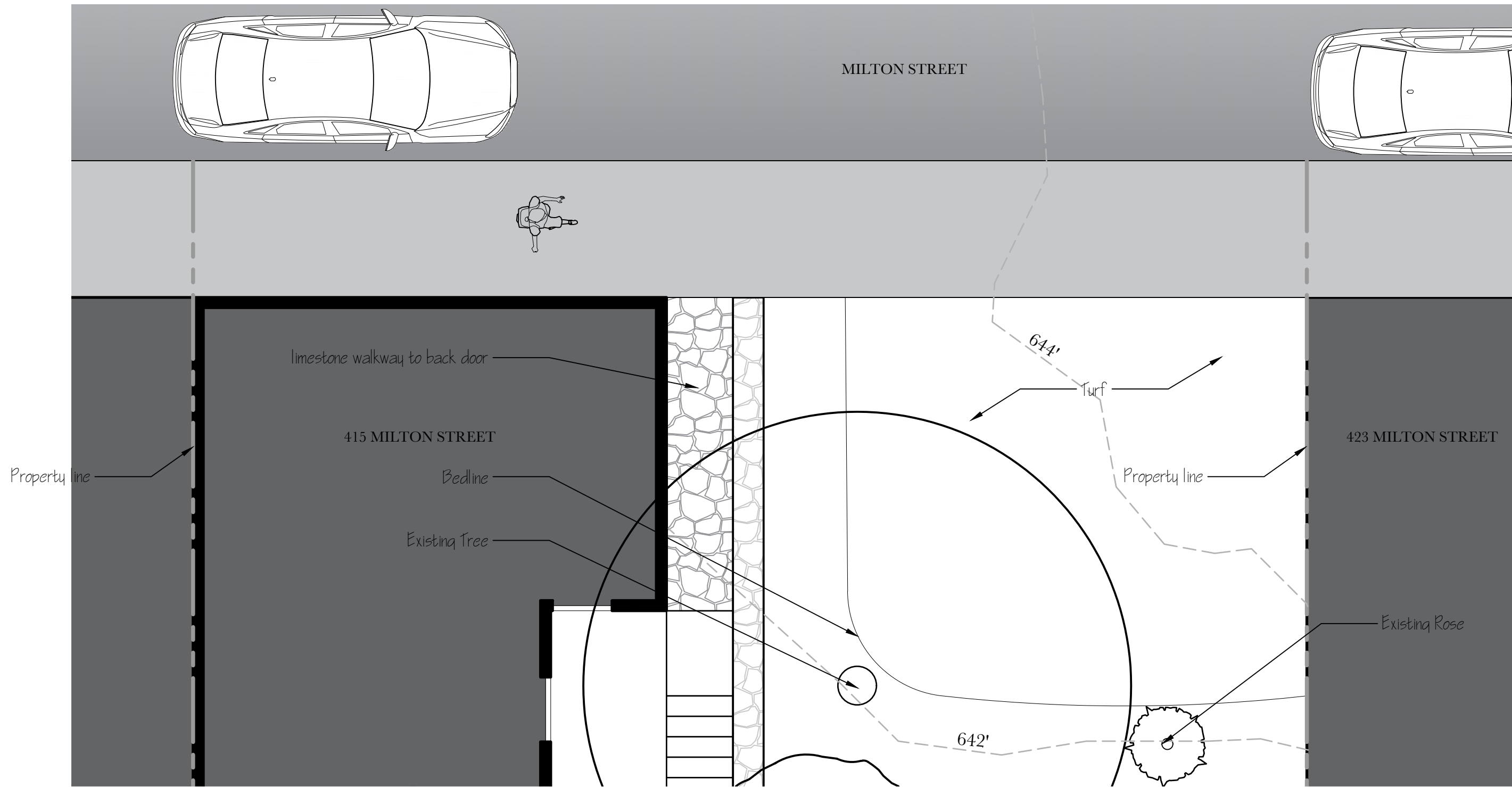


Scale

1" = 50'-0"

Sheet

L-001



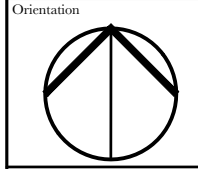
THE FICKS /JANENSCH  
RESIDENCE  
415 MILTON ST  
CINCINNATI, OH 45202

Designed by  
**B. DRUFFEL**

Drawn by  
**B. DRUFFEL**

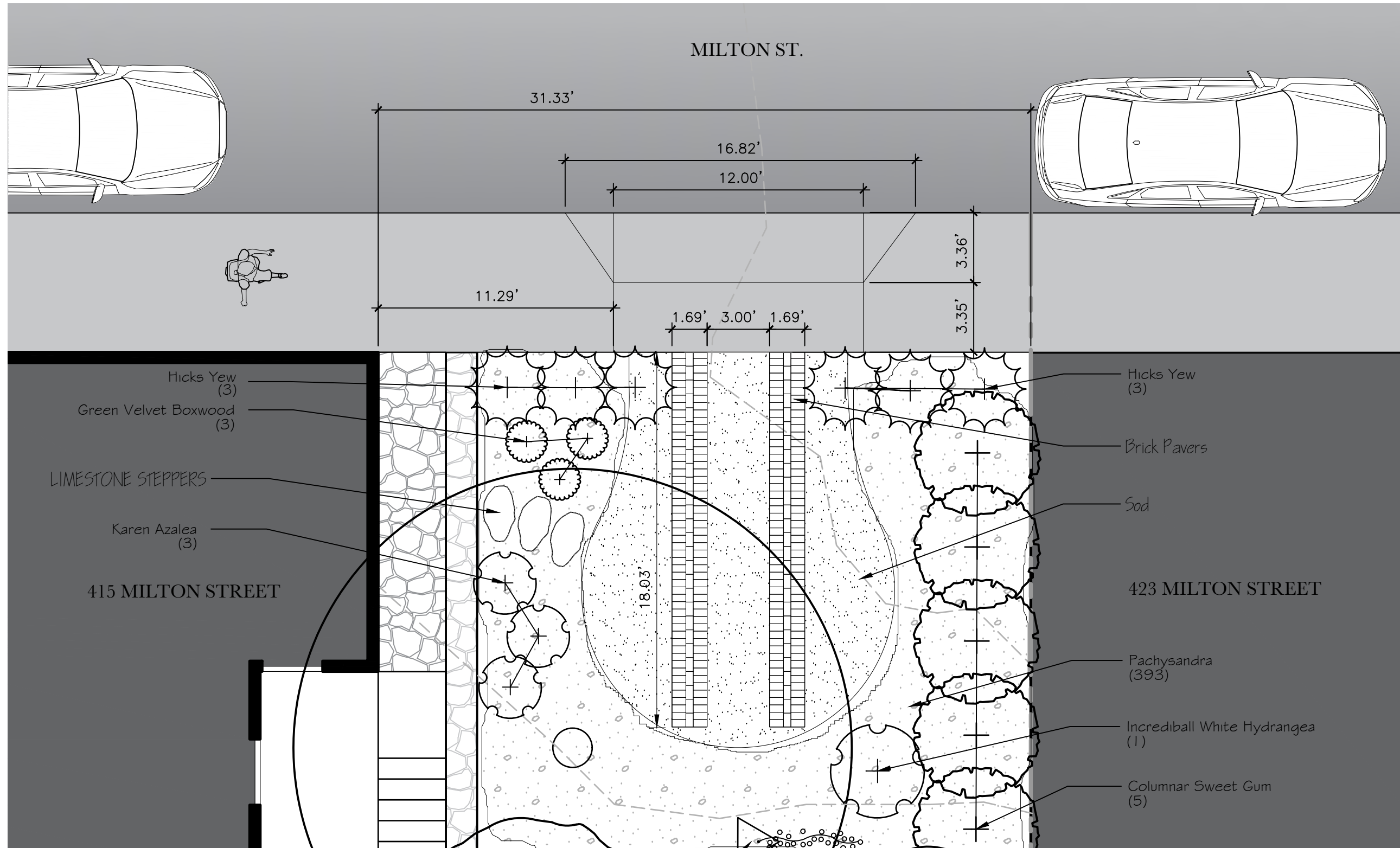
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2020.09.15

EXISTING  
CONDITIONS PLAN



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1" = 5'-0"

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L-002



**DRUFFEL**  
DESIGN & LANDSCAPE



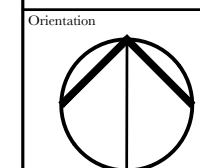
THE FICKS / JANENSCH  
RESIDENCE  
415 MILTON ST  
CINCINNATI, OH 45202

Designed by  
**B. DRUFFEL**

Drawn by  
**B. DRUFFEL**

Date  
2020.09.15

LANDSCAPE PLAN



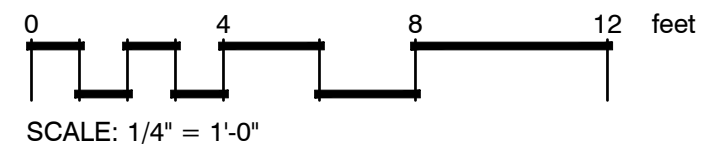
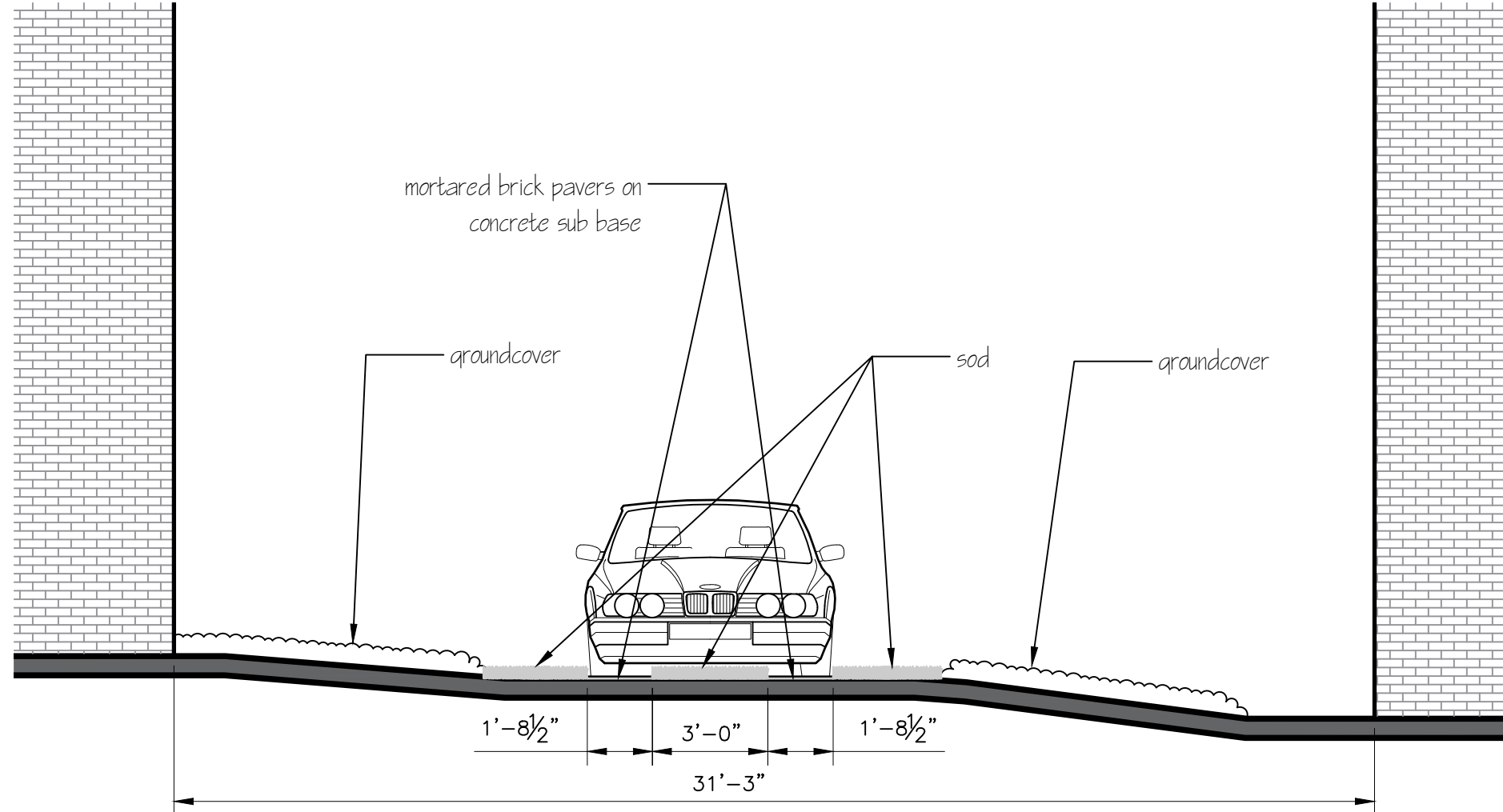
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L-104

000033

423 MILTON STREET

415 MILTON STREET



**DRUFFEL**  
DESIGN & LANDSCAPE



THE FICKS / JANENSCH  
RESIDENCE  
415 MILTON ST  
CINCINNATI, OH 45202

Designed by  
**B. DRUFFEL**

Drawn by  
**B. DRUFFEL**

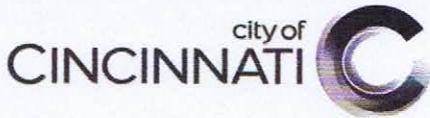
Date  
2020.09.25

PROPOSED DRIVE  
ENTRY ELEVATION  
LOOKING SOUTH

Orientation

Scale  
1/4" = 1'-0"

Sheet  
L-501



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 415 Milton Street  
 Hamilton Co. Parcel ID No.: 008600020473 Zoning District: Mt. Auburn  
 Historic District: Prospect Hill Overlay District: \_\_\_\_\_

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

Name: Dan Druffel Inc.  
 Contact Person (if legal entity): Brandon Druffel  
 Address: PO Box 307  
 City: Cincinnati State: OH Zip Code: 45039  
 Phone: 513-899-9111 E-mail: bdruffel@druffeldl.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: FICKS PHILIP L & MICHAEL F JANENSCH  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 415-419 MILTON STREET  
 City: CINCINNATI State: OH Zip Code: 45202  
 Phone: N/A E-mail: PFICKS@MAC.COM

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
CURB CUT TO ALLOW FOR TWO MINIMAL PARALLEL RED BRICK PARKING PAD STRIPS FOR (1) VEHICLE TO PARK ON.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
WE NEED ZONING RELIEF TO ALLOW FOR (1) PARKING SPOT IN THE FRONT YARD.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:

Date: 10/8/2020



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**

ADDRESS 415 Milton Street COMMUNITY Mt. Auburn

PARCEL ID(S) 008600020473 HILLSIDE DISTRICT:  Yes  No

BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) RM-1.2

HISTORIC DISTRICT:  No  Yes: (name) Prospect Hill

Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**

NAME Dan Druffel Inc. CONTACT PERSON (if legal entity) Brandon Druffel

ADDRESS PO Box 307 CITY Mainsville STATE OH ZIP 45039

EMAIL bdruffel@druffeldl.com RELATIONSHIP TO OWNER (if not owner) Landscape Architect

TELEPHONE 513-899-9111

**Section 3. OWNER**

NAME FICKS PHILIP L & MICHAEL F JANENSCH CONTACT PERSON (if legal entity) \_\_\_\_\_

ADDRESS 415-419 MILTON STREET CITY CINCINNATI STATE OH ZIP 45202

EMAIL PFICKS@MAC.COM RELATIONSHIP TO OWNER (if not owner) OWNER OF PROPERTY

TELEPHONE N/A

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

Variance  Special Exception  Conditional Use  Use Variance

Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission

Urban Design Overlay District Permission  DD District Phased Development Approval

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

CREATE CURB CUT TO SIDE YARD OF 415 MILTON STREET TO ALLOW FOR A BRICK PARKING PAD CHARACTERISTIC OF THE HISTORIC NEIGHBORHOOD.

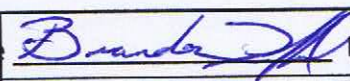
\_\_\_\_\_

\_\_\_\_\_

**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 Brandon Druffel Signature  Date 10 / 8 / 2020

Druffel/ Fick's Parking Strips

10/8/20

**PROPOSED MATERIALS:**

1. Salvaged historic red clay brick pavers from Cincinnati

Sample images:



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

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APPLICATION #: ZH20200159/COA2020044  
APPLICANT: City Studios Architecture  
OWNER: Warsaw Creative LLC  
ADDRESS: **3112 Warsaw Av**  
PARCEL: 0173000040034 (33, 35, 37, 38)  
ZONING: CC-M  
OVERLAYS: Warsaw Ave Historic District  
COMMUNITY: East Price Hill  
REPORT DATE: November 3, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for a parking lot at the rear of the buildings fronting onto the 3100 block of Warsaw Avenue.

**Details of Zoning Relief Required:**

1. 1425-29 (a): Perimeter Landscaping. Parking Lots must provide at least 3 feet of perimeter landscaping. A Variance of 3 for the east property line is required.
2. 1423:13 Buffer Yard. A 15-foot buffer yard with a 6 foot privacy fence and either 6 foot evergreen trees or a 4 foot berm with 3 foot shrubs (Buffer Yard B) is required. A 3.5-foot buffer yard is along the north property line. A variance of 11.5 feet will be required.

**Existing Conditions:**

The properties have historic contributing buildings fronting onto Warsaw avenue and a unpaved area in the rear.

**Proposed Conditions:**

The proposal is to build a 11-space parking lot with perimeter landscaping and fencing at the north property line and a access drive off of Considine Avenue.



Figure 1: Street view into the proposed access drive and parking area from Considine Av. Google Street Views.

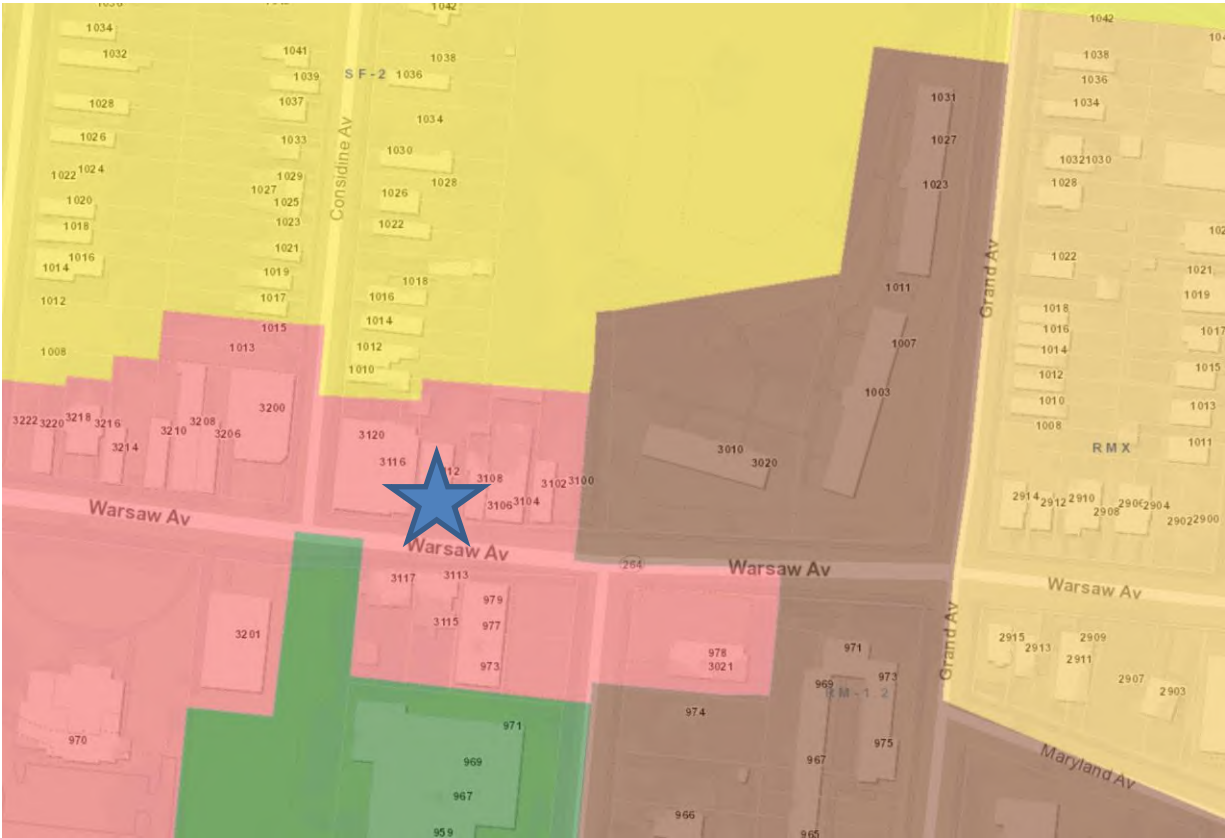


Figure 2: Map of 3100 Block of Warsaw. Cagis Map

**Previous Review:** The rehabilitation of the buildings have been submitted for permitting. All work on the exterior of the buildings were able to be issued staff level COA's and two permits are waiting for the approval of the parking lot to satisfy parking requirements for zoning.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Lot Landscaping Standards
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

The applicant is requesting to build a parking lot and is seeking relief for buffer yards between the zoning districts along the northern boundary and relief from perimeter landscaping on the eastern boundary.

Staff finds the request justified as the applicants have provided as much as is feasible while still providing a parking lot. If the parking lot can not be provided, many of the rehabilitations for the buildings the parking lot serves would require a parking variance for lack of adequate parking.

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 CC-M. The use of the lots as commercial and mixed use are permitted. An accessory parking lot is also permitted.*
- 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 of rehabilitated buildings with a parking lot in the rear meets the Warsaw Historic District guidelines.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to Plan Cincinnati in providing parking at the perimeter of a commercial district and in the rear of the properties.*

*The rehabilitation of the Warsaw Avenue Creative Campus is an integral part of the Warsaw Alive Action Plan adopted in 2018. Within this plan there is a goal specifically addressed to parking*

*Strategy 1: Identify potential off-street parking opportunities*

*Action Step 1: Explore entering into shared parking agreements with existing surface parking lots*

*Action Step 2: Develop new public parking opportunities through new development or by acquiring land to provide neighborhood run parking lots (Greater Cincinnati Redevelopment Authority/potential lot on Maria Avenue)*

*Action Step 3: Survey which buildings could have off-street parking behind them that could be accessed across multiple properties through an easement*

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

*Traffic will not be adversely impacted. Providing more off-street parking will benefit traffic within the neighborhood.*

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

*The applicants are seeking relief from the required buffer yard in both size and landscaping requirements. The applicants are requesting a reduced buffer yard with landscaping that is appropriate for the 3-foot buffer they are able to provide while still being able to provide off street parking. If the buffer yard were required, it would prevent a parking lot from being developed behind the buildings.*

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

*The landscape buffering of 3 feet along the majority of the north edge of the parking lot meets the requirements. As the hope is that to the east of the property, if land is able to be acquired, the parking lot would be expanded. Requiring landscaping along the east edge is impractical and would be putting a landscaping between a parking lot and a non-improved rear yard.*

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

*This is not applicable.*

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

*This is a small business district surrounding by residential on the side streets. A small parking lot at the rear of commercial buildings is in keeping*

*with a business district and the parking lot is small and appropriate for a business district adjacent to a residential district.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*None anticipated*
- k. **Blight.** The elimination or avoidance of blight.  
*These lots are not identified as blight, but the parking lot will improve the condition of the rear portions of the properties and will support the rehabilitation of the buildings fronting onto Warsaw Ave.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The parking lot will improve the condition of the rear portions of the properties and will support the rehabilitation of the buildings fronting onto Warsaw Ave.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will increase from the improvements on the lot.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit as the proposed lots will support the economic viability of the properties and businesses fronting onto Warsaw Ave.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project. The added parking lot will remove on-street parking demand.*

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

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or  
  
*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District and supports the historic district by providing parking for the businesses and tenants in the historic buildings.*

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

*The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.*

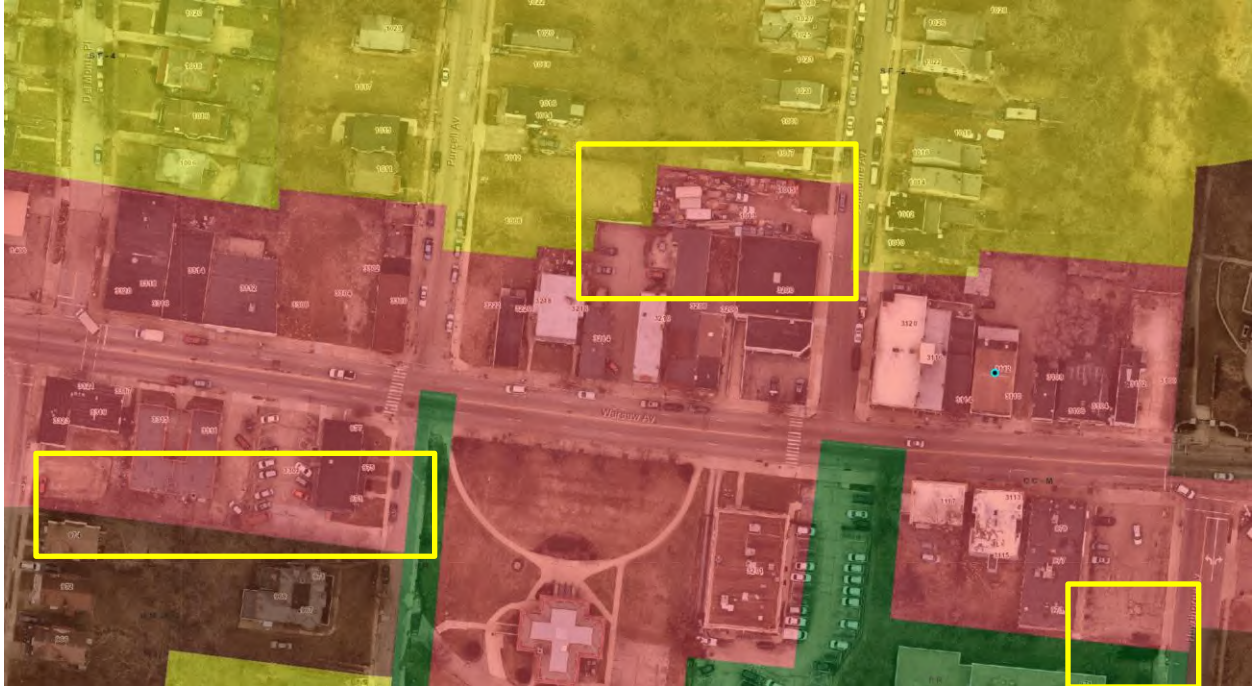
**Standards for Variances per Section 1445-05-4**

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

*This is small, but dense urban scale business district. When this business district was created, automobile traffic/parking wasn't a major consideration and it was more geared to support local residents. Today we need to accommodate for parking and providing parking in the rear of these lots is an appropriate solution. If the buffer yard is required, then parking would not be able to be accommodated. The applicants have provided a screen fence and as much landscaping as possible while still being able to provide required parking for the businesses.*

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

*Many businesses along Warsaw Avenue have onsite parking and most do not provide a 15-foot buffer between their property/parking lot and the adjacent residential districts.*



*Cagis Map with zoning districts. The areas within the yellow rectangles are other parking areas adjacent to residential or parks districts that do not have a 15-foot buffer yard.*

**Certificate of Appropriateness Review**

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines.

**PARKING LOTS**

Design

Commercial and/or Residential Districts: Parking lots should be sufficiently screened to minimize the public view of parked cars. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing, and planting areas with landscaping and wrought iron fencing. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots

## Location

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

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

*The proposed parking lot is buffered with planting areas and fencing at the rear and as it is in the rear of the lot behind the buildings is sufficiently screened from view of the street.*

## Other Considerations:

**Prehearing Results:** November 4, 2020. The applicant was present.

**Comments Provided to Staff:** NA

## Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

### I. **ZONING RELIEF**

- A. 1425-29 (a): Perimeter Landscaping. **APPROVE** A Variance of 3 feet for the east property line to provide no landscaping per plans submitted by City Studio dated 7.17.2020.
- B. 1423:13 Buffer Yard. **APPROVE** A Variance 11.5 feet and a special exception to the required landscaping for the north property line to provide buffer yard as shown (3.5 feet with shrubs) per the plans submitted by City Studio dated 7.17.2020.
- C. **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. The applicants have provided a 6-foot privacy fence to properties at the north rather than landscape buffering in order to provide privacy and limit physical access to the yards of these properties.

## II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for the construction per plans submitted by City Studio dated 7.17.2020 to allow a landscaped surface parking lot with the following condition.

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

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

1. The plans for the parking lot are in the rear of the building and are sufficiently screened from the street.
2. The applicants have provided evidence that the plans substantially conform to the Historic District Guidelines.

September 29, 2020

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

**Re: Zoning Relief Request – Variance & Special Exception  
Parking Lot, 3112 Warsaw Ave., Cincinnati, OH 45205**

Historic Board members,

This letter is to request zoning relief for required the *Buffer Yard* (1423:13) and *Perimeter Landscaping* (1425-29(a)) for a proposed parking lot at 3112 Warsaw Ave. in East Price Hill, located in CC-M zoning district. The following documents and information are included with this application:

1. Adjudication letter, dated, July 1, 2020.
2. Certificate of Appropriateness Application Form.
3. Zoning Hearing Examiner Application Form.
4. Hamilton County Auditors records showing property ownership & draft site access easement.
5. Landscape Plan, including specifications for proposed privacy fence and plantings.
6. Memo from Civil Engineer and Landscape Architect, describing the parameters for selecting plantings for the "buffer yard".
7. Overall Parking Lot Site Layout Plan for reference – sheet C3.0.
8. Overall Existing Conditions Site Plan for reference – sheet C0.1
9. Zoning District Map – showing location of parking lot in relation to district boundaries.
10. Photos of the site showing existing conditions.
11. Check for application fee: \$621.68.

**Project summary:**

The proposed parking lot at 3112 Warsaw Ave. is part of a larger redevelopment project which includes the renovation of (7) existing buildings on Warsaw Ave. which will have residential and commercial uses, and a community center for youth. The overall project is known as *The Warsaw Avenue Creative Campus*. The developer is a non-profit organization, Price Hill Will.

The proposed parking lot is planned to occur in two phases. This request, and the attached site plan are associated with "Phase 1" of the parking lot. "Phase 2" of the parking lot is planned for the future, and will expand the proposed parking lot to the east. The "Phase 1" parking lot area crosses (5) separate properties; ownership records from the Hamilton County Auditor and a draft site access easement are attached with this application.

Historic Conservation Board  
September 29, 2020  
Page 2 of 3

**Description of requested Zoning Relief:**

1. **Variance** – RE: Cincinnati Zoning Code 1425-29 (a) Parking Lot Landscaping.  
Per Section 1425-29(a), Parking lots must provide a perimeter landscape area of at least three feet in width.

A variance of 3' is requested on the east property line. This would allow the required landscaping to be omitted along the east property line and allow for the future expansion of the parking lot to the east.

2. **Special Exception** – RE: Cincinnati Zoning Code 1423:13 Buffer Yard.  
Per Section 1423:13, a 15' wide Buffer Yard (Buffer Type B) is required along the north property line of the parking lot between two zoning districts: CC-M and SF-2. The buffer yard is required to 15' wide with a 6' high fence and trees OR a berm with shrubs and trees.

A Special Exception is requested to reduce the width of the buffer yard by 11.5' along the north side of the parking lot, and by 14' along the north side of the driveway and northwest corner of the parking lot, and to waive the requirement for trees.

In lieu of the required Buffer Type B, we are proposing a 6' high fence along the entire north property line, a 3.5' buffer yard with fence, and 24" high shrubs on the north side of the parking lot. Please refer to the attached "Buffer Yard Landscape Plan" for reference.

We believe that the proposed landscape and buffer design and associated zoning relief, if granted, meets the standards outlined in Cincinnati Municipal Code 1445-13 and 1145-15. The proposed parking lot is a critical component of the overall redevelopment project on Warsaw Ave. which will benefit the immediate block of Warsaw Ave., and the surrounding neighborhood.

The north side of the proposed parking lot and driveway is the boundary between zoning districts, and abuts two properties, each with an existing 3-family residential building (1010 Considine Ave. and the rear yard of 1012 Considine Ave.). 1010 Considine Ave. is owned by the same owner as the proposed parking lot. The proposed 6' high fence along the driveway, and fence, 3.5' buffer, and shrubs along the north side of the parking lot provide an appropriate buffer between the parking lot, and the adjacent properties to the north.

The east side of the parking lot is the edge of the planned parking lot expansion. Any new perimeter landscaping installed in this area would need to be removed when the planned parking lot expansion occurs to the east. Therefore, we request a 3' variance in this location to omit the perimeter landscaping.

Historic Conservation Board  
September 29, 2020  
Page 3 of 3

As a critical component of the Warsaw Ave. Creative Campus development, the proposed parking lot and buffer are in the public interest, and will not adversely affect the public health, safety, and general welfare.

Based on the information conveyed through this zoning relief application, the Owner respectfully requests that the Historic Conservation Board grants this relief.

Sincerely,



Peter Toraason  
Architect  
CITY STUDIOS Architecture

**ADJUDICATION/DENIAL LETTER**

Date: July 1, 2020

Location: 3108-3120 Warsaw Ave

Request: Parking lot Zoning Relief

Zoning District: CC-M/ Warsaw Ave Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1425-29 (a): Perimeter Landscaping. Parking Lots must provide at least 3 feet of perimeter landscaping. A Variance of 3 for the east property line is required.
2. 1423:13 Buffer Yard. A 15 foot buffer yard with a 6 foot privacy fence and either 6 foot evergreen trees or a 4 foot berm with 3 foot shrubs (Buffer Yard B) is required. A 3.5 foot buffer yard is along the north property line. A special exception to reduce the buffer yard 11.5 feet and to wave of trees/berm and shrubs is required.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date.** You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 3112 WARSAW AVE., CINCINNATI, OH 45205  
 Hamilton Co. Parcel ID No.: 017300040034 (& 0033, 0035, 0037, 0038) Zoning District: CC-M  
 Historic District: WARSAW AVENUE HISTORIC DISTRICT Overlay District: HISTORIC OVERLAY

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

Name: PETER TORAASON  
 Contact Person (if legal entity): NA  
 Address: 1148 MAIN ST.  
 City: CINCINNATI State: OH Zip Code: 45202  
 Phone: 513-621-0750 E-mail: ptoraason@citystudiosarch.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: WARSAW CREATIVE LLC  
 Contact Person (if legal entity): RACHEL HASTINGS  
 Address: 3724 ST. LAWRENCE AVE.  
 City: CINCINNATI State: OH Zip Code: 45205  
 Phone: 513-251-3800 E-mail: rachel@pricehillwill.org

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

Proposed new parking lot to serve a redevelopment project on Warsaw Ave., and associated buffer yard and landscaping for the parking lot.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

Variances requested for required Perimeter Landscaping (1425-29) and Buffer Yard (1423:13) between zoning districts. **Perimeter Landscaping:** A VARIANCE of 3' is requested on the east property line to omit the required Perimeter Landscaping. This will allow for the planned future expansion of the parking lot to the east. **Buffer Yard - A SPECIAL EXCEPTION -** is requested to provide a 6' privacy fence along the north property line, and 3.5' buffer with landscaping and bushes along the north side of the proposed parking lot, in lieu of the required Buffer Yard.

### 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: *Peter Toraason* Date: 9-30-2020



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**

ADDRESS \_\_\_\_\_ COMMUNITY \_\_\_\_\_

PARCEL ID(S) \_\_\_\_\_ HILLSIDE DISTRICT:  Yes  No

BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) \_\_\_\_\_

HISTORIC DISTRICT:  No  Yes: (name) \_\_\_\_\_

Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**

NAME \_\_\_\_\_ CONTACT PERSON (if legal entity) \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_

TELEPHONE \_\_\_\_\_

**Section 3. OWNER**

NAME \_\_\_\_\_ CONTACT PERSON (if legal entity) \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_

TELEPHONE \_\_\_\_\_

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

Variance  Special Exception  Conditional Use  Use Variance

Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission

Urban Design Overlay District Permission  DD District Phased Development Approval

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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

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

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

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <b>existing and proposed</b> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	<p>A non-refundable application fee - a check made payable to “City of Cincinnati.”</p> <ul style="list-style-type: none"> <li>• <b>\$900.00</b> for Use Variances</li> <li>• Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside &amp; Urban Design Overlay and DD District</i> are as follows:  <b>\$300.00</b> for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling  <b>\$500.00</b> for Non-residential Projects (Non-RCO)</li> </ul>

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


# Dusty Rhodes, Hamilton County Auditor

generated on 9/29/2020 8:41:22 AM EDT

## Property Report

<b>Parcel ID</b> 173-0004-0033-00	<b>Address</b> 3108 WARSAW AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2019 Payable 2020
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 03200 - EAST PRICE HILL	<b>Land Use</b> 404 - RETAIL/APARTMENT OVER		
<b>Owner Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE CINCINNATI OH 45205 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE CINCINNATI OH 45205 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 13,410	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$1,452.45	
<b>Property Description</b> 3108 WARSAW AVE 20 X 100 NS WARSAW PIKE 130.03 FT E OF CONSIDINE AVE			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	3/17/2020
Last Sale Amount	\$0
Conveyance Number	229817
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.056

Tax/Credit/Value Summary	
Board of Revision	No
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	30,980
CAUV Value	0
Market Improvement Value	7,350
Market Total Value	38,330
TIF Value	2,030
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,452.45</b>
Tax as % of Total Value	0.000%

### Notes


# Dusty Rhodes, Hamilton County Auditor

generated on 9/29/2020 8:35:34 AM EDT

## Property Report

<b>Parcel ID</b> 173-0004-0034-00	<b>Address</b> 3112 WARSAW AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2019 Payable 2020
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 03200 - EAST PRICE HILL	<b>Land Use</b> 404 - RETAIL/APARTMENT OVER		
<b>Owner Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE CINCINNATI OH 45205 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE CINCINNATI OH 45205 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 13,480	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$1,311.39	
<b>Property Description</b> 3112 WARSAW AVE 50 X 139.26 IRR NS WARSAW PK 80.03 FT E OF CONSIDINE			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	3/17/2020
Last Sale Amount	\$0
Conveyance Number	229817
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.194

Tax/Credit/Value Summary	
Board of Revision	No
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	34,230
CAUV Value	0
Market Improvement Value	4,290
Market Total Value	38,520
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,311.39</b>
Tax as % of Total Value	0.000%

### Notes


# Dusty Rhodes, Hamilton County Auditor

generated on 9/29/2020 8:40:14 AM EDT

## Property Report

<b>Parcel ID</b> 173-0004-0035-00	<b>Address</b> 3114 WARSAW AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2019 Payable 2020
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 03200 - EAST PRICE HILL	<b>Land Use</b> 420 - SM DETACHED RET (UNDER 10)		
<b>Owner Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 9,670	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$937.17	
<b>Property Description</b> 3114 WARSAW AVE 20 X 120 NS WARSAW PK 60 FT E OF CONSIDINE AVE			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/3/2019
Last Sale Amount	\$677,593
Conveyance Number	216386
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.069

Tax/Credit/Value Summary	
<b>Board of Revision</b>	<b>YES(12)</b>
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	24,260
CAUV Value	0
Market Improvement Value	3,370
Market Total Value	27,630
TIF Value	5,330
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$937.17</b>
Tax as % of Total Value	0.000%

### Notes

1) bor #11-501427 decrease to 21,410


# Dusty Rhodes, Hamilton County Auditor

generated on 9/29/2020 8:39:22 AM EDT

## Property Report

<b>Parcel ID</b> 173-0004-0037-00	<b>Address</b> 3116 WARSAW AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2019 Payable 2020
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 03200 - EAST PRICE HILL	<b>Land Use</b> 404 - RETAIL/APARTMENT OVER		
<b>Owner Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 10,650	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$1,031.69	
<b>Property Description</b> 3116 WARSAW AVE 20 X 120 NS WARSAW PK 40 FT E OF CONSIDINE			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/3/2019
Last Sale Amount	\$677,593
Conveyance Number	216386
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.060

Tax/Credit/Value Summary	
<b>Board of Revision</b>	<b>YES(12)</b>
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,540
CAUV Value	0
Market Improvement Value	6,890
Market Total Value	30,430
TIF Value	5,430
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,031.69</b>
Tax as % of Total Value	0.000%

### Notes

1) bor #11-501427 no change


# Dusty Rhodes, Hamilton County Auditor

generated on 9/29/2020 8:38:17 AM EDT

## Property Report

<b>Parcel ID</b> 173-0004-0038-00	<b>Address</b> 3120 WARSAW AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2019 Payable 2020
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Land Use</b> 447 - OFFICE - 1-2 STORIES	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 03200 - EAST PRICE HILL	<b>Owner Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> WARSAW CREATIVE LLC 3724 ST LAWRENCE AVE C/O PRICE HILL WILL CINCINNATI OH 45205 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 20,010	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$1,964.89	
<b>Property Description</b> NEC WARSAW-CONSIDINE 40 X 120 FT			

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/3/2019
Last Sale Amount	\$677,593
Conveyance Number	216386
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.117

Tax/Credit/Value Summary	
Board of Revision	YES(00)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	28,100
CAUV Value	0
Market Improvement Value	29,070
Market Total Value	57,170
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$1,964.89
Tax as % of Total Value	0.000%

### Notes

DRAFT "ACCESS EASEMENT" LEGAL DESCRIPTION

Date: July 2, 2020  
Description: Warsaw Avenue Creative Campus  
North Access Easement  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 36, Town 4, Fractional Range 1 Between the Miamis, Storrs Township, The City of Cincinnati, Hamilton County, Ohio being part of Warsaw Creative LLC as recorded in Official Record 14126, Page 729 and Official Record 14015, Page 2080 of the Hamilton County Recorder's Office and being an Access Easement containing 0.2059 acres and being further described as follows:

Begin at the northeast corner of the intersection of the east right of way of Considine Avenue and the north right of way of Warsaw Avenue; thence, departing the east right of way of said Considine Avenue, and with the north right of way of said Warsaw Avenue, North 85° 56' 50" West 115.84 feet to the True Point of Beginning:

thence, from the True Point of Beginning, thus found, departing the north right of way of said Warsaw Avenue, North 05° 44' 08" East, 71.16 feet;

thence, North 84° 15' 52" West, 35.85 feet to a common property line;

thence, with said common property line, North 05° 44' 08" East, 5.70 feet;

thence, departing said common property line, North 84° 15' 52" West, 39.98 feet to a common property line;

thence, with said common property line, North 05° 44' 08" East, 9.42 feet;

thence, departing said common property line, North 84° 15' 52" West, 39.95 feet to the east right of way of said Considine Avenue;

thence, with the east right of way of said Considine Avenue North 05° 44' 08" East, 30.06 feet to the southwest corner of Tract 1 of said Warsaw Creative LLC as recorded in Official Record 14015, Page 2080;

thence, departing the east right of way of said Considine Avenue and with said Tract 1 the following two courses: South 85° 59' 24" East, 80.04 feet;

thence, North 05° 44' 08" East, 21.40 feet to a north line of said Warsaw Creative LLC as recorded in Official Record 14126, Page 729;

thence, with said north line, South 84° 12' 53" East, 69.94 feet to an east line of said Warsaw Creative LLC as recorded in Official Record 14126, Page 729;

thence, with the east line of said Warsaw Creative LLC as recorded in Official Record 14126, Page 729 South 05° 44' 08" West, 74.82 feet;

thence, departing said east line, North 84° 15' 52" West, 19.57 feet;

thence, South 05° 44' 08" West, 18.31 feet;

thence, South 29° 15' 52" East, 4.68 feet;

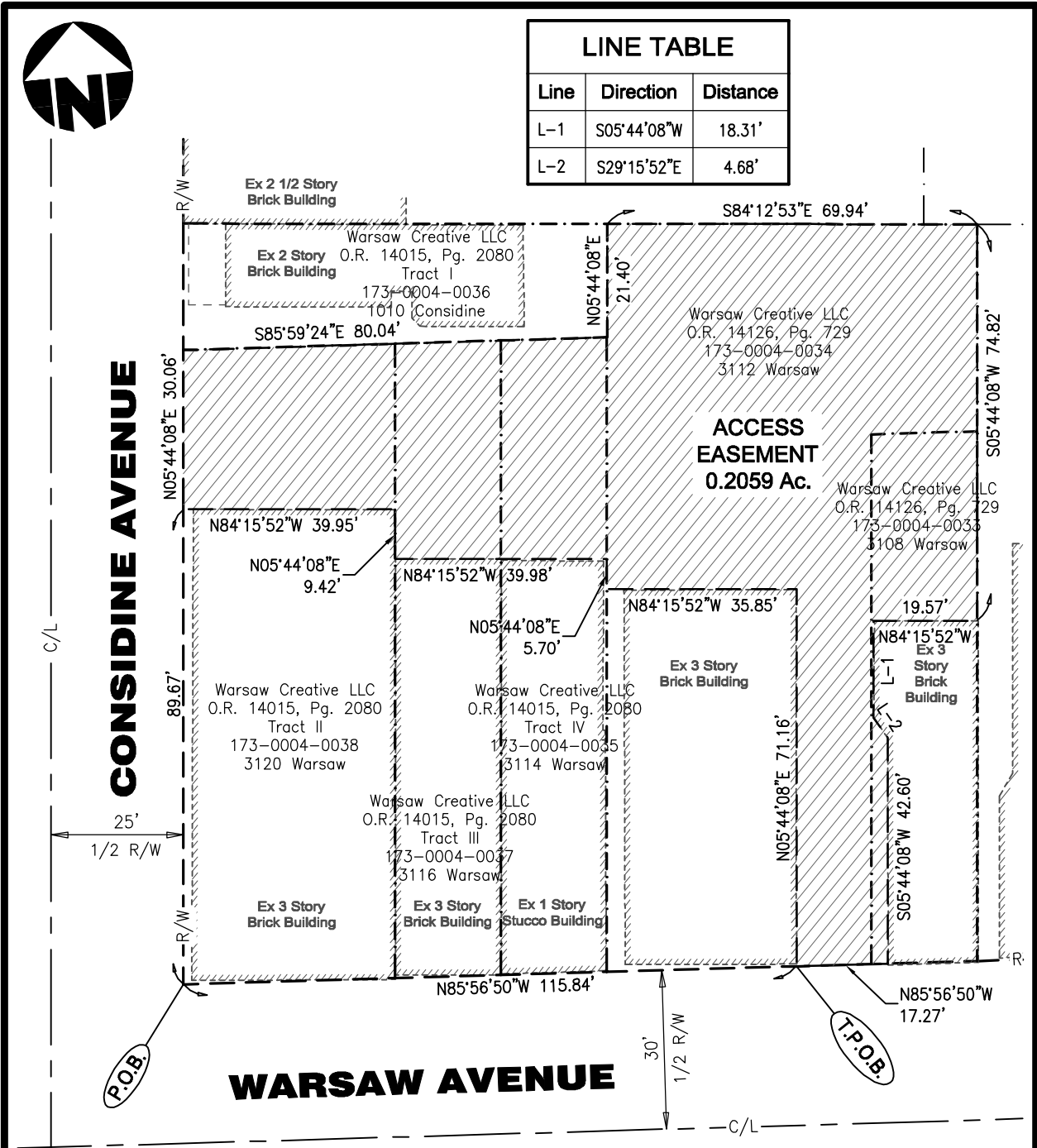
thence, South 05° 44' 08" West, 42.60 feet;

thence, North 85° 56' 50" West, 17.27 feet to the True Point of Beginning containing 0.2059 acres.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description was prepared from an exhibit made on July 2, 2020 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio.

DRAFT "ACCESS EASEMENT" EXHIBIT



Note: This exhibit was prepared from existing deeds and surveys of record. It does not represent a boundary survey.

Drawing:	<b>20-0005 ES N ACCESS</b>
Sheet:	1 of 1
Drawn by:	j.o.l.
Scale:	1" = 30'
Issue Date:	7-2-20

**WARSAW AVENUE  
CREATIVE CAMPUS**

**SECTION 36, TOWN 4, F. RANGE 1 BTM  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO**

**NORTH ACCESS EASEMENT EXHIBIT**



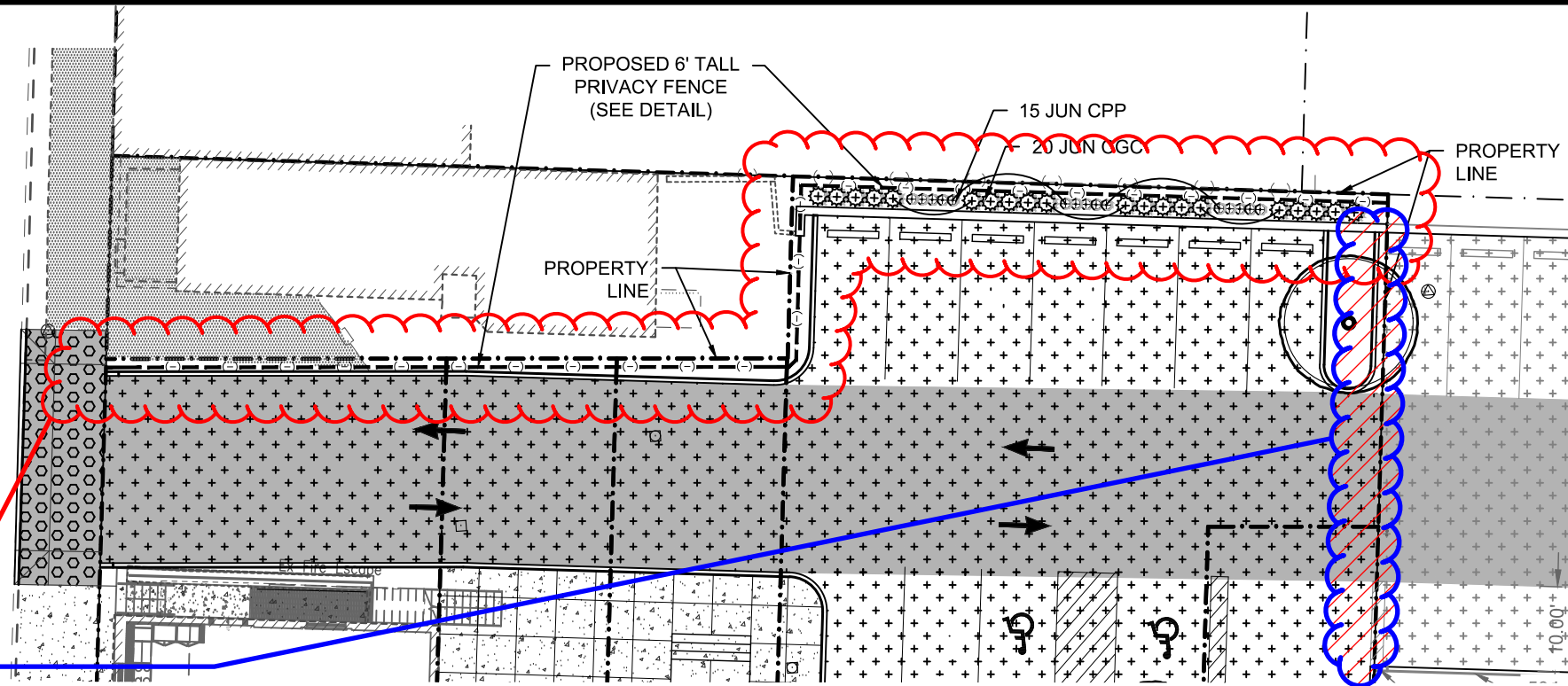
www.bayerbecker.com  
1404 Race Street, Suite 204  
Cincinnati, OH 45202 - 513.834.6151

# PLANT SCHEDULE

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN CGC	20	Juniperus communis 'Gold Cone'	Gold Cone Juniper	3 gal	24" Ht.
JUN CPP	15	Juniperus communis 'Pencil Point'	Pencil Point Juniper	3 gal	24" Ht.

**SPECIAL EXCEPTION FOR BUFFER YARD BETWEEN ZONING DISTRICTS.**

**3' VARIANCE FOR PARKING LOT PERIMETER LANDSCAPING.**



www.bayerbecker.com  
1404 Race Street, Suite 204  
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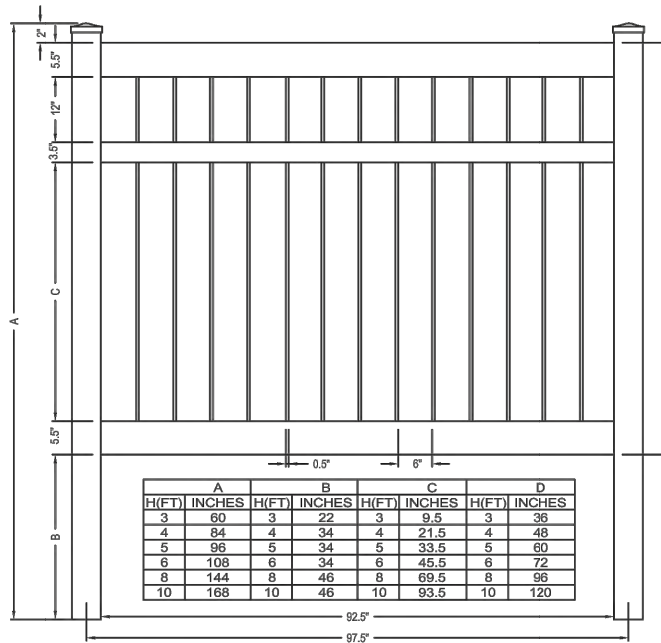


**JUN CGC**



**JUN CPP**

## SEMI-PRIVACY w/6" BOARDS



### V5006-6, V5006-5, V5006-4 6', 5', and 4' High Semi-Privacy Fence with 6" Boards

These Illusions Vinyl Fence semi-privacy panels have 6" x 7/8" boards with small spaces between (to allow air to pass through), 1-1/2" x 5-1/2" top rails, 2" x 3.5" mid-rails, and 1-1/2" x 5-1/2" bottom rails (with a metal reinforcement channel in the bottom rails for added stability).

- Available in ALL Classic Series and Grand Illusions colors and wood grains
- Installed with routed posts - no exposed fasteners or brackets
- 100% Pure Virgin Vinyl for structural integrity
- Minimal upkeep - no painting or staining required
- VMA Certified and ASTM-F964-13 Compliant
- Posts and accessories sold separately

## 6' PRIVACY FENCE



Basis of Bearing:  
State Plane NAD83 (2011)



SCALE: 1" = 20'

## WARSAW AVENUE CREATIVE CAMPUS

CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

### BUFFER YARD LANDSCAPE PLAN

Drawing:	20-0005 CD
Scale:	1"=20'
Drawn by:	BJS
Checked By:	
Issue Date:	08/28/2020

September 28<sup>th</sup>, 2020

Beth Johnson  
Urban Conservator  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Re: 3108-3120 Warsaw Avenue – Parking Lot Zoning Relief

Beth,

Per the Cincinnati Zoning Code, as well as your adjudication letter comments, we are to provide (6) six trees along the north property line. As currently shown and discussed, we are providing a 3.5-foot buffer yard on the north property line.

In this narrow space, we recommend using vertical evergreens in lieu of the standard 1.5" to 2.5" caliper deciduous trees. Root balls of deciduous trees this size can be nearly 36" in diameter at installation and with limited space between the proposed modular block wall and 6' height privacy fence, we are concerned the restricted soil volume may not support the growth and health of these larger canopy trees.

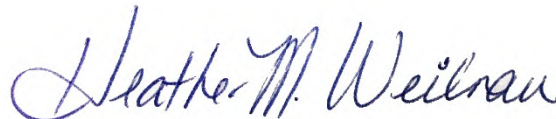
Installing vertical evergreens (see attached for examples) will be a great, year-round solution that will reinforce the opaqueness of the privacy fence. With such a constricted area, vertical evergreens provide a much more viable solution and will have a higher probability of survival in these conditions. They will provide adequate buffer from the adjacent property owner, better prevent space issues during installation, and better overall support the health of the landscaping.

We hope that you will consider our recommendation and allow for the installation of the vertical evergreens in place of the 1.5-inch to 2.5-inch caliper trees. Please let me know if there is any further information you need and do not hesitate to call with any questions or concerns.

Sincerely,

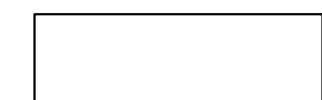
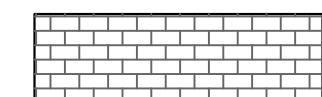
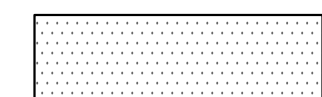
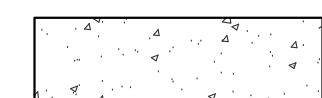
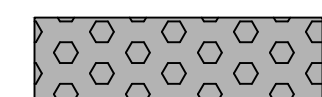
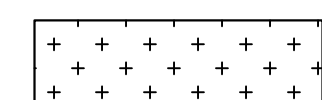
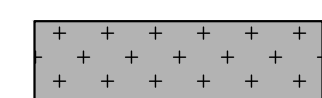
A handwritten signature in blue ink, appearing to read 'Bryan J Scheck'.

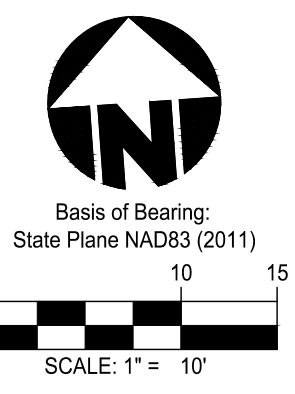
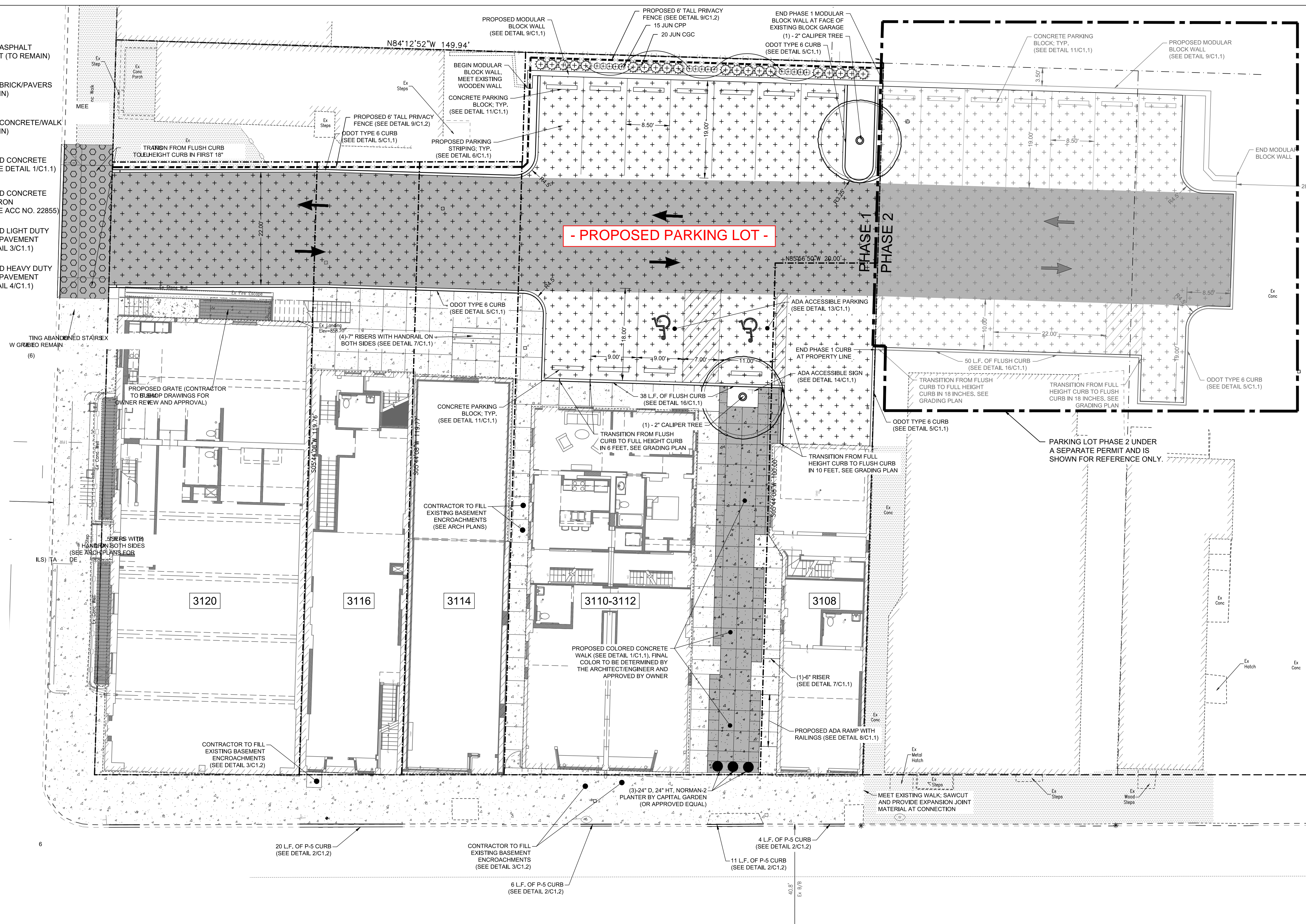
**Bryan J Scheck, P.E.**  
Project Engineer  
Bayer Becker  
513-492-9849  
[bryanscheck@bayerbecker.com](mailto:bryanscheck@bayerbecker.com)

A handwritten signature in blue ink, appearing to read 'Heather M Weilnau'.

**Heather M Weilnau, P.L.A**  
Landscape Architect  
Bayer Becker  
513-492-9857  
[heatherweilnau@bayerbecker.com](mailto:heatherweilnau@bayerbecker.com)

**LEGEND**

-  EXISTING ASPHALT PAVEMENT (TO REMAIN)
-  EXISTING BRICK/PAVERS (TO REMAIN)
-  EXISTING CONCRETE/WALK (TO REMAIN)
-  PROPOSED CONCRETE WALK (SEE DETAIL 1/C1.1)
-  PROPOSED CONCRETE DRIVE APRON (PER DOTE ACC NO. 22855)
-  PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C1.1)
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 4/C1.1)



**CITYSTUDIOS ARCHITECTURE**  
 1148 Main Street  
 Cincinnati, OH 45202  
 ph. 513.621.0750  
 citystudiosarch.com

**G.E.I. engineering**  
 www.geieengineering.com  
 229 Stewart Way, Suite 100  
 Norwood, Ohio 45205  
 513-549-1424

**ENGINEERED BUILDING SYSTEMS INC.**  
 513 Monmouth Street  
 Newport, KY 41017  
 859-261-0585

**bayer becker**  
 1404 Race Street Suite 204  
 Cincinnati, Ohio 45202  
 513-834-6151

**WARSAW AVENUE CREATIVE CAMPUS**  
 Parking Lot  
 Cincinnati, OH 45205

**Price Hill WILL**

**modelgroup**  
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PERMIT / BID SET  
 07.17.2020

SITE LAYOUT PLAN

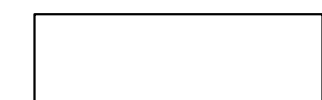
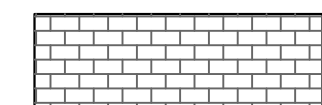
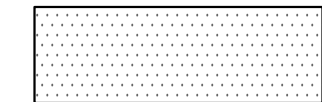
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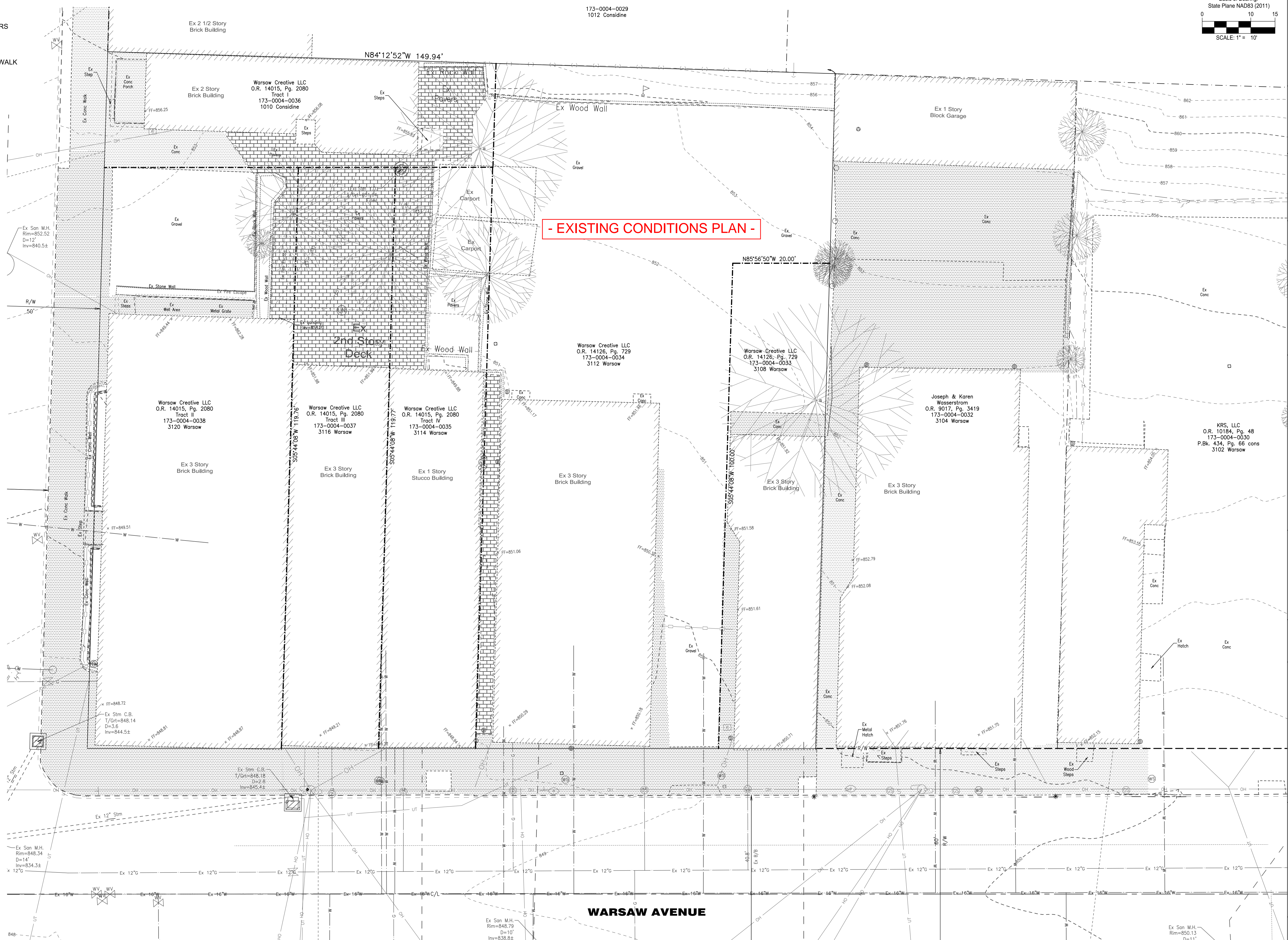
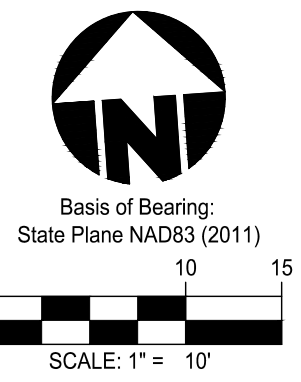
**Know what's be**

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**WARSAW AVENUE**

**LEGEND**

-  EXISTING ASPHALT PAVEMENT
-  EXISTING BRICK/PAVERS
-  EXISTING CONCRETE/WALK



**CITYSTUDIOS ARCHITECTURE**

1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com

**G.E.I. engineering**

www.geieengineering.com  
229 Stewart Way, Suite 100  
Norwood, Ohio 45202  
513-549-1424

**ENGINEERED BUILDING SYSTEMS INC.**

513 Monmouth Street  
Newport, KY 41017  
859-261-0585

**bayer becker**

1404 Race Street Suite 204  
Cincinnati, Ohio 45202  
513-834-6151

**WARSAW AVENUE CREATIVE CAMPUS**  
Parking Lot  
Cincinnati, OH 45205


**Price Hill WILL**

**modelgroup**  
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

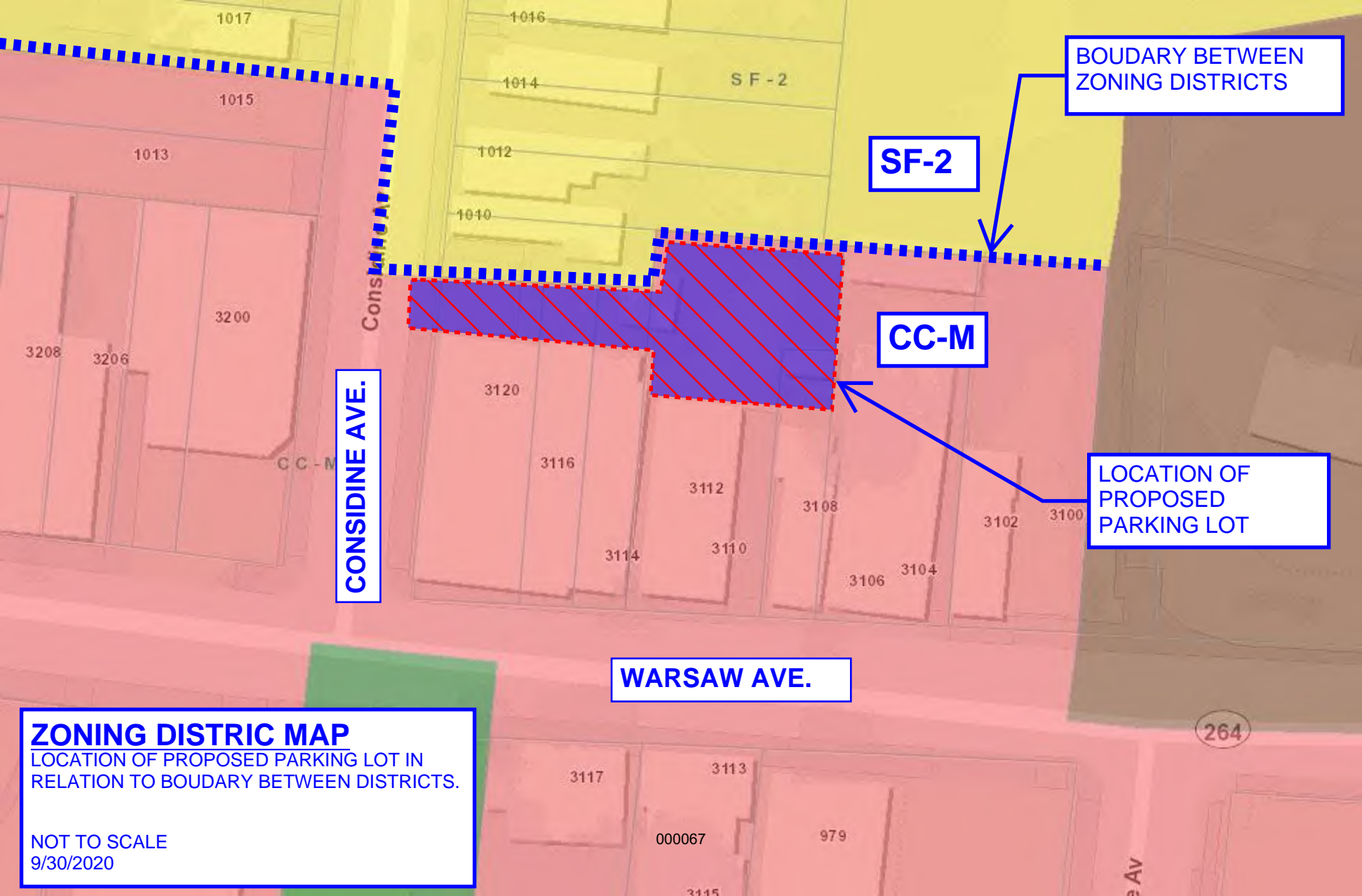
DATE: PERMIT / BID SET  
07.17.2020

EXISTING CONDITIONS

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Know what's be  
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**WARSAW AVENUE**



BOUDARY BETWEEN ZONING DISTRICTS

SF-2

CC-M

CONSINSINE AVE.

LOCATION OF PROPOSED PARKING LOT

WARSAW AVE.

**ZONING DISTRICT MAP**  
LOCATION OF PROPOSED PARKING LOT IN RELATION TO BOUDARY BETWEEN DISTRICTS.  
  
NOT TO SCALE  
9/30/2020

264



View behind 3120 Warsaw looking East



View behind 3116 Warsaw looking West

Warsaw Ave Parking slot 07.28.2020



View behind 3116 Warsaw looking East



View behind 3108 Warsaw looking West



View behind 3108 Warsaw looking West



View behind 3108 Warsaw looking North



View behind 3110-3112 Warsaw looking South



View behind 3114 Warsaw looking East

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

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APPLICATION #: ZH20200128/ COA2020038  
APPLICANT: Stawicki & Associates Architects, LLC  
OWNER: Henry Martin Limited  
ADDRESS: **1947 Auburn Avenue**  
PARCELS: 087-0004-0264  
ZONING: CN-M  
OVERLAYS: Auburn Avenue Historic District/ Hillside Overlay  
COMMUNITY: Mt. Auburn  
REPORT DATE: November 4, 2020  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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**Details of Zoning Relief Required:**

1. **Section 1409-09 – Dimensional Variance** of 23 feet for a rear yard setback of 3 feet, short of the required 25 feet for new residential-only uses.
2. **Section 1421-33(b) – Dimensional Variance** of 3.67’ for a proposed wall height of 9.33’, in excess of the 6’ limit.
3. **Section 1421-33(b) – Dimensional Variance** of 50% for a proposed wall opacity of 100%, in excess of the 50% limit.

**Existing Conditions**

The subject property is situated on the south side of Sycamore Avenue between its intersection with Auburn Avenue on the east and Walker Street on the west in the Mt. Auburn neighborhood. The existing building, built ca. 1880, is a 2.5 story Second Empire style building featuring a rear wing. A modern rear addition fronting Auburn Avenue was recently removed. A portion of the two-story deck on the rear wing was enclosed without prior approval. The topography slopes from the southeast to the northwest with the steepest grades along Walker Street to the west. The land on which the building sits is relatively level. The building was previously used for offices.

**Proposed Conditions**

The applicant is proposing to renovate the existing building into a single-family residence. The renovation will include a new rear addition for an attached three-car garage. The applicant also proposes building a new enclosed patio area with no roof at the location of the former post-1950s addition along Auburn Avenue that was recently demolished. Additionally, the two-story covered porch on the rear wing will be enclosed for a walk-in-closet on the first and second floors. The infilled walls will be clad in brick and will feature Hardi pilasters mimicking the existing deteriorated columns as well as faux window openings with wood shutters set into the masonry. Because the building is transitioning from commercial to residential-only, a 25-foot rear yard setback is required.



Figure 1: 1947 Auburn Avenue ca. 2020. Image from CAGIS.



Figure 2. View toward front of property from Sycamore Street, ca. April 2019. Image from Google.



Figure 3: 1947 Auburn Avenue from rear ca. July 2014, facing north. Image from Google.



Figure 4: Existing Conditions. Image from Staff.

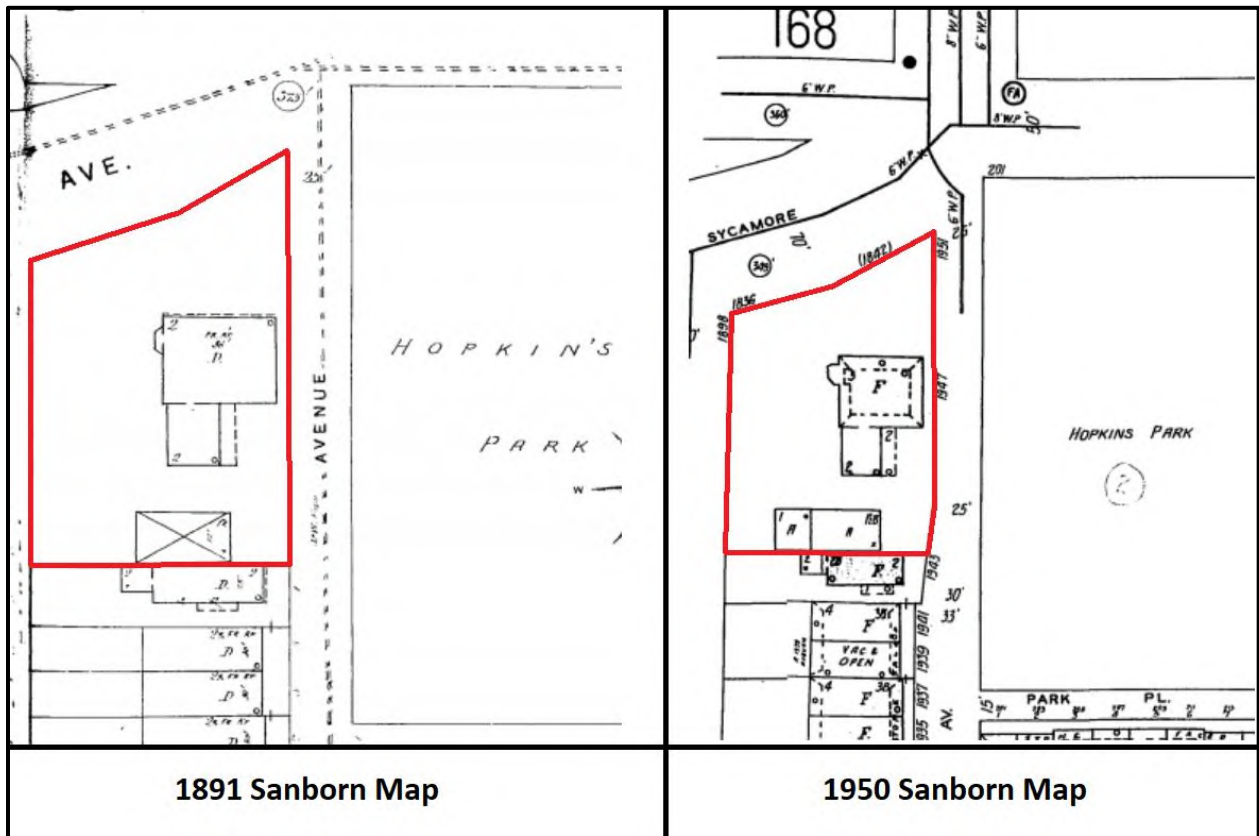


Figure 5. Sanborn Fire Insurance maps showing subject property.

**Previous Reviews:** This property previously appeared before the Historic Conservation Board (HCB) at the July 11, 2016 meeting. The HCB approved the demolition of the post-1950s inappropriate addition fronting Auburn Avenue. As part of that approval, the porch was to be rebuilt with columns extending to ground level. While the addition has been removed, it should be noted that permit records indicate the subject permit (2016P04617) was never completed and expired on 9/25/2018. Additionally, work has begun on enclosing the two-story porch on the rear wing. This work was never permitted or reviewed by the HCB and is included as a part of the current request.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM-0.7
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over-the-Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

Because the previous modern addition has already been removed, the proposed patio enclosure wall is a new feature. As a freestanding wall in a corner side yard, the Zoning Code limits the wall to a maximum of 6' in height and 50% opacity in commercial districts.

As the wall is proposed at 9.34' in height and 100% opaque, additional Zoning Relief is required.

Additionally, as the previous permit for conversion from offices to single-family expired, the new use has not been formally established. Because the Zoning Code requires a 25-foot rear yard setback for new residential uses, a Dimensional Variance is required for the proposed 3' setback along the rear (south) property line.

#### **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 3-foot rear yard setback will not adversely affect the historic architectural integrity of the district. The majority of the buildings in this vicinity are rowhouses that have little to no space between them. While this request is for a reduced rear yard setback, the building is on a corner lot with the garage fronting Auburn Avenue. The proposed placement is consistent with the general pattern of development along Auburn Avenue, which features small setbacks along Auburn Avenue and little to no setbacks between individual buildings.

The proposed height and opacity variances for the proposed landscape wall would allow for the erection of a new wall at the former location of the non-historic addition that was previously demolished. While the wall exceeds the 6' height and 50% opacity limits, it is intended to provide privacy from the park across the street and also fits the general development pattern of the street with little to no setbacks along Auburn Avenue.

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

The denial of the requested variance would not deprive the property of all economically viable uses; however, the variance will allow for a three-car garage on the site, increasing the functionality of the property. The existing large surface parking lot is no longer needed with the change of use from offices to single-family residential. It will also allow for increase privacy for the outdoor patio area which is directly opposite a public park.

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 CN-M. The proposed work conforms to the district regulations with the exception of the relief requested herein.

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

The proposed work substantially conforms to the guidelines for the 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 addition will not have a negative impact on traffic. The garage will provide three off-street parking spaces. The applicant has provided a sight triangle at the northern edge of the driveway through an angled wall to allow sufficient visibility for cars exiting the garage.

- 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 relief is not expected to have any adverse impacts on the neighborhood.

**Certificate of Appropriateness Review:**

A COA is required for the proposed garage addition and freestanding wall.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Auburn Avenue Historic Conservation Guidelines. As the proposed new construction consists of an attached garage and freestanding wall structure, it is reviewed as a building addition through the Auburn Avenue Conservation Guidelines. The enclosure of the two-story porch will also require review by the HCB.

**Applicable Guidelines**

**BUILDING REHABILITATION AND ALTERATION**

**2. DOORS AND WINDOWS: KEEP THE "EYES" OF THE BUILDING OPEN**

*Possibly the most important features of any building are its openings: its doors and windows. The size and location of openings are an essential part of the overall design and an important element in the architectural styling. Original openings should not be altered. Original doors and window sashes should be repaired rather than replaced, whenever possible. When replacement is necessary, the new door or window should match the original in size and style as closely as possible. Metal or plastic window frames are generally unacceptable unless they are anodized or painted. Screens and storm windows should be as inconspicuous as possible. Raw metal combination storm windows or doors are not appropriate. Original openings should not be filled in, especially on the front of buildings. If original openings are*

*filled in, the outline of the opening should remain apparent by setting the new infill material back from the existing wall plane and by leaving the sills and lintels in place.*

The applicant is proposing to enclose the existing porch on the rear wing fronting Auburn Avenue. The work has partially been completed with the lower level already bricked in and the upper level framed and covered with Tyvek. This area is proposed as a walk-in closet on the second floor and a vestibule area accessing the garden courtyard on the first floor. Windows and a door will be added to the ground level at the courtyard, while the second floor will feature false window openings with recessed brick and shutters. New pilasters will be added to the enclosed area on the second level to mimic the previous porch columns.

Staff feels that enclosing the porches on the rear wing will not be detrimental to the architecture of the building. The existing porches are on the rear of the building, and while it does have secondary frontage on Auburn Avenue, the rear wing is not visible when viewing the building directly from Sycamore Street, the primary frontage. The lower-level enclosure will be mostly screened from view from Auburn Avenue by the proposed garden wall discussed below. The upper level will mimic the detailing of the original porch by adding shutters over the recessed brick to mimic the window openings and adding pilasters at the location of the former porch columns.

## ADDITIONS

### Intent and General Guidelines

#### 1. **COMPATIBILITY: CONSIDER THE ADDITIONS AS NEW CONSTRUCTION**

*In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting.*

#### 2. **DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING**

*The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building. The design should also respond, in a more general way, to adjacent buildings*

#### 3. **IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING**

*If the original building is architecturally or historically significant, the addition should take a respectful "back seat" to it and not overpower the original. An addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.*

#### 4. CONNECTIONS: KEEP THEM SIMPLE

*The connection of the addition to the original building should be designed so that it does not detract from either structure. Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition.*

The proposed attached garage is compatible in character with the original building. The garage will be built at the rear of the property fronting Auburn Avenue. The structure will be located at the approximate location of a previous historic accessory structure that has since been demolished (see Figure 5). The garage will feature a gabled roof with dormer windows, brick cladding and stone detailing. The placement of the garage at the rear of the property will not overshadow the original building and will also eliminate the large paved surface parking lot that currently exists at the rear of the property.

The proposed freestanding wall addition will mimic the materials found in the historic building including brick cladding and stone detailing. The wall will be placed near the ROW and will include an angled section at the south to allow for a sight triangle for vehicles exiting the garage. The placement of the wall matches the general pattern of development along this section of Auburn Avenue as the townhouses to the south are built to the front lot line.

#### NEW CONSTRUCTION

##### A. Specific Guidelines

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

*Materials should be of similar color, texture and scale to building materials found in the district's contributing buildings. Most contributing buildings in the district are made of brick, often with stone details, although both stone and wood frame structures also exist. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.*

The proposed addition will feature 4" thick brick cladding and limestone detailing including quoins that mimic the detailing found on the historic building. The brick will be painted to match the house. The addition will have a defined base, middle and top through a change of materials including stone detailing. The proposed wall structure will also feature a base, middle and top through the same material changes and detailing.

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

*The contributing buildings within the district are generally medium to large-sized residential and institutional structures situated on large lots. The scale and massing of new building and its individual elements (i. e., windows, doors, roof, ornamentation) should be compatible with the forms found among the contributing buildings. The ratio of wall surface to openings, and the ratio of width and height*

*of windows and doors, should be consistent with the district's contributing buildings. Glass curtain walls along the front façade should be avoided, and large, flat walls which are unbroken by openings or setbacks on the front façade are also discouraged.*

The scale and massing of the proposed addition are appropriate for the district and for the principal structure. The garage will be slightly lower than the historic building and will be setback from the main Auburn Avenue façade to be in the same plan as the existing rear wing. The garage addition will help to fill the open space along the Auburn Avenue frontage on this large lot. The additional lot coverage is consistent with the surrounding structures on this southern portion of the district, which primarily consist of small lots with townhouses and zero side setbacks.

The proposed garden wall will be placed along the ROW and will angle inward near the garage to create the required sight triangle. The wall will include three recesses that will mimic the window openings on the building wall behind. These recesses will help to break up the wall so it will not be an "unbroken" face along the street. A limestone fascia and coping, as well as stone quoins at the corners provide additional detailing to help break up the brick wall.

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

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

The proposed height of the addition is similar in scale to the surrounding buildings. The addition is slightly lower than the rear wing of the main house to which it connects.

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

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

- *A cornice or other form of definition at the roof line*
- *Distinctive detailing at the front door.*
- *Window sills and lintels and/or distinctive corner treatment, interior cornice and other decorative elements.*
- *When applicable, as in mixed-use buildings with storefronts, a base at the ground floor or lower levels, employing a change of material or change of color and proportions from upper floors.*

Detailing of the proposed addition is compatible with the principal structure and the surrounding buildings. The garage has a gabled roof with dormer windows, a Hardie fascia board and cut stone headers over the garage doors. Cut stone quoins will also be provided at the corners. Similar treatments will be applied to the garden wall, as well as recesses in the brick to mimic window openings.

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

*New structures should be sited with setbacks similar to those of adjacent buildings and should be sited to respect current topographic and neighborhood development patterns. Where applicable, they should be located to respect views and hillside constraints. Site improvements and changes should comply with the guidelines for site improvements and alterations.*

The siting of the addition is appropriate. It will be setback slightly from the east elevation of the principal structure and will be generally in line with the existing rear wing of the house, as well as the adjacent townhouse to the south.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on November 4, 2020.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **VARIANCES**

1. Section 1409-09 – **APPROVE – Dimensional Variance** of 23 feet for a rear yard setback of 3 feet, short of the required 25 feet for new residential-only uses.
2. Section 1421-33(b) – **APPROVE – Dimensional Variance** of 3.67’ for a proposed wall height of 9.33’, in excess of the 6’ limit.
3. Section 1421-33(b) – **APPROVE – Dimensional Variance** of 50% for a proposed wall opacity of 100%, in excess of the 50% limit.

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 1947 Auburn Avenue per plans by Stawicki & Associates Architects dated 9.30.2020 including any revisions submitted for permit subject to staff review and approval with the following condition:
  1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1947 AUBURN AVENUE CINCINNATI, OHIO 45219  
 Hamilton Co. Parcel ID No.: SEE INCLUDED ALTA SURVEY Zoning District: CN-M  
 Historic District: AUBURN AVENUE HISTORIC DISTRICT Overlay District: \_\_\_\_\_

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

Name: STAWICKI & ASSOCIATES ARCHITECTS, LLC  
 Contact Person (if legal entity): JEFFREY L. STAWICKI, ARCHITECT  
 Address: 3630 CHURCH STREET  
 City: CINCINNATI State: OHIO Zip Code: 45244  
 Phone: (513) 509-0850 E-mail: JSTAWICKI@STAWICKI-LLC.COM

### PROPERTY OWNER INFO SAME AS ABOVE

Name: HENRY MARTIN LIMITED, LLC  
 Contact Person (if legal entity): MR. BOBBY FREISBERG  
 Address: 786 OLD LUDLOW AVENUE  
 City: CINCINNATI State: OHIO Zip Code: 45220  
 Phone: (859) 321-2490 E-mail: BKF\_73@YAHOO.COM

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

PROPOSED THREE-CAR GARAGE/LOFT STRUCTURE THAT INFILLS AN EXISTING PARKING LOT. AN EXTERIOR COURTYARD HAS BEEN PROPOSED AS A REPLACEMENT DESIGN FOR AN EXISTING GARAGE THAT NEVER MATCHED THE HOUSE AESTHETIC.

ZONING RELIEF     Yes     No

Provide a very brief summary of the zoning relief requested:

WITH A CHANGE BACK TO SINGLE FAMILY RESIDENTIAL USE, THE PROPOSED GARAGE REQUIRES A VARIANCE IN THE REAR (SOUTH) YARD. THE COURTYARD LAW AS DESIGNED REQUIRES A VARIANCE FOR MAX HEIGHT AND OPACITY (NEW HEIGHT @ 9'-4" AND 100% OPAQUE). REQUESTING VARIANCES FOR THESE THREE ITEMS.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

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

Date: 9/30/20



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 1947 AUBURN AVENUE COMMUNITY \_\_\_\_\_  
PARCEL ID(S) BOOK 119, PAGE 312, LOTS 25, 26, 27, 48, AND 49 HILLSIDE DISTRICT:  Yes  No  
BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) \_\_\_\_\_  
HISTORIC DISTRICT:  No  Yes: (name) AUBURN AVENUE HISTORIC DISTRICT  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME STAWCKI & ASSOCIATES CONTACT PERSON (if legal entity) JEFFREY L. STAWCKI, ARCHITECT  
ADDRESS 3630 CHURCH STREET CITY CINCINNATI STATE OHIO ZIP 45244  
EMAIL JSTAWCKI@STAWCKI-INC.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
TELEPHONE (513) 509-0850

### Section 3. OWNER

NAME HOURY MARTIN LIMITED, LLC CONTACT PERSON (if legal entity) MR. BOBBY FLEISBERG  
ADDRESS 786 OLD WOODROW AVENUE CITY CINCINNATI STATE OHIO ZIP 45220  
EMAIL BKF\_73@YAHOO.COM RELATIONSHIP TO OWNER (if not owner) OWNER  
TELEPHONE (659) 321-2490

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

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


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

PROPOSED THREE-CAR GARAGE AND OUTDOOR TERRACE WITH ENCLOSURE/GARAGE WALLS. GARAGE REQUIRES A VARIANCE FOR THE REAR YARD (SOUTH SIDE) SHOWN ON THE SITE PLAN. THE WALL REQUIRES A VARIANCE FOR HEIGHT AND OPACITY.

### 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 JEFFREY L. STAWCKI, ARCHITECT Signature  Date 9/30/20



September 30, 2020

Beth Johnson  
Urban Conservator  
City of Cincinnati Historic Conservation Board Office  
City of Cincinnati, Department of Buildings and Inspections  
805 Central Avenue  
Suite 500  
Cincinnati, Ohio 45202

Re: 1947 Auburn Avenue / Henry Martin Limited, LLC  
Historic Conservation Board Review  
**Narrative Statement of Intent**

Dear Beth,

As part of the formal application for the Historic Conservation Board Review and Zoning Variance Relief Request, I am submitting this letter/statement of intent and all other required documentation as outlined in the Historic Conservation Office's two page list of required items for the review.

The following are the applicable sections of the Auburn Avenue Historic District that the project meets as proposed. These shall also serve as the narrative statement of intent that is required.

**Building Rehabilitation and Alteration**

The existing House is part of the historic district as are a number of surrounding properties. The House has undergone a substantial renovation that has returned the house to its original design for the most part. It has been restored from the previous use as an office for City Gospel Mission, and converted back to a single-family residence as was originally designed and intended.

The renovations comport with the District's General Guidelines. The connections to the original structure have tried to mimic the original intent and the materials selected are consistent with what is in place on the original structure. The masonry is sized to match the existing and will be painted to match. Limestone components match existing as does the various wood components.

**New Construction**

The proposed Three-Car Garage and Loft Structure fills in the existing unsightly parking lot with a new structure that is both functional and provides what we believe is a significant aesthetic upgrade that complements the adjacent buildings and comports with the District's General Guidelines.

1. The use of matching natural materials that include brick masonry, cut limestone, wood trim, and stucco are designated on the Elevation Drawings.
2. The scale and massing cues were taken from the surrounding buildings adjacent to the site on the south side.
3. The height of the proposed Garage was limited so as to not overpower the original house.
4. The detailing was directly derived from the original historic house
5. The new structure was sited to align with the existing streetscape and infill the unsightly parking lot.

**Site Improvements**

The proposed Three-Car Garage and Loft Structure represents an improvement to the site as an infill project.

1. All signage that was a part of the previous owner's operation is now removed and the site is to be restored to a single-family use with appropriate landscaping. The yard will be screened by the addition of the proposed structure, the Three-Car garage and Loft.
2. Off-Street parking will occur indoors improving the streetscape.
3. The new Garage does not overpower the existing historic house but instead compliments it.
4. The connection to the existing house is through the newly designed Courtyard and remains simple and compliments both the existing house and the proposed Garage. The privacy wall mimics the existing house masonry details and extends those out to the Garage, and in our opinion improving the streetscape aesthetic

Thank you.



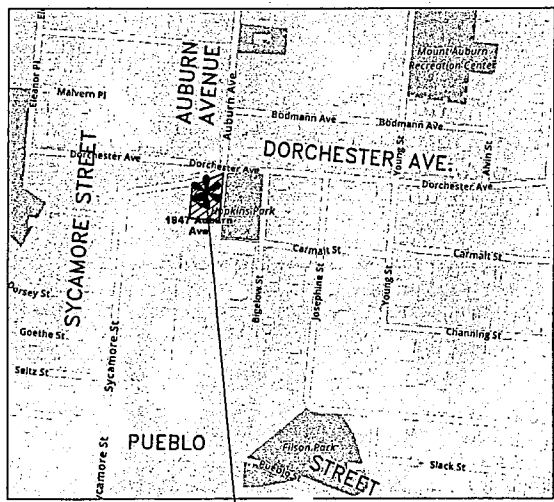
Jeffrey L. Stawicki  
Registered Architect  
Ohio License No. 8608306

**AREA CLOSURE:**

PI ID	Ang RI	Bearing	Distance	PI ID	Northing	Easting
506		N 74°12'27"E	103.93	508	5433.740	5526.712
508	74°11'55"	S 00°00'32"W	113.31	512	5320.430	5526.694
512	172°14'23"	S 07°46'09"W	37.03	509	5283.740	5521.689
509	97°45'37"	N 89°59'28"W	95.00	501	5283.755	5426.689
501	90°00'00"	N 00°00'32"E	121.70	506	5405.455	5426.707
506	105°48'05"					

Perimeter: 470.97 Accum.Perimeter: 470.97  
 Approx: Sq. Feet: 13493 Acres: 0.3098  
 Approx: Accum. - Sq. Feet: 13493 Acres: 0.3098

Correct Ending Coordinates, North: 5405.455 East: 5426.705  
 Ending Coordinates, North: 5405.455 East: 5426.707  
 Error, N: -0.00 E: 0.00 Total: 0.00 Brg: N 81°54'32"W  
 Distance Traversed: 470.97 Closure: 185154



VICINITY MAP (NTS)  
 SITE

AUDITOR'S BOOK: 087, PAGE: 0004  
 PARCELS: 0076, 0077, 0078, 0079, 0080  
**BASIS OF BEARINGS:**  
 SURVEY OF RECORD BY JOSEPH W. ALLEN  
 DEVELOPMENT PLANNING, INC.  
 FOR LOTS 29 AND PART OF LOT 28  
 HENRY MORSE SUBDIVISION  
 DATED 4/11/17  
 WEST LINE OF WALKER STREET: N 00°00'32"E

**DEED REFERENCE:**  
 O.R. 13707, PG. 2079



- S — S — S — STORM SEWER
- X — X — X — X — X — FENCE
- v — v — v — WATER MAIN
- ss — ss — ss — SANITARY SEWER
- c — c — c — GAS LINE
- SGI — SINGLE GRATE INLET (STORM SEWER)
- DGI — DOUBLE GRATE INLET (STORM SEWER)
- PHONE BOX (PB)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- 1x3 HEAT EXCHANGER (HE)
- Fire Hydrant (FH)
- Manhole (MH)
- Utility Pole (UP)
- Drain (CB)
- Water Valve (WV)
- Catch Basin (CB)
- Downspout

- LEGEND**  
 STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND—5/8"
  - ⊙ IP FOUND—1"
  - IP SET
  - ⊙ IP SET - 1"
  - ⊙ PK FOUND
  - MAG NAIL SET
  - ⊗ RR SPIKE FOUND
  - ⊗ RR SPIKE SET
  - ⊠ CONC. MON. FOUND
  - HUB & TACK SET
  - △ STONE FOUND
  - ⊗ CROSS NOTCH SET
  - ⊙ BENCH MARK
  - ⊙ IRON PIPE FOUND

To:  
 Sharestates Investments, LLC,  
 its successors and/or assigns.  
 Old Republic National Title Insurance Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 and 20 of the Table A thereof. The field work was completed on 11/14/2019.

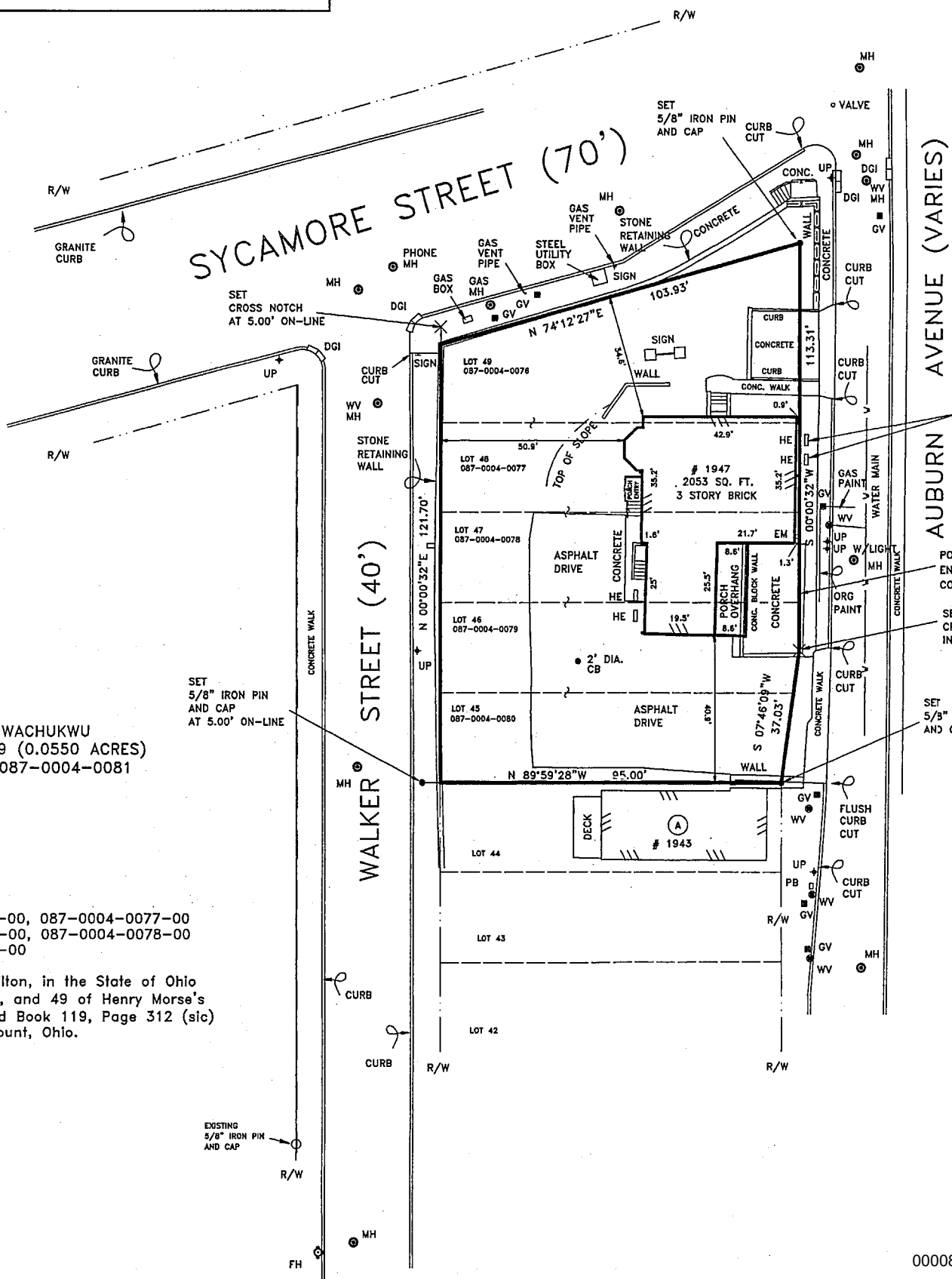
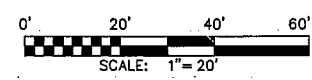
Date of Plat or Map: 11/15/2019, Last Revised: 11/18/19.

J. Timothy King, P.E.—P.S.  
 Professional Surveyor  
 Registration No.: 6549

**ALTA/NSPS**  
**LAND TITLE SURVEY**  
 ISSUING OFFICE'S ALTA ID: 0003804  
 COMMITMENT No.: COM-CIN-19-0194-OR

SITUATED IN  
 SECTION 13, TOWN 3, F.R. 2  
 MILLCREEK TOWNSHIP  
 CITY OF CINCINNATI  
 ALSO BEING  
 LOTS 45, 46, 47, 48, & 49  
 HENRY MORSE SUBDIVISION  
 DEED BOOK 119, PAGE 312  
 HAMILTON COUNTY RECORDER'S OFFICE

CURRENT OWNER:  
 HENRY MARTIN LIMITED, LLC  
 O.R. 13707, PG. 2079  
 AREA: 0.3098 (13,493 SQ.FT.)



POSSIBLE ENCROACHMENT (2) HEAT EXCHANGERS ARE LOCATED WITHIN THE RIGHT OF WAY

POSSIBLE ENCROACHMENT CONCRETE PAD

SET 5/8" IRON PIN AND CAP

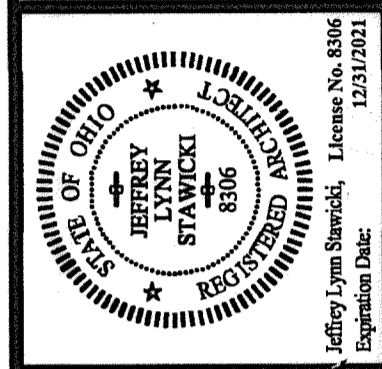
- SURVEYOR'S NOTES:**
- THIS PROPERTY DOES NOT LIE IN A FEMA DESIGNATED FLOOD ZONE. FEMA DESIGNATION: ZONE 'X' FEMA MAP NUMBER: NO PANEL NUMBER PRINTED.  
 CITY OF CINCINNATI: 390210
  - CIRCLED ITEM NUMBERS REFER TO ALTA ID: 0003804 COMMITMENT No.: COM-CIN-19-0194-OR OLD REPUBLIC NATIONAL TITLE INSURANCE Co. COMMITMENT DATE: OCTOBER 18, 2019 @ 7:29 AM, SCHEDULE B, PART II.  
 THERE ARE NO EXCEPTIONS LISTED UNDER SCHEDULE B, PART II OF THIS COMMITMENT DOCUMENT.
  - CITY OF CINCINNATI ZONING DESIGNATION: CN-M
  - NO EVIDENCE OF CURRENT EARTH MOVING WORK ON THIS SITE.
  - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - NO LOCATION OF WETLANDS AS DELINEATED BY APPROPRIATE AUTHORITIES.
  - THERE IS A POSSIBLE AREA OF ENCROACHMENT FOR THE (2) HEAT EXCHANGERS ON AUBURN AVENUE. THEY APPEAR TO BE LOCATED IN THE RIGHT OF WAY.
  - THERE IS ANOTHER POSSIBLE AREA OF ENCROACHMENT FOR THE CONCRETE PAD IN THE WEST RIGHT OF WAY OF AUBURN AVENUE.
  - UNABLE TO LOCATE THE GAS METER OR THE WATER METER FOR THIS SITE.

Ⓐ CHISOMAGA UGOCHI NWACHUKWU  
 O.R. 13955, PG. 1079 (0.0550 ACRES)  
 AUDITOR'S PARCEL: 087-0004-0081

**LEGAL DESCRIPTION:**  
 Parcel Id No.: 087-0004-0076-00, 087-0004-0077-00  
 087-0004-0078-00, 087-0004-0079-00  
 087-0004-0080

Situated in the County of Hamilton, in the State of Ohio and being Lots 45, 46, 47, 48, and 49 of Henry Morse's Subdivision as recorded in Deed Book 119, Page 312 (sic) of the Recorder of Hamilton Count, Ohio.

11/15/19			
J. T. KING & CO., INC. CIVIL ENGINEERS • LAND SURVEYORS 9200 MONTGOMERY ROAD • SUITE "215" CINCINNATI, OHIO 45242 TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667			
HENRY MARTIN LIMITED, LLC 1947 AUBURN AVENUE CINCINNATI, OHIO 45219			
APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 11/14/18	DWG NAME: FREISBERG_AUBURN_LA
SCALE: 1"=20'	CRD NAME: FREISBERG_AUBURN	FILE No.	



- SHEET NO. 1 EAST ELEVATION OF PROPOSED GARAGE / MASONRY DETAILS FOR SECOND FLOOR HOUSE ADDITION.
- SHEET NO. 2 WEST ELEVATION OF PROPOSED GARAGE.
- SHEET NO. 3 SITE PLAN / SOUTH ELEVATION OF PROPOSED GARAGE.
- SHEET NO. 4 FIRST FLOOR PLAN FOR PROPOSED GARAGE.
- SHEET NO. 5 SECOND FLOOR PLAN FOR PROPOSED GARAGE.

② DRAWING INDEX NO SCALE

4" BRICK MASONRY VENEER WITH CORRUGATED GALVANIZED STEEL WALL TIES AT 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. PROVIDE WEAP HOLES AT 32" O.C. AT BASE OF BRICK VENEER / PROVIDE WICKING MATERIAL IN WEAP HOLES.

4" HIGH X 12" WIDE CUT STONE CAP.

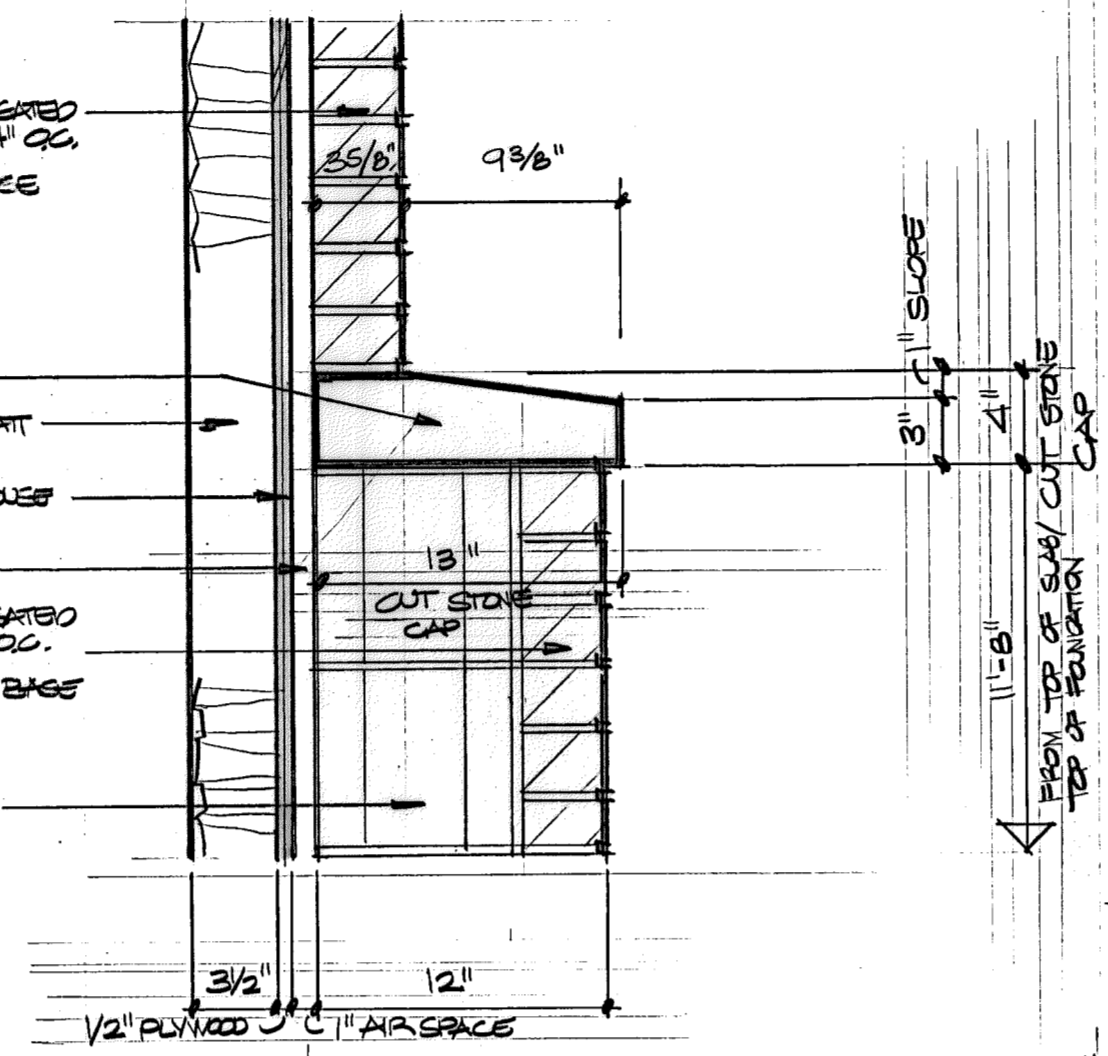
3/4" WOOD STUDS AT 16" O.C. WITH R-13 BATT INSULATION / R-13.

1/2" PLYWOOD SHEATHING WITH TYPICAL HOUSE WRAP.

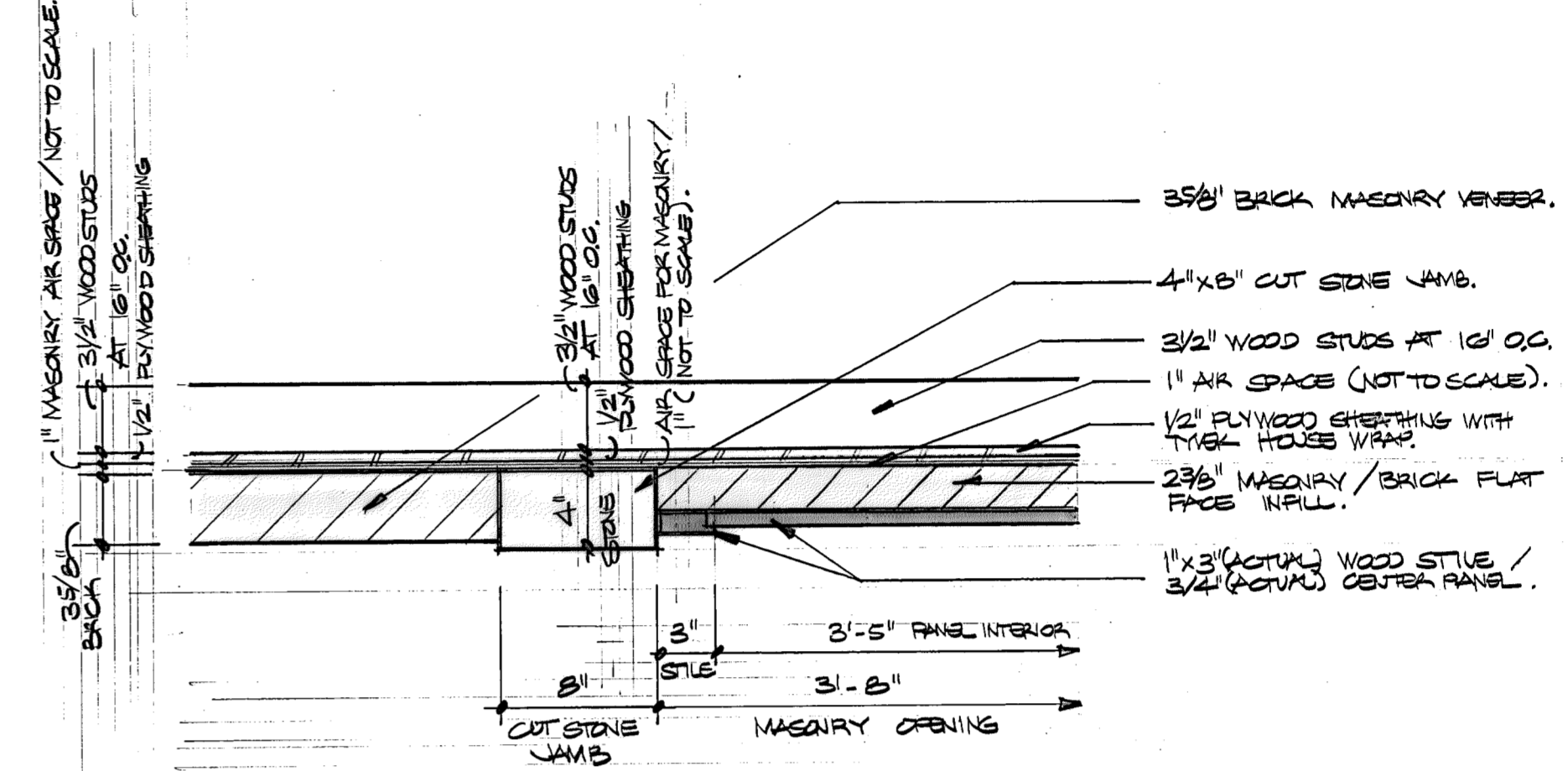
1" AIR SPACE.

4" BRICK MASONRY VENEER WITH CORRUGATED GALVANIZED STEEL WALL TIES AT 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. PROVIDE WEAP HOLES AT 32" O.C. AT BASE OF BRICK VENEER / PROVIDE WICKING MATERIAL IN WEAP HOLES.

8" CONCRETE BLOCK WALL WITH LAPED REINFORCING BARS EVERY OTHER COURSE.

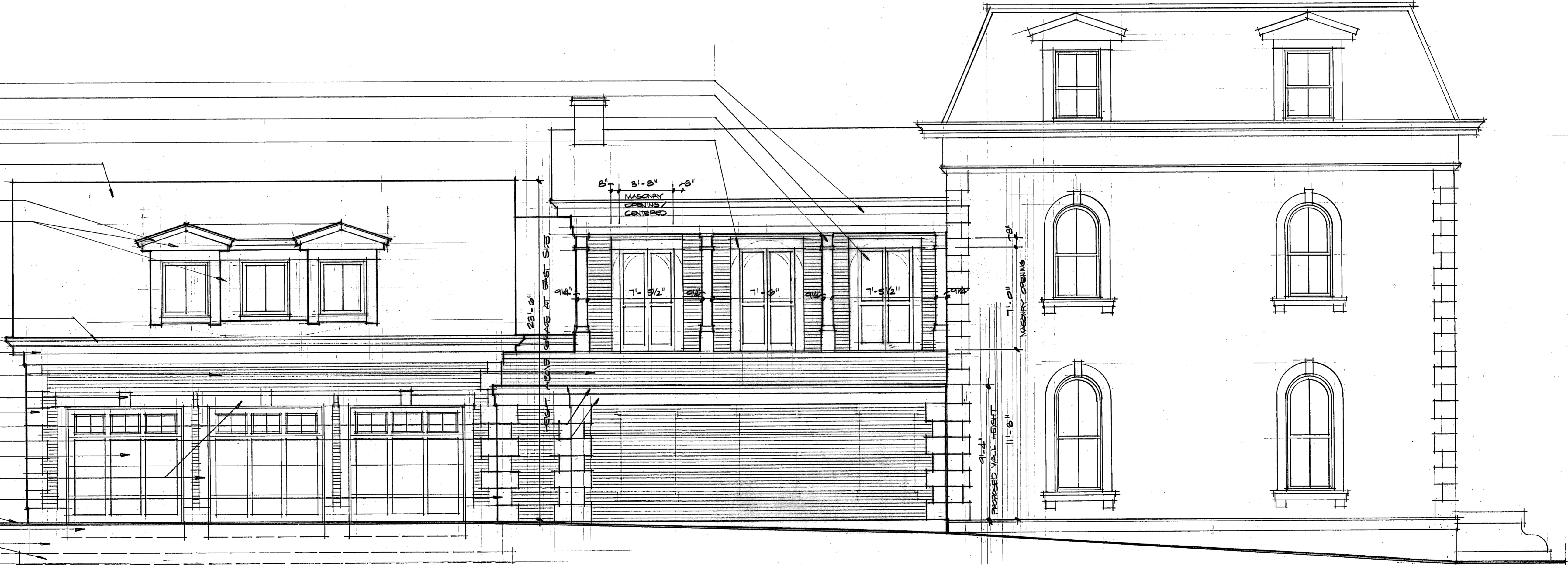


③ DETAIL 1/2" = 1'-0"  
 PARTIAL WALL SECTION AT STONE CAP AT MASTER BEDROOM CLOSET ADDITION EAST WALL.



④ DETAIL 1/2" = 1'-0"  
 PLAN SECTION AT MASONRY OPENING JAMB / NEW WOOD SHUTTERS AT MASTER BEDROOM CLOSET ADDITION EAST WALL.

- WOOD CORNICE / EXISTING.
- WOOD SHUTTERS SET IN MASONRY OPENINGS.
- HARDIE BRAND 5/4 X 10 PLYSOLS TO MATCH ORIGINAL EXISTING COLUMNS / EXISTING WATER DRAINAGE.
- 6" CUT STONE JAMBS AND HEAD TRIM.
- 235 LB. CLASS 'A' FIBERGLASS SHINGLES OVER 30 LB. PERMANENT SATURATED ROOFING FOOT.
- 5/4 X 6 HARDIE BRAND PANE BOARD.
- STEEL FINISH GABLE INFLU AND AT DERIVE VALLE.
- 1XB HARDIE BRAND GUTTER BOARD WITH CONTINUOUS ALUMINUM GUTTER AND ALUMINUM DOWNSPOTS. DOWNSPOTS TO TIE INTO EXISTING UNDERGROUND SEWER LINE.
- 5/4 X 8 HARDIE BRAND FASCIA BOARD.
- 4" BRICK MASONRY VENEER / PAINT TO MATCH EXISTING HOUSE.
- 9" W. X 12" H. CUT STONE KEY.
- CUT STONE QUINNS TO MATCH EXISTING HOUSE.
- 6" STONE WALL CAP.
- 4" X 8" CUT STONE FASCIA.
- DECORATIVE OVERHEAD GARAGE DOORS.
- 6" CUT STONE JAMBS AND HEAD SURROUNDS.
- CUT STONE QUINNS TO MATCH EXISTING HOUSE.
- APPROXIMATE FINISH GRADE.
- TURN DOWN GARAGE SLAB INTO NOZZH / 12" DOWN.
- CONCRETE FOUNDATION WALL AND CONCRETE FOOTING.

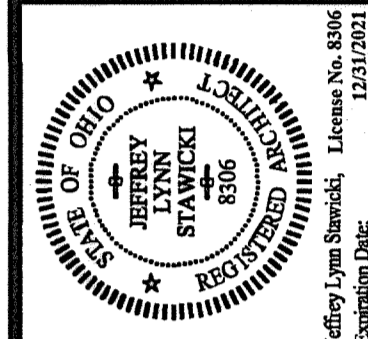


① EAST ELEVATION  
 AUBURN AVENUE SIDE OF NEW ADDITIONS AND ALTERATIONS.

1/4" = 1'-0"

Proposed New Garage Addition and Alterations for  
**1947 Auburn Avenue Residence**  
 1947 Auburn Avenue  
 Cincinnati, Ohio 45219

REVISIONS	
JOB NO.	DATE
219047	PRELIMINARY 9/30/20
DRAWN	CHECKED
JLS	JLS
SHEET	NO.



Proposed New Garage Addition and Alterations  
for  
**1947 Auburn Avenue Residence**  
1947 Auburn Avenue  
Cincinnati, Ohio 45219

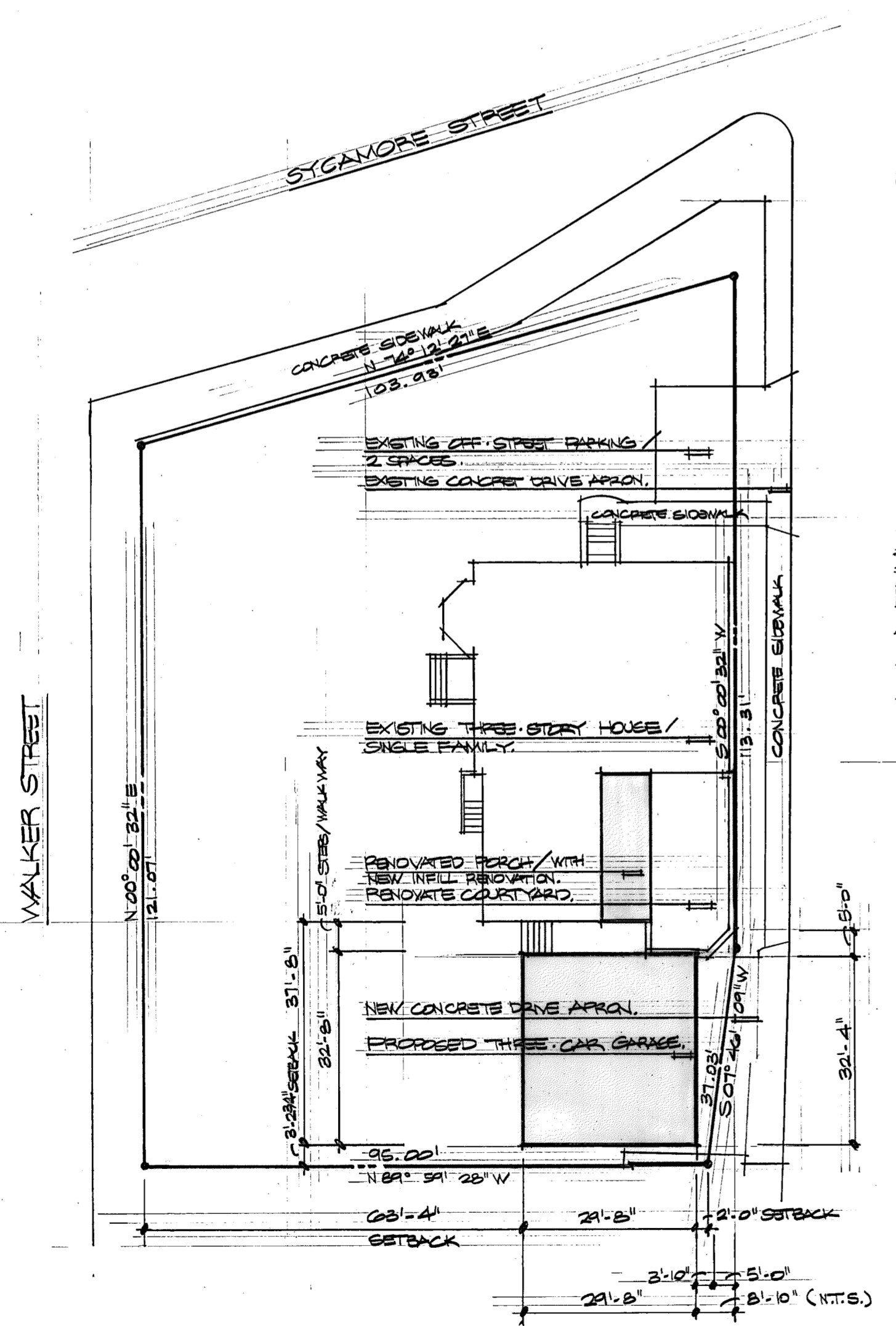
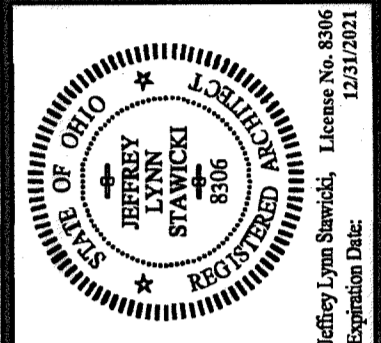


REVISIONS

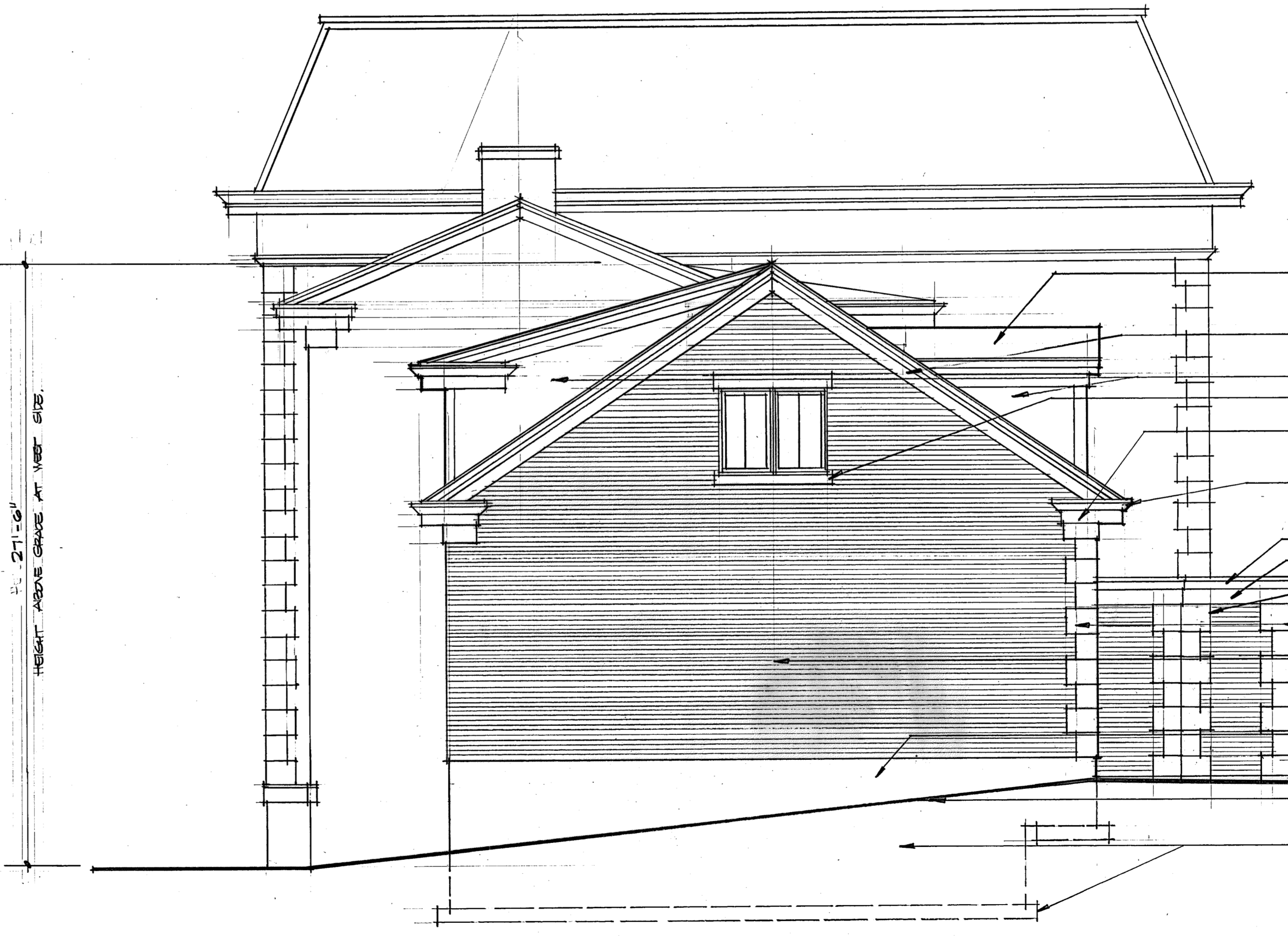
JOB NO.	DATE
219047	PRELIMINARY 3/20/20
DRAWN	CHECKED
JLS	JLS

1 WEST ELEVATION  
2 PROPOSED ADDITIONS AND ALTERATIONS.

1/4" = 1'-0"



2 SITE PLAN  
3 INFORMATION DEVELOPED FROM ALTA/MERS LAND TITLE SURVEY AS PREPARED BY U.T. KING & CO., INC. AND DATED 11/14/18.  
1" = 20'-0"  
NORTH



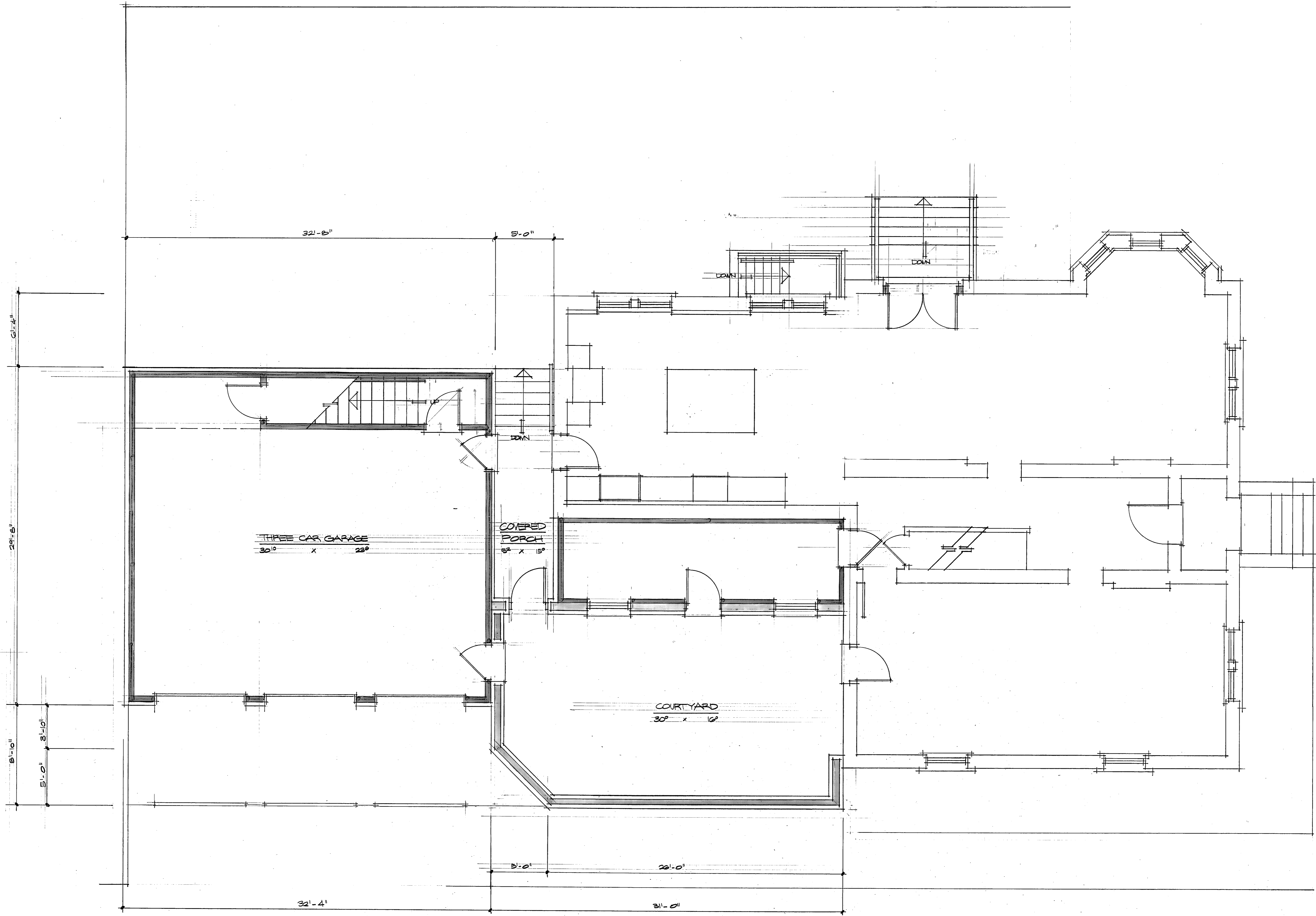
1 SOUTH ELEVATION  
3 PROPOSED ADDITIONS AND ALTERATIONS.  
1/4" = 1'-0"

- 225 LB. CLAS W FIBERGLASS SHINGLES OVER 20 LB. ASPHALT SATURATED ROOFING FELT.
- 1/2" HARDE BRAND RAKE BOARD WITH HARDE BRAND 5/4 X 6 SUB-RAKE.
- STUCCO FINISH SMALL OF CORNERS.
- CONCRETE PRE-CAST OR LIVE-POUR SUE TO MATCH EXISTING HOUSE.
- 5/4 X 6 HARDE BRAND FASCIA BOARD
- 1/2" HARDE BRAND GUTTERBOARD WITH CONTINUOUS ALUMINUM GUTTER AND ALUMINUM DOWNSPOUTS. DOWNSPOUTS TO TIE INTO EXISTING UNDERGROUND DRAIN LINE.
- 6" STONE WALL CAP.
- 4" X 8" CUT SIDE FASCIA.
- 4" BRICK MASONRY OVER CONCRETE BLOCK.
- CUT SIDE SIDING TO MATCH EXISTING HOUSE.
- 4" BRICK MASONRY VENER.
- THREE EXPOSED CONCRETE FOUNDATION WALL / MATCH EXISTING FOUNDATION FINISH AT EXISTING HOUSE.
- APPROXIMATE FINISH GRADE.
- CONCRETE FOUNDATION WALL AND CONCRETE FOOTING.

Proposed New Garage Addition and Alterations  
for  
**1947 Auburn Avenue Residence**  
1947 Auburn Avenue  
Cincinnati, Ohio 45219

REVISIONS	

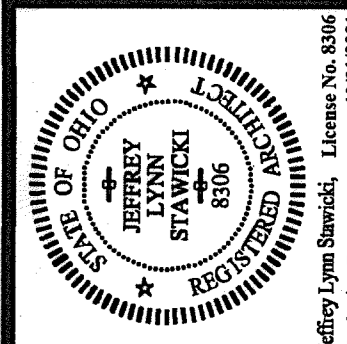
JOB NO.	DATE
219047	PRELIMINARY 07/30/20
DRAWN	CHECKED
JLS	JLS
SHEET	NO.
	<b>3</b>



④ FIRST FLOOR PLAN  
 4 PROPOSED ADDITIONS AND ALTERATIONS

1/4" = 1'-0"

Stawicki & Associates  
 ARCHITECTS LLC  
 3630 Church Street  
 Cincinnati, Ohio 45244  
 (513) 609-0850 *Mohr*

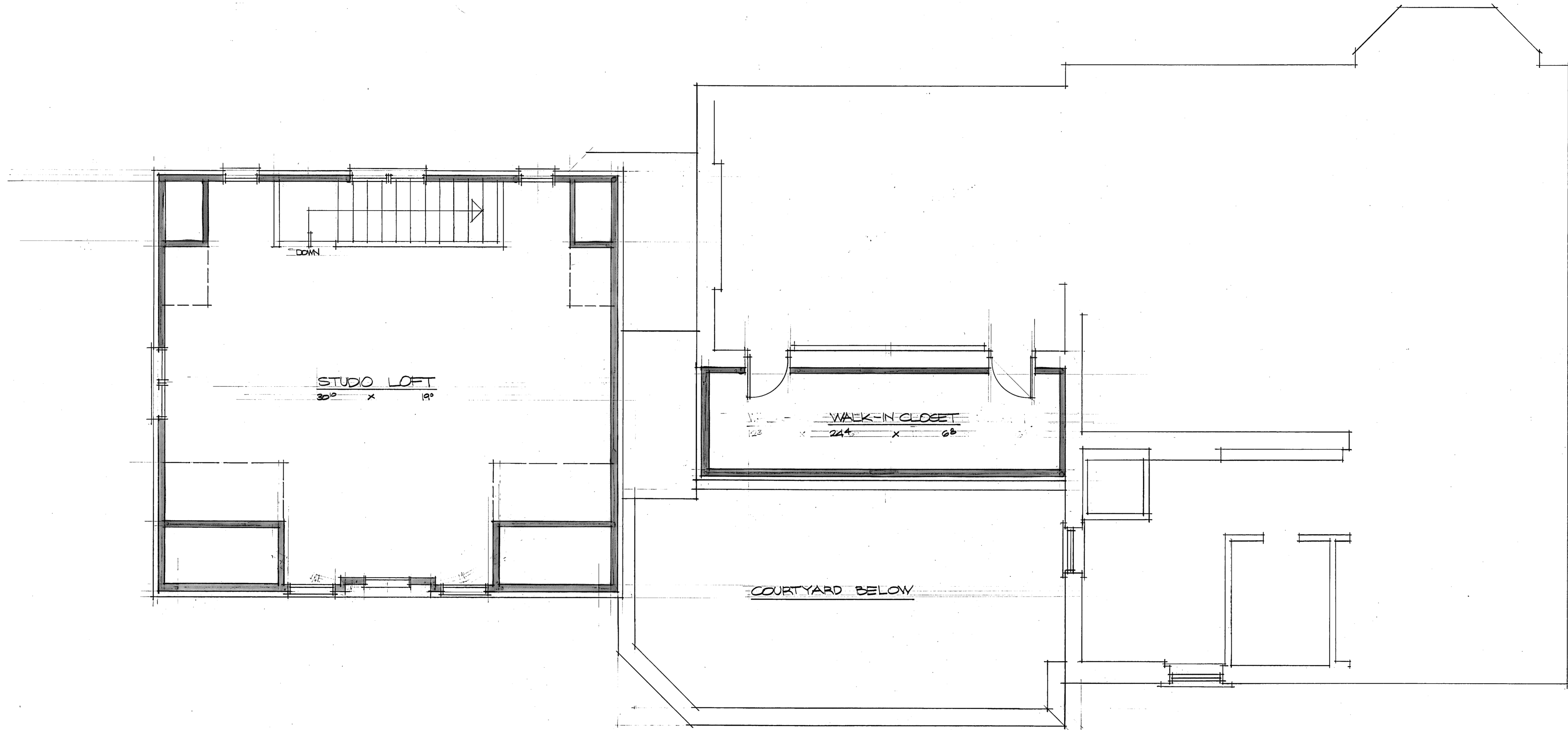


Proposed New Garage Addition and Alterations  
 for  
**1947 Auburn Avenue Residence**  
 1947 Auburn Avenue  
 Cincinnati, Ohio 45219

REVISIONS

JOB NO.	DATE
219047	PRELIMINARY 8/30/22
DRAWN	CHECKED
JLG	JLS
SHEET	NO.

4

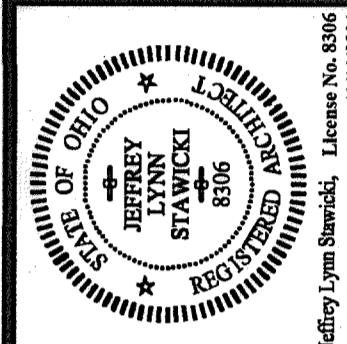


1 SECOND FLOOR PLAN  
 2 PROPOSED ADDITIONS AND ALTERATIONS.

1/4" = 1'-0"

Stawicki & Associates  
 ARCHITECTS LLC

3630 Church Street  
 Cincinnati, Ohio 45244  
 (513) 509.0850 *Mobile*



Proposed New Garage Addition and Alterations  
 for  
**1947 Auburn Avenue Residence**  
 1947 Auburn Avenue  
 Cincinnati, Ohio 45219

REVISIONS

JOB NO.	DATE
219047	2/20/20

DRAWN	CHECKED
JLS	JLS

SHEET	NO.
-------	-----

5



Google

Image capture: Jul 2014 © 2020 Google

000094



Google

Image capture: Jul 2014 © 2020 Google

000095

< ~~SOUTHERN~~ CORNER OF SITE >



Google

Image capture: Jul 2014 © 2020 Google

000096

< ADJACENT BUILDINGS / EAST SIDE OF SITE >



Image capture: Jul 2014 © 2020 Google

000097

Google Maps 1946 Auburn Ave

< ADJACENT BUILDINGS / EAST SIDE OF SITE >



Image capture: Jul 2014 © 2020 Google

000098



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

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APPLICATION #: ZH20200161/COA2020046  
APPLICANT: Sara Aschliman  
OWNER: Ingrid and Clay Jones  
ADDRESS: **815 Dayton Street**  
PARCEL: 132-0002-0059  
ZONING: RM 1.2  
OVERLAYS: Dayton Street Historic District  
COMMUNITY: West End  
REPORT DATE: November9, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for a 2-story carriage house/garage at the rear of the property off of the alley.

**Details of Zoning Relief Required:**

1. 1421-01 (c) Maximum Building Size. Accessory structures are limited to 800 sf. The proposed is 1050sf. **A variance of 250 sf is required.**
2. 1421-01 (e) Maximum Height. Accessory structures are limited to a height of 15 feet. The height is to the midpoint of the roof from the grade at the front of the property is 15.95 ft and a **.95 ft variance is required.**
3. 1421-01 (f) setbacks. Accessory Structures are to be 3 feet from property lines. The proposed structure has a zero set back from the rear and side property lines. **A 3 ft variance from the rear and side property lines is required.**

**Existing Conditions:**

The property has a contributing historic building facing Dayton Street and alley access behind the property. The Alley is listed as Naehar St, but as it is only 19.5 feet wide it does not meet the definition of a Street per section § 1401-01-S12 which requires 21 feet width.

**Proposed Conditions:**

The proposal is to build a 2-story garage/carriage house with additional living space on the second floor and parking on the first floor. The building will have a side gabled form with brick siding and traditional detailing.



Figure 1: View to the rear of the property from Naehar St/Alley (the property has cinderblock garage currently and a view to the front of the 815 Dayton Street. Google Street Views.

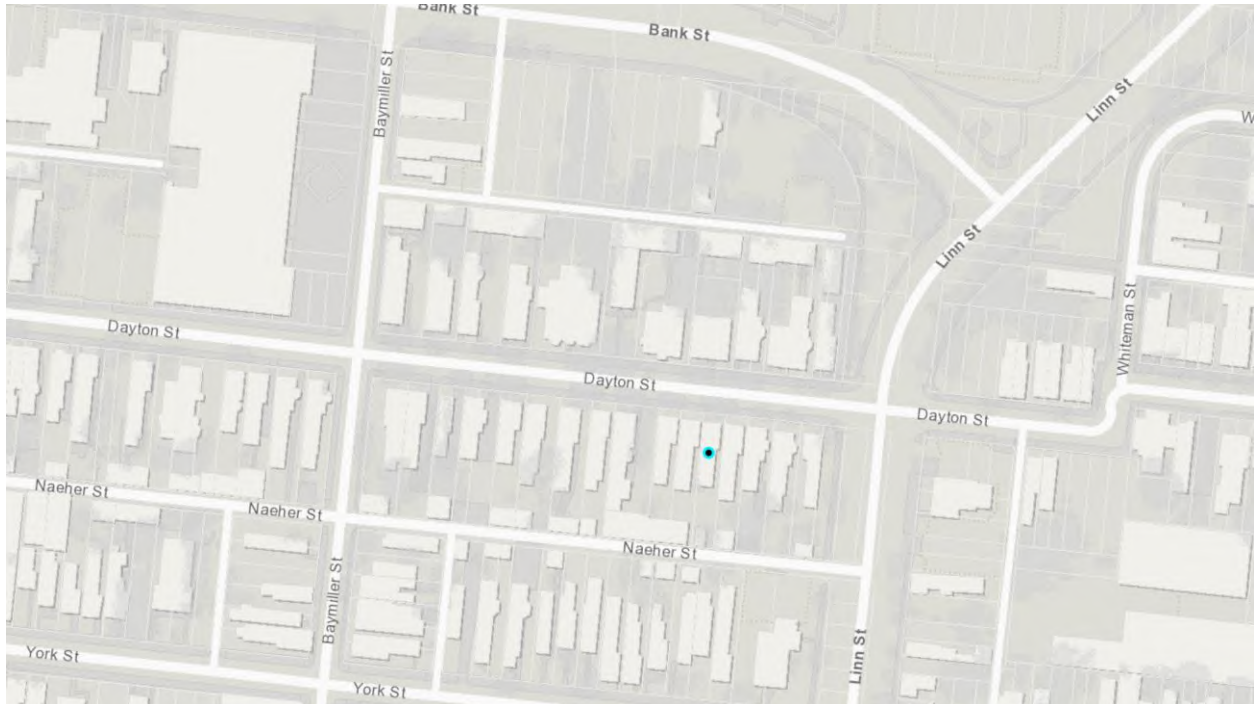


Figure 2: Map of 815 Dayton Street. Cagis Map

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1421	Accessory Structures
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

The applicant is requesting to build a two-story garage/carriage house with parking on the first floor and additional living area on the second floor. The current plans have a kitchenette which as designed would qualify as a kitchen. In order to not be counted as a dwelling unit the plans would have to be adjusted to not include an oven. Otherwise we would require a deed restriction that would not permit the unit to be rented out as a separate unit unless the zoning code is changed to allow ADUs.

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 use of the property as a single-family residence is permitted. The accessory structure does not meet the zoning code standards for accessory structures in size, height or setbacks. If a dwelling unit is provided on the second floor, the lot permits a density of 3 per the base zoning standards.*
- 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 design of the garage meets the Dayton Street Historic District Standards*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to Plan Cincinnati in providing parking at the perimeter in the rear of the properties.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will not be adversely impacted. Providing more off-street parking will benefit traffic and parking within the neighborhood.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*NA*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*NA*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*NA*
- 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.  
*Many properties within the Dayton Street area have rear 2 story carriage houses. This was a common historic from within the neighborhood. The properties directly to the west of the subject property have 2 story carriage houses that are also at zero property lines.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*NA*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*None anticipated*
- k. **Blight.** The elimination or avoidance of blight.  
*This lots are not identified as blight, but the existing rear cinder block structure is not historic and is in poor condition. This will improve the condition of the rear of the property.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The garage will improve the condition of the rear portion of the property.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will increase from the improvements on the lot.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit as the improvements to the lot will increase the value of the property.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project. The added parking garage will remove on-street parking demand.*

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

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or  
*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District and supports the historic district by providing parking for the property.*
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).  
*The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.*

#### **Standards for Variances per Section 1445-05-4**

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

*This is dense urban residential area. The property also has an elevation change from the back yard to the garage area which will require steps from the rear yard to the garage level. The proposed garage is also being placed at the rear property line and side property lines to conform with the general form along the alley that has a solid wall of garages.*

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

*Properties directly to the west of this property have 2-story carriage houses/garages. This is a common form within the historic district and represents part of the history of the district. Most of these carriage houses also are at zero lot lines at the rear and the side lot lines. As the proposal is for a 2-story building, the size of the accessory structure is also larger. 2 story carriage houses within the district are typically 2 full stories, not a full first floor and partial second floor. A smaller structure could be built to comply, but then the form of the structure would not fit in with the form of carriage houses filling the entire rear portion of the lot.*

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

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. There are not specific design guidelines regarding accessory structures, so staff has referred the applicant to the Additions Section.

#### **Demolition of Non-Contributing Building**

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the "New Construction" and "Site Improvements" sections of this document. Generally it is not acceptable to demolish a building to build a parking lot. These demolition guidelines are supplemental to the demonstration required of an applicant in Cincinnati Municipal Code Chapter 1435. The

following buildings are non-contributing: The application also requires demolition of a non-contributing cinderblock garage. Within the Dayton Street

*The cinderblock rear building/garage is a non-contributing accessory structure. The removal of it will not affect the character of the district and will allow for a sympathetic carriage house to serve the building and provide off-street parking.*

### **ADDITIONS**

Additions should follow the new construction guidelines. They should be compatible in character with the original building. They should be sympathetic but not imitative in design.

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

*The accessory structure is in the rear of the property and will not be visible from Dayton Street. The overall height and massing is smaller than the principal building and therefore won't overpower the main building even from the alley.*

*Using brick and traditional details on the proposed structure relate it to the main and historic building as well as the neighboring carriage houses, that are also brick.*

### **Other Considerations:**

**Prehearing Results:** November 4, 2020.

**Comments Provided to Staff:** NA

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

- I. **ZONING RELIEF:** Per plans submitted by Sara Aschliman Architect LLC dated 10.8.2020
  1. 1421-01 (c) Maximum Building Size. **APPROVE** a variance of 250 sf to allow an accessory structure that is proposed is 1050sf.

2. 1421-01 (e) Maximum Height. **APPROVE** a variance of .95 ft to provide for an Accessory structures with a height is to the midpoint of the roof from the grade at the front of the property is 15.95 ft.
3. 1421-01 (f) setbacks. **APPROVE** 3-foot variances from the side and rear to provide for a zero-lot line structure.
4. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and

## II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for the demolition of a non-contributing accessory structure and the construction of an accessory structure at the rear of the property per plans submitted by Sara Aschliman Architect LLC dated 10.8.2020 with the following condition.
  - a. The building permit must be issued within 2 years or the COA shall expire.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - a. The plans for the accessory structure do not overpower the historic main building, are not visible from Dayton Street, and are sympathetic in design and material to the historic building.
  - b. The applicant has provided documentation that the proposal substantially conforms to the Dayton Street Historic District Guidelines.

**ADJUDICATION/DENIAL LETTER**

Date: September 30, 2020

Location: 815 Dayton Street

Request: Zoning Relief and COA for new rear garage

Zoning District: RM 1.2/ Dayton Street Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1421-01 (c) Maximum Building Size. Accessory structures are limited to 800 sf. The proposed is 1200sf. **A variance of 400 sf is required.**
2. 1421-01 (e) Maximum Height. Accessory structures are limited to a height of 15 feet. The height is to the midpoint of the roof is 21.25 ft and a **6.25 ft variance is required.**
3. 1421-01 (f) setbacks. Accessory Structures are to be 3 feet from property lines. The proposed structure has a zero set back from the rear and side property lines. **A 3 ft variance from the rear and side property lines is required.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

Online Property Access

|< First << Prev Next >> Last >| **RETURN TO SEARCH LIST** Property 1 of 1

**Parcel ID** 132-0002-0059-00      **Address** 815 DAYTON ST      **Index Order** Parcel Number      **Tax Year** 2019 Payable 2020

**I Want To...**

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home


**View:**

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

**Print:**

- Current Page
- Property Report

**Property Information**

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD		<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD		
<b>Appraisal Area</b> 02300 - WEST END	<b>Land Use</b> 510 - SINGLE FAMILY DWLG	
<b>Owner Name and Address</b> JONES CLAYTON E & INGRID W 815 DAYTON ST CINCINNATI OH 45209 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> 1ST NATIONAL BANK PO BOX 119 1160 E MAIN ST LEBANON OH 45036 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 27,490	<b>Effective Tax Rate</b> 83.385380	<b>Total Tax</b> \$2,106.24
<b>Property Description</b> 815 DAYTON ST 25 X 150 AVERY & KIRBYS SUB SS DAYTON ST 185 FT W OF		

**Appraisal/Sales Summary**

Year Built	1865
Total Rooms	9
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	9/1/2017
Last Sale Amount	\$248,000
Conveyance Number	150771
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.086

**Tax/Credit/Value Summary**

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	12,070
CAUV Value	0
Market Improvement Value	66,490
Market Total Value	78,560
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$2,106.24</b>
Tax as % of Total Value	2.576%

**Notes**



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 815 Dayton Street, Cincinnati, Ohio 45214 COMMUNITY West End  
PARCEL ID(S) 132-0002-0059-00 HILLSIDE DISTRICT:  Yes  No  
BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) Historic  
HISTORIC DISTRICT:  No  Yes: (name) Dayton Street  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME Sara Aschliman CONTACT PERSON (if legal entity) \_\_\_\_\_  
ADDRESS 1058 Burns Ave CITY Wyoming STATE Ohio ZIP 45215  
EMAIL sara.aschliman@gmail.com RELATIONSHIP TO OWNER (if not owner) architect  
TELEPHONE 513-545-5184

### Section 3. OWNER

NAME Ingrid & Clay Jones CONTACT PERSON (if legal entity) \_\_\_\_\_  
ADDRESS 815 Dayton Street CITY Cincinnati STATE Ohio ZIP 45214  
EMAIL bluedogjones@mac.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
TELEPHONE 513-460-6610

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

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

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

~~new 2-story accessory structure. 600sf lower level garage with 600sf living space above.~~  
\_\_\_\_\_  
\_\_\_\_\_

### 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 Sara Aschliman Signature Sara Aschliman Date 10/08/20  
Digitally signed by Sara Aschliman Date: 2020.10.08 18:57:14 -0400

10.08.2020

## Statement of Zoning Suitability

### Project:

New Two-Story Accessory Structure at  
815 Dayton Street, Cincinnati Ohio 45214

### To Whom it May Concern:

It is our belief and intention that the proposed project at 815 Dayton Street *conforms with all applicable laws, ordinances and regulations and is in the public interest* as set aside in **§ 1445-13. - General Standards; Public Interest** of the **Cincinnati Municipal Code** as demonstrated in the following statements:

- *Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.*  
As evidenced in the context images included in the drawing set, the proposed project is similar in height, massing, program, and zero lot-line siting as many existing and former accessory structures in the vicinity.
- *Guidelines & Plans. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission*  
As outlined in the attached Historic Conservation Narrative, the project was designed to align with Dayton Street Historical Guidelines.
- *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.*  
No new traffic loads will be created by the project and current means of access will be maintained.
- *Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*  
The project is compatible and similar in design and use to existing accessory structures in the vicinity.
- *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*  
No specific landscaping requirements exist for this use.
- *Hours of Operation & Neighborhood Compatibility. Operating hours are compatible with adjacent land uses. 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 use is single family residential as are adjacent properties and the prevailing use in the area.

- *Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.*  
True to the best of our knowledge.
- *Adverse Effects. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*  
Public utility and services access are to remain. The proposed work will not adversely affect adjoining property land usefulness.
- *Blight, Economic Benefits, Job Creation, Tax Valuation, Private & Public Benefits: The elimination or avoidance of blight. The promotion of the Cincinnati economy. The creation of jobs both permanently and during construction. Any increase in the real property tax duplicate. The economic and other private benefits to the owner or applicant. The public peace, health, safety or general welfare.*  
As an owner-occupied single-family residence there is a commitment to property upkeep, community pride, and physical presence. Economically, the proposed work represents a tangible investment and improvement to 815 Dayton, but also reflects an increase in overall average property values in the area. The construction period supports local laborers as well as local material purchases.

Furthermore, is our belief and intention that the proposed project at 815 Dayton Street meets the benchmark for approval as outlined in **§ 1445-15. - Standards for Variances.** *as the condition giving rise to the request for the variance was not created by the owner or any predecessor in title, the requested variance is not contrary to the intent and purpose of this Code or the Land Development Code, and the zone district nor detrimental or injurious to the public health, safety and general welfare.*

Again, as evidenced in the context images included in the drawing set, the proposed project is similar in height, massing, program use, and zero lot-line siting as many existing and former accessory structures in the vicinity, and is designed to align with Dayton Street Historical Guidelines therefore, *the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.*

Respectfully Submitted,

Sara Aschliman, Registered Architect



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 815 Dayton Street, Cincinnati OH 45214  
 Hamilton Co. Parcel ID No.: 132-0002-0059-00 Zoning District: RM-1.2  
 Historic District: Dayton Street Overlay District: Historic District - Dayton Street

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

Name: Sara Aschliman  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1058 Burns Ave  
 City: Wyoming State: Ohio Zip Code: 45215  
 Phone: 513-545-5184 E-mail: sara.aschliman@gmail.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Ingrid & Clay Jones  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 815 Dayton Ave  
 City: Cincinnati State: Ohio Zip Code: 45214  
 Phone: 513-460-6610 E-mail: bluedogjones@mac.com

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:  
new 2-story accessory structure. 600sf lower level garage + 600sf upper level living space

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
The proposed design exceeds the maximum accessory structure size by 400sf .  
The proposed design exceeds the maximum allowable height by 6.25 feet.  
The proposed design exceeds the side and rear setback by 3 feet.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:  Date: 10.08.2020

10.08.2020

## **Historic Conservation Narrative**

Project:

New Two-Story Accessory Structure at  
815 Dayton Street, Cincinnati Ohio 45214

To Whom it May Concern:

As we hope is apparent in the drawings, care was taken to respect and apply the Dayton Street Historic Guidelines in the design of this carriage house. As directed in the guidelines, **Accessory Structures: Carriage Houses, garages, should follow rehabilitation or new construction guidelines.** The following principles were intentionally incorporated:

### **Setback:**

Per the guidelines,

- *in most cases new construction in the District should be built up near the property line parallel to the street.*

Although the zoning setback for accessory structures is 3'-0" from the side and rear property lines, the proposed footprint for this project is zero lot line. Carriage house in the district are consistently sited to align with the rear (alley/street) lot line and regularly adjoin at least one, if not both, side property lines.

### **Proportion & Rhythm:**

As recommended, new buildings are to

- *be compatible and harmonious with historic buildings in the Protection Area, and to retain the pedestrian scale*
- *maintain the rhythm that already exists in the district*
- *relate architecturally to adjacent building*
- *have a vertical emphasis*

The height of the proposed carriage house is intentionally within the average heights along the Naeher alley streetscape. The window sizing and placement, particularly on the street elevation, was designed to be singular tall units arranged in a symmetrical and regular pattern of openings along the façade. The roof is a simple gable with a low pitch and minimal overhang similar existing adjacent structures.

### **Material:**

As the guidelines suggest:

- *recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing shall be appropriate for the building.*

- *the dominant material in the District is brick*
- *standing seam metal roofs, which are common on smaller buildings with gable roofs*

The primary exterior material is to be unpainted brick. The intention is to match the masonry of the existing home as well as reasonably possible. Window sills and lintels are to be cast concrete in a simple linear shape to be complimentary with the limestone work on the main structure but be much less decorative as appropriate for an accessory structure. The roof is to be standing seam metal. Windows are to be aluminum clad to offer improved durability, but in compatible profile and color for historic standards. The garage door panel and window pattern is sympathetic to past work in the district. Further material selection information is included for reference.

Respectfully Submitted,

Sara Aschliman, Registered Architect

**Anticipated participants in the hearing include:**

Sara Aschliman, Architect

Eric Smyth, General Contractor

Ingrid & Clay Jones, Owners



### **815 Dayton Street Existing Front Elevation**

Materials to be matched at new accessory structure:

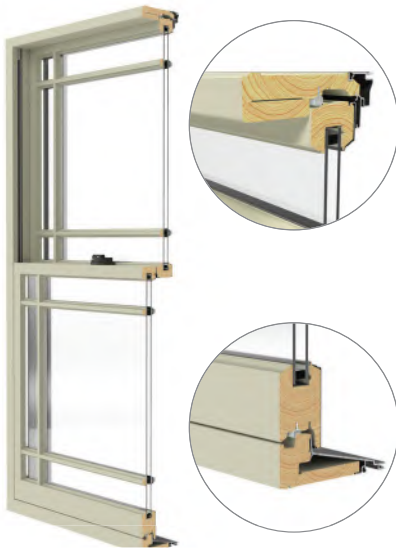
- Brick: unpainted to match existing color, size, and spacing
- Windows: Pella Architect Series Traditional – aluminum cladding exterior color: Iron Ore
- Door: panel and glazing to match as reasonably possible, paint to match
- Lintels & Sills: to be compatible in color, but to be much less decorative cast concrete simple linear shapes.

# Pella® Architect Series® Traditional WOOD



Exquisitely crafted wood windows that add architectural interest

Double-Hung Interior



Double-Hung Exterior



- DESIGNED WITH ARCHITECTURAL INTEGRITY**  
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- ENHANCED STYLE OPTIONS**  
 Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- EXPANSIVE CUSTOM CAPABILITIES**  
 Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**  
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- INTERIOR FINISH OPTIONS**  
 From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- STUNNING HARDWARE**  
 Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- OPTIONAL INTEGRATED SECURITY SENSORS**  
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® CERTIFIED<sup>1</sup>**  
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.<sup>1</sup>
- LONG-LASTING DURABILITY**  
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- THE BEST LIMITED LIFETIME WARRANTY<sup>2</sup>**  
 Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.<sup>2</sup>
- TESTING BEYOND REQUIREMENTS**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

**AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:**



Fixed and special shape windows also available.

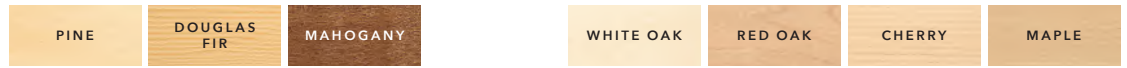
<sup>1,2</sup> See back cover for disclosures.

# COLORS

## WOOD TYPES

Choose the wood species that best complements your project.

### CUSTOM SOLUTIONS:



## PREFINISHED PINE INTERIOR COLORS

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>6</sup>

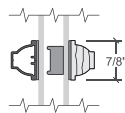


Custom colors are also available.

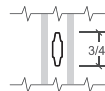
# GRILLES

## GRILLES

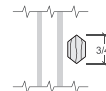
Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



**OGEE INTEGRAL LIGHT TECHNOLOGY<sup>7</sup>**  
5/8", 7/8", 1-1/4" OR 2"



**ALUMINUM GRILLES-BETWEEN-THE-GLASS**  
3/4"



**ROOMSIDE REMOVABLE GRILLES<sup>7</sup>**  
3/4", 1-1/4" OR 2"

# ADDED SECURITY

## INSYNCTIVE® TECHNOLOGY

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors are compatible with major security panel systems. For more information, go to [connectpella.com](http://connectpella.com).

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).  
<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties).  
<sup>3</sup> Performance ratings vary based on product configuration.  
<sup>4</sup> Flush multi-slide handle is a Pella exclusive design.  
<sup>5</sup> Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.  
<sup>6</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.  
<sup>7</sup> Color-matched to your product's interior and exterior color.

# PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS AND GRADE	PERFORMANCE VALUES			FRAME / INSTALL
						U-FACTOR	SHGC	STC	
AWNING	13-¾"	13-¾"	53"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT AWNING	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
CASEMENT	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT CASEMENT	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
FIXED CASEMENT	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT FIXED CASEMENT	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
DOUBLE-HUNG	14"	24-¾"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT DOUBLE-HUNG	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
IN-SWING HINGED PATIO DOOR (SINGLE)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
IN-SWING HINGED PATIO DOOR (DOUBLE)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
OUT-SWING HINGED PATIO DOOR (SINGLE)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
OUT-SWING HINGED PATIO DOOR (DOUBLE)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
SLIDING PATIO DOOR (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	-	
SLIDING PATIO DOOR (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	29-35	
SLIDING PATIO DOOR (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	-	
SLIDING PATIO DOOR (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	-	
MULTI-SLIDE PATIO DOOR	40-⅞"	50-½"	701-⅝"	119-½"	R15-LC25 <sup>3</sup>	0.30-0.36	0.15-0.46	-	
BIFOLD PATIO DOOR	31-¾"	55-½"	312"	119-½"	R15-R25 <sup>3</sup>	0.26-0.44	0.13-0.45	-	

### WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS

Special sizes available. For more information regarding performance, visit [installpella.com/performance](http://installpella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

## WINDOW HARDWARE

### CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



FOLD-AWAY CRANK  
Antiek



SPOON-STYLE LOCK

#### FINISHES:

CHAMPAGNE	WHITE	BROWN	MATTE BLACK
OIL-RUBBED BRONZE	SATIN NICKEL	BRIGHT BRASS	ANTIQUE BRASS

### RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



FOLD-AWAY CRANK  
Antiek



SPOON-STYLE LOCK

#### FINISHES:

DISTRESSED BRONZE	DISTRESSED NICKEL
-------------------	-------------------

<sup>3</sup> See back cover for disclosures.

## WINDOW HARDWARE CONTINUED

### ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.

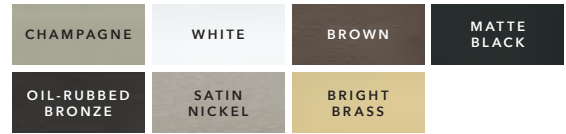


FOLD-AWAY  
CRANK



CAM-ACTION  
LOCK

#### FINISHES:



## PATIO DOOR HARDWARE

### CLASSIC COLLECTION

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

#### BALDWIN



HINGED &  
BIFOLD PATIO  
DOOR HANDLE  
Locus | Virago

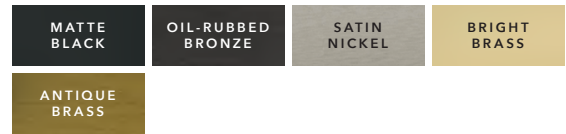


SLIDING &  
MULTI-SLIDE PATIO  
DOOR HANDLE  
Ambrose



MULTI-SLIDE  
PATIO DOOR  
HANDLE<sup>4,5</sup>

#### FINISHES:



### RUSTIC COLLECTION

Stand out with bold looks, created in collaboration with Baldwin hardware, to obtain an utterly unique aesthetic.

#### BALDWIN



HINGED PATIO  
DOOR HANDLES  
Rustiek | Gusto



SLIDING PATIO  
DOOR HANDLE  
Notus

#### FINISHES:



### ESSENTIAL COLLECTION

Elevate your style and transform your project with elegant selections.



HINGED &  
BIFOLD PATIO  
DOOR HANDLE

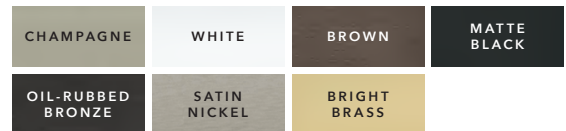


SLIDING  
PATIO DOOR  
HANDLE



MULTI-SLIDE  
PATIO DOOR  
HANDLE<sup>4,5</sup>

#### FINISHES:



<sup>4,5</sup> See back cover for disclosures.

Carriage House :: Steel Doors

# AMARR CLASSICA®

- Overview
- Door Builder
- Features
- Style Guide
- Gallery
- Support

## BUILD YOUR DOOR

- Make selections in order shown - Design, Window, Color and Construction.
- Available options may vary based on design, color and construction selections.
- Once all selections are complete save your door design to your favorites to share with others.

1 Select door design: Cortona Showing 1 of 5 out of 7




2 Select window: Madeira Showing 1 of 5 out of 14



3 Select solid color or two-tone color combination: Black † Showing 11 of 15 out of 17



### Choose color to see construction availability.

 Over 700 factory-applied colors available. See [Amarr Color Zone](#) page for more information. Color Zone options not shown in Door Summary or Door Builder image.

4 Select construction: Classica CL1000



1000 Single-Layer: Steel Details

2000 Double-Layer: Steel + Insulation Details

3000 Triple-Layer: Steel + Insulation + Steel Details

5 Select decorative hardware (optional): Blue Ridge 11" Handles Showing 1 of 5 out of 20

[Need Some Help?](#)



## DOOR SUMMARY

[Find A Dealer](#)

**Door Design:** Cortona  
**Windows:** Madeira  
**Color:** Black †  
**Construction\*:** Classica CL1000  
**Decorative Hardware:** Blue Ridge 11" Handles

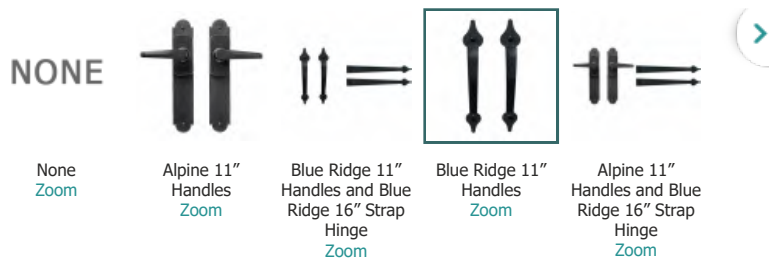
[Save to Favorites](#)

\*Not shown in image.


† Price upcharge applies.



**Please Note:** Door shown represents an 8'x7' or 9'x8' Amarr garage door. Actual design may vary based on door width and height. Entrematic reserves the right to modify designs without notice. Actual color may vary due to screen presentation, ask your dealer for color sample before ordering. Download additional door drawings and specifications [here](#).



Add a unique and distinctive look to your garage door with magnetic decorative clavos. See [guide page](#) for ideas. Clavos options not shown in Door Summary or Door Builder image.

 California Residents: [Proposition 65 WARNING](#)

**GARAGE DOORS**

- Carriage Style Doors
- Traditional Style Doors
- Specialty Style Doors
- Steel Doors
- Wood Doors
- All Garage Doors
- Product Reviews

**OPENERS & ACCESSORIES**

- Amarr Garage Door Openers
- LiftMaster Door Openers
- Linear Garage Door Openers
- All Opener Accessories
- All Garage Accessories
- Mobile App for Door Openers

**BEFORE YOU BUY**

- Amarr Advantage
- Choosing a Garage Door
- Energy Efficiency
- Garage Door Construction
- Product Brochures
- Wind Load Garage Doors
- CE Approved Garage Doors
- Choosing a Dealer

**SERVICE & SUPPORT**

- Garage Door Repair
- Garage Door Safety
- Common Issues
- Care & Maintenance
- Glossary
- FAQs
- Owner's Manuals
- Register a Warranty
- Find a Warranty
- File a Warranty Claim

**FIND A DEALER**

- BECOME A DEALER**
- DOOR DESIGNER**
- MY FAVORITES**
- ABOUT US**
- Press Room
- Blog
- Videos
- Careers
- Contact Us

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Share



# Amarr® Classica® Premium Steel Carriage House Garage Doors



Northampton design with Madeira windows in Walnut with Canterbury handles and hinges

**Looks can be deceiving.** From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr Classica collection of carriage house doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.



Santiago design with Madeira windows in True White/Gray with Blue Ridge handles and hinges

Bordeaux with Jardin Windows (B75)



Cortona with Closed Square (C2)



Tuscany with Closed Arch (T1)



Valencia with Seine Windows (V8)

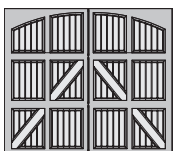


Lucern with Thames Windows (L10)

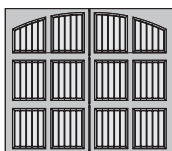


## PANEL DESIGNS

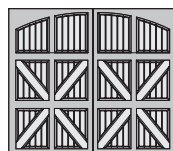
L1 • LUCERN  
CLOSED ARCH



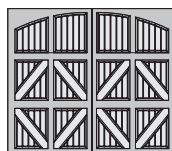
T1 • TUSCANY  
CLOSED ARCH



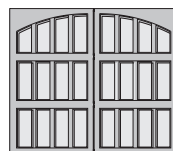
S1 • SANTIAGO  
CLOSED ARCH



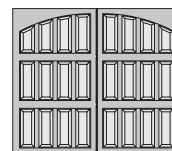
V1 • VALENCIA  
CLOSED ARCH



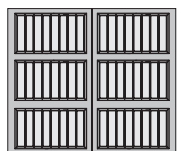
N1 • NORTHAMPTON  
CLOSED ARCH



B1 • BORDEAUX  
CLOSED ARCH



C2 • CORTONA  
CLOSED SQUARE



Illustrations shown are for standard door sizes of 8', 9', 16', and 18' wide and 7' and 8' tall. Check [amarr.com](http://amarr.com) for odd width and height door illustrations.

## Construction



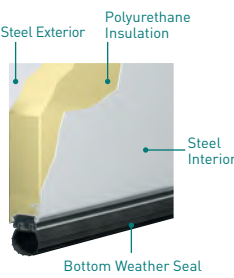
### CL1000 Single-Layer: Steel



### CL2000 Double-Layer: Steel + Insulation



### CL3000 Triple-Layer: Steel + Insulation + Steel



## Specifications

	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000
<b>PANEL DESIGNS</b>			
Carriage House	7 Designs	7 Designs	7 Designs
<b>INSULATION</b>		Polystyrene <sup>1</sup>	Polyurethane
<b>R-VALUE<sup>2</sup></b>		6.64	13.35
<b>ENERGY EFFICIENCY</b>		Better	Best
<b>QUIET OPERATION</b>		Better	Best
<b>DOOR THICKNESS</b>	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
<b>INSULATED GLASS OPTION<sup>3</sup></b>			•
<b>WIND LOAD<sup>3</sup> AVAILABLE</b>		•	•
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	Lifetime	Lifetime	Lifetime
<b>WORKMANSHIP/HARDWARE WARRANTY<sup>4</sup></b>	3 Years	5 Years	Lifetime

<sup>1</sup> Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with DASMA TDS-163.

<sup>3</sup> It is your responsibility to make sure your garage door meets local building codes. † Price upcharge applies.

<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

## Colors Actual paint colors may vary from samples shown.

TRUE WHITE (TW) ALMOND (AL) WICKER TAN (WK) SANDTONE (ST)  
GOLDEN OAK (OK)†  
WALNUT (NT)†  
MAHOGANY (MY)†  
TERRATONE (TT) CHARCOAL GRAY (EF)\* DARK BROWN (DN) BLACK (BL)†

**Amarr Color Zone**  
Over 700 SnapDry™ paint colors. Approved color list is at [amarr.com/amarr\\_color\\_zone](http://amarr.com/amarr_color_zone). Check your local Sherwin-Williams store for SnapDry paint chips.

\*Odd heights only available in CL3000.  
\*Price upcharge applies; odd heights only available in CL3000.  
†Price upcharge applies.

## TWO-TONE PAINT OPTIONS†

PANEL	TRUE WHITE	ALMOND	WICKER TAN	SANDTONE	TERRATONE	CHARCOAL GRAY	DARK BROWN	BLACK
TRUE WHITE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
ALMOND	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
WICKER TAN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
SANDTONE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
TERRATONE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
CHARCOAL GRAY	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
DARK BROWN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
BLACK	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
HUNTER GREEN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
GRAY	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors. Visit [amarr.com](http://amarr.com) for painting instructions. Painting your garage door voids the warranty.

**Entrematic**  
165 Carriage Court  
Winston-Salem, NC 27105  
800.503.DOOR  
[www.amarr.com](http://www.amarr.com)



Door specifications and technical data subject to change without notice.

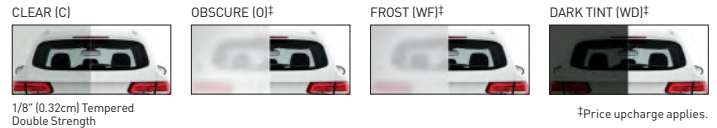
Entrematic, Amarr and Classica as words and logos are trademarks owned by Entrematic Group AB or other companies within the Entrematic group.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

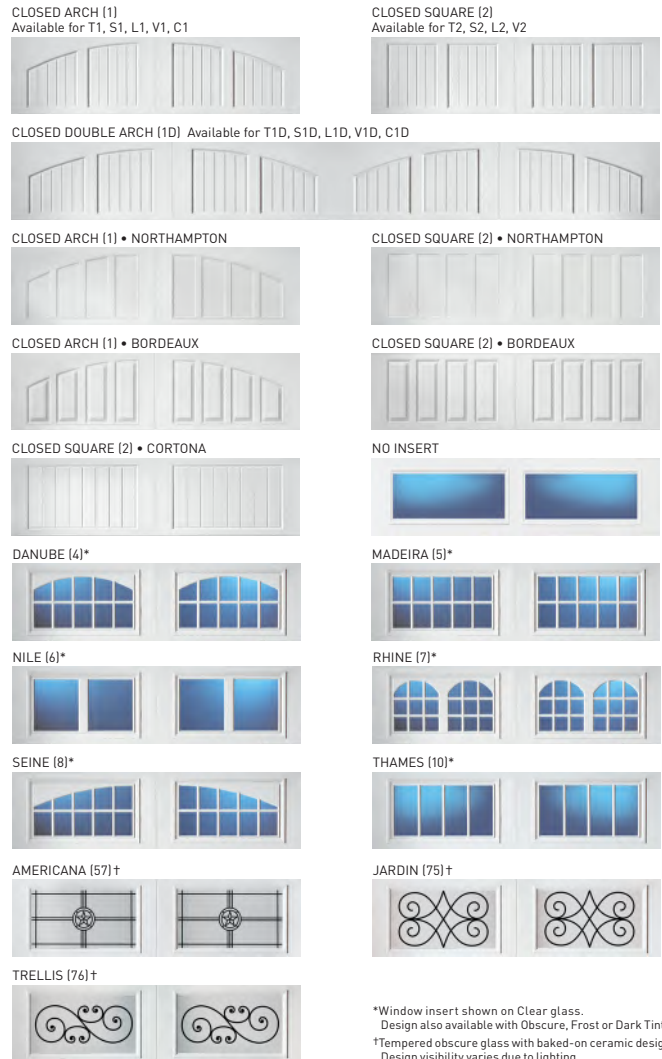
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## Glass Options

Insulated glass available in Clear, Frost and Dark Tint.†

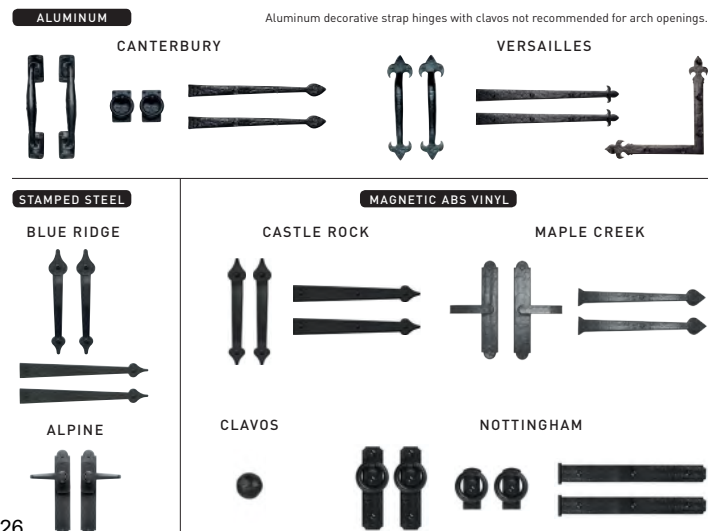


## Top Sections



\*Window insert shown on Clear glass. Design also available with Obscure, Frost or Dark Tint glass.  
†Tempered obscure glass with baked-on ceramic design. Design visibility varies due to lighting.

## Decorative Hardware



# Jones Garage

815 Dayton Street, Cincinnati, Ohio 45214

## Project Information

Project Description: New Two-Story Accessory Structure  
 Building Code: 2019 Residential Code of Ohio for One, Two, and Three Family Dwellings  
 Land Use: Single Family Residential  
 Building Standard: Cincinnati Residential Multi-Family (RM-1.2)  
 Overlay District: Dayton Street Historic District

**Owner:** Ingrid & Clay Jones  
**Engineer:** Jeff Bolchalk, Schaefer  
**General Contractor:** Eric Smyth  
 815 Dayton Street  
 815 Dayton Street  
 Cincinnati, Ohio 45214  
 Columbus, Ohio 43212  
 Cincinnati, Ohio 45214  
 937 West 3rd Ave.  
 Columbus, Ohio 43212  
 Smyth Home Solutions  
 513-399-2034  
 614-706-5411

## Design Loads

Floors: 50 psf (40 psf live load, 10psf dead load)  
 Roofs: 40 psf (25 psf live load, 15 psf dead load)  
 Wind Load: 90 mph (EXP B, per OBC) 16.4 psf min  
 Soil Bearing: 1500 psf assumed max. bearing capacity

## Design max. allowable live load deflections (based on R301.7)

- A. rafters sloping > 3/12 w/ no finish ceiling L/180
- B. interior walls and partitions H/180
- C. plastered ceilings L/360
- D. floors L/480
- E. all other structural members L/240
- F. exterior walls - wind loads\* w/ brittle finishes L/240
- G. exterior walls - wind loads\* w/ flexible finishes L/120

\*wind loads were taken as 0.7 times component and cladding loads for purpose of determining deflection limits.

## Drawing Index

- a-0 title page & site plan
- a-00 specifications
- a-1 foundation & garage plans
- a-2 first floor & roof plan
- a-3 south / front elevation
- a-4 east / side elevation
- a-5 north / rear elevation
- a-6 west / side elevation
- a-7 building section
- a-8 building section
- a-9 context images
- a-10 context images
- a-11 context images



SARA LYNNE ASCHLIMAN  
 0714537  
 EXPIRATION: 12/31/2020

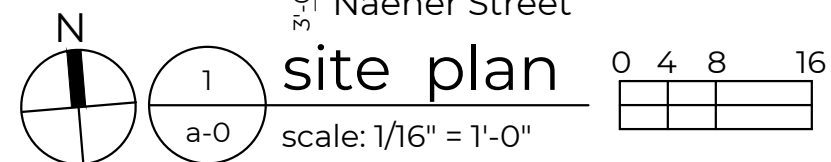
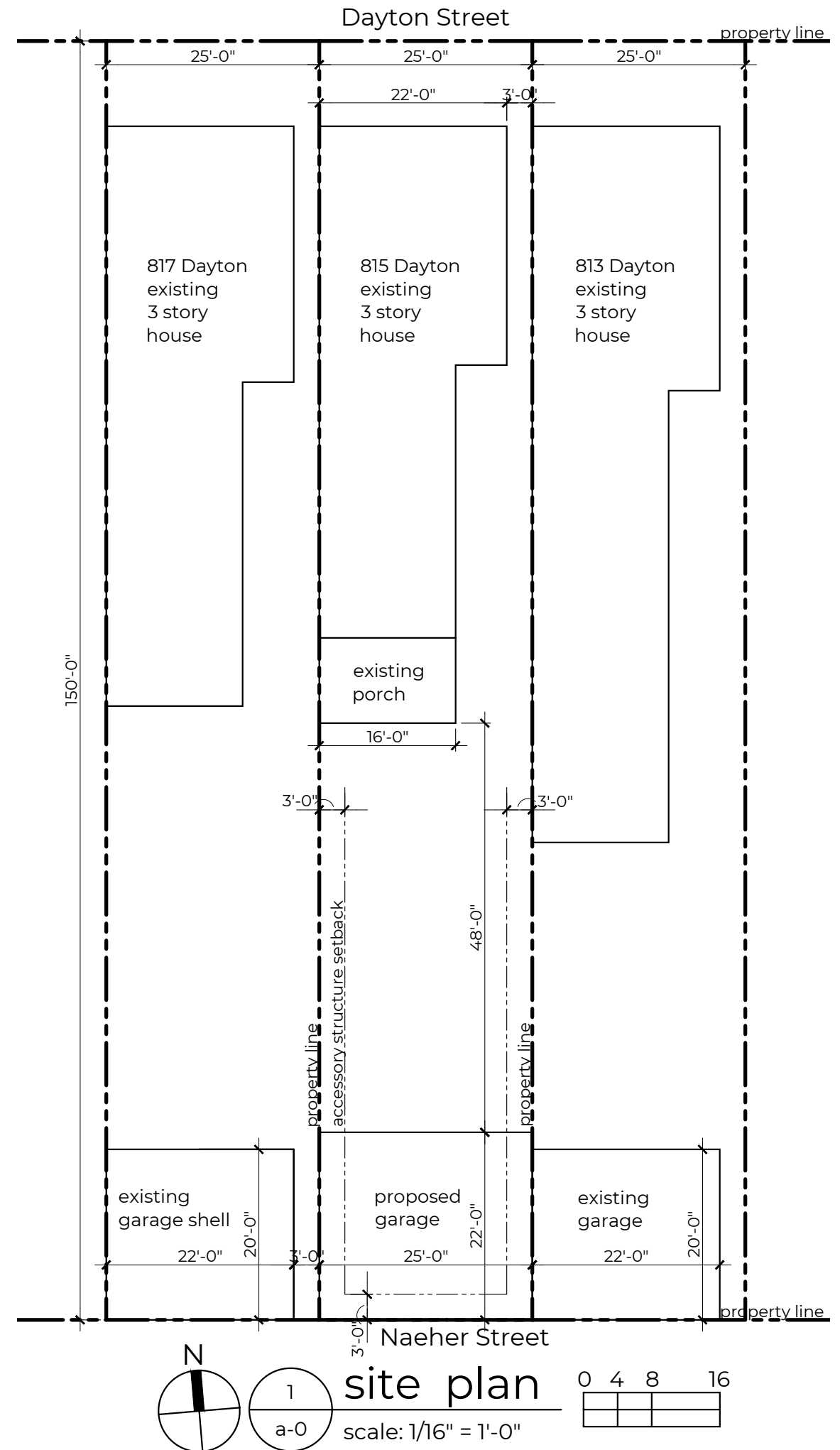
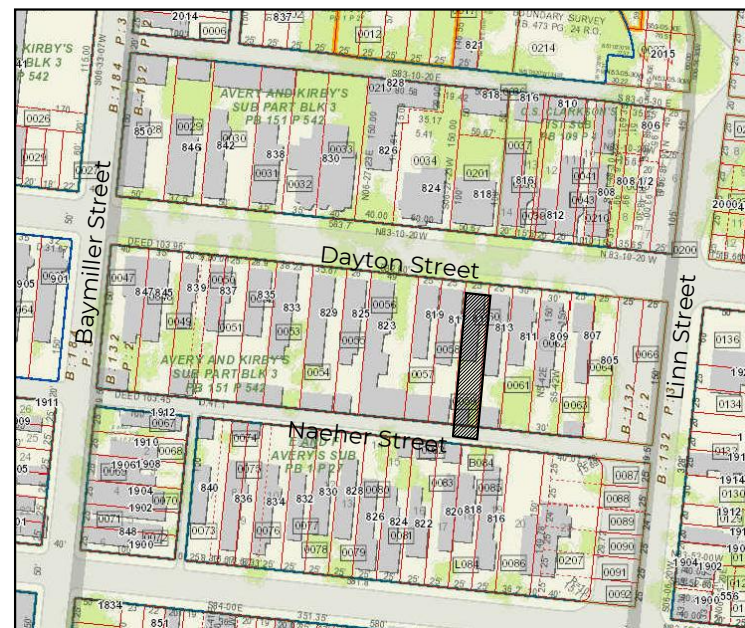
## WINDOW SCHEDULE

	size	product #	type	head height*
(A)	2'-8" x 2'-1"	3225	awning	8'-0"
(B)	1'-9" x 2'-1"	2125	fixed	8'-0"
(C)	2'-9" x 4'-11"	3359	double-hung	7'-0"

## Notes:

- Windows to be Pella Architectural Series - Traditional aluminum clad wood. Exterior color to be Pella Iron Ore (black)
- owner agrees to masonry infill zero lot line windows in the event of adjacent construction.

\*bottom of header above finished floor



Sara Aschliman  
 Architect LLC  
 1058 burns avenue  
 wyoming, ohio 45215  
 sara.aschliman@gmail.com  
 513.545.5184

Jones Garage  
 815 Dayton Street  
 Cincinnati, Ohio

issue	date
HCB Review	10.8.2020

site plan

A-0

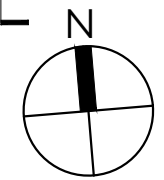
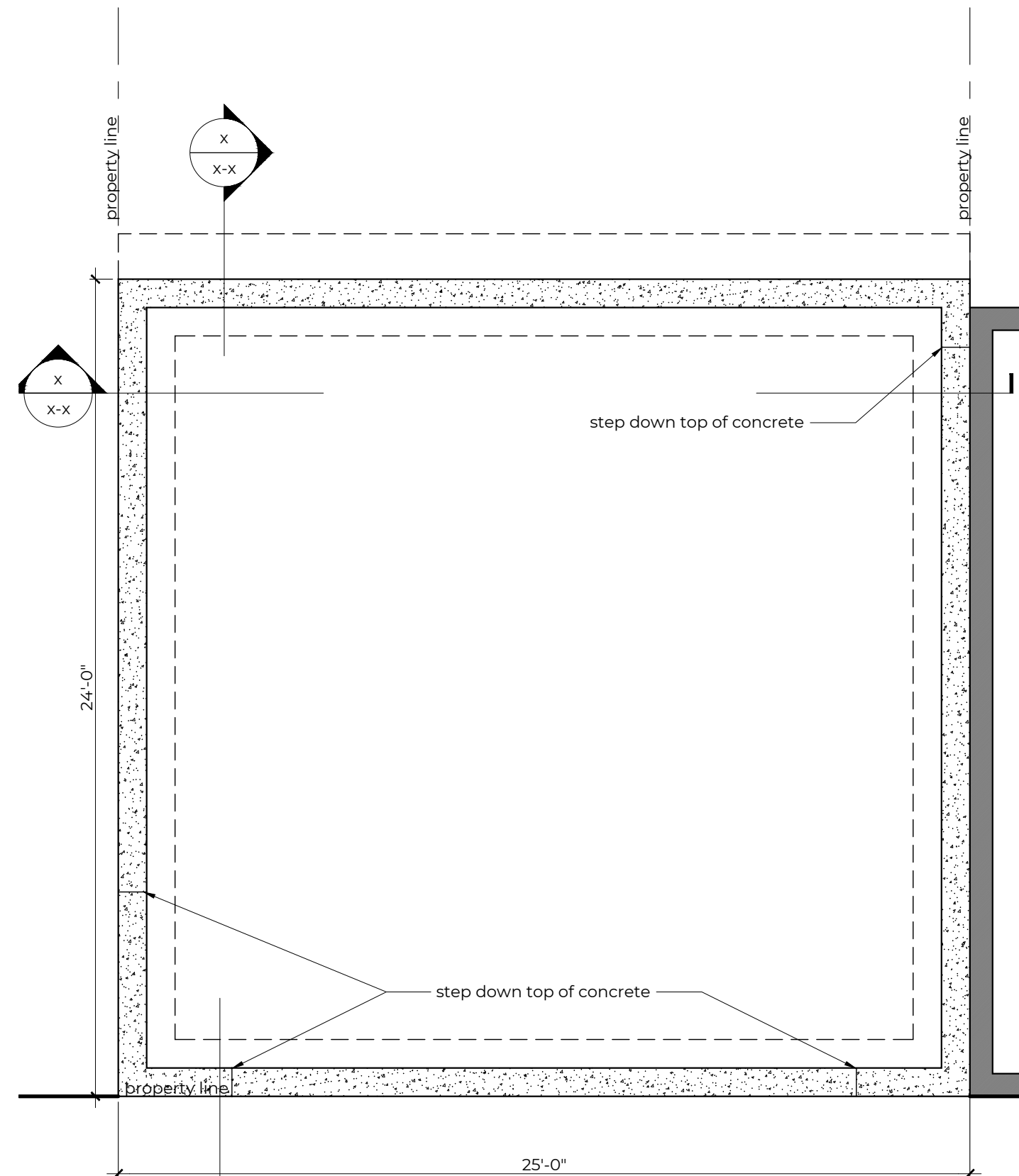
Jones Garage

815 Dayton Street  
Cincinnati, Ohio

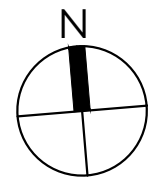
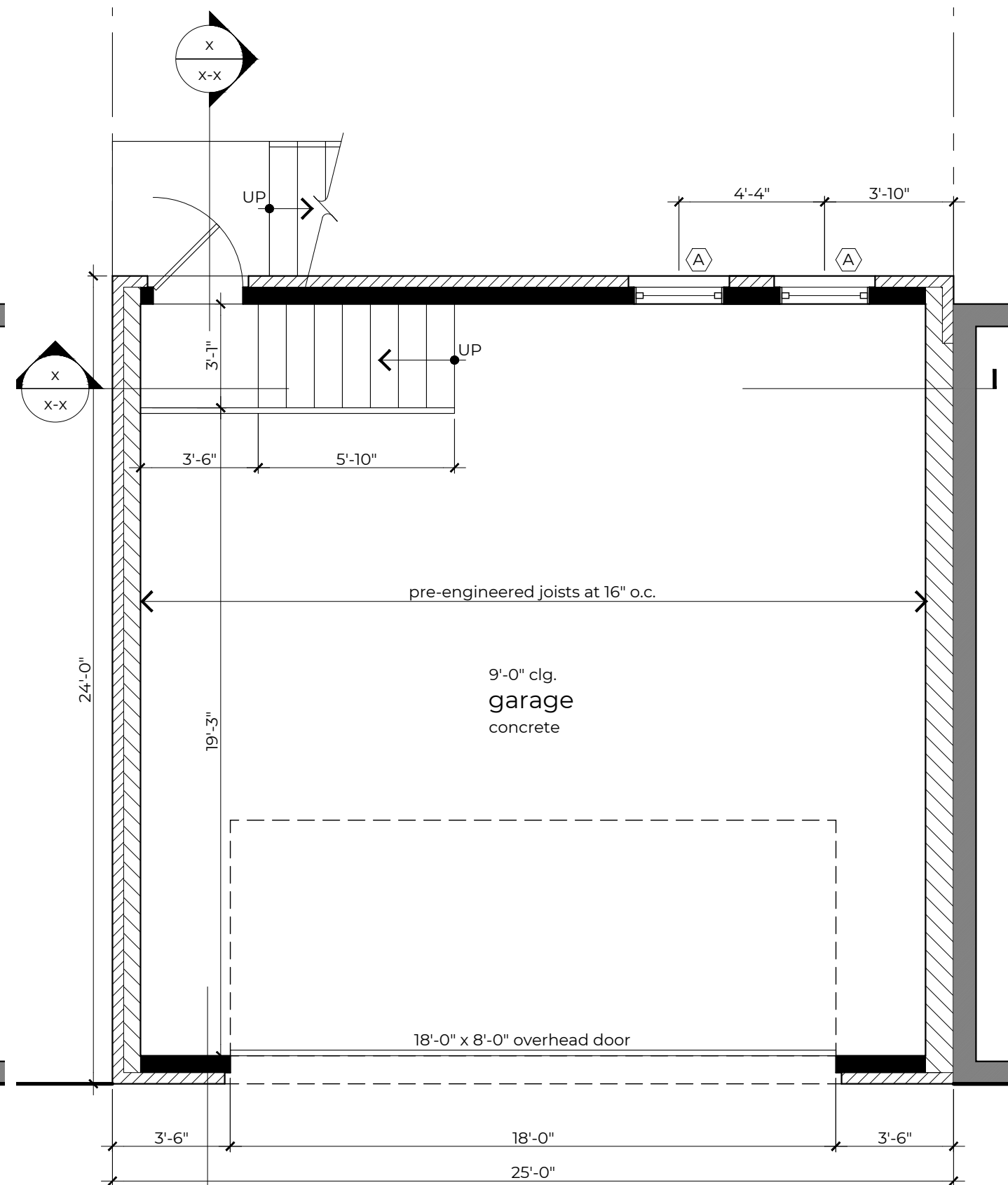
issue	date
HCB Review	10.8.2020

plans

A-1

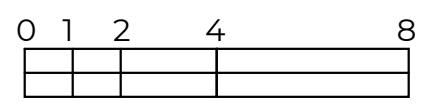


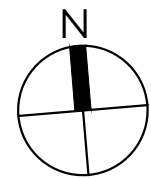
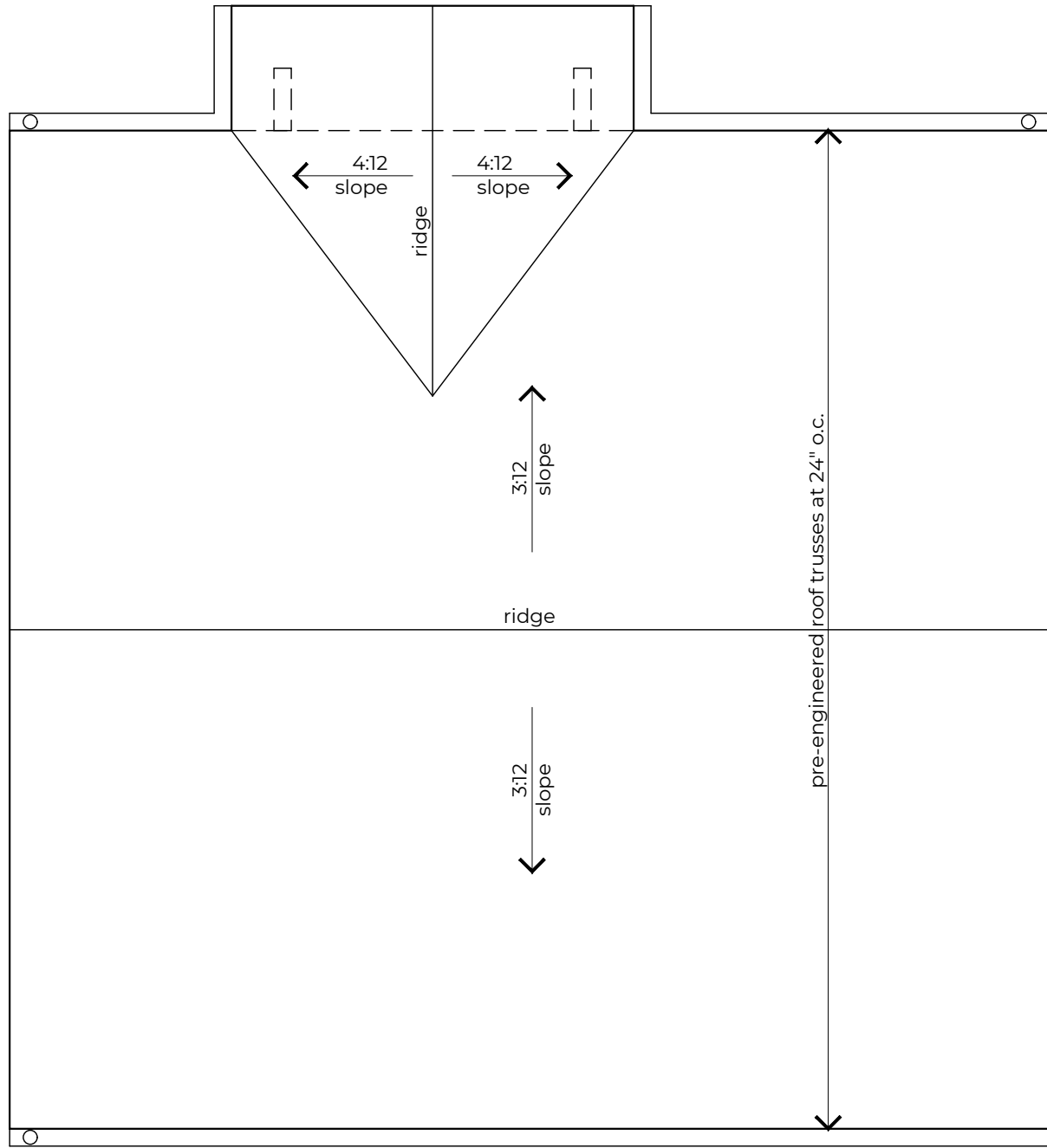
2 foundation plan  
a-1 scale: 1/4" = 1'-0"



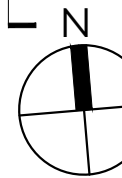
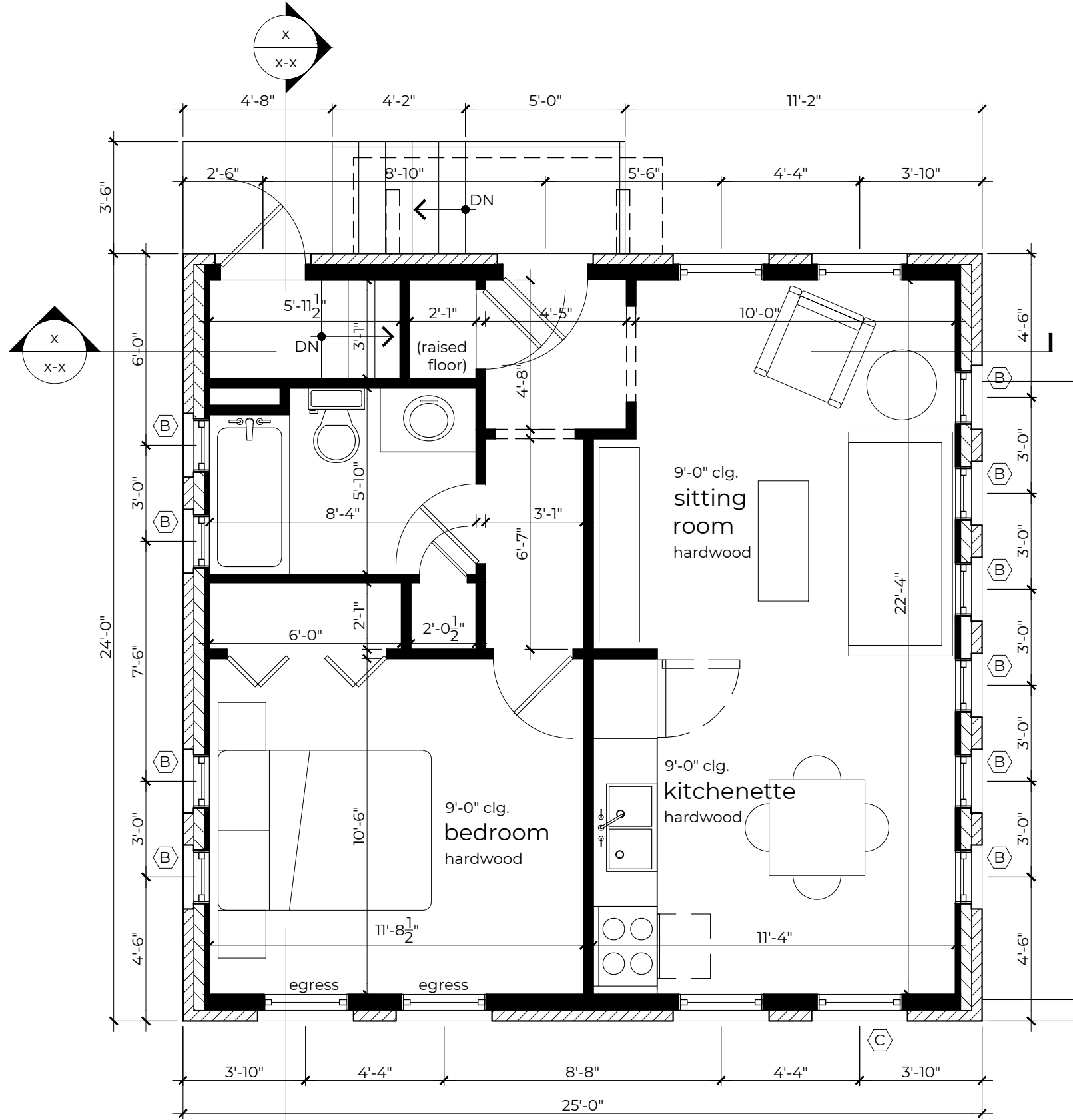
1 garage plan  
a-1 scale: 1/4" = 1'-0"

000128



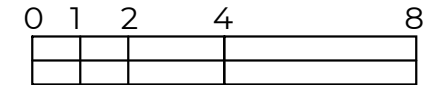


2 roof plan  
a-2 scale: 1/4" = 1'-0"



1 upper level plan  
a-2 scale: 1/4" = 1'-0"

000129



Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

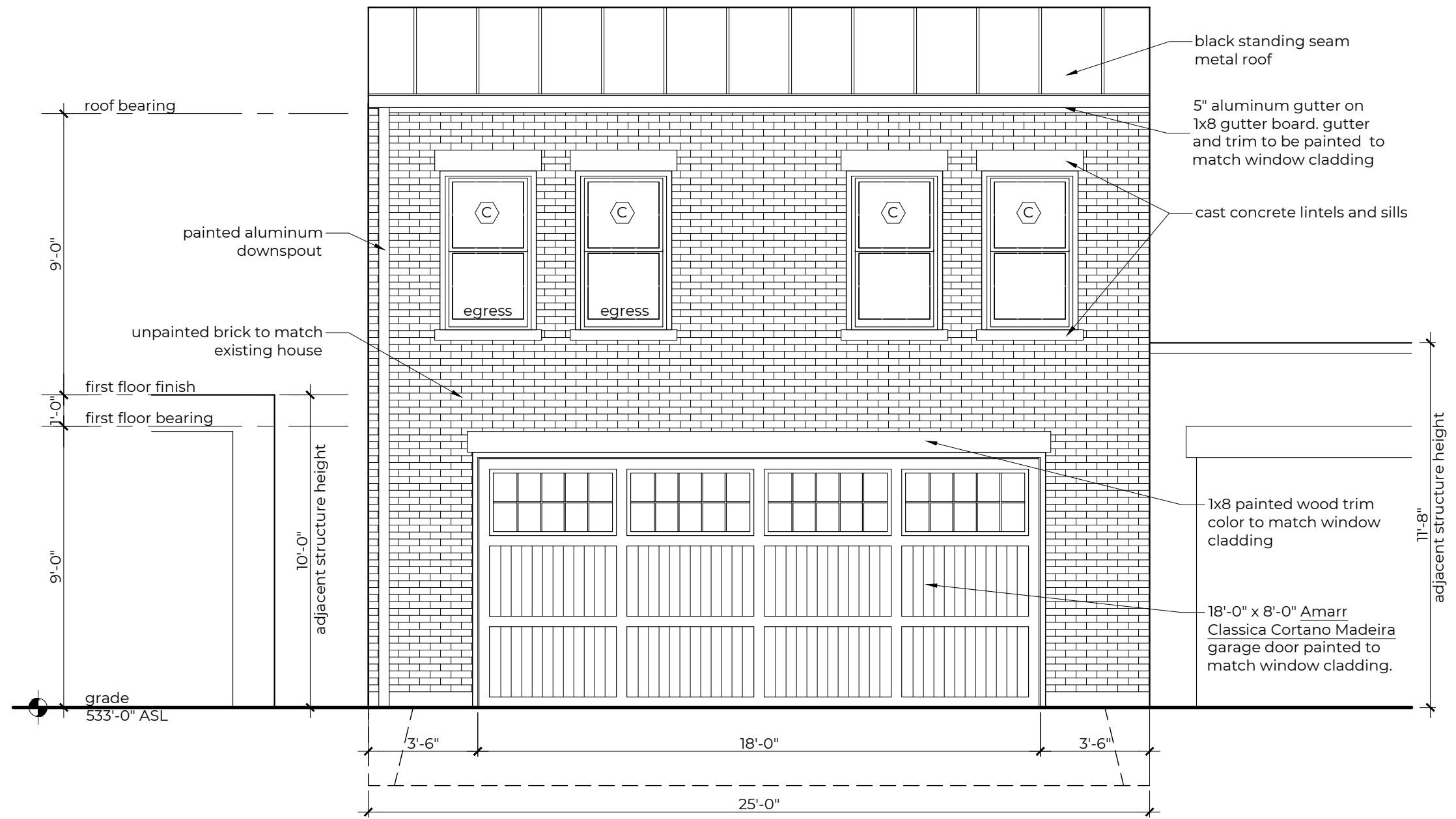
Jones Garage

815 Dayton Street  
Cincinnati, Ohio

issue	date
HCB Review	10.8.2020

plans

A-2



1 south street front elevation  
 a-3 scale: 1/4" = 1'-0"

000130



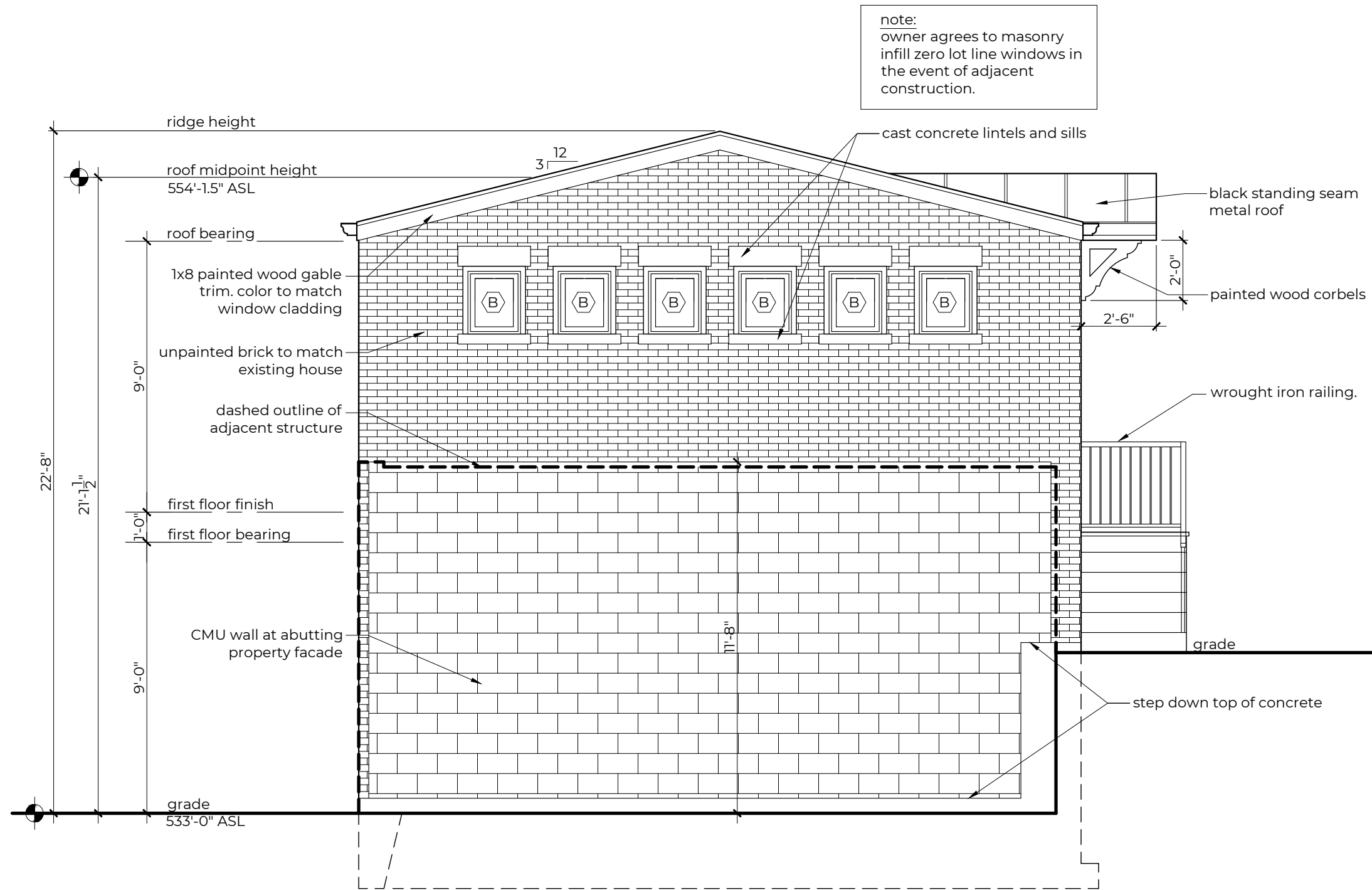
Sara Aschliman  
 Architect LLC  
 1058 burns avenue  
 wyoming, ohio 45215  
 sara.aschliman@gmail.com  
 513.545.5184

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elevations

A-3



1 east side elevation  
a-4 scale: 1/4" = 1'-0"

000131

Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

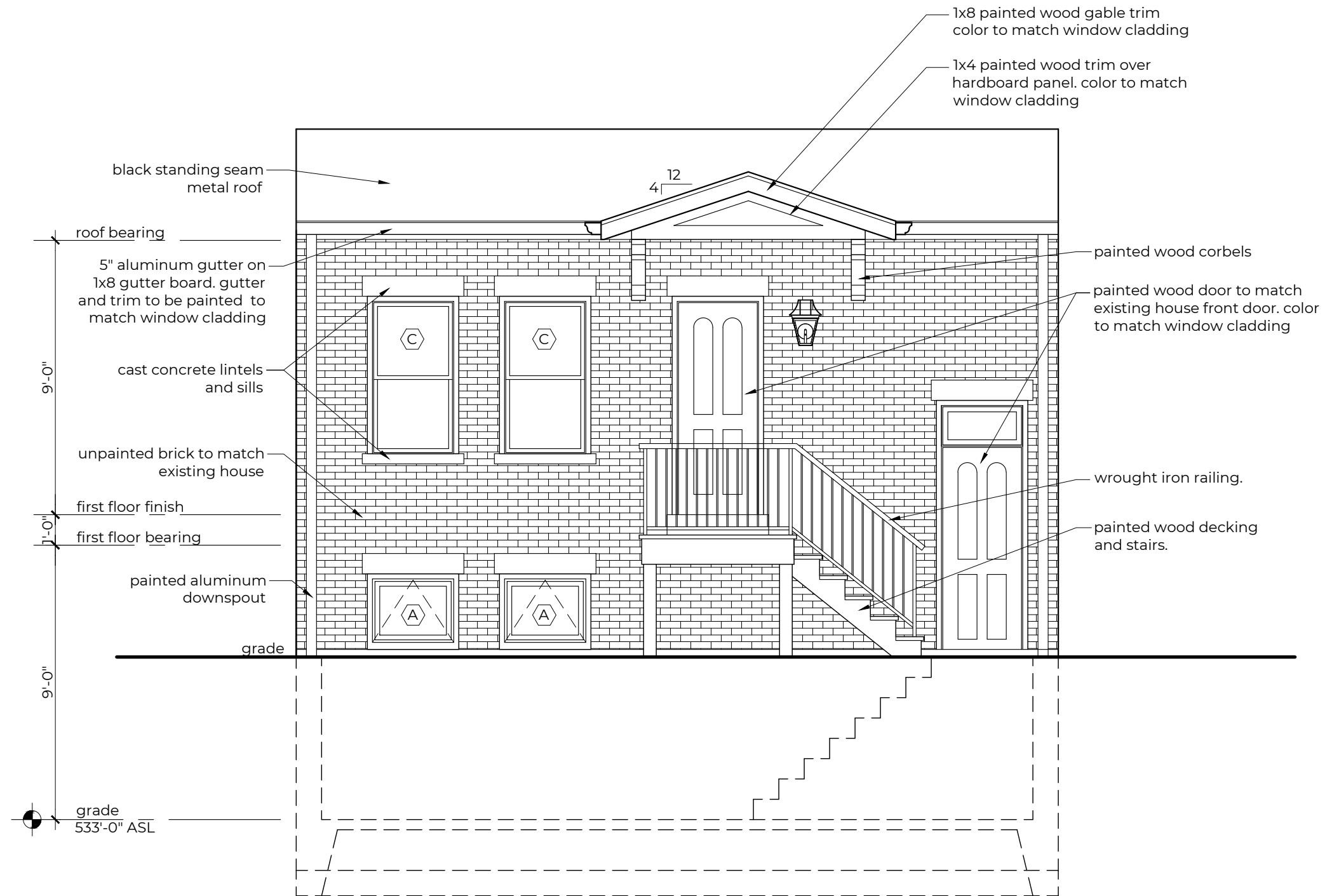
Jones Garage

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elevations

A-4



1 north rear elevation  
 a-5 scale: 1/4" = 1'-0"

000132

Sara Aschliman  
 Architect LLC

1058 burns avenue  
 wyoming, ohio 45215  
 sara.aschliman@gmail.com  
 513.545.5184

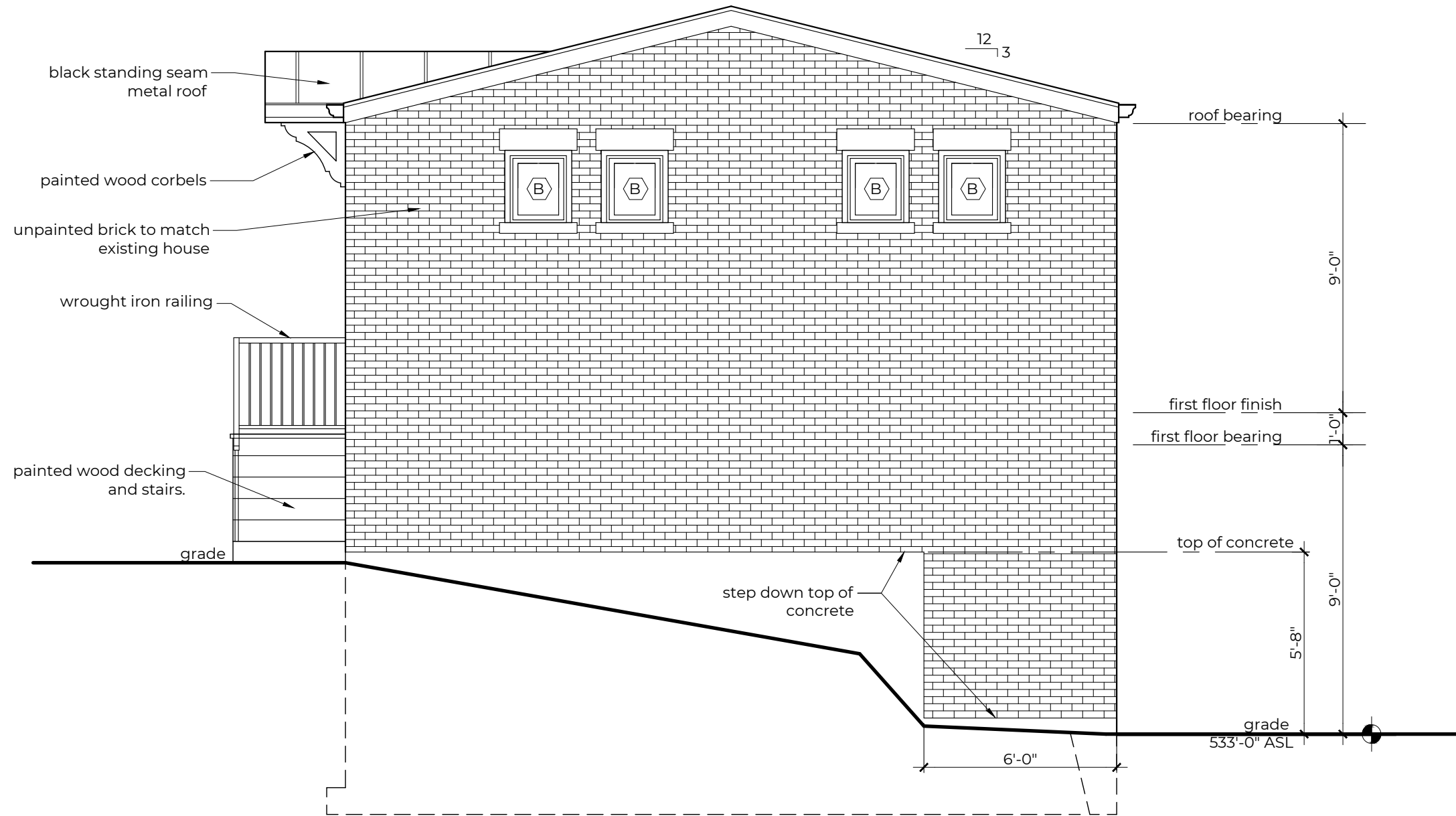
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issue	date
HCB Review	10.8.2020

elevations

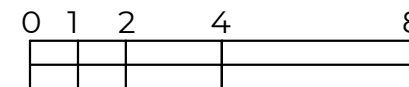
A-5

note:  
owner agrees to masonry  
infill zero lot line windows in  
the event of adjacent  
construction.



1 west side elevation  
a-6 scale: 1/4" = 1'-0"

000133



Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

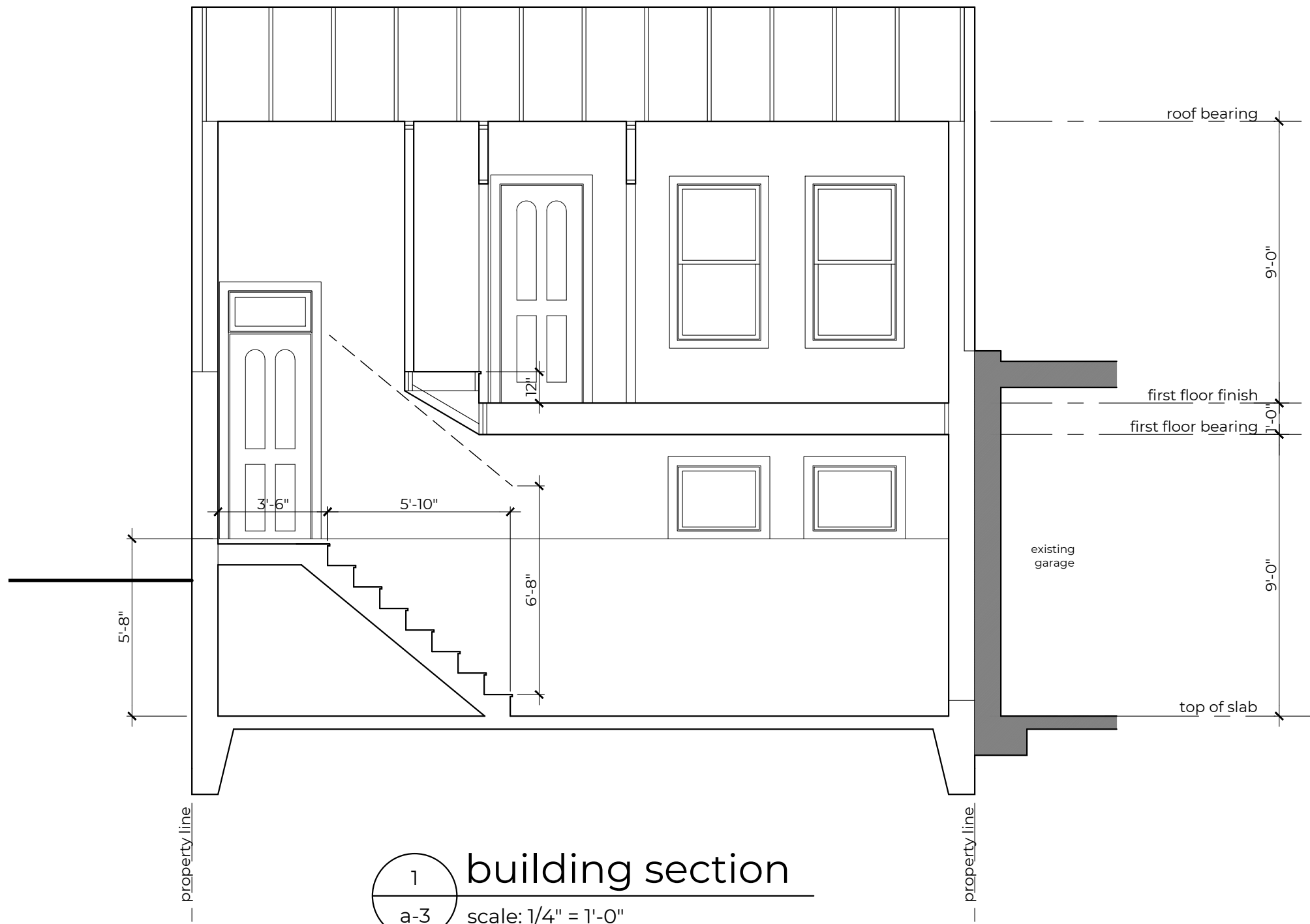
Jones Garage

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issue	date
HCB Review	10.8.2020

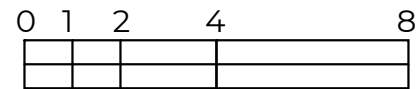
elevations

A-6



1 building section  
 a-3 scale: 1/4" = 1'-0"

000134



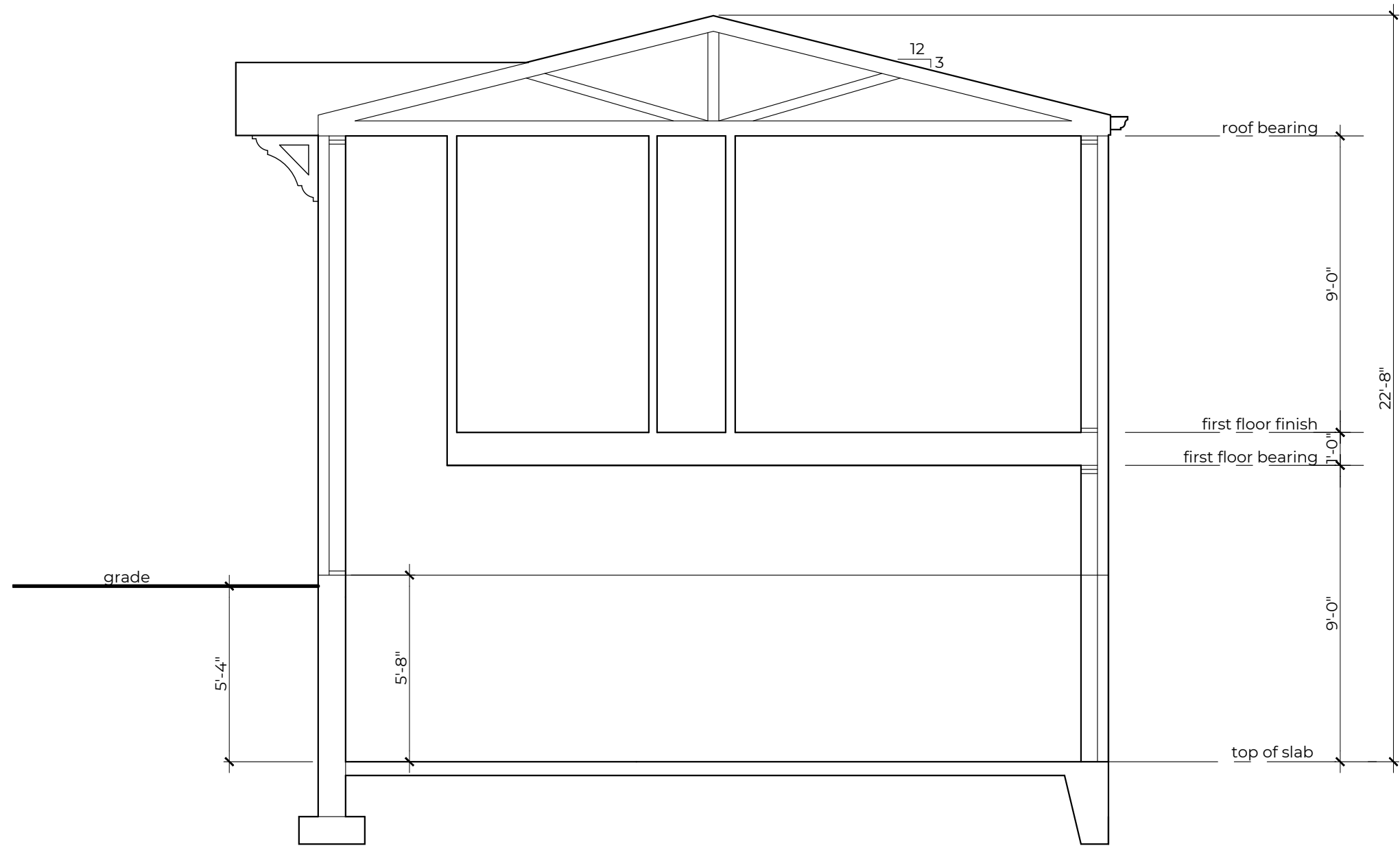
Sara Aschliman  
 Architect LLC  
 1058 burns avenue  
 wyoming, ohio 45215  
 sara.aschliman@gmail.com  
 513.545.5184

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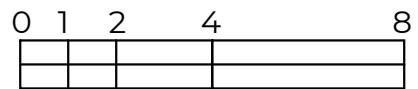
building sections

A-7



1 building section  
 a-8 scale: 1/4" = 1'-0"

000135



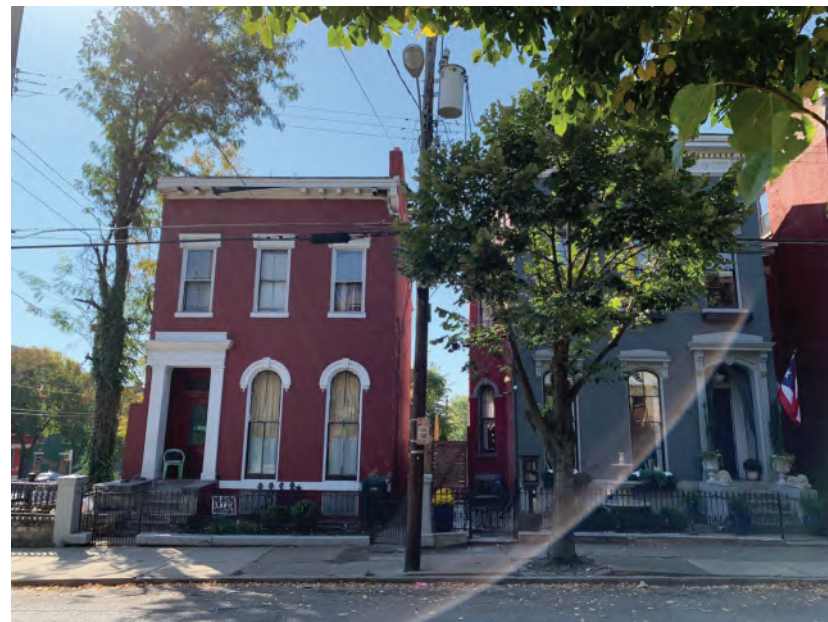
Sara Aschliman  
 Architect LLC  
 1058 burns avenue  
 wyoming, ohio 45215  
 sara.aschliman@gmail.com  
 513.545.5184

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building sections

A-8



807



811



815



819

823



825

827



829

835



837



845

000136  
847

# 807-847 Dayton Street Facade

Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

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issue	date
HCB Review	10.8.2020

Context  
Images

A-9



811



809



807



817



815



813



823



819

000137

807-819 (Dayton)

# Naeher Street Facade

Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

Jones Garage  
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Cincinnati, Ohio

issue	date
HCB Review	10.8.2020

Context  
Images

# A-10



833



829



825



839



837



835



847



845 000138

825-845 (Dayton)

# Naeher Street Facade

Sara Aschliman  
Architect LLC

1058 burns avenue  
wyoming, ohio 45215  
sara.aschliman@gmail.com  
513.545.5184

Jones Garage  
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issue	date
HCB Review	10.8.2020

Context  
Images

# A-11

**October 2020 Staff Approval Certificate of Appropriateness**

NUMBER_KEY	Date completed	ADDRESS	COMP_TYPE	DESCRIPTION	ENTRY_COMMENTS
2020P08466	10/06/2020	120 E 13TH ST	CBPCBCP	Alteration	STAFF APPROVAL, INSTALLATION OF NEW CRYSTAL DOUBLE HUNG AND CASEMENT WINDOWS TO MATCH EXISTING IS CONFIGURATION. WINDOWS WILL FILL ENTIRE OPENING. NEW DECKING ON EXISTING DECKING AND RAILING.
2020P08176	10/07/2020	1132 RACE ST	CBPCBCP	Alteration	\$121.68 STAFF COA FOR NEW EXTERIOR DOOR
2020P08597	10/08/2020	1743 BELLA VISTA ST	CBPCBCP	Repair	STAFF REVIEW FEE- CURRENTLY SLATE. ORIGINAL ROOFING MATERIAL IN DETERIORATED CONDITION AND AT THE END OF ITS LIFE. SLATE IS IN PRACTICAL TO REPLACE. A DIMENSIONAL SHINGLE IS APPROPRIATE REPLACEMENT.
2020P07209	10/09/2020	47 E HOLLISTER ST	CBPCBCP	Alteration	\$121.68 STAFF COAPROPOSED CHANGES ARE CONSISTENT WITH DESIGN OF EXISTING NON-CONTRIBUTING BUILDING
2020P08588	10/12/2020	350 W 4TH ST	CBPCBCP	Alteration	STAFF APPROVED COA-NEW WINDOWS ON UPPER FLOORS. ONE OVER ONE CRYSTAL 2000A ALUMINUM WINDOWS APPROVED. EXISTING WINDOWS ARE NOT ORIGINAL, NEW WINDOWS MATCH HISTORICALLY APPROPRIATE WINDOWS IN PROFILE AND DIMENSION
2020P07215	10/15/2020	1429 VINE ST	CBPCSGN	Signs	APPROVED PER DRO - ASSESS COA FEE
2020P08344	10/16/2020	1718 CENTRAL PKWY	CBPCSGN	Signs	\$121.68 COA - STAFF APPROVAL - NON-ILLUMINATED WALL SIGNS
2020P08809	10/16/2020	1807 BAYMILLER ST	CBPCBCP	Alteration	\$121.68 COA - STAFF APPROVAL PER BJF. REAR NON-HISTORIC CONCRETE BLOCK ADDITION IS IN DISREPAIR AND COLLAPSING
2020P08934	10/16/2020	161 E MCMICKEN AV	CBPCBCP	Alteration	ROOF
2020P08927	10/21/2020	810 PLUM ST	CBPCBCP	HVAC	STAFF APPROVAL COA. NEW WINDOWS ON SIDE. METAL CASEMENT WINDOWS IN EXISTING ALTERED OPENING. NO OTHER EXTERIOR CHANGED PERMITTED.
2020P08927	10/21/2020	810 PLUM ST	CBPCBCP	Alteration	STAFF APPROVAL COA. NEW WINDOWS ON SIDE. METAL CASEMENT WINDOWS IN EXISTING ALTERED OPENING. NO OTHER EXTERIOR CHANGED PERMITTED.
2020P09179	10/22/2020	1416 ELM ST	CBPCBCP	Alteration	ROOF MOUNTED SOLAR- NOT VISIBLE FROM STREET
2020P09141	10/22/2020	1714 FRINTZ ST	CBPCBCP	Alteration	STAFF LEVEL COA- NEW CRYSTAL ALUMINUM WINDOWS TO FILL ENTIRE ORIGINAL OPENING. ORIGINAL WINDOWS PREVIOUSLY REMOVED.
2020P09142	10/22/2020	1716 FRINTZ ST	CBPCBCP	Alteration	STAFF LEVEL COA- NEW CRYSTAL ALUMINUM WINDOWS TO FILL ENTIRE ORIGINAL OPENING. ORIGINAL WINDOWS PREVIOUSLY REMOVED.
2020P01115	10/23/2020	122 W COURT ST	CBPCBCP	Alteration	SCOPE OF PERMIT EXPANDED FROM JUST ROOFING TO WHAT WAS APPROVED BY HCB. STAFF APPROVAL FEE FOR METAL ROOF REVIEW WILL STILL APPLY.PLAN MATCH HCB APPROVED PLANS.
2020P09222	10/23/2020	3708 SACHEM AV	CBPCWALL	Misc. Structures	STAFF REVIEW- EXISTING STONE WALL DETERIORATED AND FELL DOWN. THIS IS REPLACING THE HISTORIC STONE WALL.ALLAN BLOCK IS AN APPROPRIATE REPLACEMENT.
2020P09242	10/26/2020	213 W 15TH ST	CBPCBCP	Alteration	\$121.68 STAFF COA - PANELS ON REAR ROOF SLOPE - NOT VISIBLE FROM STREET
2020P09132	10/27/2020	215 PEETE ST	CBPCBCP	Alteration	\$121.68 STAFF COALOW PROFILE SKYLIGHTS NOT VISIBLE FROM STREET
2019P06107	10/29/2020	2415 AUBURN AV	CBPCSGN	Signs	\$121.68 STAFF COA