

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

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APPLICATION #: COA2019072/ ZH20160078  
APPLICANT: Heather Curless, Greenerstock  
OWNER: Chris Lacey  
ADDRESS: **328 Mulberry Street**  
PARCELS: 094-0006-0304  
ZONING: RM 0.7  
OVERLAYS: Over the Rhine Historic District and Hillside District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 21, 2019  
HEARING DATE: November 4, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a reapproval and approval of modifications for a Certificate of Appropriateness and Zoning Relief for the construction of a new single family townhouse that would face Mulberry Street. The original approval decision was signed on June 20, 2017 and both the zoning relief and Certificate of Appropriateness expired on June 20, 2019 as a building permit was not issued within 2 years of the decision date.

**Details of Zoning Relief Required:**

1. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Front Yard Setback. Request for a 0.6 ft. variance from the 2.5 ft. average front yard setback to allow a 2 ft. front yard setback.
2. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Rear Setback. Request for a 13.34 ft. variance from the averaged 27 ft. setback to allow a 14.66 ft. rear yard.
3. §1433-19 and §1405-07: - **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Height. Request for a 4 ft. 11-13/16 inch variance to allow a 39 ft. 11-13/16 inch total height of the Maximum Building Envelope.

**Existing Conditions:**

The property is a vacant parcel.



Figure 1: Map of 328 Mulberry Street.

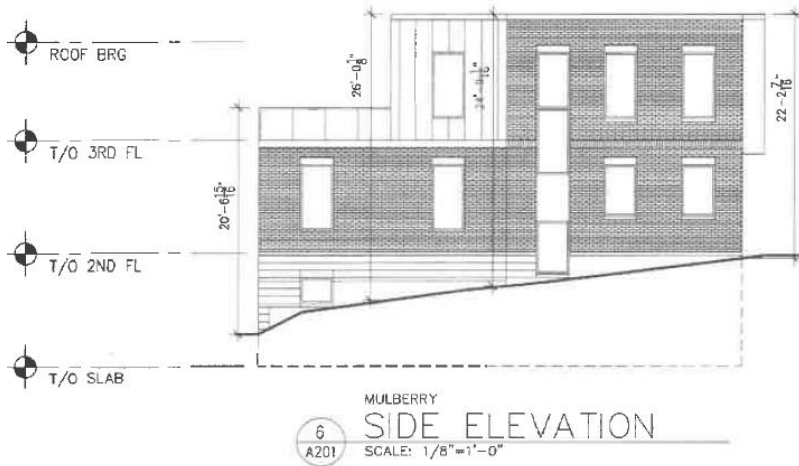
**Proposed Conditions:**

The proposal at 328 Mulberry Street is the same design that was proposed in 2017 with the following changes

- 1) Set back from the front property line 2 feet
  - 2) Addition of a roof access enclosure for a roof deck on the very top.
  - 3) Window placement/configuration
1. Construct new single family townhouse facing Mulberry
    1. The new building will be sided in a dark gray brick, metal panel and precast masonry.
    2. A portion of the buildings will be set a few feet back at the property line and then they will step back for a front facing garage door.
    3. The buildings along Mulberry will have a three floor frontage with a roof deck

**Previous Review:** COA2016038/ ZH20160079

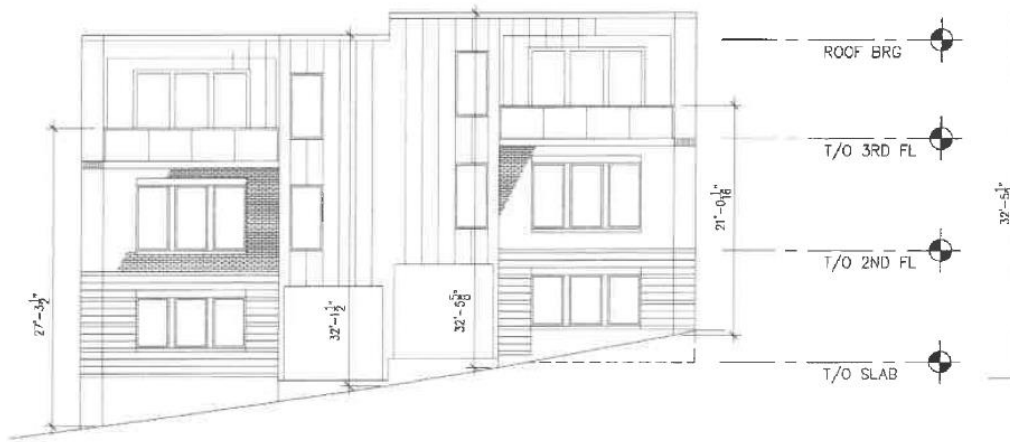
**Previously Approved and proposed approved elevations**



**Previously approved east elevation**

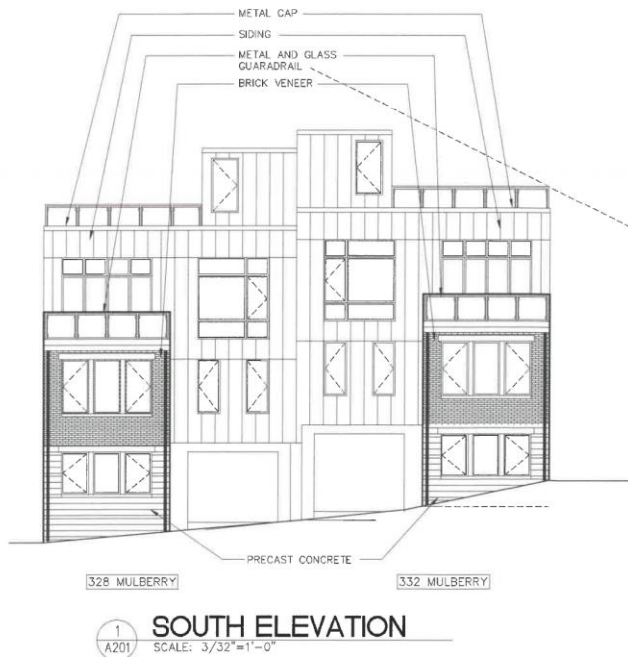


**Proposed east elevation**



MULBERRY  
 4 FRONT ELEVATION  
 A201 SCALE: 1/8"=1'-0"

**Previous approved facade**



1 SOUTH ELEVATION  
 A201 SCALE: 3/32"=1'-0"

**Proposed facade**

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405	Development Standards
	Section 1433	Hillside 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:**

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

- The applicant is now asking for a front yard setback which decreases the rear yard setback that was approved by 2 feet. Staff finds that this is a minor change and it keeps the front yard more in line with the property directly to the west.
  - As the applicant has now added a roof access structure the height of the building has increased required a height variance. The height variance is just over 4 feet. The portion of the building that is within this height increase is not an entire floor and the properties that this impacts the most are directly behind the property. There are proposed buildings for these properties, and they are part of the same project/development.
  - The setback requests are for setbacks that are similar to neighboring properties and other properties in the vicinity as well as help the proposal meet the Historic District Standards.
- 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 0.7. The proposed use of the subject property does not conform to the permitted uses within the zone. The setbacks, lot size and heights do not conform.*
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan through creating increased home ownership opportunities.*  
*The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from 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.  
*Traffic will be impacted as it will be creating a use on currently vacant parcels, but the project is providing off street parking and will not increase the on street parking demand.*  
*This property is not within the Parking Overlay and parking is still required per zoning for this property.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable.*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*
- 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.  
*The proposed use of a single family townhouse development is an appropriate use within a residential area of the neighborhood.*
- 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.  
*There is no anticipated adverse effect*
- k. **Blight.** The elimination or avoidance of blight.  
*This will provide a new use to a currently vacant and unimproved lot.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value of the subject parcels.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.

*Property taxes will increase due to the improved value of the significantly larger structure on the property.*

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

*The owner has an economic benefit to the proposed project.*

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

- *There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.*

#### **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 work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials.*

- (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 will not result in the deprivation of all economically viable uses.*

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

Staff is supportive of the design changes and the addition of the railing and roof access enclosure. The added height helps with the verticality of the property and the railing also provided a more substantial top. As the rest of the design has not changed the design substantially meets the Historic Conservation Guidelines.

Below the discussion talks about the design of the project as a whole while there are 6 individual houses being built.

#### **NEW CONSTRUCTION**

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

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

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

*The lots are currently vacant and unimproved lots.*

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

*This infill development does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.*

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

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

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

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

## **B. Specific Guidelines**

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

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

*The buildings have a strong base using a cast masonry treatment at the bottom, due to the hill and the need to provide both a base on Sycamore and along Mulberry, the base along Mulberry is higher than the bases along Sycamore and Seitz and other surrounding buildings. In the hillside area there are many instances of very tall foundations and base lines due to the topography and slope of the land.*

*The design also varies the height of the base along Seitz to provide some variation between the units*

*While setback from the façade line, the garage doors also provide a strong base element.*

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

*The middle is defined by brick on the sections at the property line and by metal panels on the sections that are set back from the street and on the roof top enclosure.*

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

*On Mulberry the top of the portions set at the property line is defined by a glass railing and now the third story is also defined by a glass railing. As these townhouses are only two stories at the property line and on a portion along Sycamore the railing adds height and a mass to the top to emphasis the vertical of the building.*

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

*The roofs on Mulberry are flat however the buildings are only two stories at the property line. Staff feels that this is an appropriate treatment for this property and the programmatic elements of the design in order to take advantage of the views.*

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

occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

1. *The property has a mixture of groups and individual punched openings.*
2. *The grouped openings have strong dividers between the windows creating a 2:1 proportion*
3. *The window's individual openings have a 2:1 proportion as well.*
4. *The windows are all aligned vertically over the facades.*

*The changes in window configuration substantially keeps the same design and does not affect the rhythm of the building.*

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

1. *Not applicable as this is a residential development*

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

*The setback along Sycamore is appropriate as it is at the property line*

*The setbacks along is 2 feet back which is an appropriate setback and is in line with the setback of the property to the west. A portion of the building with the garage is setback from the street, Staff feels that this treatment is appropriate to provide separation between the buildings and also make the garage portion of the site less visible.*

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

*The lots and buildings are between 23 feet wide along Seitz and 28 feet side on Mulberry. Mulberry is 16 feet. The buildings widths are appropriate; however, the frontage at the property line is narrower than a typical property.*

*For this location, staff does not feel that the narrow nature of the property line frontage is inappropriate or inconsistent. There is not much context around the immediate site. A lot of the surrounding land has been cleared or was never developed. Also, the lot is right at the edge of the historic district. This allows for more flexibility in design.*

*As this is not a dense commercial area, but a residential area, providing some relief at the street line is appropriate.*

*Within the façade the windows provide a regular rhythm along Mulberry as they are evenly spaced and vertically oriented. The design also incorporates a regular fenestration along Sycamore and the west façade to create interest and a strong rhythm along the street.*

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

*Along Sycamore the vertical emphasis is found through the window alignment and that all segments of the façade that stair step are taller than they are wide. The addition of the roof access and railing add more height to Sycamore to help with the vertical emphasis.*

*On Mulberry the buildings do not have as strong of a vertical emphasis, but the buildings are taller than they are wide and the added railing on the top helps to add height to emphasis vertically of the building.*

*Throughout all building the use of gray metal panels with seams that are vertical also help to emphasis the vertical nature of the building.*

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

*The height is appropriate to the site and the area. As the buildings are between 2-3 stories, they are within one story of neighboring adjacent contributing buildings.*

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

*The main building materials are modular gray brick, cast stone lintels and cast stone masonry in a varied patten at the base. These materials are all appropriate.*

*A secondary material on the façade is gray metal panels with vertical seams. The material is a neutral tone and will not have a reflective finish. As it is set to the background and the brick and stone are the materials that front onto the property lines, staff feels that the material is appropriate.*

## **Other Considerations:** **Prehearing Results**

October 16, 2019- Prehearing. There was no one in attendance

**Comments Provided to Staff: NA**

## **Recommendation:**

### **I. ZONING VARIANCE**

- A. APPROVE** the application for Zoning Relief for 328 Mulberry Street 1 per the drawings submitted by Heather Curless dated 9.13.2019. The zoning relief includes the following
1. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Front Yard Setback. Request for a 0.6 ft. variance from the 2.5 ft. average front yard setback to allow a 2 ft. front yard setback.
  2. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Rear Setback. Request for a 13.34 ft. variance from the averaged 27 ft. setback to allow a 14.66 ft. rear yard.
  3. §1433-19 and §1405-07: - **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Height. Request for a 4 ft. 11-

13/16 inch variance to allow a 39 ft. 11-13/16 inch total height of the Maximum Building Envelope.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** the application for Certificate of Appropriateness for a townhouse at 328 Mulberry per the drawings submitted by Heather Curless dated 9.13.2019 with the following conditions

1. DOTE approves the curb cuts and access to the property.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

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

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APPLICANT: Heather Curless, Greenerstock  
OWNER: Chris Lacey  
ADDRESS: **332 Mulberry Street**  
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### **Nature of Request:**

The applicant is requesting a reapproval and approval of modifications for a Certificate of Appropriateness and Zoning Relief for the construction of a new single family townhouse that would face Mulberry Street. The original approval decision was signed on June 20, 2017 and both the zoning relief and Certificate of Appropriateness expired on June 20, 2019 as a building permit was not issued within 2 years of the decision date.

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2. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Rear Setback. Request for a 15.34 ft. variance from the averaged 30 ft. setback to allow a 14.66 ft. rear yard.
3. §1433-19 and §1405-07: - **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Height. Request for a 7-1/16 inch variance to allow a 35 ft. 7-1/16 inch total height of the Maximum Building Envelope.

**Existing Conditions:**

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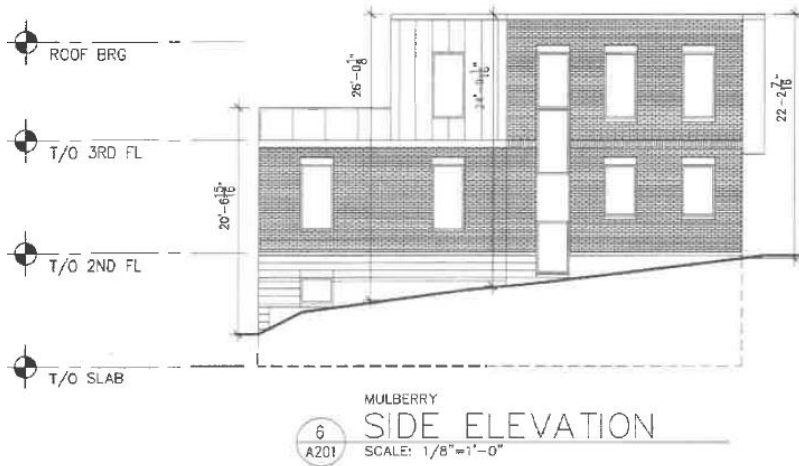
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The proposal at 32 Mulberry Street is the same design that was proposed in 2017 with the following changes

- 1) Set back from the front property line 2 feet
  - 2) Addition of a roof access enclosure for a roof deck on the very top.
  - 3) Window placement/configuration
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1. Construct new single family townhouse facing Mulberry
    1. The new building will be sided in a dark gray brick, metal panel and precast masonry.
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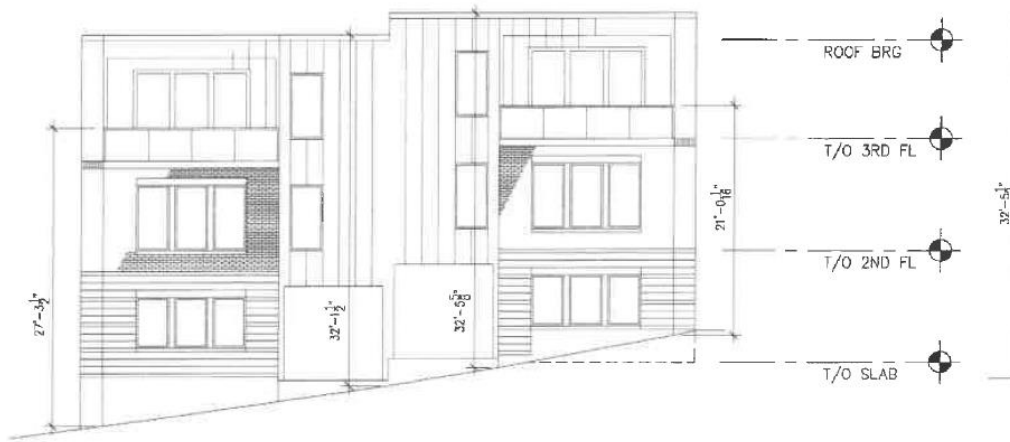
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  - As the applicant has now added a roof access structure the height of the building has increased requiring a height variance. The height variance is just over 7 inches. The portion of the building that is within this height increase is not an entire floor and the properties that this impacts the most are directly behind the property. There are proposed buildings for these properties, and they are part of the same project/development.
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*The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.*

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*There are no proposed amendments under consideration that would impact this proposed project.*
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*The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.

*Property taxes will increase due to the improved value of the significantly larger structure on the property.*

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

*The owner has an economic benefit to the proposed project.*

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

- *There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.*

#### **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 work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials.*

- (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 will not result in the deprivation of all economically viable uses.*

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

Staff is supportive of the design changes and the addition of the railing and roof access enclosure. The added height helps with the verticality of the property and the railing also provided a more substantial top. As the rest of the design has not changed the design substantially meets the Historic Conservation Guidelines.

Below the discussion talks about the design of the project as a whole while there are 6 individual houses being built.

#### **NEW CONSTRUCTION**

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

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

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

*The lots are currently vacant and unimproved lots.*

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

*This infill development does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.*

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

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

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

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

## **B. Specific Guidelines**

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

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

*The buildings have a strong base using a cast masonry treatment at the bottom, due to the hill and the need to provide both a base on Sycamore and along Mulberry, the base along Mulberry is higher than the bases along Sycamore and Seitz and other surrounding buildings. In the hillside area there are many instances of very tall foundations and base lines due to the topography and slope of the land.*

*The design also varies the height of the base along Seitz to provide some variation between the units*

*While setback from the façade line, the garage doors also provide a strong base element.*

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

*The middle is defined by brick on the sections at the property line and by metal panels on the sections that are set back from the street and on the roof top enclosure.*

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

*On Mulberry the top of the portions set at the property line is defined by a glass railing and now the third story is also defined by a glass railing. As these townhouses are only two stories at the property line and on a portion along Sycamore the railing adds height and a mass to the top to emphasize the vertical of the building.*

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

*The roofs on Mulberry are flat however the buildings are only two stories at the property line. Staff feels that this is an appropriate treatment for this property and the programmatic elements of the design in order to take advantage of the views.*

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

occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

1. *The property has a mixture of groups and individual punched openings.*
2. *The grouped openings have strong dividers between the windows creating a 2:1 proportion*
3. *The window's individual openings have a 2:1 proportion as well.*
4. *The windows are all aligned vertically over the facades.*

*The changes in window configuration substantially keeps the same design and does not affect the rhythm of the building.*

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

1. *Not applicable as this is a residential development*

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

*The setback along Sycamore is appropriate as it is at the property line*

*The setbacks along is 2 feet back which is an appropriate setback and is in line with the setback of the property to the west. A portion of the building with the garage is setback from the street, Staff feels that this treatment is appropriate to provide separation between the buildings and also makes the garage portion of the site less visible.*

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

*The lots and buildings are between 23 feet wide along Seitz and 28 feet side on Mulberry. Mulberry is 16 feet. The buildings widths are appropriate; however, the frontage at the property line is narrower than a typical property.*

*For this location, staff does not feel that the narrow nature of the property line frontage is inappropriate or inconsistent. There is not much context around the immediate site. A lot of the surrounding land has been cleared or was never developed. Also, the lot is right at the edge of the historic district. This allows for more flexibility in design.*

*As this is not a dense commercial area, but a residential area, providing some relief at the street line is appropriate.*

*Within the façade the windows provide a regular rhythm along Mulberry as they are evenly spaced and vertically oriented. The design also incorporates a regular fenestration along Sycamore and the west façade to create interest and a strong rhythm along the street.*

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

*Along Sycamore the vertical emphasis is found through the window alignment and that all segments of the façade that stair step are taller than they are wide. The addition of the roof access and railing add more height to Sycamore to help with the vertical emphasis.*

*On Mulberry the buildings do not have as strong of a vertical emphasis, but the buildings are taller than they are wide and the added railing on the top helps to add height to emphasis vertically of the building.*

*Throughout all building the use of gray metal panels with seams that are vertical also help to emphasis the vertical nature of the building.*

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

*The height is appropriate to the site and the area. As the buildings are between 2-3 stories, they are within one story of neighboring adjacent contributing buildings.*

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

*The main building materials are modular gray brick, cast stone lintels and cast stone masonry in a varied patten at the base. These materials are all appropriate.*

*A secondary material on the façade is gray metal panels with vertical seams. The material is a neutral tone and will not have a reflective finish. As it is set to the background and the brick and stone are the materials that front onto the property lines, staff feels that the material is appropriate.*

## **Other Considerations:** **Prehearing Results**

October 16, 2019- Prehearing. There was no one in attendance

**Comments Provided to Staff: NA**

## **Recommendation:**

### **I. ZONING VARIANCE**

- A. APPROVE** the application for Zoning Relief for 332 Mulberry Street 1 per the drawings submitted by Heather Curless dated 9.13.2019. The zoning relief includes the following
1. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Front Yard Setback. Request for a 0.6 ft. variance from the 2.5 ft. average front yard setback to allow a 2 ft. front yard setback.
  2. §1433-19 and §1405-07: **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Rear Setback. Request for a 15.34 ft. variance from the averaged 30 ft. setback to allow a 14.66 ft. rear yard.
  3. §1433-19 and §1405-07: - **Dimensional Variance** - Hillside Base Development Regulations for an RM 0.7: Height. Request for a 7-1/16

inch variance to allow a 35 ft. 7-1/16 inch total height of the Maximum Building Envelope.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** the application for Certificate of Appropriateness for a townhouse at 332 Mulberry per the drawings submitted by Heather Curless dated 9.13.2019 with the following conditions:

1. DOTE approves the curb cuts and access to the property.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

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

242090179  
09209073

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: 332 Mulberry  
Hamilton Co. Parcel ID No.: 094-006-0305-00 Zoning District: RM 0.7  
Historic District: yes Overlay District: HILLSIDE

### APPLICANT INFO

PROPERTY OWNER  OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)  
Name: HEATHER ESTRIDGE  
Contact Person (if legal entity): \_\_\_\_\_  
Address: 3747 EASTERN AVE  
City: CINCINNATI State: OH Zip Code: 45226  
Phone: 513-708-3593 E-mail: HLEarchitect@gmail.com

### PROPERTY OWNER INFO

SAME AS ABOVE  
Name: CHRIS LACEY  
Contact Person (if legal entity): \_\_\_\_\_  
Address: 1322 PENDLETON ST  
City: CINCINNATI State: OH Zip Code: 45202  
Phone: 513-607-4776 E-mail: cmilacey@fuse.net

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

- New Construction  Alteration  Demolition

Provide a very brief summary of the project:

All new townhome (single family). Previously approved by historic + zoning.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:

height variance as proposed building is taller than the permitted parallelogram. Variance to rear yard to allow for landscaping to soften front elevation.

### 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: 09.15.19

**ADJUDICATION/DENIAL LETTER**

Date: August 3, 2019

Location 332 Mulberry Street

Request: Hillside height variance

Zoning District: RM 0.7/Over-the-Rhine Historic District/Hillside

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. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1433-17 D: Hillside Height: The building is taller than the permitted parallelogram and will be required to have a 7 1/16" variance
2. 1433-17 E: Hillside Rear: The required rear yard is 30 feet. The proposed is 14.66' will be required to have a 15.34'.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

city of  
CINCINNATI

247209178  
092019072

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: 328 Mulberry  
Hamilton Co. Parcel ID No.: 094-006-0204-00 Zoning District: RM 0.7  
Historic District: YES Overlay District: HILLSIDE

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

Name: HEATHER ESTRIDGE  
Contact Person (if legal entity): \_\_\_\_\_  
Address: 3747 EASTERN AVE  
City: CINCINNATI State: OH Zip Code: 45226  
Phone: 513-708-3533 E-mail: HLEarchitect@gmail.com

PROPERTY OWNER INFO  SAME AS ABOVE

Name: CHRIS LACEY  
Contact Person (if legal entity): \_\_\_\_\_  
Address: 1322 PENDLETON ST  
City: CINCINNATI State: OH Zip Code: 45202  
Phone: 513-607-4776 E-mail: cmilacey@fuse.net

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:

A new townhome (single family) previously approved by historic + zoning

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:

height variance as proposed building is taller than the permitted parallelogram. Variance to rear yard to allow for landscaping to soften front elevation.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: [Signature]

Date: 09.15.19

**ADJUDICATION/DENIAL LETTER**

Date: August 3, 2019

Location 328 Mulberry Street

Request: Hillside height variance

Zoning District: RM 0.7/Over-the-Rhine Historic District/Hillside

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. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1433-17 D: Hillside Height: The building is taller than the permitted parallelogram and will be required to have a 4' 11 13/16" variance
2. 1433-17 E: Hillside Rear: The required rear yard is 30 feet. The proposed is 14.66' will be required to have a 15.34'.

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

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

Sincerely,

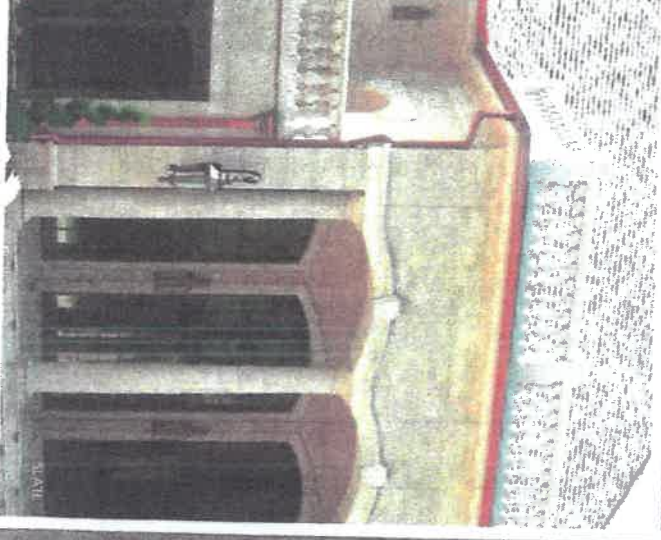


Beth Johnson

Urban Conservator

(p): 513-352-4848

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



# PRODUCT OVERVIEW

## 12 STANDARD COLORS

Colors available in all textures... Ask an associate for details


## ASHLAR SERIES

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## PRAIRIE STONE

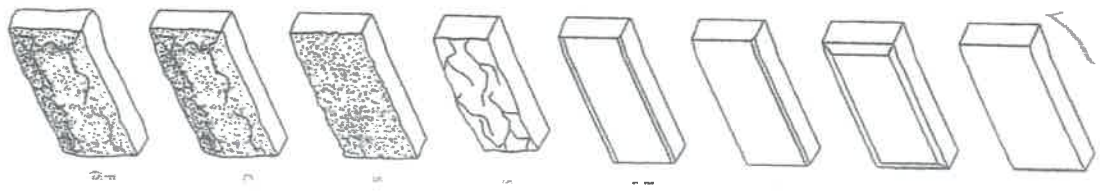
Available in chiseled and smooth


## CUSTOM CAPABILITIES

Reading Rock specializes in creating custom colors and is experienced in matching our RockCast architectural stone products to complement existing materials on site. Our manufacturing capabilities provide customers with unlimited color solutions that are sure to meet any design requirement.



## SHAPES



## ROCKCAST ADVANTAGES

### DESIGN OPTIONS

All series are produced from a similar mix design, ensuring the uniformity and color consistency you want in your designs.

### READY, FLEX PLUS, MEET & QUICK SHIP

Programs that provide flexibility in meeting the timing and budget needs of your project.

### BACKED BY EXPERIENCE

Created with pride by knowledgeable and experienced professionals. Our associates are dedicated to your project and are capable of assisting you at every stage of your project.

### NPCA PLANT CERTIFICATION

Reading Rock is certified by the NPCA for meeting the highest standards for plant facilities, production and quality control procedures.

### CAST STONE INSTITUTE

A member of the CSI, Reading Rock meets rigorous examination of product quality, safety, testing and meticulous record keeping.

### LIFETIME WARRANTY

Please see the Reading Rock Inc. Terms and Conditions of Sale.

These photographs are a general representation of our natural colors. Due to photographic reproduction limitations, some color fidelity is difficult to achieve. Small sample material strips are viewed under a final decision.

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RESIDENTIAL (/RESIDENTIAL)

Cincinnati / Dayton / NKY

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LI

PRODUCTS

Sioux City Brick

Hardscapes & Outdoor Living (/products/hardscapes-outdoor-living)

Tristate Tile (/products/tristate-tile)

Architectural Stone (/products/architectural-stone)

Brick (/products/brick)

Bowerston Shale Company (/products/brick/bowerston-shale-company)

Forterra Brick (/products/brick/forterra-brick)

Sioux City Brick (/products/brick/sioux-city-brick)

Columbus Brick (/products/brick/columbus-brick)

ReadyBrick (/products/brick/readybrick)

Thin Veneer (/products/thin-veneer)

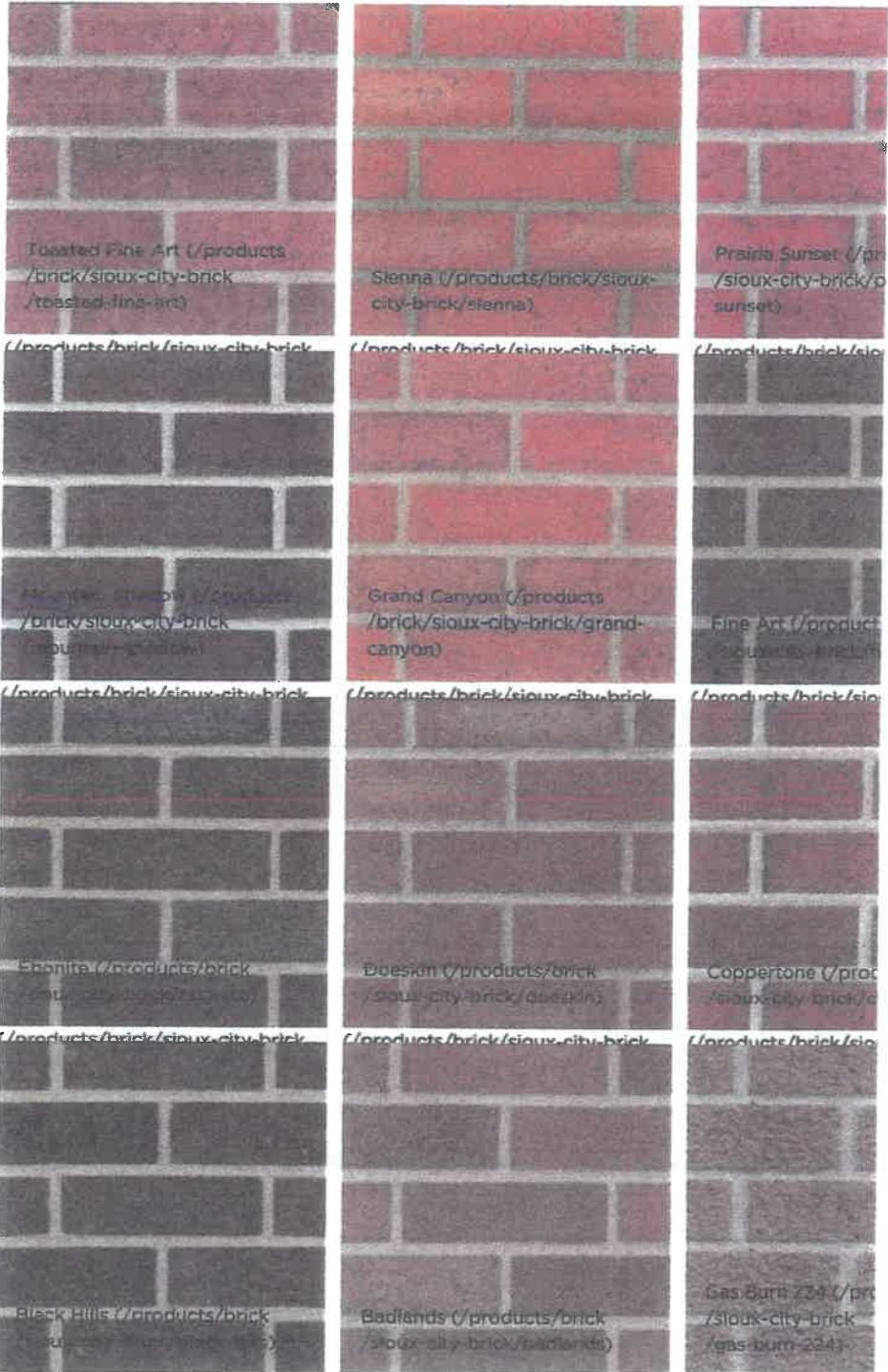
CMU (/products/cmu)

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/products/brick/sioux-city-brick/black-hills)

/products/brick/sioux-city-brick/badlands)

/products/brick/sioux-city-brick/gas-burn-224)

## ECO-FICIENT® GRAND V

The Grand V wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The Grand V panel is available in widths of 24", 30" and 36".

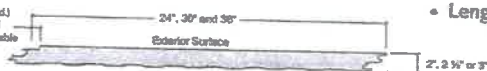


### Product Specifications

- **Application:** Wall
- **Gauges:** Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- **Widths:** 24", 30" and 36"
- **Thicknesses:** 2", 2½", 3" and 4"
- **Reveal Options:** 1/8" (standard), ¼", ½", ¾", 1", 1½", 2", 2½" and 3"
- **Length:** Recommended maximum of 32'
- **Panel Attachment:** Concealed Fastening System
- **Coatings:** Galvanized/Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic, Applied Finishes, Igloo White

## ECO-FICIENT® GRAND H

The ECO-FICIENT® Grand H series is manufactured for horizontal applications. It has a flush appearance that provides a monolithic look. The Grand H Series allows for designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical ECO-FICIENT® panels to achieve most any look a design requires.



### Product Specifications

- **Application:** Wall
- **Gauges:** Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- **Widths:** 24", 30" and 36"
- **Thicknesses:** 2", 2½", 3" and 4"
- **Length:** Recommended maximum of 32'
- **Panel Attachment:** Concealed Fastening System
- **Reveal Options:** 1/8", ¼", ½", ¾", 1", 1½", 2", 2½" or 3"
- **Coatings:** Galvanized/Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic, Applied Finishes, Igloo White

## ECO-FICIENT® ROYAL

The Royal panel is designed for interior wall partitions, interior ceilings and exterior wall applications. The appealing flat exterior and interior skins have a Light Mesa profile. The versatility of this panel allows for a uniform appearance from outside to inside and from room to room in partition applications.



### Product Specifications

- **Application:** Wall
- **Gauges:** Exterior: 26, 24 and 22 | Interior: 26 (standard); 24 and 22 (optional)
- **Widths:** 36" and 42"
- **Thicknesses:** 2", 2½", 3", 4", 5" and 6"
- **Length:** Recommended maximum of 50'
- **Panel Attachment:** Concealed Fastening System
- **Coatings:** Galvanized/Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic, Applied Finishes, Igloo White



Auralast® Wood protects against wood rot for as long as you own and occupy your home. Guaranteed.

**Guaranteed Protection Against Wood Rot**

It's the only wood preservative that can be applied to wood before or after it's installed. It's the only wood preservative that can be applied to wood before or after it's installed. It's the only wood preservative that can be applied to wood before or after it's installed.

**100% Surface-to-Core Protection**

Auralast® Wood penetrates 100% of the surface of the wood. It's the only wood preservative that can be applied to wood before or after it's installed.

**100% Working With Auralast Wood Is Easy**

Auralast offers the strength and beauty of solid wood because it's real wood, not a composite. Auralast Wood is durable, stainable and colorable.



Virtually 100% Surface-to-Core Penetration

JELD-WEN products made from pine Auralast Wood will last.

**100% Auralast Is Safe**

Auralast is a water-based preservative that is safe for the environment. It's the only wood preservative that can be applied to wood before or after it's installed.



**A JELD-WEN Exclusive**

Traditional treatments only protect the outer surface of wood. Auralast Wood can penetrate to the core.

**Protects Against Water Saturation**

Auralast Wood offers superior resistance to water saturation, which protects against swelling, shrinking and decay.

**Protects Against Termites**

Termite infestation will not penetrate through Auralast Wood.

**Visit [jeld-wen.com/auralast](http://jeld-wen.com/auralast) for more information**

**Auralast Lifetime Limited Warranty Coverage for Wood Decay and Fungus Damage**

The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at [jeld-wen.com](http://jeld-wen.com) today.



**THE JELD-WEN PROMISE**

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 ChadWood Window, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty.

**The Window & Patio Door Limited Warranty Includes:**

- Lifetime Limited Warranty on Auralast® Wood preservative used in the manufacture of the window or door.
- 20-year Limited Warranty against defects in material and workmanship for material and hardware.
- 20-year Limited Warranty on glass, including glass, metal and wood components.
- 20-year Limited Warranty on vinyl, fiberglass or aluminum components on other window and door products.
- 20-year Limited Warranty on vinyl, fiberglass or aluminum components on other window and door products.

WARRANTY: This document is a summary of the terms and conditions of the JELD-WEN Window & Patio Door Limited Warranty. For the complete terms and conditions, please visit [www.jeld-wen.com/warranty](http://www.jeld-wen.com/warranty).



W-2500 CHADWOOD WINDOW: This window is made from pine Auralast Wood. It's the only wood preservative that can be applied to wood before or after it's installed. It's the only wood preservative that can be applied to wood before or after it's installed. It's the only wood preservative that can be applied to wood before or after it's installed.



JELD-WEN

W-2500 ChadWood Window Features

## STYLES, LITES, COLORS & GLASS

### Window Styles



### Standard Prefinished Interiors!

1. Firno
2. Polished White
3. Ivory
4. Beige Sand
5. Clean Linen
6. Wheat
7. Cedar
8. Firwood
9. Curdawn
10. Clean Linen
11. White



**SUSTAINABLE** 100% recycled or 50% recycled wood products. See your window dealer for details.

### Divided Lites



### Clad Colors!

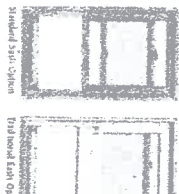


### Decorative Glass Options

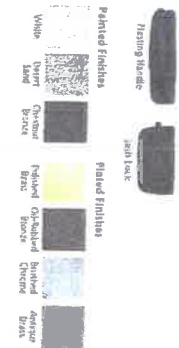


## HARDWARE & SCREEN OPTIONS

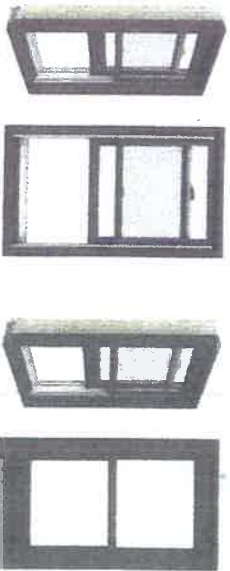
### Double-Hung Sash Options



### Window Hardware



### Double-Hung Jamb Liner Options



### Screen Options!

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a high glass finish. Bechtelwe® insect screens are standard in arthropod, basement, and double-hung windows.



These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a high glass finish. Bechtelwe® insect screens are standard in arthropod, basement, and double-hung windows.

## PERFORMANCE GLASS OPTIONS

### Low-E, LoE 2-366 and Low-E EC Insulating Glass

High-performance, low-E insulating glass comes standard to help lower energy costs, allow homes to stay cooler in the summer and warmer in the winter, prevent fading of interior furnishings, and reduce condensation. It also allows greater visible light transmission than single glass. We also offer optional Low-E glass, which provides even more protection against heat loss and fading, at just a greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR qualified products have a U-factor of 0.30 or lower, a Solar Heat Gain Coefficient (SHGC) of 0.45 or lower, and a Visible Light Transmittance (VLT) of 0.70 or higher. ENERGY STAR qualified products are tested on the 2-glass double-pane window. For more information, visit [www.energystar.gov](http://www.energystar.gov). ENERGY STAR qualified products are tested on the 2-glass double-pane window. For more information, visit [www.energystar.gov](http://www.energystar.gov).

### ENERGY STAR

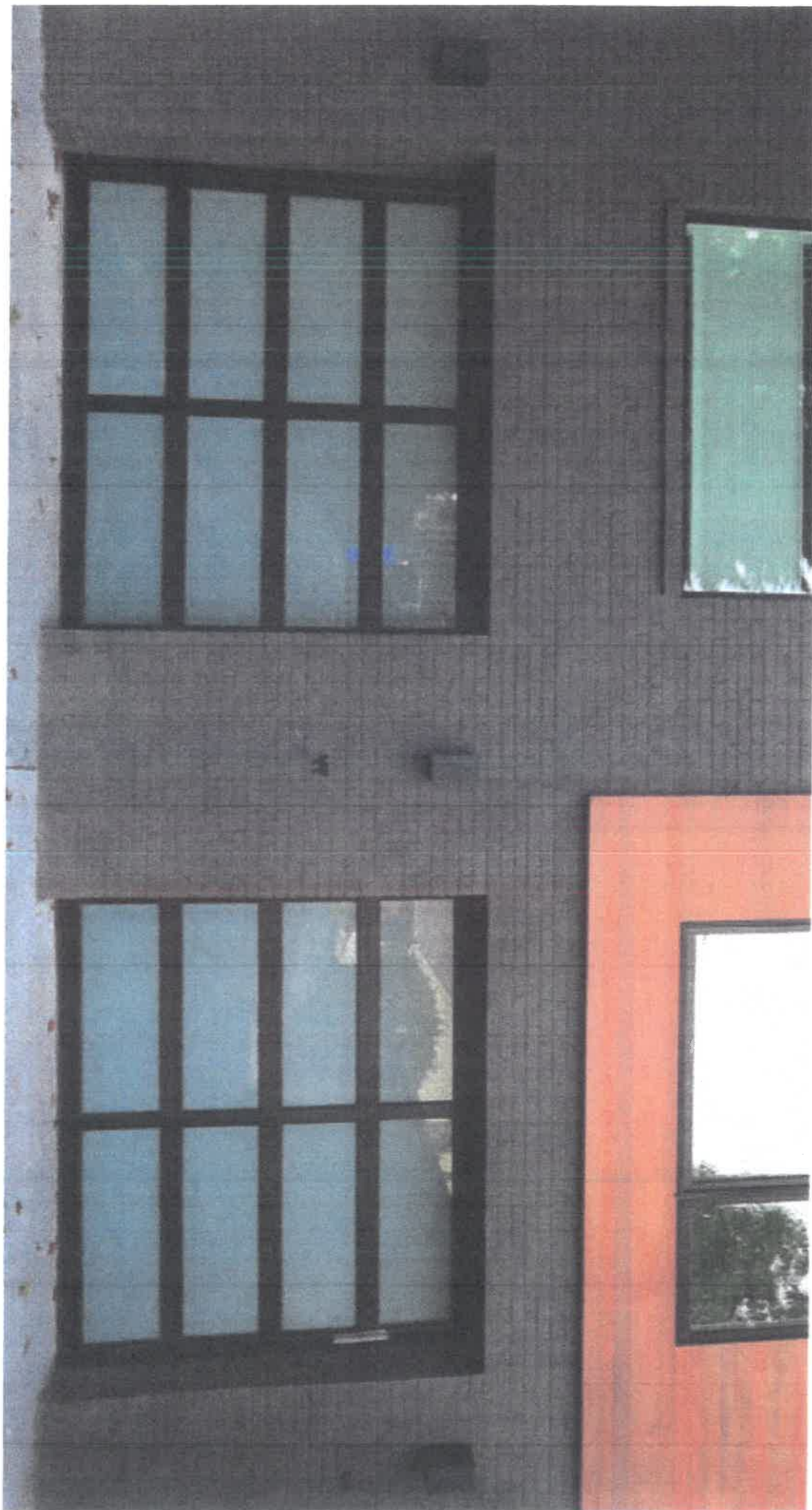


The ENERGY STAR logo is a great feature of an endorsement for low climate, reusable and recyclable materials. For more information, visit [www.energystar.gov](http://www.energystar.gov).

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*Preliminary Report*

**BOWSER-MORNER**

4518 Taylorsville Road • P.O. Box 51 • Dayton, Ohio 45401-0051  
Phone (937) 236-8805 Fax (937) 233-2016

With other offices in: **Toledo, Ohio** **Lexington, Ky.**  
Phone: (419) 255-8200 (859) 233-0250  
Fax: (419) 255-7935 (859) 253-0183

**To:** Mr. Chris Lacey **From:** Dr. Richard Tseng, ext. 279  
**Company:** Pendleton Ventures **Date:** May 3, 2017  
**Phone No:** (513) 604-4776 **No. of Pages (including cover):** 15  
**Email:** cmlacey@fuse.net **Job No.:** 179356  
**Re:** Preliminary Findings and Recommendations for Proposed Buildings, Sycamore Street, Cincinnati, Ohio

**INTRODUCTION**

Two three-story buildings will be constructed on the west side of Sycamore Street, between Seitz and Mulberry Streets, in Cincinnati, Ohio.

The first north building will be constructed on the southwest corner of the intersection of Seitz and Sycamore Streets. This proposed north building will be a 4-unit, brick structure and will be about 48 feet wide and 92 feet long.

The second south building will be constructed on the northwest corner of the intersection of Mulberry and Sycamore Streets. This proposed building will be a 2-unit, brick structure and will be about 44 feet wide and 56 feet long. No design loading information was provided for both buildings.

A total of four borings, two borings on each site, were made for this study. The boring logs, a boring location plan, and our recommendations for the above-referenced project are presented in this preliminary report. The final report will be issued after the results of the laboratory tests are available.

**FINDINGS AND RECOMMENDATIONS**

Borings 1 and 2 were performed in the proposed north, 4-unit building site and Borings 3 and 4 were performed in the proposed south 2-unit building site. Based on the information from these four borings, these areas are covered with a 12-foot-to-16-foot-thick of undocumented and

**BOWSER-MORNER** is an accredited independent testing laboratory and engineering consultant providing services in geotechnical engineering, environmental consulting, construction monitoring and testing, analytical sciences, and subsurface exploration and sampling.

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Based on the depths of suitable bearing stratum, we have the opinion that the most feasible methods to support the proposed buildings may be the Geopier®-improved subgrade soil. The above referenced methods for the proposed buildings are discussed below.

#### **REMOVAL OF UNRELIABLE SOIL AND REPLACEMENT WITH COMPACTED BACKFILL**

The existing undocumented and uncontrolled fill can be removed to depths and elevations outlined in Table 1 and replaced with compacted backfill for the construction of the building pads for the proposed buildings. The base of the excavation should extend one lateral foot for every foot of excavation below the bottom of the footing foundation. The bottoms of these excavations will extend about 12 to 18.5 feet below the existing grade. A maximum allowable side slope of 1 (horizontal) to 1 (vertical) should be maintained in any excavation for stability and for the safety of the workers. Horizontal bench or benches should be prepared on the original soil strata to key into the slope and for the placement of the proposed backfill.

Since the site is next to existing buildings and streets and the excavations will have to be extended between 12 to 16.5 feet below the existing grade, the excavations for the preparation of the building pads may not be able to be extended outward toward the existing building or sidewalks. If the excavation will have to be extended below the bottoms of the existing building foundations or street subgrade, the temporary sheet-pile walls will have to be installed to prevent the undermining of the subgrade soil beneath the existing building or streets. The design of the sheet-pile wall is beyond the scope of this study. We will be glad to assist the contractor in their design of the retaining wall system as a separate study.

During the site preparations, any existing foundations that are exposed during the excavation should be examined and evaluated by a geotechnical engineer to determine the need for any shoring or underpinning. Excavations should not extend into the stress influence zone of the existing foundations without prior evaluation by a geotechnical engineer. The stress influence zone is defined as the area below a line projected down at a 1 (h) to 1 (v) slope from the bottom edge of the existing foundations. Excavations within the influence zone of existing foundations can result in loss of support, and can create settlement or failure of the existing foundations. While the evaluation of existing foundations and the design of a shoring system are beyond the scope of

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allowable bearing capacities outlined in Table 1 for the original soil layer or for the newly compacted backfill, the total estimated amount of settlement of the foundations will be about one inch with differential settlement of about 3/4 inch over a distance of 40 feet. Again, the stability of the slope should be analyzed with the loading of the newly compacted backfill plus the building loadings. The slope stability analyses is beyond the scope of this study. We will be glad to perform the stability analyses as a separate study.

The bottoms of exterior footing foundations should be placed at least 32 inches below the final adjacent grades to protect against frost penetration and heaving. Interior footings not subject to frost action may bear at a minimum depth of 18 inches below the floor slab if they are supported on original materials or compacted fill placed in accordance with our recommendations.

### **BASEMENT CONSTRUCTION**

Alternatively, the construction of basements can be considered for the design and construction of these proposed buildings. The basement construction for these buildings will greatly reduce the amount of the backfill placement for the preparation of building pads. For the design of the basement footing foundations, the allowable bearing capacities for the foundations to be supported on the original soil layers have been tabulated in Table 1. The placement and compaction of the backfill should refer to the recommendations as for the preparation of the building pads included in the previous section for "Removal of Unreliable Soil and Replacement with Compacted Backfill."

A free-drain-sand and gravel should be used as backfill behind the basement walls. The basement excavations should be graded to drain. A layer of well-graded, free-draining sand and gravel fill base should be placed and compacted over the bottom of the basement excavation. This layer of the granular base will function as the drainage layer and can prevent the accumulation of water behind the basement walls from surface water infiltration. The sand and gravel backfill should be directly placed over the drainage layer which is placed at the bottoms of the basement excavations. The top two feet of the backfill behind the basement walls should be a silty and clayey soil as the seal to reduce the surface water infiltration in the granular backfill behind the basement walls.

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The footing foundations supported on the Geopier®-improved subgrade can be designed with the allowable bearing capacity specified by the Geopier® Foundation Company, Inc. Based on our experiences with other projects, the allowable bearing capacities can be about 4,000 to 5,000 pounds per square foot (psf) with Geopier® modified subgrade soil for this project.

In general, for the selection or the installation of any type of aggregate piers, the compaction performed with a hammer should provide vertical impact to the granular fill. Each lift of aggregate should be less than 12 inches thick and should be placed starting from the bottom of the hole.

If stone-column methods other than the Geopier® method are selected, the compaction of the stone columns should be verified with a dynamic cone-penetration test through the aggregate piers. The "N" values can be obtained continuously through the full length of the aggregate piers. After the tests are completed and the aggregate is still loose, the piers should be recompacted using the installer's equipment. Based on our experience with other projects, a top-feed method of placing the granular material with a vibration device in the open hole cannot achieve the required compaction and is not acceptable or to be considered as equal to the Geopiers®.

The Geopier® Foundation Company, Inc. will design the Geopiers® including the length, diameter, and spacing of the piers and the allowable bearing capacities of the improved subgrade soil or with foundations supported directly on top of the piers. If the Geopier® subgrade-improvement method with a displacement mandrel will be used, temporary steel casings will not be needed to extend through the existing fill and weak soil to keep the shafts from caving in. If the Geopier® subgrade-improvement method will be considered, we can contact and provide our study to Geopier® Foundation Company, Inc. on behalf of the client to obtain a preliminary cost estimate for this project.

#### **INSTALLATION OF AUGER CAST PILES OR DRILLED PIERS**

Alternatively, drilled piers or auger-cast piles can be installed to support the proposed buildings. Based on the soil conditions indicated in the borings made for this study, the bottoms

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For the drilled piers or auger-cast piles to be selected as the foundation method, the existing undocumented and uncontrolled fill is still unreliable to serve as subgrade to support the floor slabs on-grade. A structural slab supported on a system of drilled piers or auger-cast piles with grade beams should be used to avoid the potential of differential settlement and the cracking of the floor slabs on-grade. The design of the structural slab, including the grade beams and drilled piers or auger-cast piles, should be performed by the structural engineer and is beyond the scope of our works.

### **SLABS ON-GRADE**

The slabs on-grade can be constructed either on the undisturbed original soil layer for the basement construction, on the newly compacted backfill, or over the Geopier<sup>®</sup>-improved subgrade soil. The upper one foot of compacted fill should be a well-graded, granular material such as crushed sand and gravel or crushed stone. To help distribute concentrated loads and equalize moisture conditions under the slab, this granular material should contain less than 5% of fines or particles that can pass through a No. 200 sieve.

We also recommend that slabs on-grade “float” by being fully supported on the ground and not structurally connected to the walls or foundations. Floating will minimize the possibility of cracking and displacement of the slabs on-grade as a result of differential movements between the slabs and the foundations. Although the movements should be within the tolerable limits for structural safety, such movements could be detrimental to the slabs if they were rigidly connected to the foundations.

If drilled piers or auger-cast piles are selected for use on this project, a structural slab supported on a system of drilled piers or auger-cast piles with grade beams should be used.

### **GROUND WATER**

Free groundwater was not encountered during the boring operations. Any groundwater and surface water infiltration encountered in the excavations should be lowered to the bottom of the maximum excavation using sumps and pumps. Sumps can consist of perforated pipes or drums installed vertically in the relatively permeable granular soils and surrounded with free-draining sand and gravel. The perforations of the pipe should be covered with a layer of filter fabric to

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CLIENT  
**Pendleton Ventures**

JOB NO.

**179356**

PROJECT  
**Soil Study for Proposed Buildings, Sycamore Street,  
Cincinnati, Ohio**

BORING  
STARTED **4/25/17**

BORING  
COMPLETED **4/25/17**

DRILLER  
**DC**

METHOD  
**3 1/4" HSA**

TYPED BY  
**jpc**







**1**  
Boring No.  
Sheet 1 of 1

DEPTH	SAMPLE NO.	SAMPLER TYPE RECOVERY	GRAPHIC LOG	PROJECT LOCATION		BLOW COUNTS	COMMENTS	REMARKS
				LAT.	LONG.			
				SURFACE ELEVATION <b>112.8'</b> *			*Surface elevation refers to an assumed elevation of 100.0' for the benchmark shown on the Boring Location Plan.	
				BORING LOCATION As shown on Boring Location Plan.				
				It has been necessary to interpolate between samples. Therefore, the contacts between the various soil strata should not be taken as absolute.				
				VISUAL CLASSIFICATION OF THE MATERIAL			N VALUE, blows/ft.	
				(FILL) TOPSOIL (6")			10 20 30 40 50 60 70 80 90	
1.0	1A		(FILL) Stiff brown lean CLAY with sand (trace gravel, trace brick fragments) - moist	5				
2.0				7		14		
3.0				7				
4.0	2A		(Becomes medium stiff at 3.5')	4				
5.0				4		9		
6.0				5				
7.0	3A			4				
8.0				4		9		
9.0			(Becomes stiff at 8.5')	5				
10.0	4A			4				
11.0				4		11		
12.0				7				
13.0								
14.0	5A		(Trace glass and brick fragments at 13.5') (ORIGINAL) Stiff gray sandy lean CLAY (trace gravel) - moist	6				
15.0				6		14		
16.0				8				
17.0								
18.0								
19.0	6A		Very stiff brown sandy lean CLAY (trace gravel) - moist	8				
20.0				11		22		
21.0				11				
22.0								
23.0								
24.0	7A		(Becomes hard at 23.5')	12				
25.0			Bottom of boring at 25.0 feet	17		34		
26.0								

GINT Report Used: NEWLOGIN Report No.: 179356.GPJ GINT Template Used: NEWLOGIN.GDT Date Printed: 5/2/17

WATER LEVEL MEASUREMENTS

	DEPTH	DATE
INITIAL	NONE	4/25/2017
AT COMPLETION	NONE	4/25/2017
OTHER	NONE	6 HRS

-  A - SPLIT SPOON
-  B - ROCK CORE
-  C - SHELBY TUBE
-  D - SOIL PROBE
-  E - AUGER CUTTINGS
-  F - SONIC

Bowser-Morner, Inc.

Telephone:  
Fax:



**BOWSER  
MORNER**

CLIENT  
Pendleton Ventures

JOB NO.

179356

PROJECT  
Soil Study for Proposed Buildings, Sycamore Street,  
Cincinnati, Ohio

BORING STARTED 4/25/17

BORING COMPLETED 4/25/17

DRILLER DC

METHOD 3 1/4" HSA

TYPED BY jpc







3  
Boring No.  
Sheet 1 of 1

DEPTH	SAMPLE NO.	SAMPLER TYPE RECOVERY	GRAPHIC LOG	PROJECT LOCATION		BLOW COUNTS	COMMENTS	REMARKS
				LAT.	LONG.			
				SURFACE ELEVATION 94.5'*			*Surface elevation refers to an assumed elevation of 100.0' for the benchmark shown on the Boring Location Plan.	
				BORING LOCATION As shown on Boring Location Plan.				
				It has been necessary to interpolate between samples. Therefore, the contacts between the various soil strata should not be taken as absolute.				
				VISUAL CLASSIFICATION OF THE MATERIAL				
				(FILL) TOPSOIL (11")				
1.0	1A			(FILL) Medium stiff brown lean CLAY with sand, some brick fragments (trace concrete fragments, trace gravel) - moist		3 5 5	10	
2.0								
3.0								
4.0	2A			(FILL) Very loose brown SAND with gravel, some brick fragments (trace concrete fragments) - moist		3 3 2	5	
5.0								
6.0								
7.0	3A			(FILL) Medium stiff brown lean CLAY with sand (trace brick fragments) - moist		4 4 5	9	
8.0								
9.0								
10.0	4A			(Becomes stiff at 8.5')		6 7 8	15	
11.0								
12.0								
13.0								
14.0								
15.0	5A			(Becomes hard with limestone cobbles at 13.5')		17 18 19	37	
16.0								
17.0								
18.0								
19.0	6A			(ORIGINAL) Brown weathered SHALE		25 33	50	
20.0				Bottom of boring at 19.9 feet		50/5"		
21.0								
22.0								

GINT Report Used: NEWM.LOGIN Report No.: 179356.GPJ GINT Template Used: NEWM.LOGIN.GDT Date Printed: 5/2/17

WATER LEVEL MEASUREMENTS

	DEPTH	DATE
INITIAL	NONE	4/25/2017
AT COMPLETION	NONE	4/25/2017
OTHER	NONE	4 HRS

-  A— SPLIT SPOON
-  B— ROCK CORE
-  C— SHELBY TUBE
-  D— SOIL PROBE
-  E— AUGER CUTTINGS
-  F— SONIC

Bowser-Morner, Inc.

Telephone:  
Fax:



**BOWSER MORNER**



# NEW TOWNHOME

328 + 332 MULBERRY ST, CINCINNATI, OH

## INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	ISSUE DATE	REVISION NUMBER	REVISION DATE
G000	COVER SHEET	09-13-19		
G101	SITE PLAN	09-13-19		
A101	FLOOR PLANS	09-13-19		
A201	ELEVATIONS	09-13-19		
A202	ELEVATIONS	09-13-19		

## OWNER

PENDLETON VENTURES  
1322 PENDLETON ST  
CINCINNATI, OHIO 45202  
PHONE: (513) 607-4776  
CONTACT: CHRIS LACEY

## ARCHITECT

HEATHER ESTRIDGE, RA, NCARB, LEED AP  
3747 EASTERN AVE  
CINCINNATI, OHIO 45226  
PHONE: (513) 708-3533  
FAX: (513) 323-1262  
E-MAIL: hlearchitect@gmail.com

## CONTRACTOR

PENDLETON VENTURES  
1322 PENDLETON ST  
CINCINNATI, OHIO 45202  
PHONE: (513) 607-4776  
CONTACT: CHRIS LACEY

## STRUCTURAL ENGINEER

DON ROENKER  
PHONE: (859) 331-0084

SITE MAP



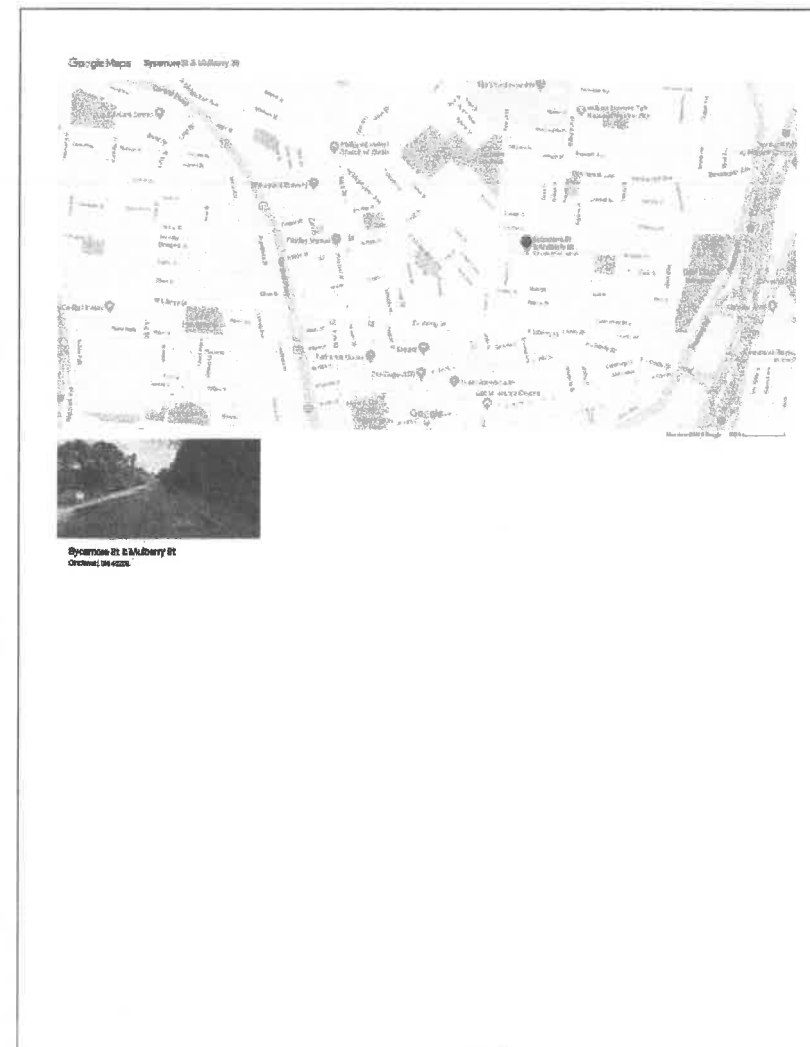
CAGIS Online Map



Hamilton County Ohio

Printed: Sep 12, 2019 ©CAGIS

VICINITY MAP



**Sycamore Street**  
60' R/W

**Lot 1**  
328 Mulberry

**Lot 2**  
332 Mulberry

Pt. Lot 23  
Parcel 94-6-2  
Joseph M. Luggen  
O.R. 12482, Pg. 1802  
3 Story Brick

Easement & Agreement  
O.R. 9756, Pg. 2018  
O.R. 12482, Pg. 1795

Parcel 094-0096-0000  
Titan Capital, LLC  
O.R. 0000, Pg. 0000

Bldg. Cor.  
@ 0.72-S  
0.03-W

Bldg. Cor.  
@ 0.38-E

Ex. CN @ 3'

Electric Meter

Proposed 2-Unit  
3 Story Brick

FF=648.79  
Garage FF=648.21

FF=650.79  
Garage FF=650.21

Prop. Water Top

Rim=652.89  
Inv=648.89

Rim=652.46  
Inv=639.41  
NW.Inv=645.06

**Mulberry Street**  
60' R/W



**SITE PLAN**  
SCALE: 1" = 10'-0"

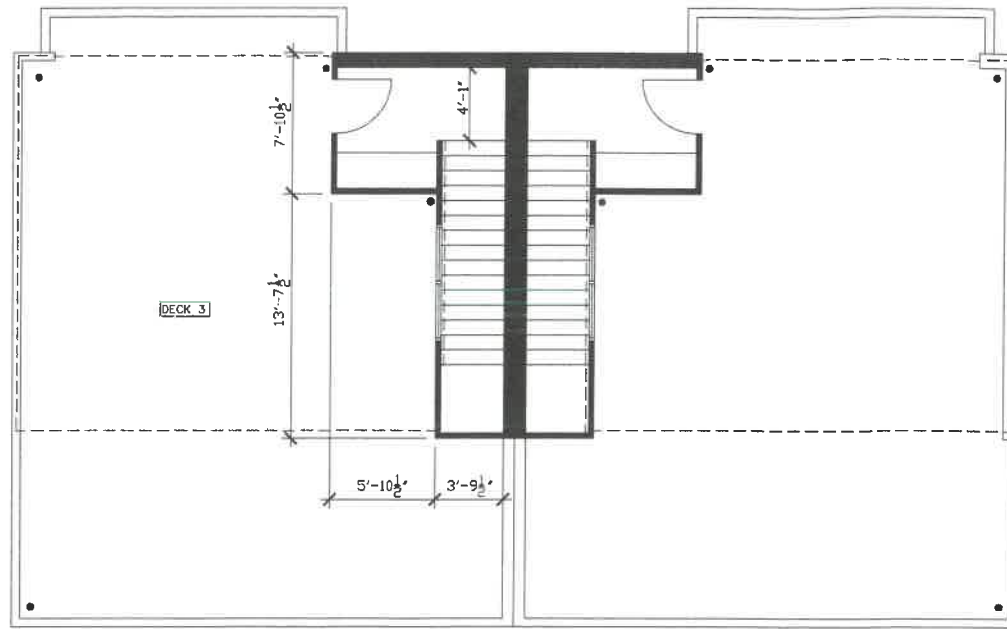
n=638.69  
=626.39

I=638.8±

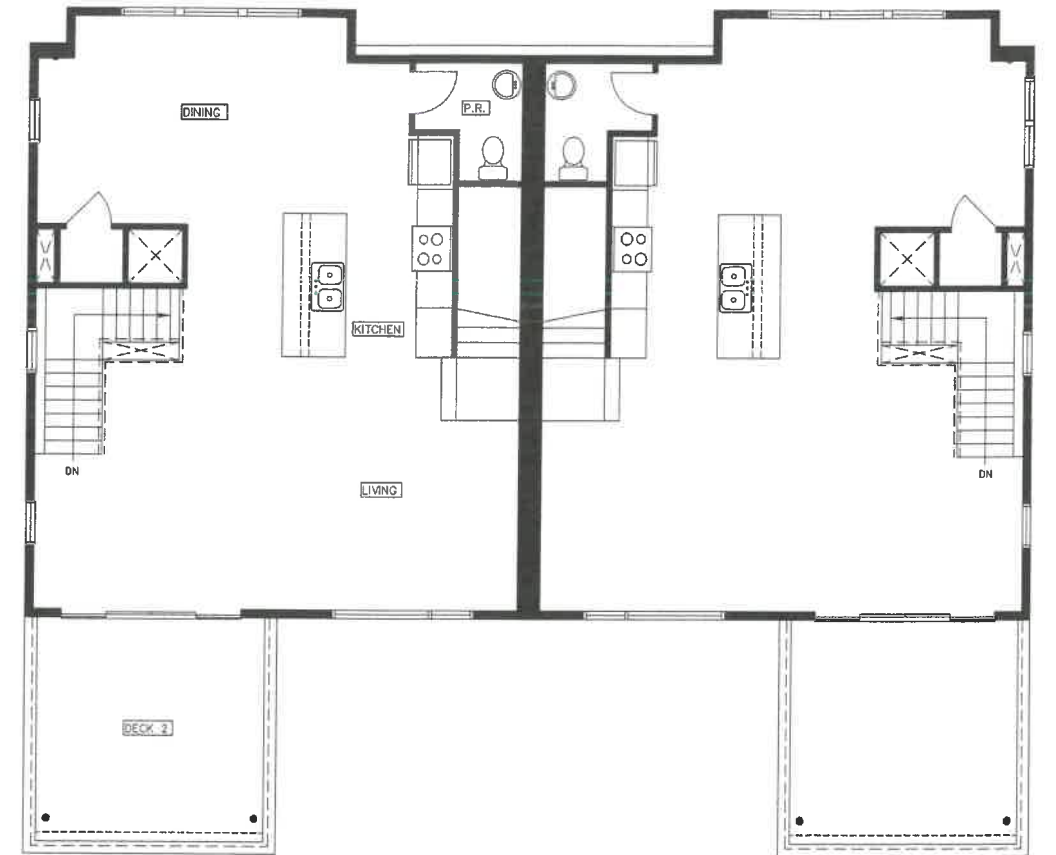
I=638.9±

21" RCP Cor





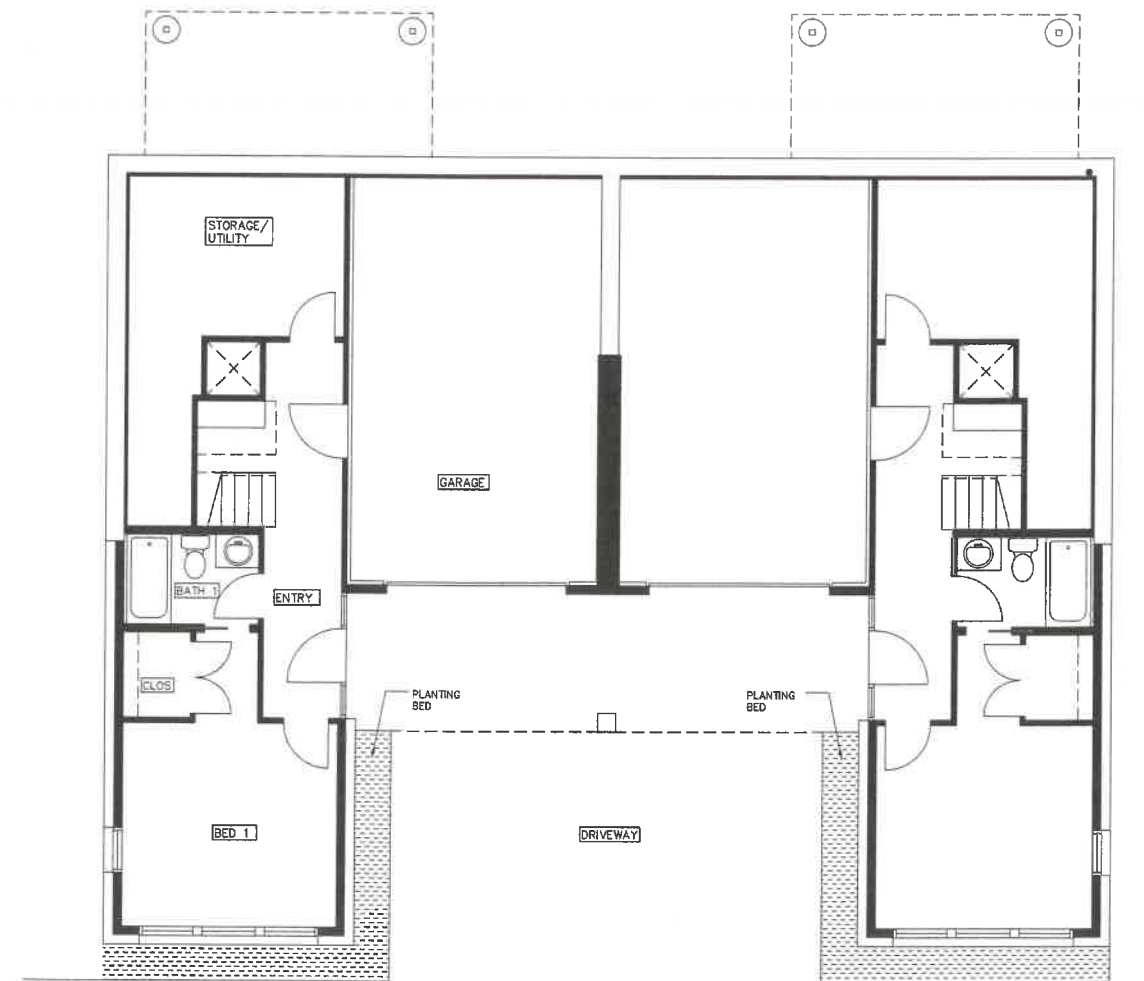
1  
A101 **ROOF PLAN**  
SCALE: 3/32"=1'-0"



3  
A101 **3RD FLOOR PLAN**  
SCALE: 3/32"=1'-0"



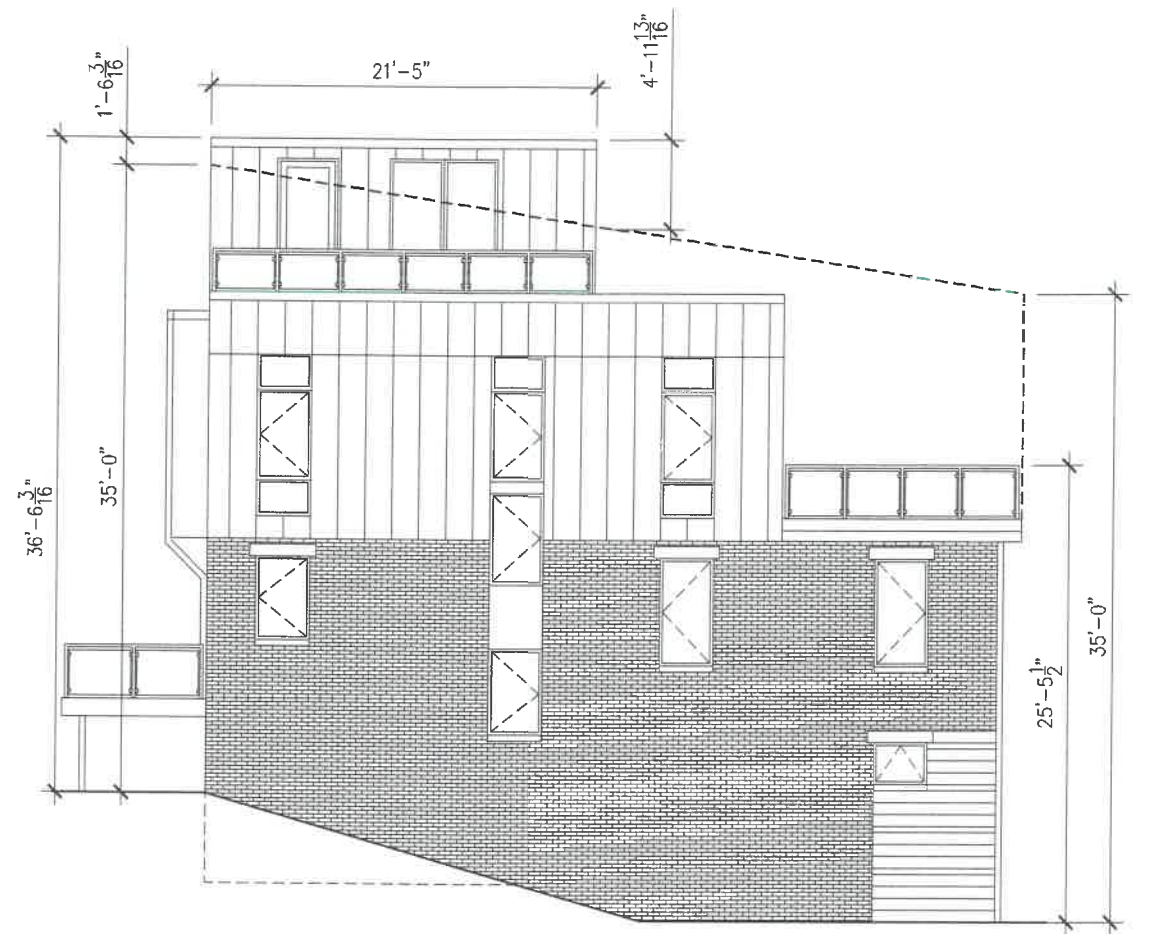
2  
A101 **2ND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



1  
A101 **1ST FLOOR PLAN**  
SCALE: 3/32"=1'-0"



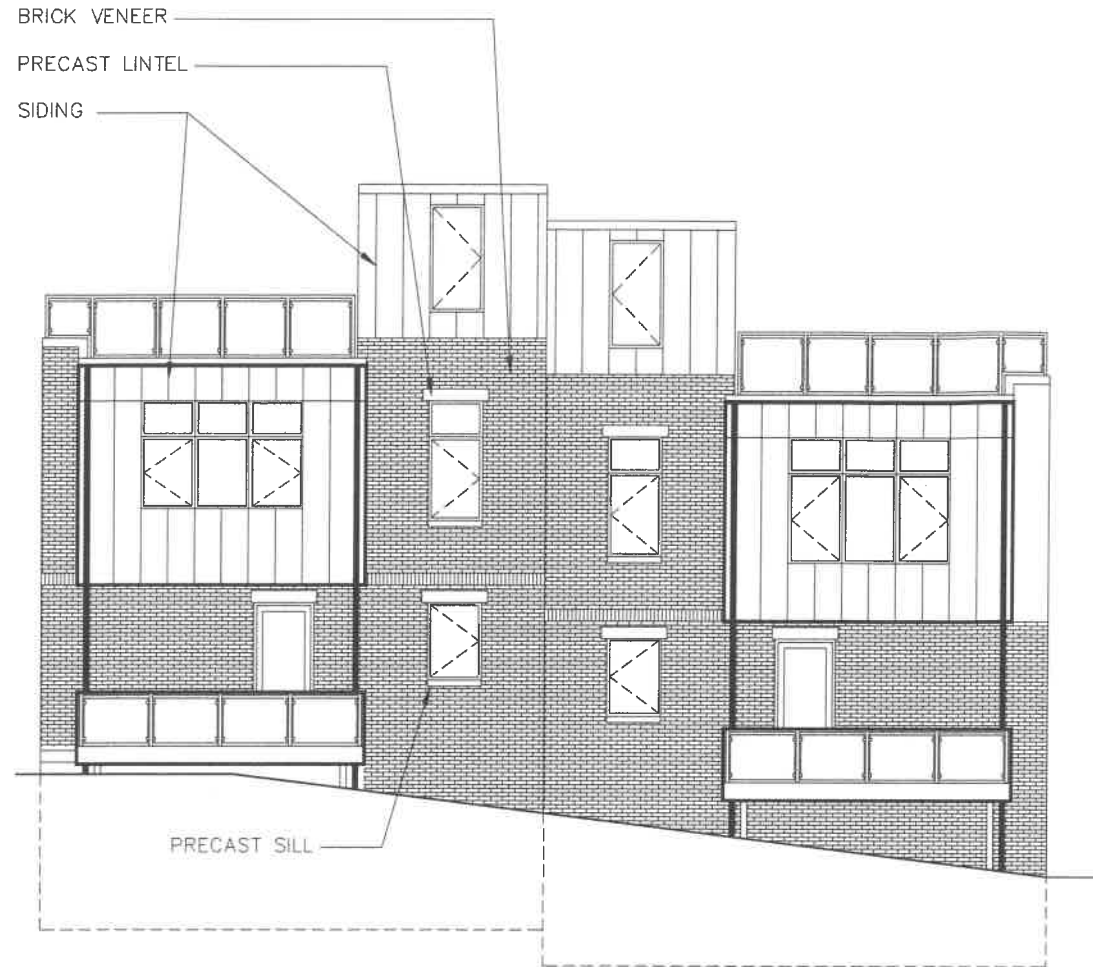
1 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



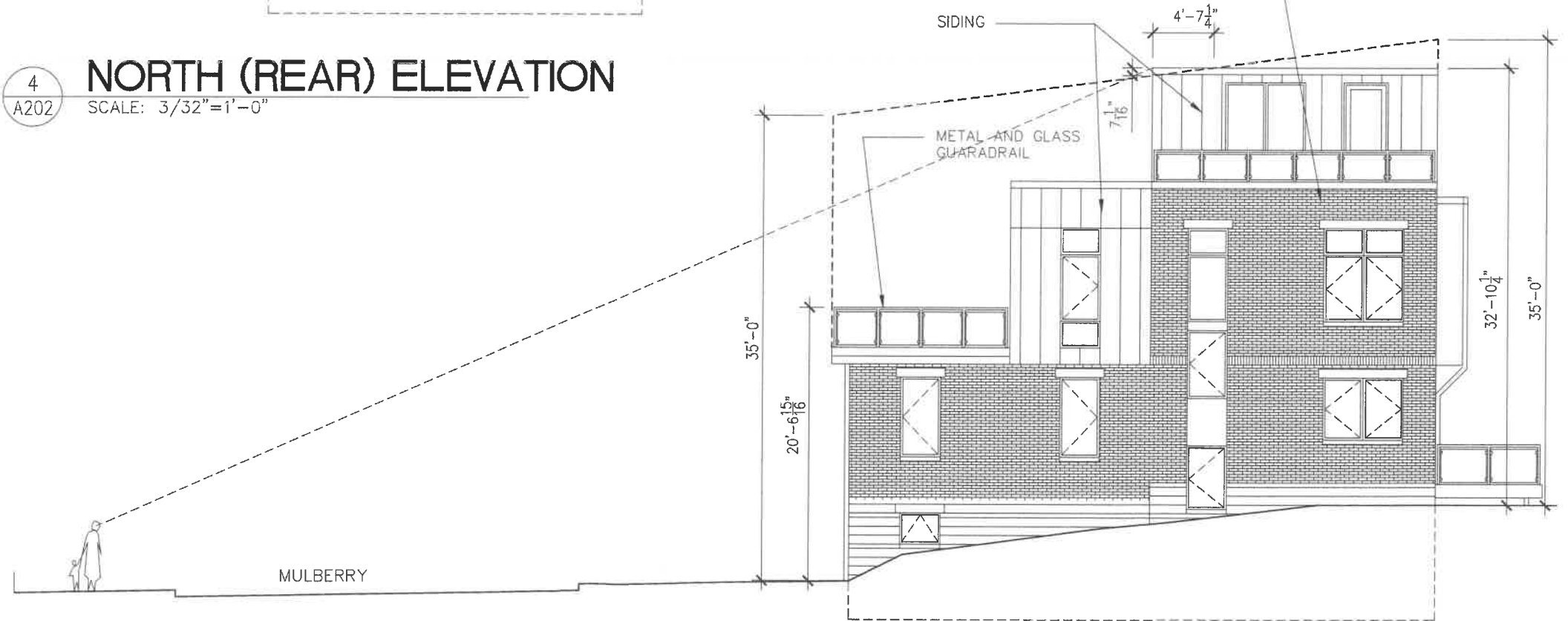
2 WEST ELEVATION  
SCALE: 3/32"=1'-0"

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4 **NORTH (REAR) ELEVATION**  
 A202 SCALE: 3/32"=1'-0"



3 **EAST ELEVATION**  
 A202 SCALE: 3/32"=1'-0"

■ P R O J E C T I O N ■ C O S ■ H E X T I ■ D. ■ T I ■ S I

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

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APPLICATION #: COA2019071  
APPLICANT: Drawing Department  
OWNER: The Loring Group, LLC  
ADDRESS: **414 Central Avenue**  
PARCELS: 145-0001-0029  
ZONING: DD-B  
OVERLAYS: W. 4<sup>th</sup> Street Historic District  
COMMUNITY: Downtown  
REPORT DATE: October 24, 2019  
HEARING DATE: November 4, 2019  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### **Existing Conditions:**

The subject property at 414 Central Avenue consists of a ca. 1875 three-story vernacular building with a one-story addition at the corner of Central Avenue and Perry Street. The one-story addition dates to the early 1900s and is clad in wood paneling and stucco with a mansard roof. Campanello's Italian restaurant currently occupies the building.

### **Proposed Conditions:**

The proposed project will consist of a renovation of the existing one-story addition. The addition is listed as a non-contributing structure in the W. 4<sup>th</sup> Street Historic Guidelines. The rear portion of the building will be demolished and rebuilt in the same footprint, while the front half of the addition abutting Central Avenue will be rehabilitated in place. The work will establish a refuse storage area at the rear rebuilt portion of the addition that will be completely enclosed with walls, a roof and metal swing gates (rather than the 8' fence originally proposed in the application). The metal swing gates will be installed to allow access to the refuse storage area, which will be shared with the ownership's other tenants, primarily the adjacent Rebel Mettle Brewery that is currently under development.

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

Zoning District: [Section 1411](#) Downtown Development  
HCB authority: [Section 1435-05-4](#)  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [West Fourth Street Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

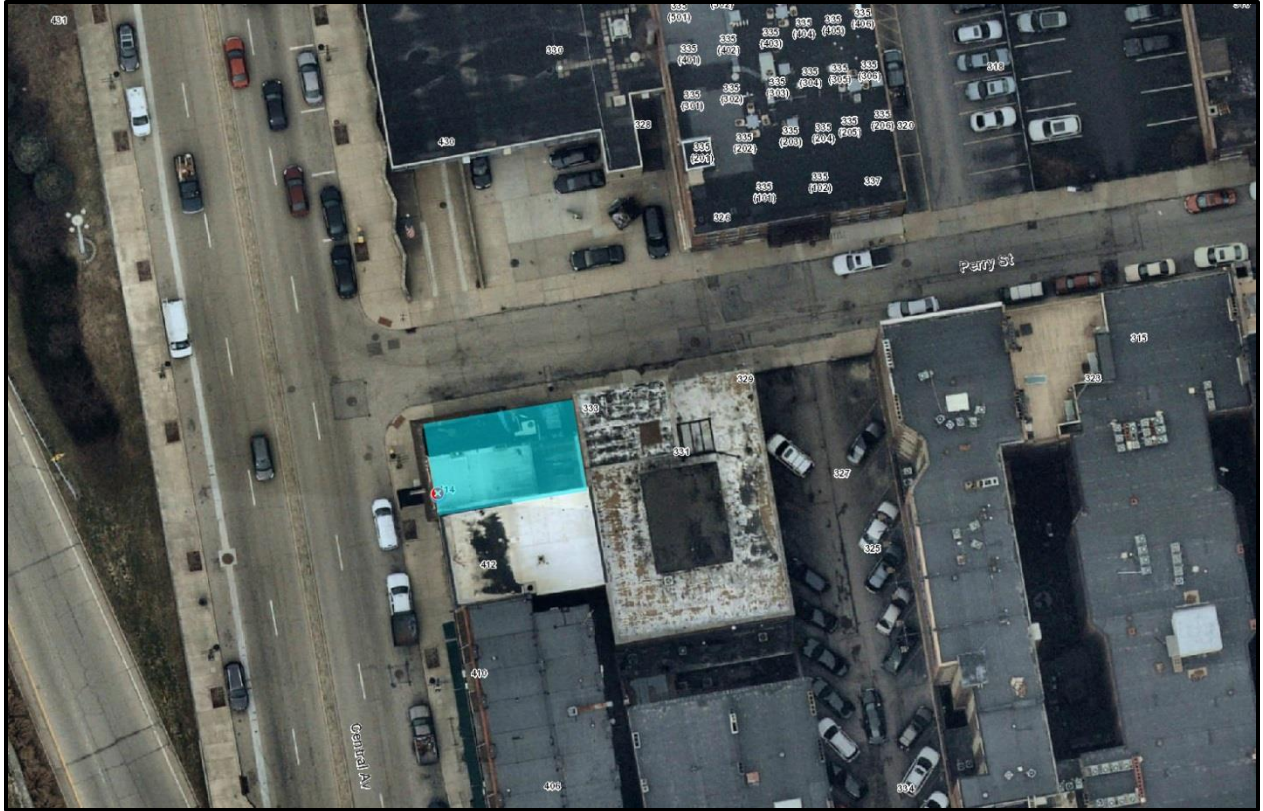


Figure 1. Location of subject property at the corner of Central Ave and Perry St. Image from CAGIS.



Figure 2. Image of 414 Central Avenue, facing southeast. Image from Google.



Figure 3. 1927 image of subject property on right from Perry Street. Image courtesy of University of Cincinnati Libraries.

**Previous Reviews:** No recent reviews have occurred on the subject property.

**Zoning Analysis:**

The proposed work conforms to the overall Zoning regulations for the DD-B Zoning District. The property is not located within a Zero Setback or Commercial Continuity Overlay.

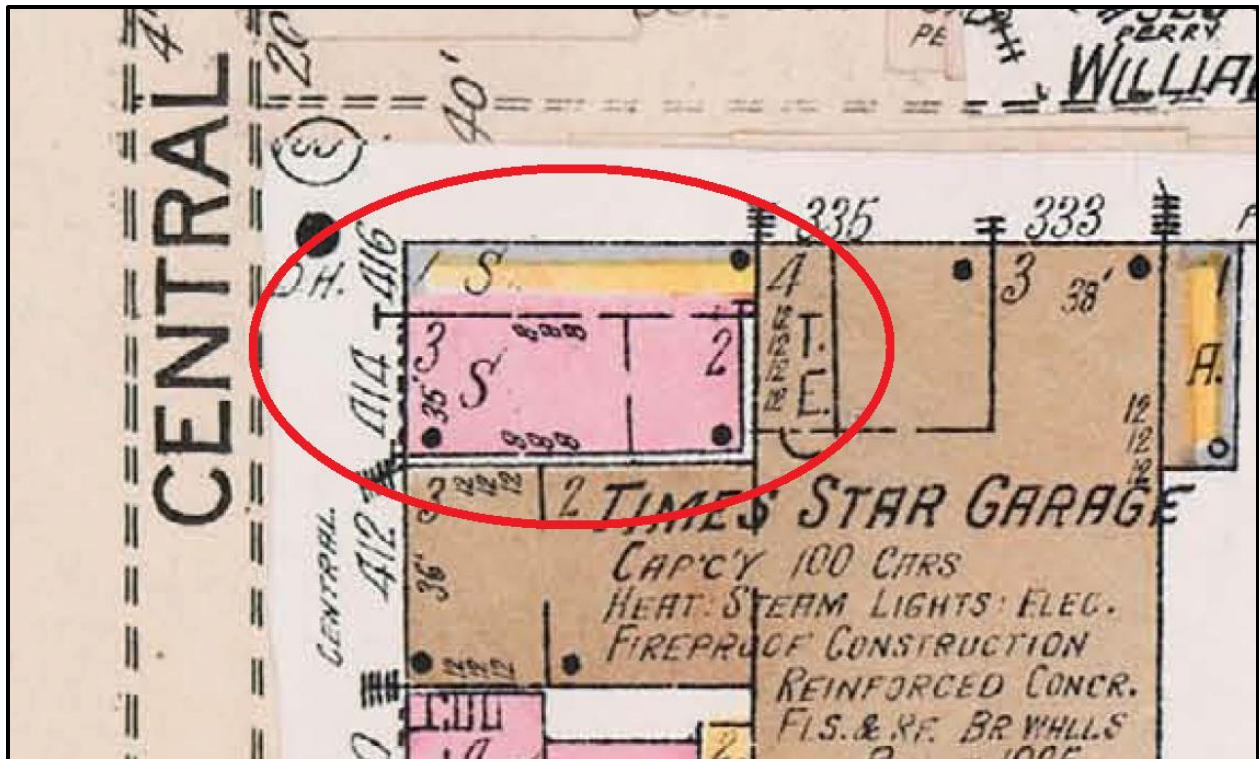


Figure 4. Detail of 1904 Sanborn showing subject property.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the rehabilitation and partial reconstruction of the addition at 414 Central Avenue. The work includes:

- Rebuilding rear portion of existing addition
- Adding opaque metal gates to Perry Street elevation
- Removing existing cladding material and mansard roof from remainder of addition
- Installing new storefront elements along Central Avenue and Perry Street

**Applicable Guidelines**

Rehabilitation

GENERAL:

*Completely new features and materials should be compatible with the building in design, color, detailing, texture, size and shape.*

The existing structure dates to the early 1900s and was originally built as a frame addition with a stone or other veneer cladding material, as shown on the 1904 Sanborn map (see Figure 4.). Historic images from 1927 show a faux brick pattern on the veneer material (see Figure 3). The applicant plans to examine the cladding material that is discovered under the current wood paneling. If the material is found to be in good shape, it will remain in place. If the material is too deteriorated to be reused, which is likely the case, the building will be stuccoed and painted. While most buildings in the district are masonry, the existing building was frame with a

cladding material. Staff feels that the proposed painted stucco is not inappropriate for the building. Staff does recommend that a vertical element be provided at the location of the original brick building to better differentiate the original building from the smaller addition along the Central Avenue frontage. This vertical element may be approved at the Staff level upon agreement of the HCB.

The massing of the building will match the existing building on the site. Additional features will be added that will help the noncontributing addition relate better to the surrounding district. These details include the removal of the wood paneling and mansard roof and the addition of a dark bronze metal coping at the top of the building and a dark bronze drip edge and painted concrete base at the bottom.

**SPECIFIC:**

1. Openings: *The size of original openings should not be altered. Window, doors and associated trim should be repaired rather [than] replaced; essential replacements should match the character of the original.*

Existing openings on the noncontributing addition are not original to the building. New openings will be created to better serve the use including a new storefront system discussed below and new metal in-swing gates to access the refuse storage area beyond. The gates will allow for a screened and enclosed refuse storage area. The gates will consist of three panel, flat, opaque in-swing gates. Staff feels the proposed gates are appropriate as they are located on a secondary façade along Perry Street. The street features other loading dock doors and incidental storage and parking areas further down the street.

4. Storefronts: *Existing original storefronts should not be removed or obscured. The design of new storefronts should be in character with the building. Storefronts should not be set back in arcades, and ground-level transparency (glass storefronts) should be maintained.*

A new storefront will be created on the Central Avenue and Perry Street elevations. The proposed storefront will be a standard aluminum storefront with a dark bronze finish and clear glass above lower opaque spandrel panels. This includes two smaller storefront windows on Central and Perry. The storefronts will increase the amount of transparency on the building to better serve the restaurant use and to better conform to the district standards.

The proposal shows that the front door is at the property line and swings into the right of way. As there is a Change of Occupancy and major renovations at the property, the City will require that doors swing onto private property and not onto public right of way. The door will be required to be recessed. While this will change the configuration of the entry, staff would ask for the Board to defer the final design to staff on this change. There are many examples of recessed entries within the district to guide the design.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on October 16, 2019.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

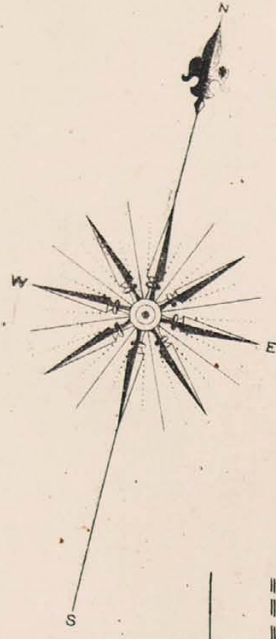
A. **APPROVE** a Certificate of Appropriateness for 414 Central Avenue per plans submitted by Drawing Dept dated 10.22.2019 including any revisions submitted for permit subject to staff review and approval with the following conditions.

1. A vertical element shall be provided to be approved by the Urban Conservator to define the boundary of the original 1875 3-story building along the Central Avenue frontage.
2. A covenant establishing access to the refuse storage area for adjacent tenants shall be recorded with the Hamilton County Recorder’s Office prior to the issuance of the Certificate of Occupancy.
3. The front door will have to be recessed to allow the door to swing out onto their owner’s property. This design change can be approved at a staff level. If easements are sought, they must be finalized prior to the issuance of any permits pertaining to the first-floor use.
4. Entry to the basement in the right-of-way requires any easement if to be maintained.
5. 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.
2. The one story building is a non-contributing building and changes to it including stucco help make the building more compatible to the district.
3. The first floor of the contributing building has been damaged with prior work of a stuccoed and frame facade and the proposed changes with staff’s requirement of a vertical element will help distinguish the building from the non-contributing while showing the storefront is not original to the building.

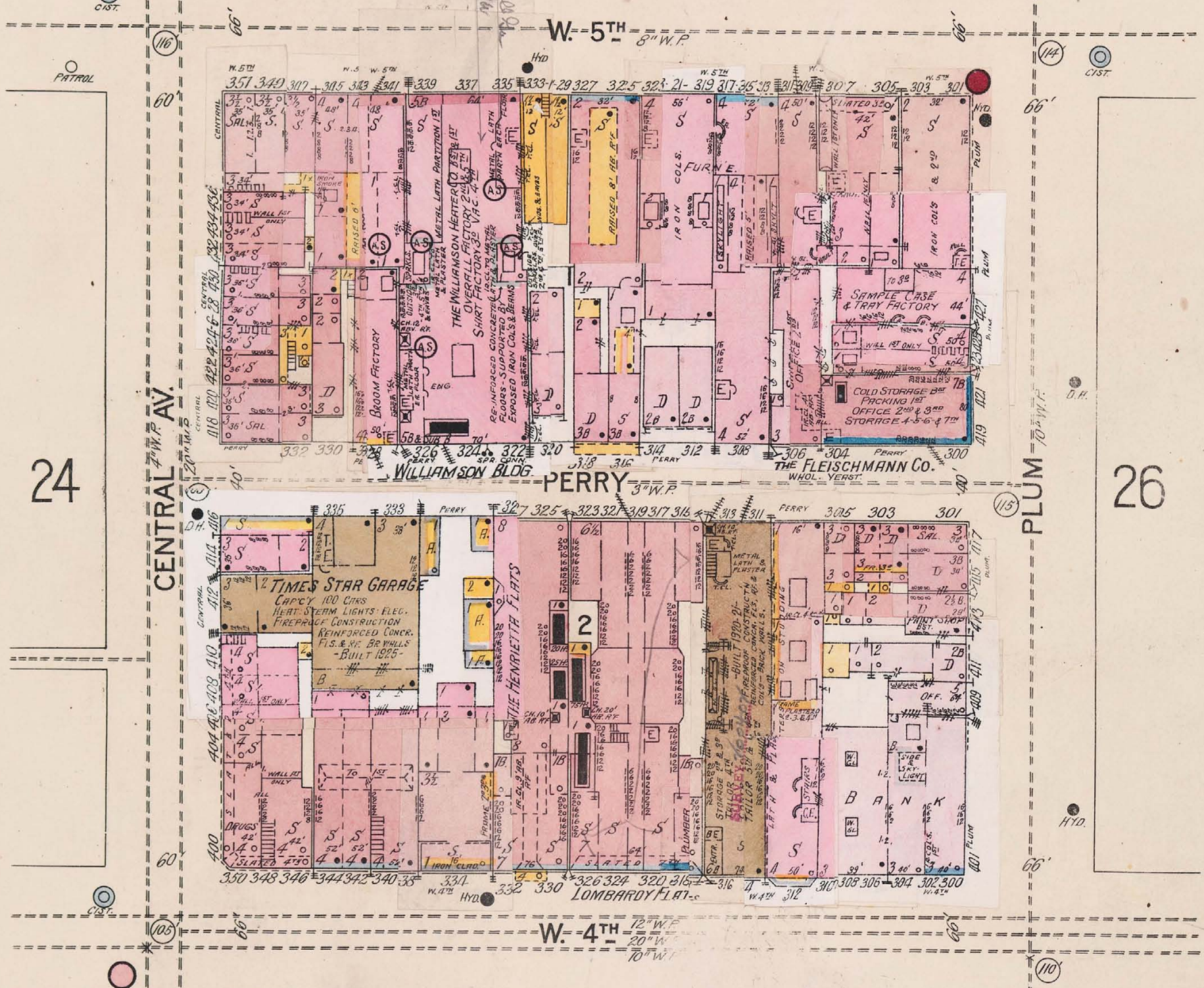
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CINCINNATI, VOL. 1



1209-5000-C-11-16-26-08  
1151 5000-C-8-9-21-1-714

29

W-5TH 8' W.P.

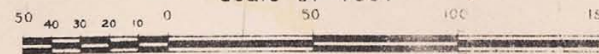


24

26

12

Scale of Feet



SANBORN MAP™

25

SANBORN MAP™



145-1-29

145-1-30  
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SHEET INDEX	
SHEET	CONTENTS
1	COVER
2	CONTEXT MAP
3	DIAGRAM
4	EXISTING SITE PLAN
5	PROPOSED SITE PLAN
6	PHOTOGRAPHY

CENTRAL AVE.

1968

A

F

B

C

D

PERRY ST.

414 CENTRAL AVE.

Parcel ID: 014500010029



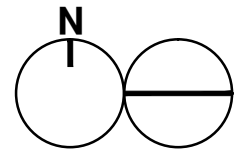
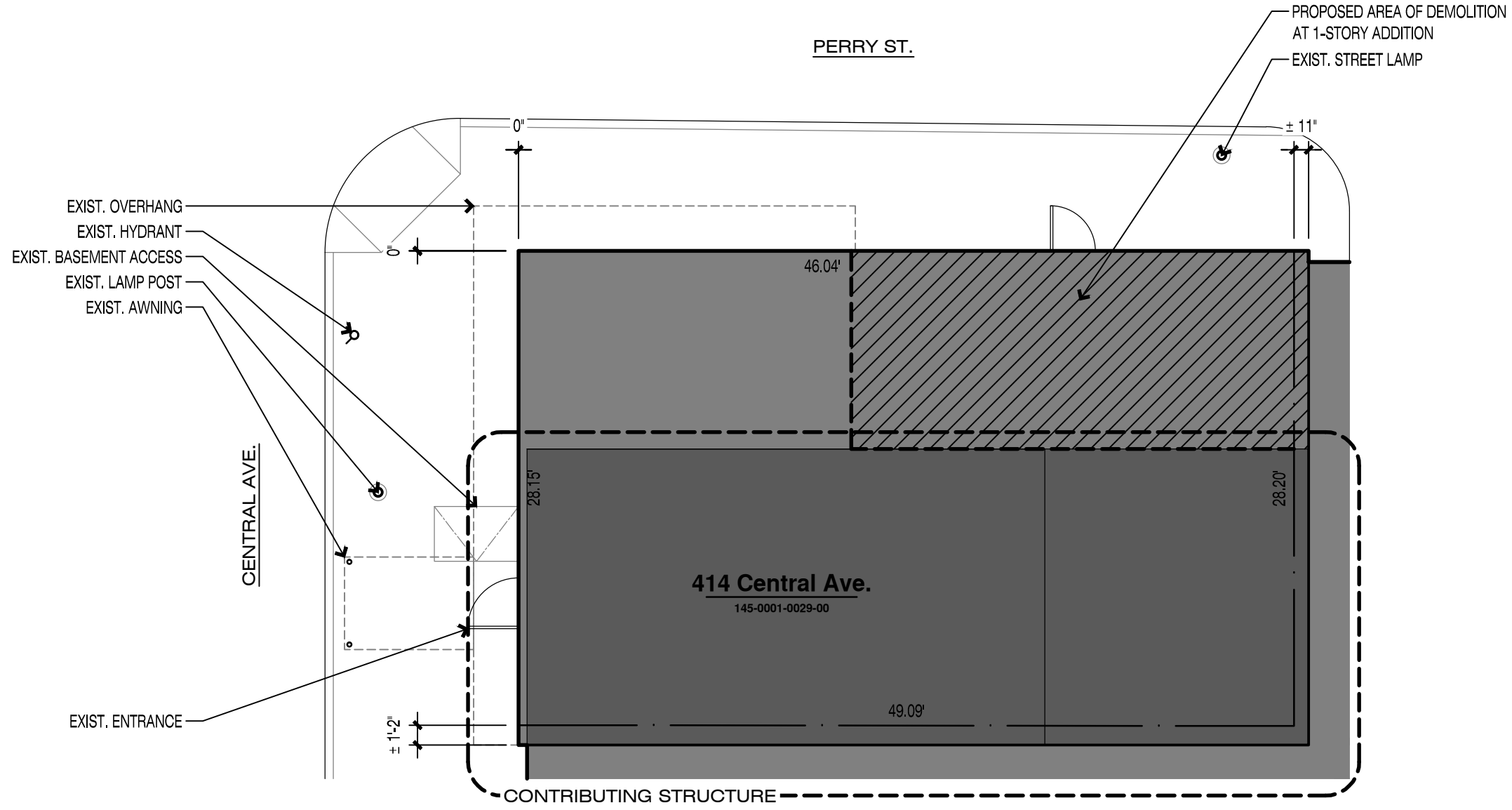
Context Map

1' 10' 20'

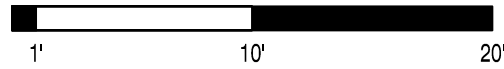
NON-CONTRIBUTING ADDITION  
PROPOSED EXTENT OF DEMOLITION

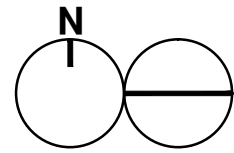
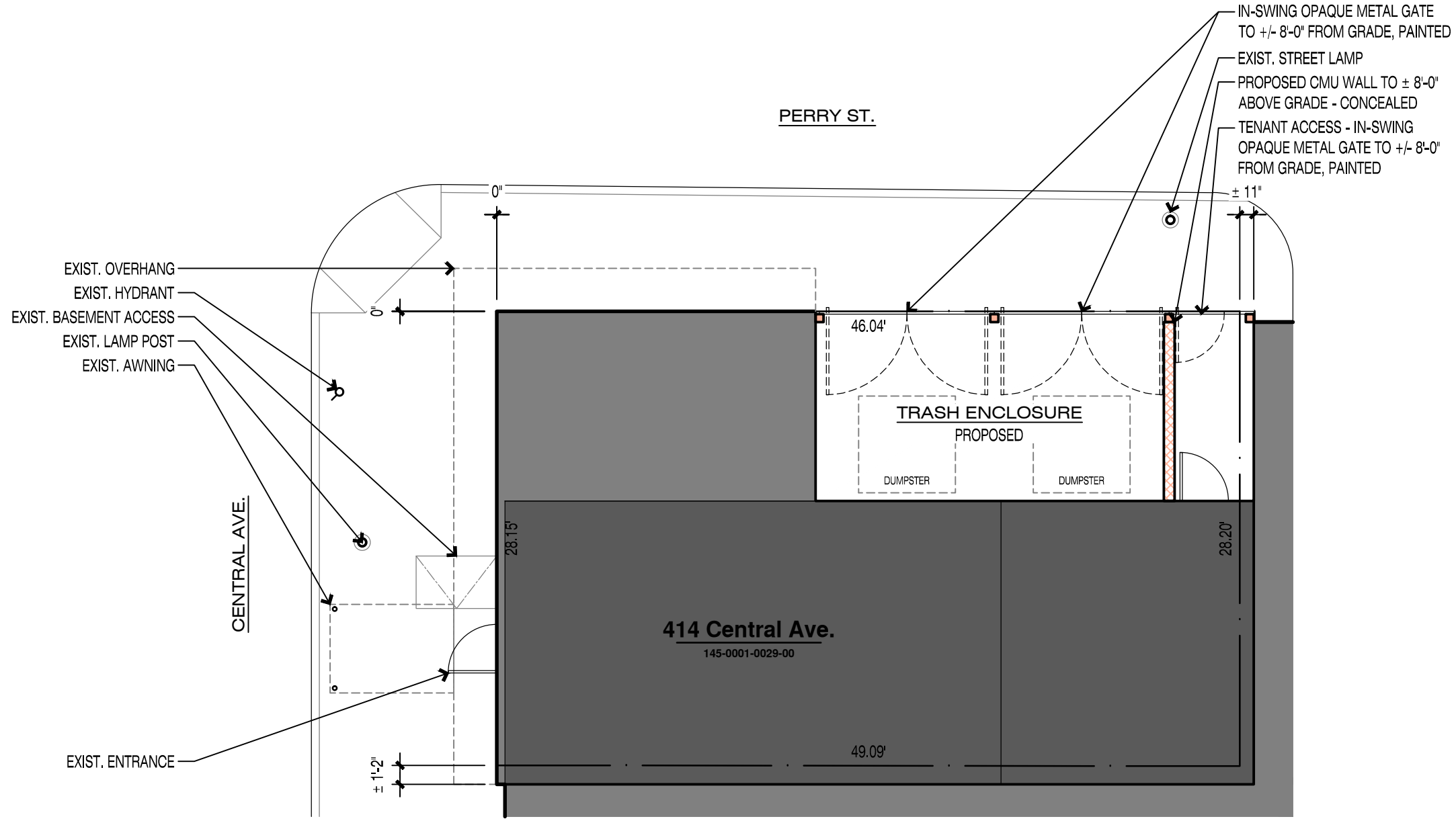


○ Contributing Structure Diagram

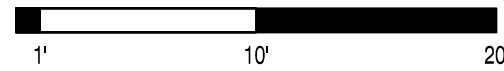


**Existing Site Plan**



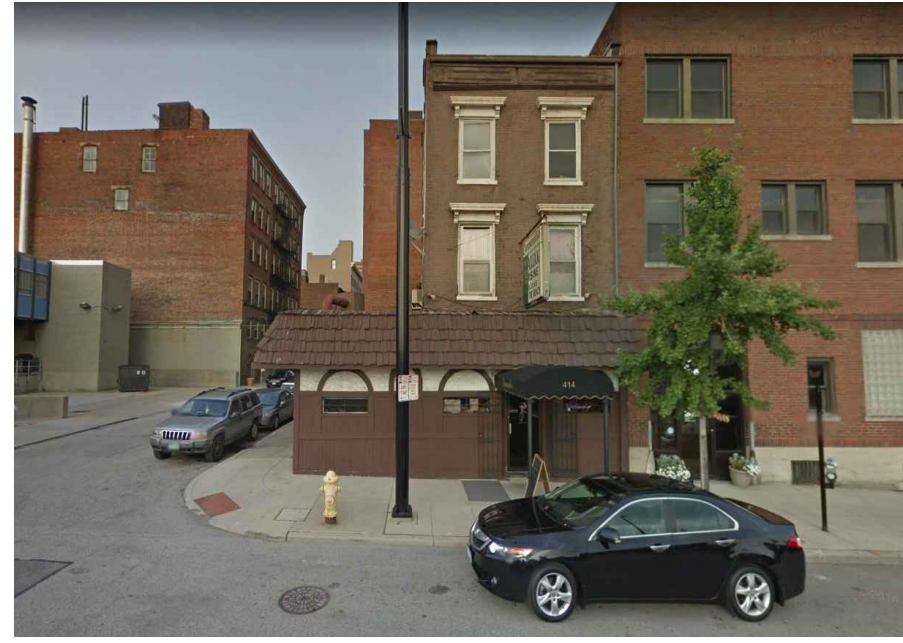


**Proposed Site Plan**





1968



A



B



C



D



E



F

drawing dept  
 3217 madison rd cincinnati ohio 45209  
 513.272.8099 | www.drawingdept.com

**414 CENTRAL**  
 414 Central Ave.  
 Cincinnati, Ohio 45202



1  
7

**EXTERIOR ELEVATION**

1/2" = 1'-0"

PERRY STREET



**1**  
**8** **EXTERIOR ELEVATION**  
 1/2" = 1'-0"

CENTRAL AVENUE

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

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APPLICATION #: COA2019070  
APPLICANT: Adam Wisler Architect  
OWNER: CAR Properties  
ADDRESS: **1709 Race Street**  
PARCELS: 09400080168  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: October 22, 2019  
HEARING DATE: November 4, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request:**

The applicant is requesting a COA for a rear first floor addition with a second floor deck.

### **Existing Conditions**

The subject property is a vacant building that was built as a mixed use building with residential on the second floor.

### **Proposed Conditions**

The applicant is proposing to renovate the building into a second floor apartment with exterior second floor deck and a bar on the first floor with a rear patio/courtyard. Exterior work includes new storefront, new windows, second floor deck and rear patio/courtyard.

### **Previous Reviews:**

NA

### **Zoning Review:**

There is no zoning relief required at this time. The Outdoor Area is not within 100 ft. of a residentially zoned property. No Outdoor Entertainment is proposed by the applicant. If outdoor entertainment is proposed at this location, including any amplified speakers for sidewalk seating or rear patio then a Use Variance will be required as Outdoor Entertainment is not permitted in the CC-P zoning district.



Figure 1. Image of 1709 Race Street Image from Google.

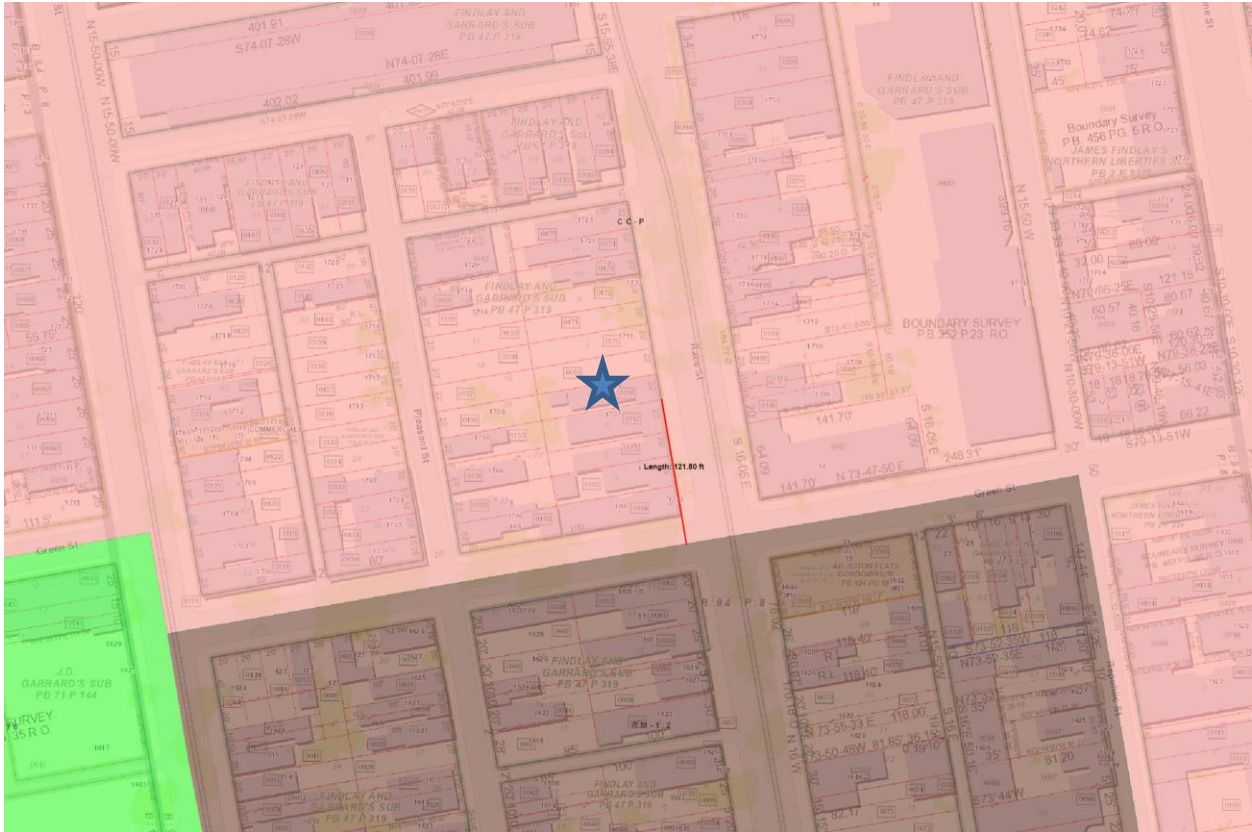


Figure 2. Location of subject property 1709 Race Street Street. Image from CAGIS.

**Applicable Zoning Code Sections:**

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

**Certificate of Appropriateness Review:**

A COA is required for the proposed rear patio and deck.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The patio/Outdoor Area and the second story deck are visible from Pleasant Street due to vacant parcels that are currently used for parking; However, as it is set back from the street it will not affect the streetscape of Pleasant Street.

The addition will also be visible from Race Street, through the Findlay Market parking lot, but it will not be highly visible and will not adversely affect the architecture of the main building.

## **Applicable Guidelines**

### **Additions**

#### Intent and General Guidelines

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

The rear one story addition and deck do not overwhelm or overpower the original building. The material of a deck with brick piers and a wood deck is an appropriate addition is an appropriate solution as it differentiates the new building from the historic building.

The deck and patio will be open on all sides and will not have any enclosures.

*2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

The proposal is requesting new windows on the front. The proposal is for arched 2 over 2 windows to fill the entire opening on the front and regular double hung one over one for the windows on the side and rear. The applicant has submitted 3 brands of windows and all brands submitted, Marvin, Quaker, and Sierra Pacific, would be appropriate windows. All are aluminum clad wood windows.

The applicant is also proposing new openings on the second floor of the rear in the form of 2 double hung windows and a one-man door opening to the deck. As there is currently only one opening on the second floor, staff finds the proposal acceptable. The window openings and the doorway size are appropriate to the building and match the windows on the rest of the building. They are placed in appropriate places and provide access to the deck and air and light into the apartment.

The applicant is also proposing a new garage opening/storefront and door opening on the rear to access the proposed Outdoor Area for the bar. While this façade is not fronting a street, it is still visible from the street. Typically, we are more flexible changes to the rear of a building. However, analysis by the Building Plans Examiners have revealed that because of the proposed occupancy of the bar when including the patio, that building is incapable of providing two compliant means of emergency egress from the first floor Assembly Use. (See Director Dahlberg's letter). In summary, the second exit from through the breezeway cannot be made a compliant width to satisfy the proposed occupancy. Thus, the rear yard, in no way can be utilized by the Assembly Use and must be restricted from entry by such use. Thus, a door or garage door is inappropriate as it would allow for the violation of the Building Code. No patio can be approved for the rear yard for the Assembly Commercial Use. Though Staff would be supportive of adding additional windows to line up with the 2 double hung windows on the second floor to provide more air and light into the building, we must recommend denial of any doors.

*12. Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually, and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected, and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.*

The proposed Storefront is an appropriate treatment with the typical elements of knee wall, large windows, door and transoms. The historic pillars and columns are retained. The applicant is proposing casement windows to have operable windows on the front. While typically windows were not operable, using casement windows still provide a large plane of glass and the window is all within one plane.

There is one issue with the proposed design in regard to the entry way. As this is a Change of Use and Change of Occupancy, from a vacant building to an Assembly Use, the door will be required to swing out. The current proposal has the doorway swinging into the Public Right of Way. The City requires that doors swing onto private property and not onto public right of way. The door will be required to be recessed. While this will change the configuration of the entry, staff would ask for the Board to defer the final design to staff on this change. There are many examples of recessed entries within the district to guide the design.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on March 6, 2019

**Comments Provided to Staff:** NA

**Building Code Considerations:**

Any Assembly Use that has a capacity over 49 occupants, must provide 2 means of egress that are 44 inches wide for the entire route. The proposed project with the rear patio has a capacity of 63, however does not provide 2 means of egress that meets this standard. Staff has field verified that the breezeway is only 36 inches wide and will be unable to provide a second means of egress. Even if there were a structurally and economically feasible way to widen this route, altering the storefront would not meet the Historic Guidelines and the two egress routes would still not meet the requirement for being remote per the building code. Removing the rear patio will reduce the occupant load to below 49 and will provide for a code compliant project.

**DOTÉ Considerations:**

If the owner intends to maintain the basement access in the right of way, an easement is required with the City. If any patio area is requested on the right-of-way, a Revocable Street Privilege is required and the capacity of the facility, including the patio on the right-of-way cannot exceed 49 occupants.

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 1709 Race Street for a rear deck and façade changes per plans submitted by Adam Wisler Architects dated 9/16/2019 subject to the following conditions:
1. Building permits must be issued within 2 years of the decision or the COA will expire.
  2. The first floor of the rear façade shall not be permitted to create any door opening and shall not install a garage door. The applicant may consider 2 double hung aluminum clad wood windows in the same vertical position as the windows on the second floor. This design change can be approved at a staff level.
  3. Use of the rear yard shall be enclosed and managed such that occupants of the first floor Assembly Use may not enter the rear yard.
  4. The front door will have to be recessed to allow the door to swing out onto their owner’s property. This design change can be approved at a staff level.

If easements are sought, they must be finalized prior to the issuance of any permits pertaining to the first floor use.

5. The door or gate from the breezeway will also be required to be recessed onto private This design change can be approved at a staff level.
6. Entry to the basement in the right-of-way requires any easement if to be maintained.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. Doors shall open onto private property ~~unless an easement is permitted from the city~~ so as not to restrict the narrow public sidewalks in the right of way.
3. Programmatic needs are taken into account for proposed changes, however if proposed use can not be permitted per City Code (Zoning or Building) those changes are no longer necessary.
4. The rear deck is not highly visible and is for the use of the residential unit on the second floor.

10/24/2019

Adam Wisler  
POB 1093  
Asbury Park, NJ 07712

RE: 1709 Race Street-Permit number 2019P06526, HCB Case number COA2019070

Mr. Wisler

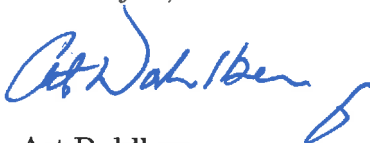
In reviewing the plans that were submitted for review by the Historic Conservation Board and the plans that have been submitted for permitting for the rear patio and deck at 1709 Race Street, Buildings and Inspection Staff have concluded that this project does not meet building code for egress when the rear patio space occupants are added to the existing occupant load.

The addition of the rear patio, increases the occupant load above 49 triggering the requirement of 2 means of egress at a minimum of 44 inches for the route. The applicant has proposed 2 means of egress, but only one meets the 44 inch standard and the exists are not "remote" as required by the code.

The egress route that uses the breezeway is only 36 inches (field verified by Staff) and as there are existing walls and an existing doorway that can't be altered to make a code compliant means of egress. As there is no feasible way to make the egress from the rear patio code compliant, this patio would not be permitted to be used for the bar area. This would also therefore not require additional openings, including the proposed garage door to be installed. While Historic Conservation Staff can be supportive of the deck that would be accessed by the apartment, they will not support the creation of a garage door opening and access from the bar to the patio.

Please contact me at 513-352-2424 or [art.dahlberg@cincinnati-oh.gov](mailto:art.dahlberg@cincinnati-oh.gov) with any questions.

Thank you,



Art Dahlberg  
Director of Buildings and Inspections

**ADJUDICATION/DENIAL LETTER**

Date: August 2, 2019

Location: 1709 Race Street

Request: CU for exterior patio, addition

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

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

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

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

1. 1419-21: Limited or full service Eating and Drinking Establishments: (e) Entertainment. Within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval.
2. 1419-21: Limited or full service Eating and Drinking Establishments(c) Maximum Size. Within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public..

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

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

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

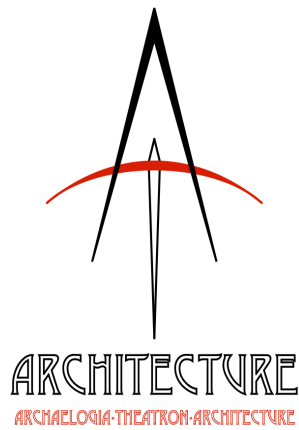
- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**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.*



September 28th, 2019

TO:  
HISTORIC CONSERVATOR/HISTORIC CONSERVATION BOARD  
CINCINNATI, OH 45202

**1709 RACE CHECKLIST INFORMATION LOCATION GUIDE:**

**CHECKLIST INFORMATION PROVIDED THUSLY**

3 complete hard copies at the time of application.

**PROVIDED**

All drawings formatted to 11x17 or 12x18.

**PROVIDED**

Digital copy in PDF format provided on CD, USB drive, or emailed to  
[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

**PROVIDED**

Adjudication/Denial Letter and this checklist

**PROVIDED**

Certificate of Appropriateness Application Form

**ADAM WISLER —  ARCHITECT**

POB 1093 ASBURY PARK, NJ 07712 · (503)·516·2326 · WWW.WISLER.COM

## **PROVIDED**

A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines

## **PROVIDED**

Zoning Hearing Examiner Application Form

## **NOT APPLICABLE - NO ZONING RELIEF REQUIRED - OCCUPIED OUTDOOR AREA LESS THAN 50% OF INTERIOR OCCUPIED AREA INSIDATED ON OCCUPANCY SHEET A2.2-0**

A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application

## **NOT APPLICABLE - NO ZONING RELIEF REQUIRED -**

The Hamilton County Auditors record or other documentation showing property ownership

## **PROPERTY CARD SHOWN ON SHEET A1.1**

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

## **PROVIDED**

A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any

## **ADAM WISLER - ARCHITECT**

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.

**ADAM WISLER —  ARCHITECT**

POB 1093 ASBURY PARK, NJ 07712 · (503)·516·2326 · WWW.WISLER.COM

**YES**

Other Documents or information applicant wants to present for their case Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$618.56

**PROVIDED**

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

A graphic scale required on all drawings

**YES**

North arrows on all site, context and floor plans

**YES**

Elevations labeled with North, South, East West, front, side and rear labels

**YES**

Street names labeled

**YES**

Date and/or revision dates

**REVISION 1 DATED SEPTEMBER 16TH, 2019**

**Architectural Drawings and Plans**

An index of drawings located on the first sheet

**SEE SHEET A0.1**

Context Map showing the building within at least a block of context

**SEE SHEET A1.3**

**ADAM WISLER —  — ARCHITECT**

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Existing and proposed site plans including

- € Parcel/boundary lines

**SEE SITE DIAGRAM A1.1**

- € Building footprints and dimensions labeled

**SEE SITE DIAGRAM A1.1**

- € Setback dimensions from all property lines labeled

**SEE SITE DIAGRAM A1.1**

- € Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;

**SEE SITE DIAGRAM A1.1**

- € All properties and their structures immediately adjacent to the site  
Existing and proposed elevation drawings

**SEE SITE DIAGRAM A1.1, ELEVATIONS A4.1-A4.2**

- € Total Height from grade to top of the building

**SEE SECTION A3.1**

- € Total height- ASL (Above Sea Level)

**SEE SECTION A3.1**

– € Materials labeled Existing and proposed floor plans and roof plans (with chimney locations)

**SEE PLANS A2.2-A2.4, ELEVATIONS A4.1-A4.2**

- € Residential and Commercial Spaces labeled. Residential Spaces must be numbered.

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**INDICATED ON OCCUPANCY DIAGRAM SHEETS A2.1-0,  
A2.2-0**

– € Square feet of commercial spaces listed

**INDICATED ON OCCUPANCY DIAGRAM SHEETS A2.1-0,  
A2.2-0**

– Location of trash storage and Utilities

**SEE SITE DIAGRAM SHEET A1.1, FLOOR PLANS A2.1-A2.2**

Site section and/or Site elevations including any adjacent properties

**SEE CONTEXTURAL PHOTO SHEETS A1.4-A1.5, SECTION  
A3.1, A3.3, ELEVATIONS A4.1-A4.2,**

Driveways, sidewalks, walkways, terraces, and other paved surfaces

**NEW CONCRETE ON ALL EXTERIOR SURFACES WITHIN  
PROPERTY – SEE A2.2**

Existing and proposed accessory structures, including walls, fences, porches,  
lighting, signs, and other site improvements;

**NEW ACCESSORY STRUCTURE (RESIDENTIAL DECK AT  
UPPER FLOOR) INDICATED ON SITE PLAN, FLOOR PLANS,  
THOROUGHLY DETILED IN SECTIONS AND ELEVATIONS**

Existing and proposed landscape areas and materials, if proposed to be  
altered;

**NEW STAMPED CONCRETE ON ALL EXTERIOR SURFACES  
WITHIN PROPERTY, PLANTERS LIMITING OCCUPIED  
AREA – SEE A2.2**

Proposed materials, textures, and colors. Include Make, model and series for  
proposed materials

**ADAM WISLER —  — ARCHITECT**

POB 1093 ASBURY PARK, NJ 07712 · (503)·516-2326 · WWW.WISLER.COM

## **WINDOW SUBMITTALS PROVIDED**

Labeled photos of all sides of the building and a 1 block streetscape context in all directions

## **PHOTO LOCATION MAP AND PHOTOS INDICATED ON SHEETS A1.3-A1.5**

Site line drawings for any roof additions. **NONE REQUIRED**

A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects) **NONE REQUIRED**

### **Required if applicable to the project**

Historic Sanborn Maps of the site **NONE REQUIRED**

Window brochures and cut sheet **NONE REQUIRED**

Roof product information (brochure) Garage door brochures **NONE REQUIRED**

Sample materials or color samples. **NONE REQUIRED**

---

Fence drawings of style, fence brochures or photo of a sample fence **NONE REQUIRED**

Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination **NONE REQUIRED**

ADAM WISLER  ARCHITECT

POB 1093 ASBURY PARK, NJ 07712 · (503)·516·2326 · WWW.WISLER.COM

Mature tree removal requires a letter from an arborist stating its poor health **NONE REQUIRED**

All written correspondence submitted by the applicant and other affected persons **NONE REQUIRED**

Tentative project schedule **NONE REQUIRED**

Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)

**EGRESS INDICATED ON OCCUPANCY DIAGRAM SHEETS  
A2.1-O, A2.2-O**

WRITE IN ITEMS:

Location of all speakers and the direction they will be pointed

**NONE- NO EXTERIOR AMPLICATION INDICATED ON SHEET  
A1.1**

Description of proposed entertainment

**NONE- NO EXTERIOR AMPLICATION INDICATED ON SHEET  
A1.1**

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

ADAM WISLER  ARCHITECT

POB 1093 ASBURY PARK, NJ 07712 · (503)·516·2326 · WWW.WISLER.COM

## **NONE REQUIRED**

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)**

## **NONE REQUIRED**

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

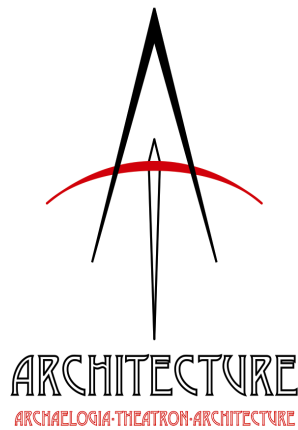
Respectfully submitted,

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line extending to the right.

Adam Wisler - Architect

ADAM WISLER —  ARCHITECT

POB 1093 ASBURY PARK, NJ 07712 · (503)·516·2326 · WWW.WISLER.COM



October 21st, 2019

TO:  
HISTORIC CONSERVATOR/HISTORIC CONSERVATION BOARD  
CINCINNATI, OH 45202

**RE: 1709 RACE STREET CINCINNATI, OH 45202**

**PROJECT DESCRIPTION (SCOPE OF WORK/NARRATIVE):**

The proposed rehabilitation of the historic property at 1709 Race is a residential accessory deck structure addition on the west side of the property where an existing residential garage structure once stood. The prior garage was demolished by previous owners of the property, yet still appears on Cagis. (SEE SITE PLAN, PG 18, SHEETS A1.1, SEE PHOTO LOCATION & VICINITY MAP, PG 20, A1.3, SEE SECOND FLOOR PLAN, PG 30, SHEET A2.3)

The upstairs one-bedroom residential units are within their historic extents and to be served by a commercial R-2 stair replacing the previous residential stair. This conforming egress stair discharges to a landing connecting directly to the existing south side alley egress to the right of way on Race Street. ALL of the structure of the egress routes are existing and/or new 2-HR rated construction. (SEE SECOND FLOOR OCCUPANCY DIAGRAM, PG 32, SHEET A2.3-0)

This same south side egress alley is one of two required means of egress from the Assembly A-2 patio space serving the non-food service tavern. It exists as an accessible route to and from the patio, to the egress landing of the residences above and the secondary and accessible egress for the A-2 occupancy. The secondary egress from the covered patio is through the human

ADAM WISLER  ARCHITECT

POB 1093 ASPBURY PARK, NJ 07712 - (503)-516-2326 - WWW.WISLER.COM

door into the building. The primary A-2 egress is at the existing 1709 Race doorway. (SEE OCCUPANCY PLANS, PG 29, SHEETS A2.2-0)

No new penetrations have been designed on the existing zero lot line on the north property line. All structure on this property line is to be of type III-B 2-HR rated construction as is the rest of the existing and new accessory residential deck structure. The current owner operator is to preserve and maintain the mural on the north side of the historic structure, where the city operated parking exists. (SEE PHOTOS & ELEVATIONS, PG 21-22, 38-39, PHOTO SHEETS A1.4-A1.5, ELEVATIONS A4.1-A4.2)

The new residential accessory structure is an upper level residential deck serving one of two residential units. It has been designed to limit the exterior rear patio space of the A-2 assembly use to less than 50% of the interior occupied space. The guardrail of the residential deck is a system designed to provide privacy from below for the residential tenants from the parking lot to the north, and commercial tenants to the south and west. (SEE SECTIONS AND ELEVATIONS, PG 33-39, SHEETS A3.1-A3.5, A4.1-A4.2)

Existing penetrations on the south and west have been utilized for egress windows from the existing residential use above and commercial openings below. New steel headers are designed for the new openings which are a combination of existing openings (SEE DEMO PLANS, PG 24-25, SHEETS D2.2-D2.3), The historic façade on Race Street is to remain intact with new painting and replacement windows meeting the historic conservation board standards. (SEE ELEVATIONS AND SPECIFICATIONS, PG 38-39, 44-56, SHEETS A4.1-A4.2, PRODUCT SUBMITTALS)

The non-food service tavern A-2 occupancy on the existing commercial ground floor will not have any amplified music on the existing exterior patio, nor a new roped off sidewalk seating area which preserves the city required sidewalk width.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'AW' followed by a horizontal line extending to the right.

Adam Wisler - Architect

ADAM WISLER  ARCHITECT

POB 1093 ASPURY PARK, NJ 07712 - (503)-516-2326 - WWW.WISLER.COM

# C.A.R. PROPERTIES, LLC

A CAR Company

To whom it may concern,

Please be advised that I am the 100% owner of C.A.R. Properties, LLC, the owner of the structure located at 1709 Race Street, Cincinnati, Ohio 45202, and, as such, have the authority to seek the relief requested in this application.

Please feel free to contact me with any questions you may have in this regard.

/s/

Chris Reckman

Urban Expansion/Real Estate Development/Rentals/Queen City Radio/Queen City  
Station/BarBar

513.616.1191

222 West 12th Street

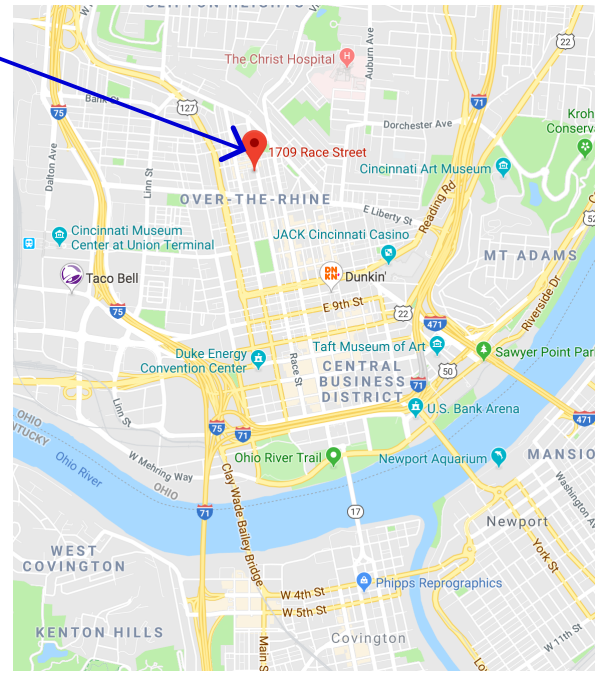
Cincinnati, OH 45202

**PROJECT TEAM**

**OWNER:**  
BAR BAR, LLC

**ARCHITECT:**  
ADAM WISLER - ARCHITECT  
POB 1093  
ASBURY PARK, NJ 07712  
859-907-0440

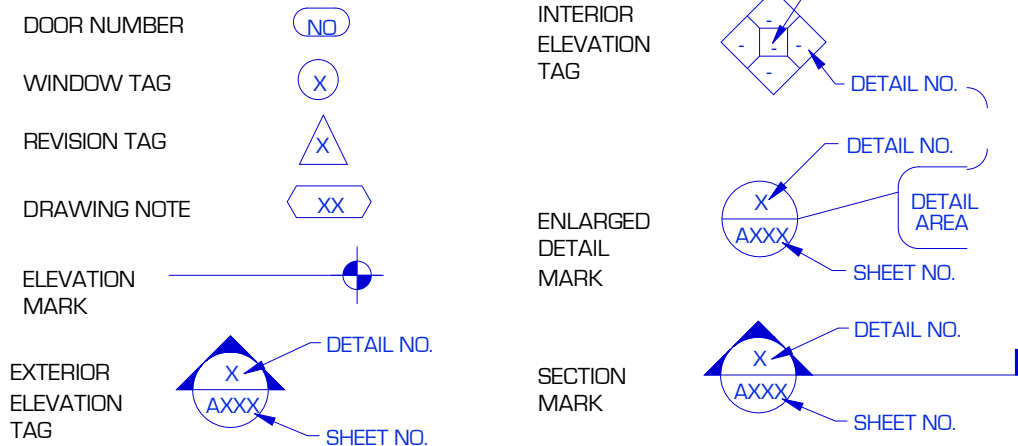
**VICINITY MAP**



**PROJECT SITE**  
**1709 RACE STREET**

**SYMBOL LEGEND**

TYPICAL FOR ARCHITECTURAL DRAWINGS ONLY



**DESIGN CRITERIA & CODE REFERENCES**

2015 INTERNATIONAL BUILDING CODE  
2017 OHIO BUILDING CODE  
2009 ANSI A117.1 ACCESSIBILITY CODE  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2017 OHIO BUILDING CODE DATA:

FLOOR LIVE LOADS 100 PSF  
ROOF LIVE LOAD 20PSF  
GROUND SNOW LOAD Pg 20 PSF  
SNOW EXPOSURE FACTOR Ce 0.9  
SNOW LOAD IMPORTANCE FACTOR Is 1.1  
THERMAL FACTOR Q Ct 1.0  
FLAT ROOF SNOW LOAD Pf 20psf

BASIC WIND SPEED (3 SECOND GUSTS)  
115MPH  
WIND IMPORTANCE FACTOR Iw 1.15  
RISK CATAGORY III  
WIND EXPOSURE B  
INTERNAL PRESSURE COEFFICIENT, GCpi +/- 0.18  
COMPONENTS AND CLADDING DESIGN WIND PRESSURE 35 PSF  
MAIN WIND FORCE SYSTEM DESIGN SYSTEM DESIGN WIND PRESSURE 30PSF

SOIL BEARING CAPACITY: 1500 PSI

GUARDRAIL LOADS:  
200 LB POINT LOAD TO TOP OF GUARDRAIL  
50 PSF LOAD AT HORIZONTAL INFILL OF GUARDRAIL

EARTHQUAKE DESIGN DATA:

OCCUPANCY CATEGORY III

Ss 0.146 g  
Si 0.079 g  
SITE CLASS C

Fa 1.2  
Fv 1.7  
Sws 0.175g  
Sw1 0.134  
Sds 0.117g  
Sd1 0.090  
I 1.25  
R 2.0

BASIC SEISMIC - FORCE RESISTING SYSTEM  
-BUILDING FRAME SYSTEM WITH ORDINARY REINFORCED MASONRY SHEAR WALLS

SEISMIC DESIGN CATAGORY B  
ANALYSIS PROCEEDURE PER SECTION 1613.5.6.2  
DESIGN BASE SHEAR 7.3% OF BUILDING LOAD

**INDEX OF DRAWINGS**

SHEET	DESCRIPTION
A0.1	COVER, GENERAL NOTES AND SYMBOLS
A0.2	GENERAL NOTES AND ABBREVIATIONS
A0.3	SPECIFIC RESIDENTIAL CODE REQUIRED ITEMS
A1.1	SITE PLAN AND PROPERTY INFORMATION
A1.2	HISTORIC SITE MAPS
A1.3	HISTORIC VICINITY AND PHOTO MAP
A1.4	CONTEXTURAL PHOTOS
A1.5	CONTEXTURAL PHOTOS
D2.2	MAIN FLOOR DEMOLITION PLAN
D2.3	UPPER FLOOR DEMOLITION PLAN
A2.0	EQUIPMENT LEGEND
A2.1	BASEMENT & FOUNDATION PLAN
A2.2	MAIN FLOOR PLAN
A2.2-F	MAIN FLOOR FRAMING PLAN
A2.2-O	MAIN FLOOR OCCUPANCY DIAGRAM
A2.3	UPPER FLOOR PLAN
A2.3-F	UPPER FLOOR FRAMING PLAN
A2.3-O	UPPER FLOOR OCCUPANCY DIAGRAM
A3.1	SECTIONS & DETAILS
A3.2	SECTIONS & DETAILS
A3.3	SECTIONS & DETAILS
A3.4	SECTIONS & DETAILS
A3.5	SECTIONS & DETAILS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.1	INTERIOR ELEVATIONS & ACCESSIBLE DETAILS
A10.1	FIRE RATED DETAILS
A10.2	FIRE RATED DETAILS
A10.3	FIRE RATED DETAILS

**GENERAL NOTES**

1

**OVERALL BUILDING CODE ANALYSIS**

THIS IS A NO FOOD SERVICE TAVERN INTERIOR RENOVATION ONLY, WITH A RESIDENTIAL ACCESSORY STRUCTURE ADDITION FOR EXISTING RESIDENTIAL FLOOR ABOVE

MIXED USE: A-2 ASSEMBLY, R-2 ABOVE, ALLOWED W /2-HR SEPARATION EXIST. AND PROVIDED AT NEW CONSTRUCTION - OK

A-2 OCCUPANCY GOVERNS

BUILDING CONSTRUCTION TYPE: IIIB (3B) EXISTING - TO REMAIN

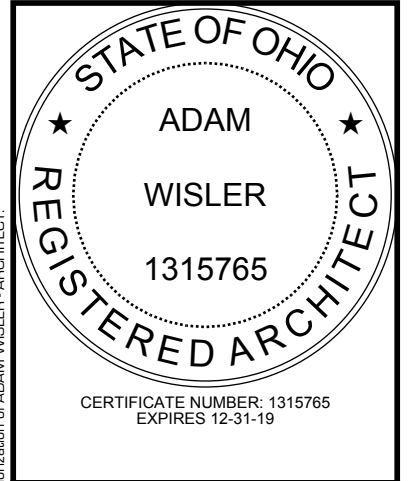
REPLACEMENT ACCESSORY STRUCTURE COMPLIES WITH EXIST. TYPE IIIB (3B) CONSTRUCTION - ALL WALLS AND FLOOR AND SEPARATIONS ARE 2HR RATED

2 STORIES 9500 SF PER FLOOR ALLOWED FOR A-2 OCCUPANCY - TWO STORY, 1175 SF ACTUAL - OK

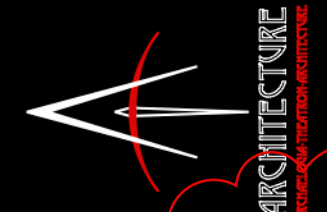
75 A2 OCCUPANTS MAX < 100 : NO-SPRINKLER REQUIRED OR PROVIDED - OK

ALL EXISTING EXTERIOR WALLS ARE 2-HOUR RATED MASONRY CONSTRUCTION > 1-HR REQ'D - OK

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ADAM WISLER  
ARCHITECT  
859-907-0440  
WWW.WISLER.COM



20MAY19	16SEP19
NO FOOD SERVICE TAVERN 1709 RACE STREET CINCINNATI, OH 45202	
C.A.R. PROPERTIES 1709 RACE STREET CINCINNATI, OH 45202	
SHEET NO.	

**A0.1**

## ARCHITECTURAL GENERAL NOTES

ALL EXTERIOR DIMENSIONS SHOWN ON PLAN ARE TO OUTSIDE FACE OF FOUNDATIONS. ALL OTHER DIMENSIONS SHOWN ON PLAN ARE FROM FINISHED FACE TO FINISHED FACE. ITEMS NOT LOCATED BY DIMENSION SHALL BE LOCATED BASED ON ALIGNMENT TO EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.

MEANS, METHODS AND TECHNIQUES ASSOCIATED WITH DEMOLITION, CONSTRUCTION, TEMPORARILY SHORING, BRACING, AND STABILITY OF THE EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ELECTRICAL INFORMATION WHICH IS PART OF THE ARCHITECTURAL SET OF DRAWINGS ARE FOR SWITCHING AND RECEPTACLE LOCATION ONLY.

ALL WOOD IN CONTACT WITH CONCRETE, EXPOSED TO THE EXTERIOR OR TO MOISTURE IN GENERAL SHALL BE PRESSURE TREATED, CEDAR, OR REDWOOD

ALL ALUMINUM IN CONTACT WITH DISSIMILAR METALS SHALL BE ISOLATED TO AVOID ELECTROLYTIC REACTION.

CONSTRUCTION SITE TO BE KEPT NEAT AND ORDERLY. INTERIOR WORK AREAS TO BE "BROOM CLEANED" AT THE CONCLUSION OF EACH AND EVERY WORK DAY. THESE AREAS ARE TO BE SEPARATED FROM NON CONSTRUCTION AREAS WITH METHODS OF DUST, DIRT AND ODOR PROTECTION AND SEPARATION. THESE AREAS ARE TO BE LEFT SECURE AND SAFE DURING PERIODS WHEN WORK IS INTERRUPTED.

ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES AND STANDARDS.

ALL SUSPENDED ITEMS SUCH AS CEILINGS, LIGHTS, CONDUIT, ETC. SHALL BE ATTACHED DIRECTLY TO THE STRUCTURE.

THE GENERAL CONTRACTOR SHALL PROVIDE OR ARRANGE WITH OWNER TO PROVIDE ALL TEMPORARY SERVICES REQUIRED TO FACILITATE THE WORK INDICATED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: POWER, LIGHTING, HEAT, AND WATER.

GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION. MAINTAIN POSITIVE SLOPE TO ALL EXISTING DRAINAGE STRUCTURES.

THE GENERAL CONTRACTOR SHALL LOCATE ANY EXISTING UNDERGROUND UTILITIES, PIPING, STORAGE TANKS, DRAINAGE LINES, TUNNELS, LEACHING BEDS, ETC. AS APPLICABLE TO THIS PROJECT IN AREA OF NEW CONSTRUCTION PRIOR TO BEGINNING ANY EXCAVATION OR SITE OCCUPANCY.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS AND SOIL BEARING PRESSURE. ASSUMED SOIL BEARING CAPACITY = 1500 PSF. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT ALL RESPONSIBILITY. ANY CHANGE FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED 1/6 OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN 1/3 OF THE JOIST DEPTH, WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, NOR WITHIN TWO FEET OF THE JOIST BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY THE ARCHITECT.

MIN. SPAN FRAMING UNLESS NOTED OTHERWISE:  
USE (2) 2x8 HEADER WITH 1/2" PLYWOOD FLITCH PLATE FOR BEARING FOR BEARING OPENINGS UP TO 5'-0".

USE (3) 2x8 HEADER FOR BEARING OPENINGS OVER 5'-0" UP TO 8'-0" OR USE (2) 2x10 HEADER WITH 1/2" PLYWOOD FLITCH PLATE FOR BEARING.  
USE (3) 2x12 HEADER FOR BEARING OPENINGS OVER 8'-0" UP TO 11'-0" WITH 1/2" PLYWOOD FLITCH PLATE FOR BEARING.

USE BUILT UP LVL OR W6x16 STEEL BEAM FOR HEADERS OVER 11'-0".

PROVIDE SOLID BLOCKING TO FOUNDATION FOR OPENINGS OVER 7'-0".

FIRE BLOCKING OF TWO INCH NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.

GUARDS AND HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION ALONG THE TOP.

EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR.

DOORS TO HAVE TEMPERED GLASS.

WINDOWS WITHIN 24" OF A DOOR TO HAVE TEMPERED GLASS. WINDOW WITHIN 18" OF THE FLOOR TO HAVE TEMPERED GLASS

STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERED DRAWINGS SHOULD BE REFERENCED FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND DESIGN INFORMATION.

&  
@  
#

A.B. ANCHOR BOLT  
A.C. ASPHALTIC CONCRETE  
A.D. AREA DRAIN  
AC. ADJUSTICAL  
ADJ. ADJUSTABLE  
A.F.F. ABOVE FINISHED FLOOR  
A.H.U. AIR HANDLING UNIT  
ALT. ALTERNATE  
ALUM. ALUMINUM  
ANOD. ANODIZED  
APPROX. APPROXIMATE  
ARCH. ARCHITECT[URAL]  
AUX. AUXILIARY

B.O.C. BOTTOM OF CONCRETE  
B.O.D. BOTTOM OF DECK[ING]  
B.O.F. BOTTOM OF FRAMING  
B.O.G. BOTTOM OF FINISH GRADE  
B.O.M. BOTTOM OF MASONRY  
B.O.P. BOTTOM OF FINISH GRADE  
B.O.S. BOTTOM OF STEEL  
B.U. BUILT-UP  
B.U.R. BUILT-UP ROOFING  
BD. BOARD  
BITUM. BITUMINOUS  
BLDG. BUILDING  
B.P. BUILDING PAPER  
BLKG. BLOCKING  
BM. BEAM  
BOT. BOTTOM  
BTWN. BETWEEN

C.FLASHG COUNTER FLASHING  
C.B. CATCH BASIN  
C.J. CONTROL JOINT  
C.L. CENTER LINE  
C.M.U. CONCRETE MASONRY UNIT  
C.O. CLEAN OUT  
C.T. CERAMIC TILE  
CAB. CABINET  
CLG. CEILING  
CLR. CLEAR[ANCE]  
COL. COLUMN  
CONC. CONCRETE  
COND. CONDITION  
CONFG. CONFIGURATION  
CONN. CONNECTION  
CONST. CONSTRUCTION  
CONT. CONTINUE[OUS]  
CPT. CARPET (ED)  
CTR. CENTER  
CTRASK. COUNTERSUNK

D. DEPTH  
D.F. DRINKING FOUNTAIN  
D.S. DOWNSPOUT  
D.S.P. DRY STAND PIPE  
DBL. DOUBLE  
DEMOL. DEMOLITION  
DIA. DIAMETER  
DIM. DIMENSION  
DISP. DISPENSER  
DN. DOWN  
DR. DOOR  
DTL. DETAIL  
DW. DISHWASHER  
DWG. DRAWING

E.1 EAST  
E.B. EXPANSION BOLT  
E.I.F.S. EXTERIOR INSULATED FINISH SYSTEM  
E.J. EXPANSION JOINT  
E.P. ELECTRICAL PANEL BOARD  
E.W.C. ELECTRIC WATER COOLER  
EA. EACH  
EL. ELEVATION [TOPOGRAPHICAL]  
ELEC. ELECTRIC[AL]  
ELEV. ELEVATION [DRAWING]  
ELEV. ELEVATOR  
EMERG. EMERGENCY  
ENCL. ENCLOSURE  
EQ. EQUIPMENT  
EQUIP. EQUIPMENT  
EXIST. EXISTING  
EXP. EXPANSION  
EXT. EXTERIOR

F.A. FIRE ALARM  
F.B.O. FURNISHED BY OTHERS  
F.D. FIRE DAMPER  
F.D. FLOOR DRAIN  
F.D.C. FIRE DEPARTMENT CONNECTION  
F.E. FIRE EXTINGUISHER  
F.E.C. FIRE EXTINGUISHER CABINET

F.H. FIRE HYDRANT  
F.H.S. FIRE HOSE STATION  
F.O. FACE OF  
F.O.C. FACE OF CONCRETE  
F.O.F. FACE OF FINISH  
F.O.M. FACE OF MASONRY  
F.O.S. FACE OF STUD  
F.R. FIRE-RATED  
F.R.T. FIRE -RETARDANT TREATED  
F.R.P.T. FIRE -RETARDANT PRESSURE-TREATED  
FIN. FINISH[ED]  
FL. FLOOR[ING]  
FLASHG. FLASHING  
FLUOR. FLUORESCENT  
FND. FOUNDATION  
FPL. FIREPLACE  
FT. FEET  
FTG. FOOTING  
FUR. FURRING [FURRED]

G.B. GRAB BAR  
GAGE  
GALV. GALVANIZED  
GL. GLASS [GLAZING]  
GND. GROUND  
GYP. GYPSUM  
GYP.BD. GYPSUM BOARD  
G.W.B. GYPSUM BOARD

H. HIGH  
H.B. HOSE BIBB  
H.C. HOLLOW CORE  
H.M. HOLLOW METAL  
HDCP. HANDICAPPED  
HDR. HEADER  
HDWD. HARDWOOD  
HDWR. HARDWARE  
HGT. HEIGHT  
HORIZ. HORIZONTAL  
HR. HOUR  
HVAC HEATING/VENTILATING/AIR CONDITIONING

I.D. INSIDE DIAMETER  
INCAN. INCANDESCENT  
INCL. INCLUDE [D] [ING]  
INSUL. INSULATE[D] [ION]  
INT. INTERIOR

JAN. JANITOR  
K.D. KILN-DRIED  
K.D. KNOCK DOWN  
KIT. KITCHEN  
KW. KILOWATT

L. LENGTH  
LAB. LABORATORY  
LAM. LAMINATE[D]  
LAV. LAVATORY  
LKR. LOCKER  
LT. LIGHT

M.B. MACHINE BOLT  
M.O. MASONRY OPENING  
MATL. MATERIAL  
MAX. MAXIMUM  
M.D.F. MEDIUM DENSITY FIBERBOARD  
MECH. MECHANICAL  
MED. MEDIUM  
MEZZ. MEZZANINE  
MFG. MANUFACTURING  
MFR. MANUFACTURER  
MH. MANHOLE  
MIN. MINIMUM  
MISC. MISCELLANEOUS  
MTL. METAL

N. NORTH  
NA. NOT APPLICABLE  
N.I.C. NOT IN CONTRACT  
N.T.S. NOT TO SCALE  
ND. [or #] NUMBER  
NDM. NOMINAL

O.C. ON CENTER[S]  
O.D. OUTSIDE DIAMETER  
O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED  
O.F.R.D. OVERFLOW ROOF DRAIN  
OH. OVERHEAD  
OPNG. OPENING  
OPP. OPPOSITE

P. LAM. PLASTIC LAMINATE  
P.S.I. POUNDS PER SQUARE INCH.  
P.T. PAPER TOWEL  
P.T. PRESSURE TREATED  
PERF. PERFORATE[D]  
PL. PLATE

PLWD. PLYWOOD  
PR. PAIR  
PT. POINT

Q.T. QUARRY TILE

R. RADIUS  
R. RISER  
R.A. RETURN AIR  
R.BASE RUBBER BASE  
R.D. ROOF DRAIN  
R.O. ROUGH OPENING  
R.W.L. RAIN WATER LEADER  
REF. REFERENCE  
REFR. REFRIGERATOR  
REINF. REINFORCE[D] [ING]  
REQ. REQUIRE[D]  
RESIL. RESILIENT  
REV. REVISE[D] [ION]  
RM. ROOM

S. SOUTH  
S.A. SUPPLY AIR  
S.C. SOLID CORE  
S.C.D. SEAT COVER DISPENSER  
S.D. SOAP DISPENSER  
S.D. STORM DRAIN  
S.N.D. SANITARY NAPKIN DISPENSER  
S.N.R. SANITARY NAPKIN RECEPTACLE  
S.S. STAINLESS STEEL  
S.V. SHEET VINYL  
SCHED. SCHEDULE  
SHT. SHEATHING  
SHWR. SHOWER  
SIM. SIMILAR  
SPEC. SPECIFICATION [S]  
SPKLR. SPRINKLER  
S.F. SQUARE FEET  
STD. STANDARD  
STL. STEEL  
STOR. STORAGE  
STRUCT. STRUCTURAL  
S.S. STRUCTURAL SLAB  
SUSP. SUSPEND[ED]  
SYM. SYMMETRY[ICAL]  
SYN. SYNTHETIC  
SYS. SYSTEM

T&G. TONGUE & GROOVE  
T.S. TOPPING SLAB  
T. TREAD  
T.B. TOWEL BAR  
T.O.C. TOP OF CONCRETE  
T.O.D. TOP OF DECK[ING]  
T.O.G. TOP OF FINISH GRADE  
T.O.M. TOP OF MASONRY  
T.O.P. TOP OF PAVING  
T.O.PL. TOP OF PLATE  
T.O.S. TOP OF STEEL  
T.O.W. TOP OF WALL  
T.P.D. TOILET PAPER DISPENSER  
T.S. TUBE STEEL  
T.V. TELEVISION  
TEL. TELEPHONE  
TEMP. TEMPERED  
THK. THICK [NESS]  
THRESH. THRESHOLD  
TME. TO MATCH EXISTING  
TYP. TYPICAL

U.L. UNDERWRITERS LABORATORY  
U.N.O. UNLESS NOTED OTHERWISE  
UN-FIN. UNFINISHED

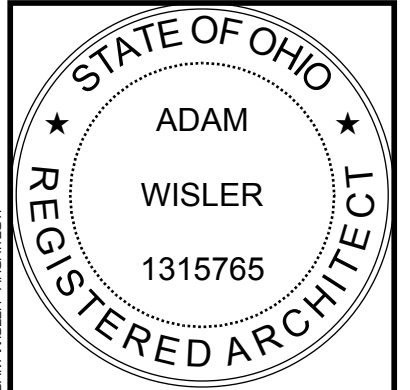
V.B. VAPOR BARRIER  
V.C.T. VINYL COMPOSITION TILE  
V.G. VERTICAL GRAIN  
V.P. VENEER PLASTER  
V.T. VINYL TILE  
V.I.F. VERIFY IN FIELD  
VERT. VERTICAL  
VEST. VESTIBULE

W. WEST  
W. WIDTH, WIDE  
W.C. WATER CLOSET  
W.G. WIRED GLASS  
W.H. WATER HEATER  
W.P. WATERPROOF[ING]  
W.R. WATER RESISTANT  
W.W.F. WELDED WIRE FABRIC  
W/. WITH  
W/IN. WITHIN  
W/O. WITHOUT  
WD. WOOD  
WSCT. WAINSCOT  
WT. WEIGHT

YD. YARD.

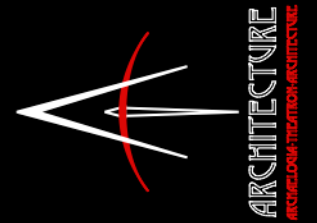
## ABBREVIATIONS

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EXPIRES 12-31-19

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NO FOOD SERVICE TAVERN  
1709 RACE STREET  
CINCINNATI, OH 45202

C.A.R. PROPERTIES  
1709 RACE STREET  
CINCINNATI, OH 45202

SHEET NO.

A0.2

**RESIDENTIAL GENERAL NOTES**

EGRESS WINDOWS: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED TO HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, MAXIMUM SILL HEIGHT OF 44 INCHES, AND MINIMUM NET CLEAR AREA OF 5.7 SQUARE FEET

CONTRACTOR TO PROVIDE CERTIFICATE OF OCCUPANCY AT TIME OF FINAL CONSTRUCTION INSPECTION

314.1 SMOKE DETECTION AND NOTIFICATION. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

314.2 SMOKE DETECTION SYSTEMS. HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS. WHERE A HOUSEHOLD FIRE WARNING SYSTEM IS INSTALLED USING A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE(S), IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER. THE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 72.

EXCEPTION: WHERE SMOKE ALARMS ARE PROVIDED MEETING THE REQUIREMENTS OF SECTION 314.4.

314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS.

4101:8-3-01 64

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING AN APPROVAL ARE MADE TO THE SPACES DESCRIBED IN ITEMS 1 AND 2 OF SECTION 314.3, SMOKE ALARMS SHALL BE PROVIDED IN THOSE SPACES AS REQUIRED FOR A NEW DWELLING. WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE NEW SLEEPING ROOMS AND THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING ROOM SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS:

1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATION OR ALTERATION OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

314.4 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED.

EXCEPTIONS:

1. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

4101:8-3-01 65

2. INTERCONNECTION AND HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

**SECTION 315 CARBON MONOXIDE ALARMS**

315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

315.2 WHERE REQUIRED. WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL- FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 315.1.

315.3 ALARM REQUIREMENTS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

311.7 STAIRWAYS.

311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31½ INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION 311.7.9.1.

311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTION: WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 434 INCHES (121 MM).

311.7.3 WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

311.7.4 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION ALL DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

311.7.4.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 8 14 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

311.7.4.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 9 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM).

311.7.4.3 PROFILE. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH (14 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 14 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 12 INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER (102 MM) SPHERE.

EXCEPTIONS:

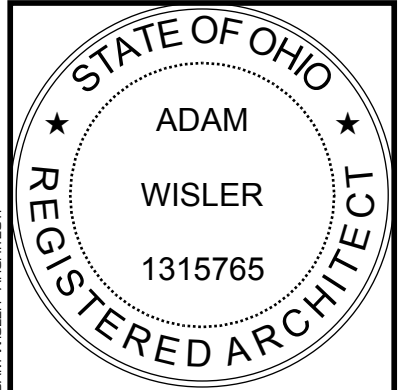
- 1.A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 1 1 INCHES (279 MM).
- 2.THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

311.7.4.4 EXTERIOR WOOD/PLASTIC COMPOSITE STAIR TREADS. WOOD/PLASTIC COMPOSITE STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF SECTION 317.4.

311.7.5 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

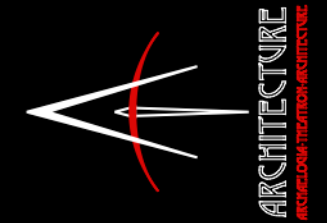
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

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EXPIRES 12-31-19

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20MAY19

NO FOOD SERVICE TAVERN  
1709 RACE STREET  
CINCINNATI, OH 45202

C.A.R. PROPERTIES  
1709 RACE STREET  
CINCINNATI, OH 45202

SHEET NO.

**A0.3**

**Property Report**

**Owner: C A R PROPERTIES LLC**  
**Address: 1709 RACE ST**  
**CITY OF CINCINNATI**  
**Zoning: CC-P - Commercial Community**

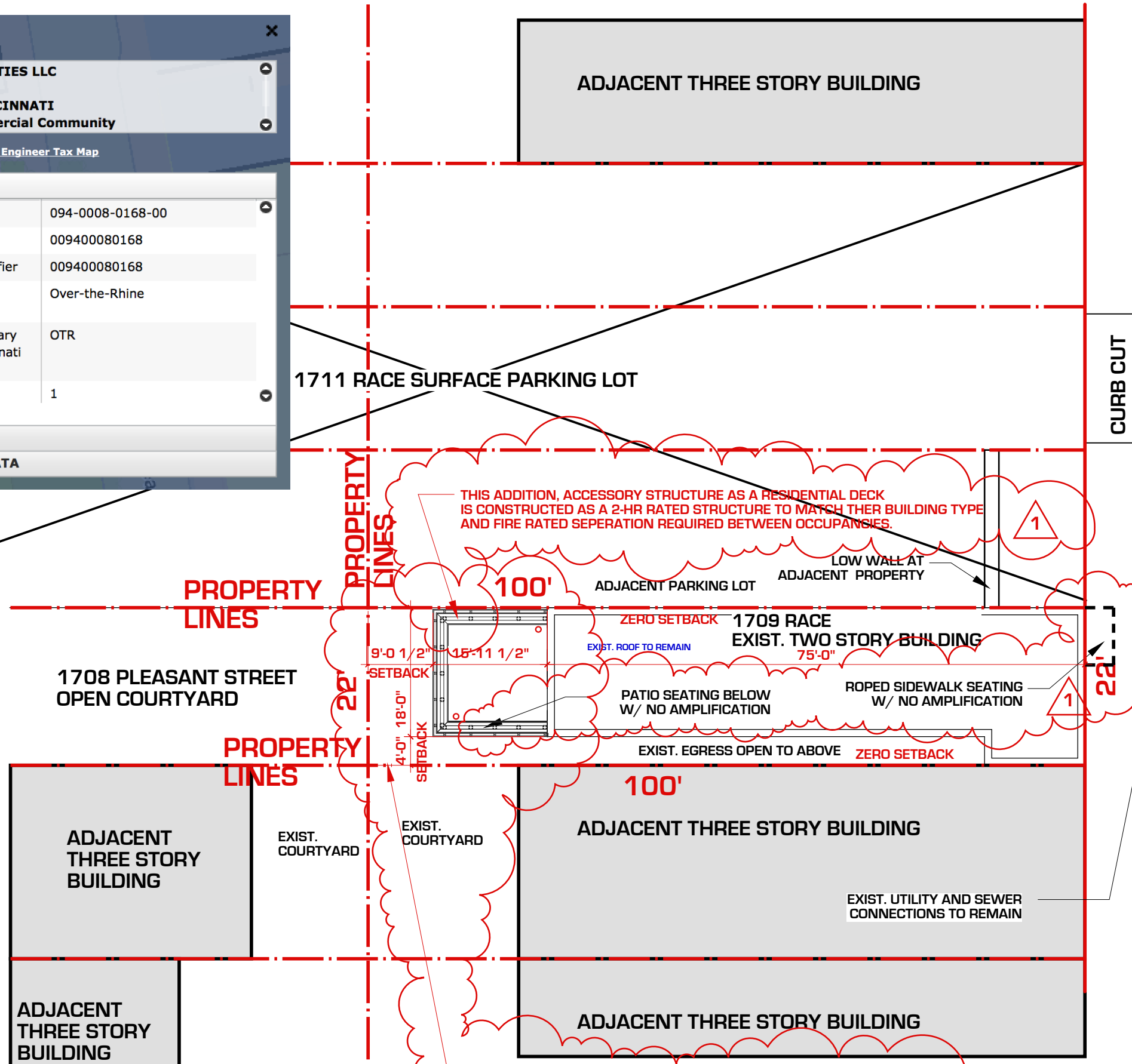
[Open Auditor Site](#)   [Open Engineer Tax Map](#)

**PROPERTY**

Auditor Parcel ID	094-0008-0168-00
CAGIS Parcel Identifier	009400080168
CAGIS Group Parcel Identifier	009400080168
Statistical Neighborhood Approximation	Over-the-Rhine
Community Council Boundary (As defined by each Cincinnati community council)	OTR
Tax District	1

**ZONING**

**LAND DEVELOPMENT DATA**



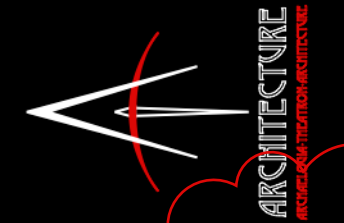
THIS ADDITION, ACCESSORY STRUCTURE AS A RESIDENTIAL DECK IS CONSTRUCTED AS A 2-HR RATED STRUCTURE TO MATCH THE BUILDING TYPE AND FIRE RATED SEPERATION REQUIRED BETWEEN OCCUPANCIES.

ZERO SETBACKS EXIST FOR ACCESSORY STRUCTURE  
 -ALL STRUCTURAL ELEMENTS OF ACCESSORY STRUCTURE MEET OR EXCEED 2-HR FIRE RATED ASSEMBLY REQUIREMENT  
 -SEE FLOOR PLANS FOR DIMENSIONAL INFORMATION RELATING TO NEW CONSTRUCTION RELATION TO PROPERTY LINES.  
 ALL OTHER SITE CONDITIONS ARE EXISTING AS 2-HR RATED ASSEMBLIES AS EXISTING

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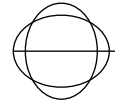
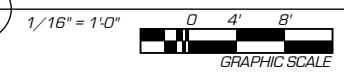
**NO FOOD SERVICE TAVERN**  
**1709 RACE STREET**  
**CINCINNATI, OH 45202**

C.A.R. PROPERTIES  
 1709 RACE STREET  
 CINCINNATI, OH 45202

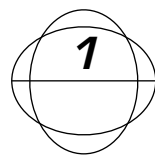
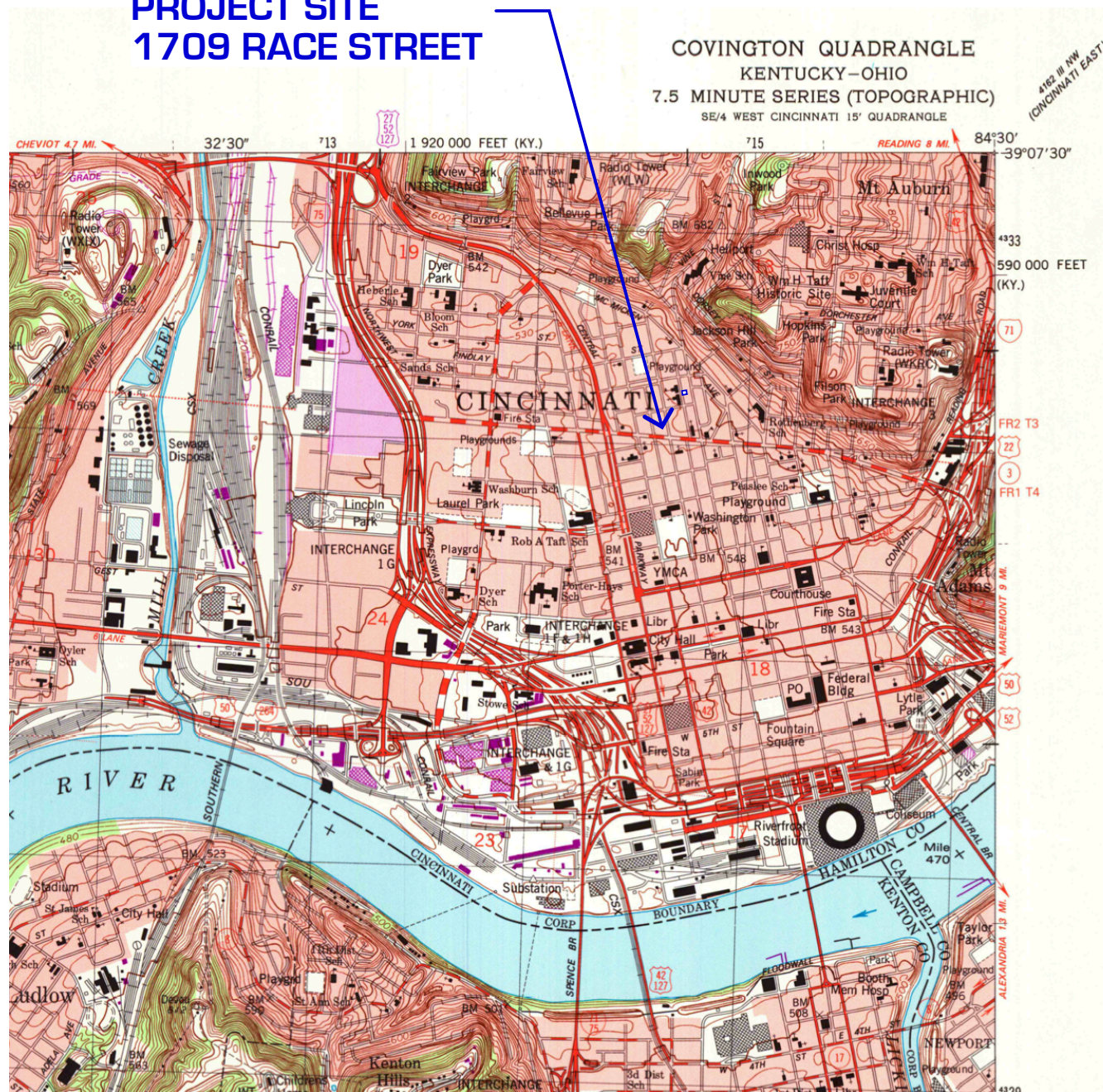
SHEET NO.

**A1.1**

**SITE PLAN**



**PROJECT SITE  
1709 RACE STREET**



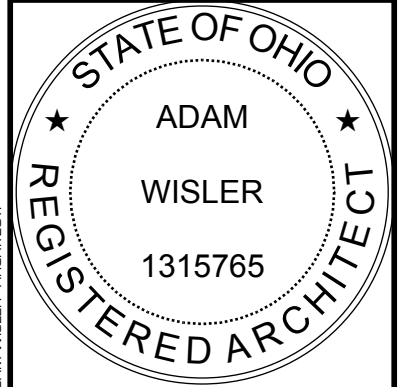
**APE SITE PLAN  
& HISTORIC PLAN**

NO SCALE

**NORTH**

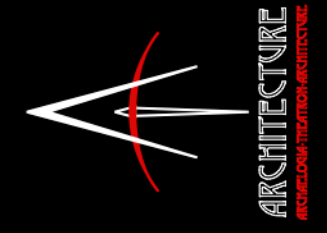


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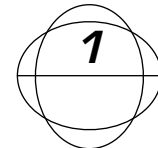
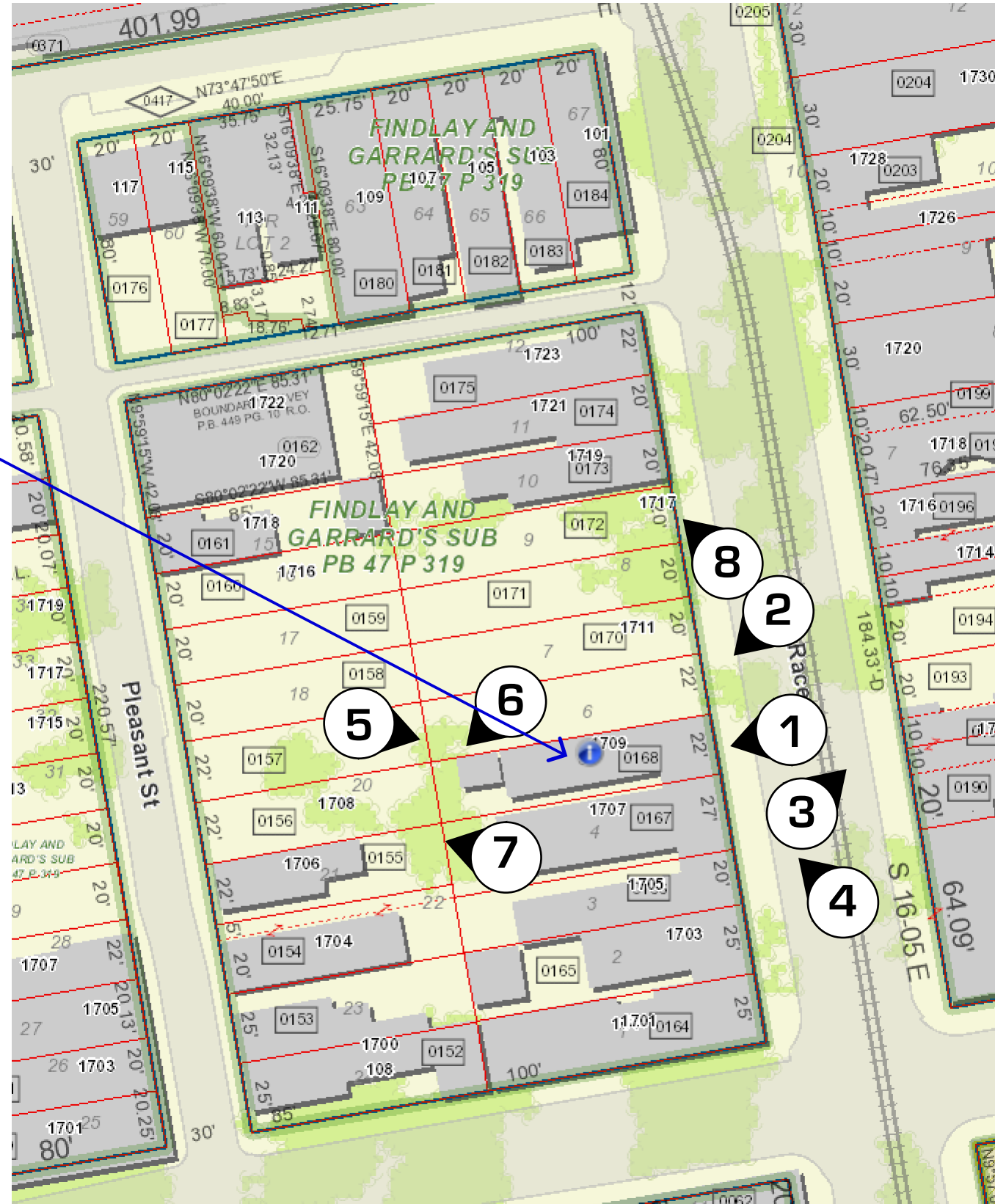
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C.A.R. PROPERTIES 1709 RACE STREET CINCINNATI, OH 45202	
SHEET NO.	

**A1.2**

**PROJECT SITE  
1709 RACE STREET**



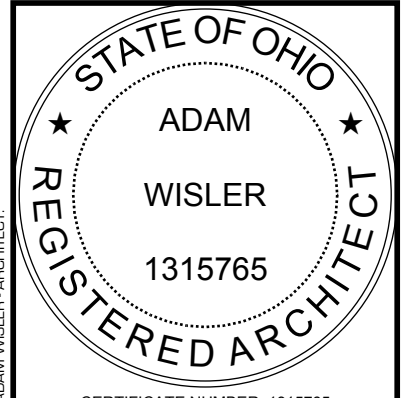
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& VICINITY MAP**

NO SCALE

**NORTH**

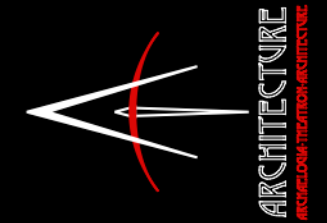


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1709 RACE STREET  
CINCINNATI, OH 45202**

C.A.R. PROPERTIES  
1709 RACE STREET  
CINCINNATI, OH 45202

SHEET NO.

**A1.3**



**3** **PHOTO 3**  
NO SCALE



**4** **PHOTO 4**  
NO SCALE

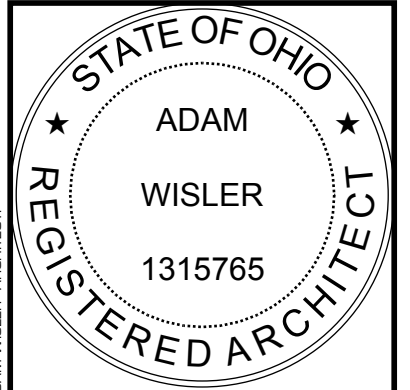


**2** **PHOTO 2**  
NO SCALE



**1** **PHOTO 1**  
NO SCALE

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	SHEET NO.

**A1.4**



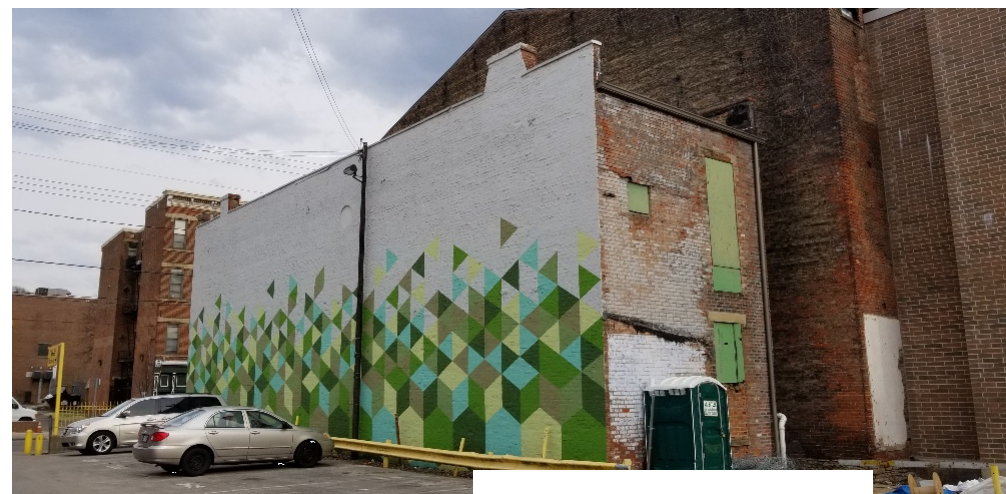
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**8** **PHOTO 8**  
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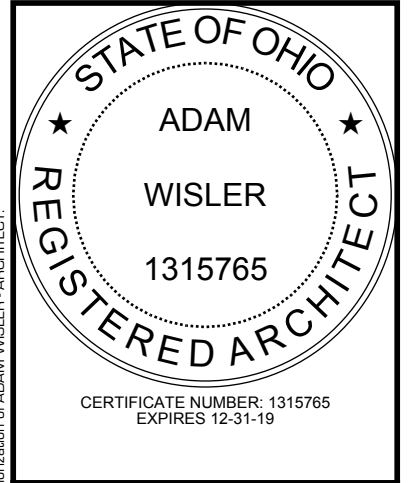


**6** **PHOTO 6**  
NO SCALE



**5** **PHOTO 5**  
NO SCALE

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1709 RACE STREET  
CINCINNATI, OH 45202

SHEET NO.

**A1.5**

**FIXTURE & EQUIPMENT LEGEND**

- 1 TRU TUC-48F-HC UNDERCOUNTER FREEZER
- 2 TURBO AIR JUR-72 UNDERCOUNTER REFRIGERATOR
- 3 THAC-36-HORIZONTAL AIR CURTAIN REFRIGERATOR
- 4 PERLICK PKBR24 UNDERBAR GLASS WASHER
- 5 CABINET BENEATH 24" DIRTY GLASS STORAGE
- 6 TOBIN ELLIS SIGNATURE COCKTAIL STATION
- 7 BOX RACK
- 8 SODA MACHINE 8 VALVE ICE BEVERAGE DISPENSER MDL ED175
- 9 DISH STORAGE
- 10 HAND SINK JOHN BOOS PBHS-W-0909
- 11 QUADRIPLE SINK JOHN BOOS EUB4S72-2D PRO-BOWL SINK
- 12 ICE MACHINE & STORAGE BINS IM-500SAA STACKABLE SQUARE CUBER B-900PF BINS
- 13 ICE-190
- 14 TRIPLE SINK JOHN BOOS 3PB-2DB 3B1842D18 PRO-BOWL SINK
- 15 24"X24" DISH DRYING RACK
- 16 VEGETABLE SINK JOHN BOOS 1PB-2DB PRO-BOWL SINK
- 17 XEBCO MIXER - XEP60 60 QUART FLOOR MODEL
- 18 MOP SINK 20"X20"X10"
- 19 NOT USED
- 20 STAINLESS STEEL WORK TABLES -VERIFY DIMENSIONS W/ OWNER
- 21 STAINLESS STEEL WIRE STORAGE RACK -VERIFY DIMENSIONS W/ OWNER
- 22 TANKLESS WATER HEATER
- 23 QUADRIPLE SINK JOHN BOOS EUB4S96-2D PRO-BOWL SINK

**FIXTURE & EQUIPMENT LEGEND**

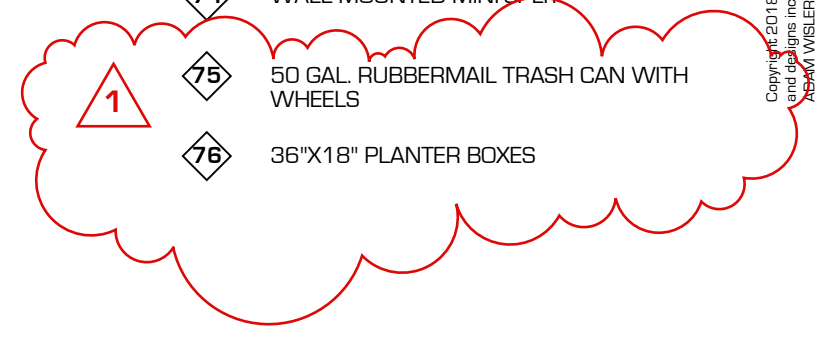
- 24 ADVANCE TABCO BLENDER STATION SL-RS-12
- 25 ADVANCE TABCO ICE BIN & BOTTLE STORAGE
- 26 TD-80-30 TRUE T-SERIES: REFRIGERATOR
- 27 TRASH RECEPTACLE
- 28 INSULATED COLD WELL APW WYOTT CFW-1
- 29 BEER TOWER - 16 FAUCET W/ DRIP TRAY
- 30 BEER TOWER - 8 FAUCET W/ DRIP TRAY
- 31 POS
- 32 TV
- 33 ROLLING LIBRARY LADDER & RAIL ABOVE
- 34 WALL MOUNTED DINING BAR TOP @ 42" AFF. - VERIFY LENGTH AND DEPTH W/ OWNER
- 35 12" X 48" FLOOR MOUNTED BAR TOP @ 42" AFF.
- 36 BOOKSHELVES - VERIFY DIMENIONS W/ OWNER
- 37 ROLLING BOOKSHELVES - VERIFY DIMENIONS W/ OWNER
- 41 FLUSH VALVE TOILET - VERIFY MAKE AND MODEL W/ OWNER
- 42 FLUSH VALVE URINAL - VERIFY MAKE & MODEL W/ OWNER
- 43 HAND WASH BASIN - VERIFY MAKE & MODEL W/ OWNER
- 44 PAPER TOWEL DISPENSER - VERIFY MAKE & MODEL W/ OWNER
- 45 MOP SINK
- 46 8'X12' WALK IN REFRIGERATOR
- 47 5" S.S. DRINK RAIL
- 48 8"X 33" CRAFTING DRIP TRAY MICRO MATIC
- 49 GRIDDLE STAND

**FIXTURE & EQUIPMENT LEGEND**

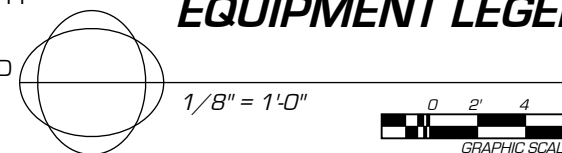
- 50 TRU TBB-24-48 BOTTLE COOLER
- 51 SODA BOX/ BAG STORAGE RACK 28"X16"X53"
- 52 GLYCOL MICROCHROMATIC CHILLER (TOP OF BEER WALK-IN)
- 53 MENU BOARD
- 54 MIGALI C-1F SINGLE DOOR
- 55 GLASS RINSER MICROMATIC 6"
- 56 BEV-190
- 57 MIGALI G3-U48R & G3-U48F
- 58 WALL MOUNTED SPEAKER
- 59 AUDIO CONTROL CENTER
- 60 POS SERVER
- 61 CLASS B FIRE HAZZARD, 10-B RATED FIRE EXTINGUISHER - PROVIDED EVERY 50' FEET PER TABLE 906.3(2)
- 62 50 GPM GREASE INTERCEPTOR - EXISTING
- 63 MUSHROOM BEER TOWER
- 64 SOUTHBEND 36" GAS RANGE - EXISTING
- 65 PITCO® SG18-S NATURAL GAS 75 LB. STAINLESS STEEL FLOOR FRYER
- 66 VULCAN 36RB-N 36" NATURAL GAS RADIANT SALAMANDER BROILER - 50,000 BTU
- 67 BAKERS PRIDE BPHMG-2448I NATURAL GAS 48" HEAVY DUTY MANUAL CONTROL COUNTERTOP GRIDDLE -
- 68 ADVANCE TABCO SW-4E-240-DR-T FOUR PAN ELECTRIC HOT FOOD TABLE WITH THERMOSTATIC CONTROL, ENCLOSED BASE, AND SLIDING DOORS - SEALED WELL, 240V
- 69 REGENCY 20 PAN END LOAD FULL HEIGHT BUN / SHEET PAN RACK

**FIXTURE & EQUIPMENT LEGEND**

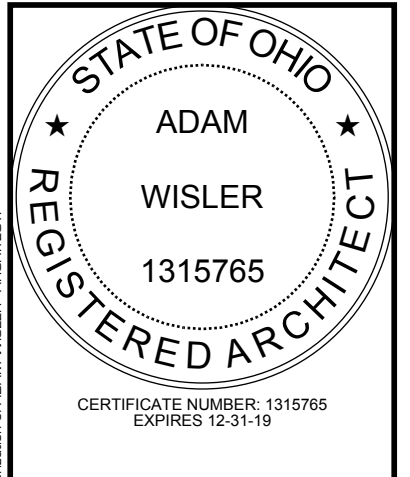
- 70 WATER HEATER
- 71 MINI-SPLIT CONDITIONING SYSTEM
- 72 75 GPM GREASE INTERCEPTOR AND PUMP TO MUNICIPAL SEWER
- 73 FURNACE AIR HANDLER
- 74 WALL MOUNTED MINI-SPLIT
- 75 50 GAL. RUBBERMAIL TRASH CAN WITH WHEELS
- 76 36"X18" PLANTER BOXES



**EQUIPMENT LEGEND**



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20MAY19	16SEP19
NO FOOD SERVICE TAVERN 1709 RACE STREET CINCINNATI, OH 45202	C.A.R. PROPERTIES 1709 RACE STREET CINCINNATI, OH 45202
SHEET NO.	

A2.0

## DEMOLITION GENERAL NOTES

1 - THESE DRAWINGS WERE MADE FROM ON-SITE OBSERVATION AND MEASUREMENTS. ALL DIMENSIONS SHALL BE CONSIDERED PLUS OR MINUS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON SITE VERIFICATIONS OF ALL EXISTING CONDITIONS AS REQUIRED FOR BIDDING AND CONSTRUCTION PURPOSES.

2 - CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH OWNER PRIOR TO START OF CONSTRUCTION. COORDINATE ANY TEMPORARY INTERRUPTION IN UTILITY SERVICES WITH OWNER PRIOR TO INTERRUPTION. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OWNERS STANDARDS.

3 - CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION RELATED DEBRIS IN A SAFE AND LEGAL MANNER.

4 - PROVIDE TEMPORARY BARRICADES OR OTHER NECESSARY PROTECTION AROUND OPEN EXCAVATIONS AND CONSTRUCTION AREA. PROVIDE DUST SHEILDS AROUND ENTIRE WORK AREA AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN.

5 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER, SAFE AND ADEQUATE DESIGN, INSTALLATION AND REMOVAL OF ALL SHORING AND BRACING REQUIRED TO CARRY OUT THE WORK.

6 - CONTRACTOR SHALL MAINTAIN WORK AREA IN A NEAT AND ORDERLY CONDITON. PROVIDE TRASH CONTAINERS IN THE WORK AREA AND EMPTY ON A DAILY BASIS. PROVIDE A GENERAL CLEAN-UP IN ACCORDANCE WITH OWNER'S STANDARDS AT THE END OF EACH WORK DAY.

7 - G.C. SHALL CALL B.U.D. (BEFORE YOU DIG) TO INQUIRE AS TO THE EXISTANCE OF ANY UNDERGROUND UTILITY LINES PRIOR TO THE START OF EXCAVATION WORK. G.C. SHALL BE RESPONSIBLE FOR REPAIRS OF ANY SUCH DAMAGED LINES.

8 - G.C. IS RESPONSIBLE FOR ALL ITEMS NOTED AS "TO REMAIN". PROTECT EXISTING CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION WORK. G.C. SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SUCH DAMAGE AT G.C. EXPENSE.

9 - REMOVAL OF AEBBESTOS IS NOT IN THIS CONTRACT. IF G.C. FINDS AEBBESTOS ANYWHERE ON THIS JOB SITE, HE SHALL IDENTIFY ALL AEBBESTOS FOUND FOR OWNER'S CONTRACTOR SHALL REMOVE ALL AEBBESTOS IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CODES. THIS SHALL BE DONE AT NO COST TO THE G.C. FOR THIS PROJECT.

10 - MAINTAIN EXISTING EXITS DURING CONSTRUCTION PERIOD. PROVIDE TEMPORARY SHELTERS AND WALKWAYS AS REQ'D TO CLEAR CONSTRUCTION AREA. PROVIDE DIRECTIOINAL SIGNAGE TO EXITS AS REQ'D. REMOVE ALL SUCH ITEMS AT THE END OF JOB.

11 - DO NOT LEAVE EXISTING FACILITIES OPEN AT ANY TIME THE BUILDING IS NOT IN USE. FURNISH AND INSTALL TEMPORARY 2X4 PLYWOOD PARTITIONS OR EQ AS REQ'D TO PREVENT UNAUTHORIZED ENTRY. REMOVE WHEN NO LONGER REQ'D.

12 - FURNISH AND INSTALL TEMPORARY WEATHER PROTECTION AS REQ'D TO KEEP BLDG WATERTIGHT DURING DEMOLITION PERIOD AND UNTIL NEW CONSTRUCTION IS IN PLACE. REMOVE WHEN NO LONGER REQ'D.

13 - REMOVE ALL SINGLE PANE CASEMENT WINDOWS. SALVAGE EXISTING SASH AND FRAME WHERE POSSIBLE FOR RE-USE. EXISTING SINGLE-HUNG REPLACEMENT WINDOWS WITH INSULATED GLAZING TO REMAIN.

15 - VERIFY EXTENT AND DIMENSIONS OF ALL DEMOLITION WITH NEW CONSTRUCTION FLOOR PLANS.

16 - REMOVE ALL PLUMBING AND MECHANICAL EQUIPMENT, INCLUDING TOILETS SINKS, PIPES, RADIATORS, AIR CONDITIONERS, ETC.

17 - REMOVE AND DISPOSE OF ALL LEAD BASED PAINT

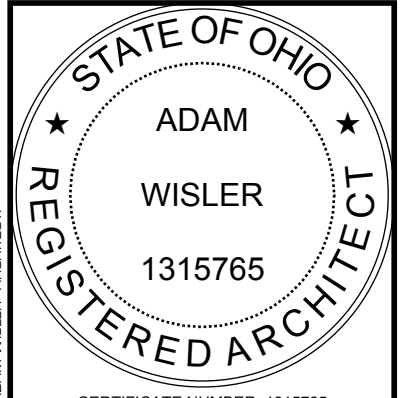
18. EXISTING ELECTRICAL SERVICE TO REMAIN. EXISTING SEWER AND WATER CONNECTION TO REMAIN. TERMINATE ALL LIVE CONNECTIONS TO REMAIN, PRIOR TO DEMOLITION.

## LEGEND

— EXISTING TO REMAIN

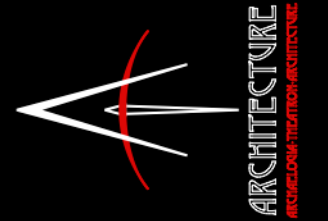
- - - EXISTING TO BE REMOVED

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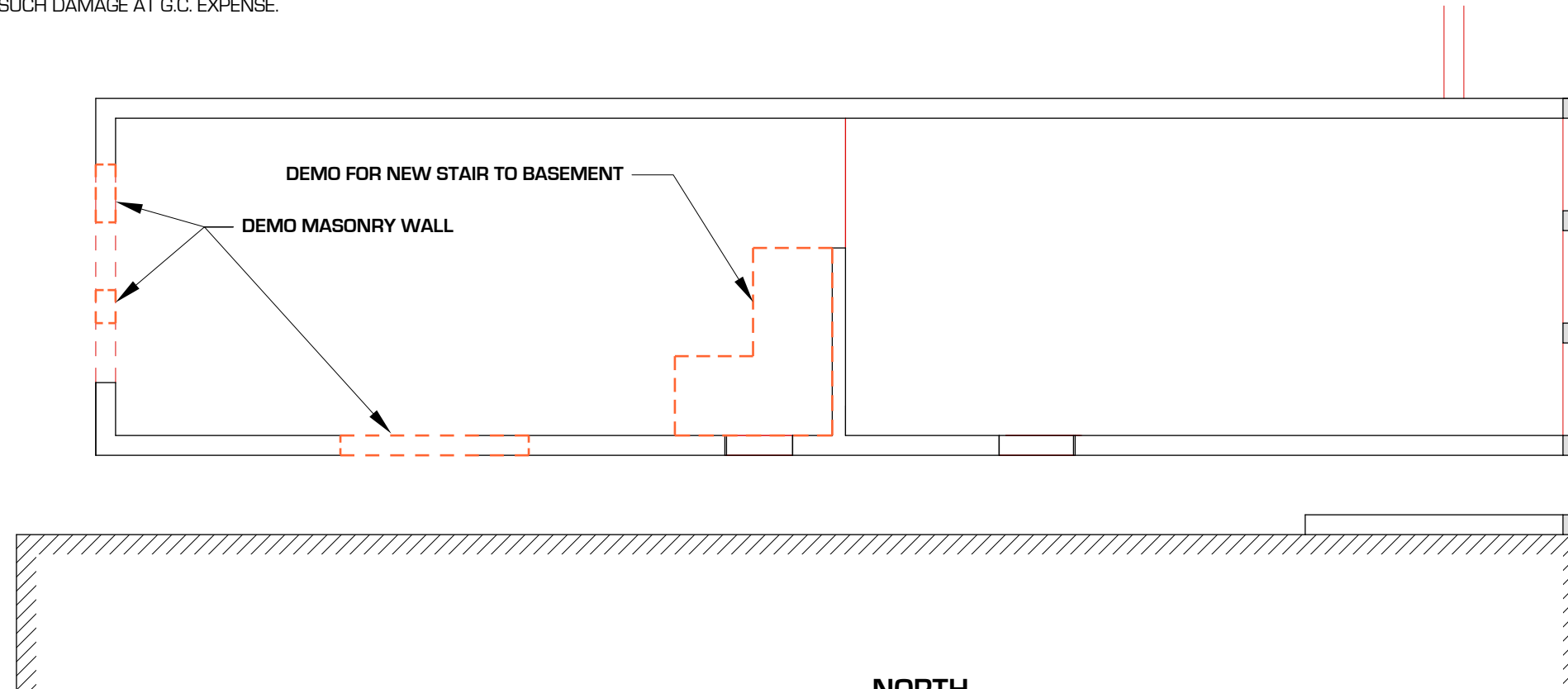
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CINCINNATI, OH 45202

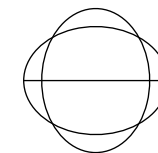
C.A.R. PROPERTIES  
1709 RACE STREET  
CINCINNATI, OH 45202

SHEET NO.

D2.2

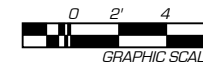


NORTH



MAIN FLOOR  
DEMOLITION PLAN

1/8" = 1'-0"



GRAPHIC SCALE

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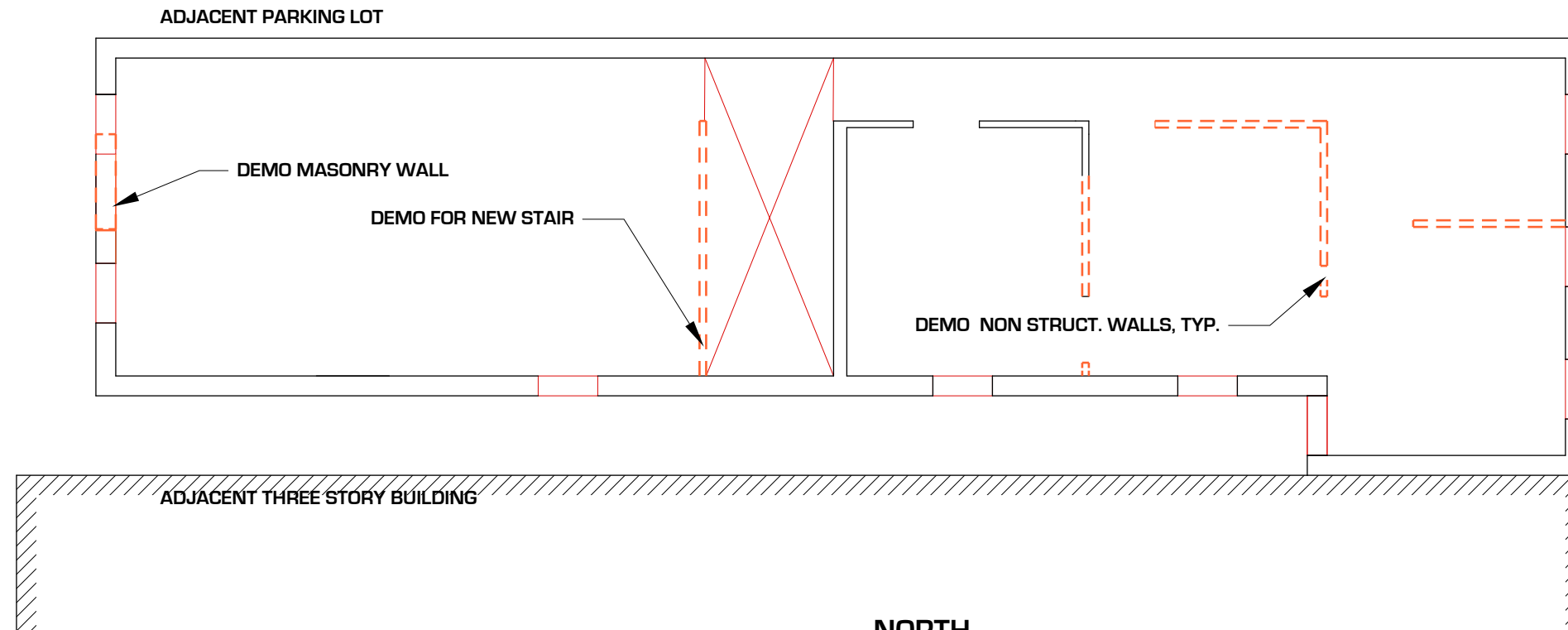
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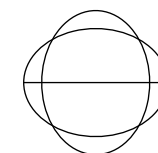
## LEGEND

— EXISTING TO REMAIN

- - - EXISTING TO BE REMOVED



NORTH



**UPPER FLOOR  
DEMOLITION PLAN**

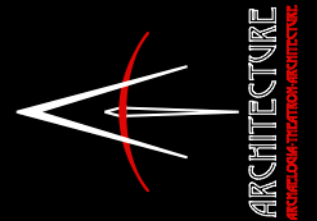
1/8" = 1'-0"



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




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SHEET NO.

**D2.3**

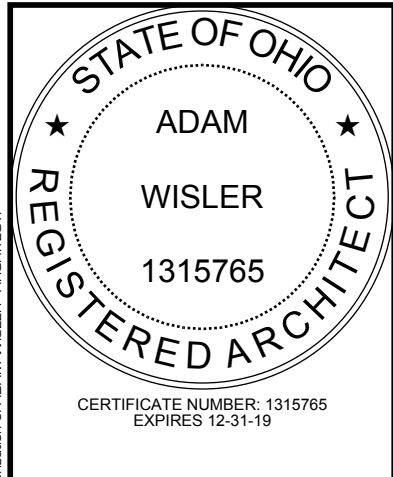
**LEGEND**

-  FIRE RATED WALLS - SEE WALL TYPES
-  EXISTING WALL TO REMAIN
-  NEW FRAMED WALL
-  NEW MASONRY WALL - TO MATCH EXIST.
-  EXIST. DOORS TO REMAIN - SEE SHEET AO.2 FOR SCHEDULE AND ADDITIONAL INFORMATION
-  EXIST. WINDOWS TO REMAIN - SEE SHEET AO.4, AO.5 FOR SCHEDULE AND ADDITIONAL INFORMATION
-  NEW STOREFRONT WINDOW SYSTEM
-  CLEAR FLOOR SPACE REQ'D -30"X48" AT EA. FIXTURE (SHOWN) -60" TURNING RADIUS -48"X48" AT EA. DOOR PUSH SIDE
-  36" MIN. CLEAR EGRESS ROUTE
-  WALL TYPE NUMBER - SEE SHEETS A10.X
-  NEW DOORS - COMMERCIAL DOOR - PROVIDE ADA COMPLIANT LATCH HARDWARE AND/OR PANIC/EGRESS HARDWARE AND CLOSERS WHERE REQUIRED, U.N.O. - SEE SHEET AO.2 FOR SCHEDULE AND ADDITIONAL INFORMATION
-  NEW STOREFRONT ENTRY SYSTEM - SEE SHEET AO.2 FOR SCHEDULE AND ADDITIONAL INFORMATION
-  EXIT LIGHT W/ HEADS

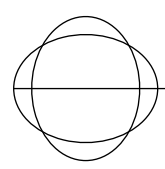
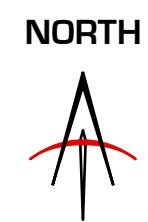
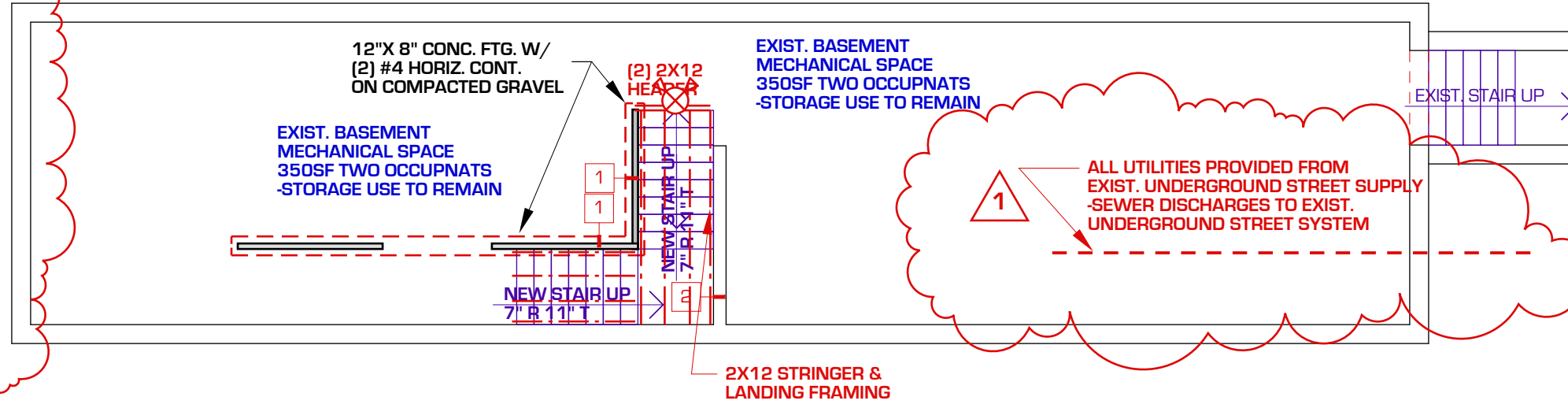
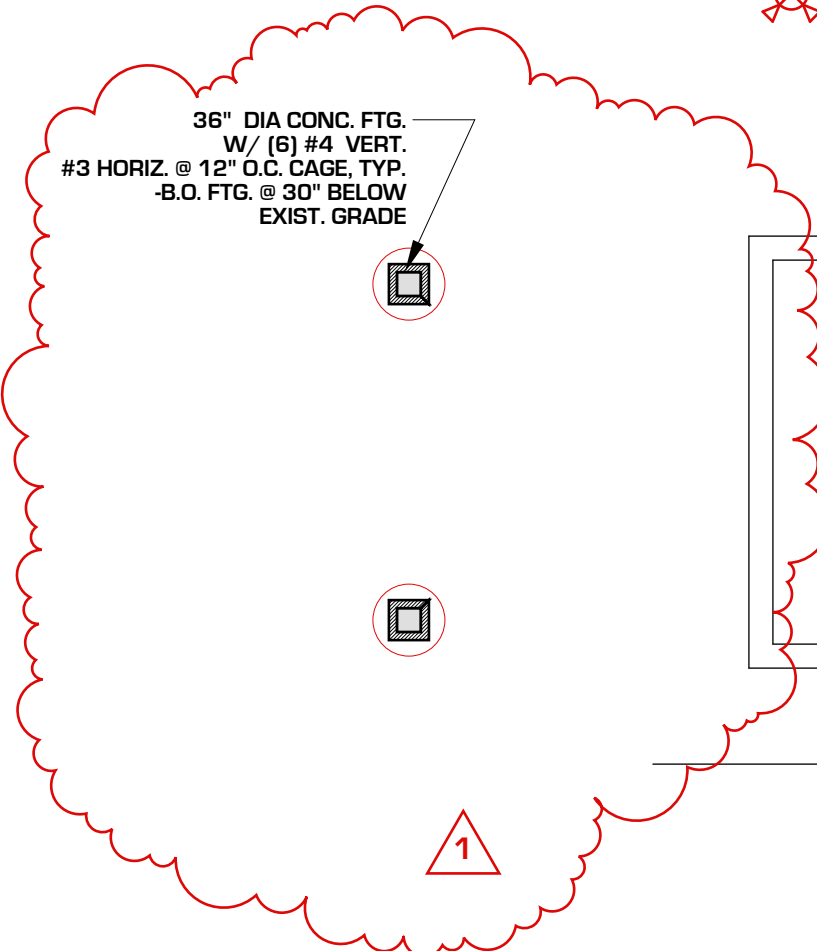
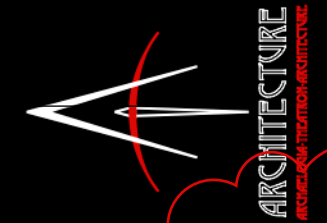
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**BASEMENT FLOOR PLAN**














1/8" = 1'-0"

GRAPHIC SCALE

20MAY19	16SEP19
NO FOOD SERVICE TAVERN 1709 RACE STREET CINCINNATI, OH 45202	C.A.R. PROPERTIES 1709 RACE STREET CINCINNATI, OH 45202
SHEET NO.	

**A2.1**

**LEGEND**

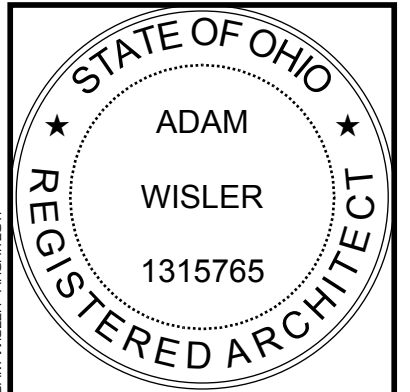
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-  EXISTING WALL TO REMAIN
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-  NEW STOREFRONT WINDOW SYSTEM
-  CLEAR FLOOR SPACE REQ'D - 30"X48" AT EA. FIXTURE (SHOWN) - 60" TURNING RADIUS - 48"X48" AT EA. DOOR PUSH SIDE
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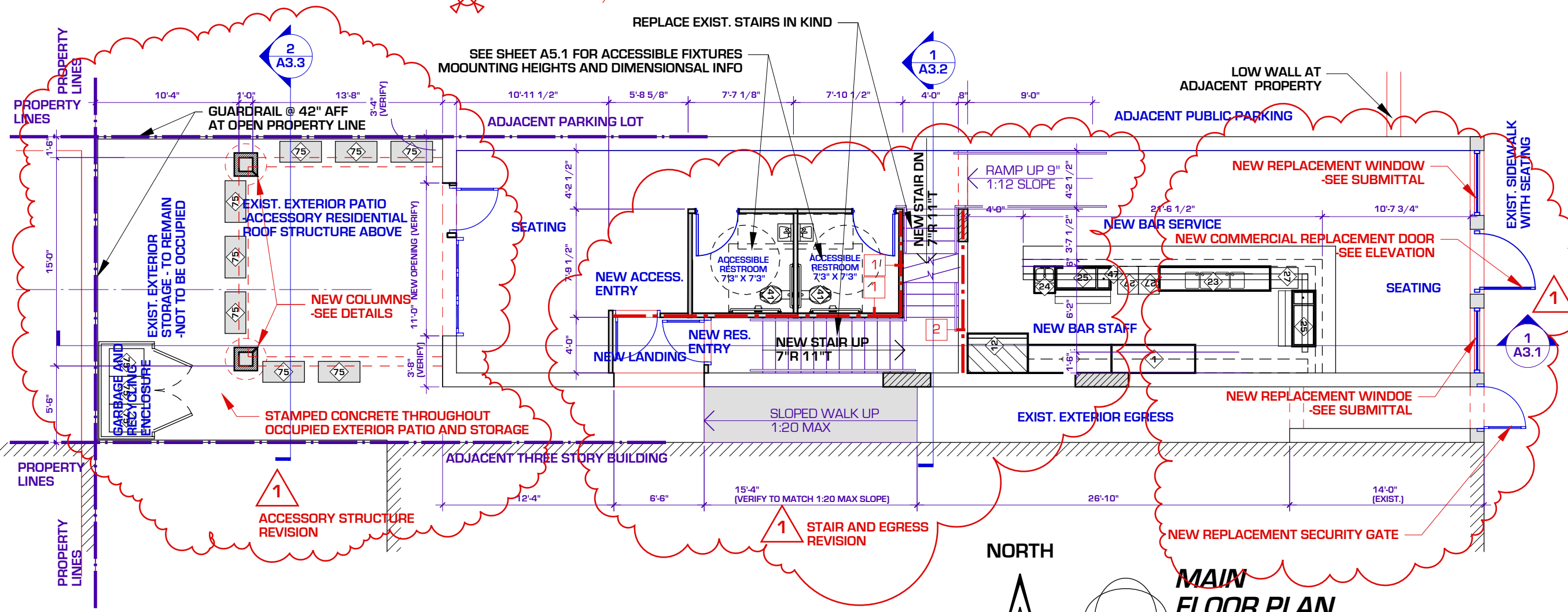
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**MAIN FLOOR PLAN**

1/8" = 1'-0"  
0 2' 4'  
GRAPHIC SCALE

20MAY19 16SEP19

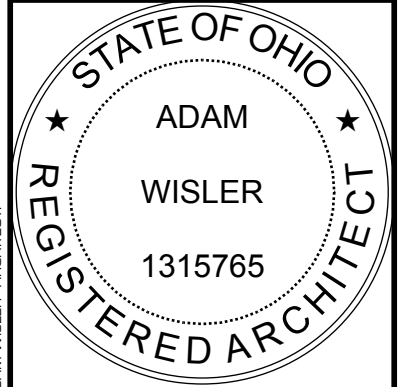
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**A2.2**

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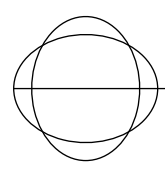
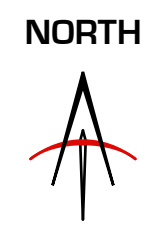
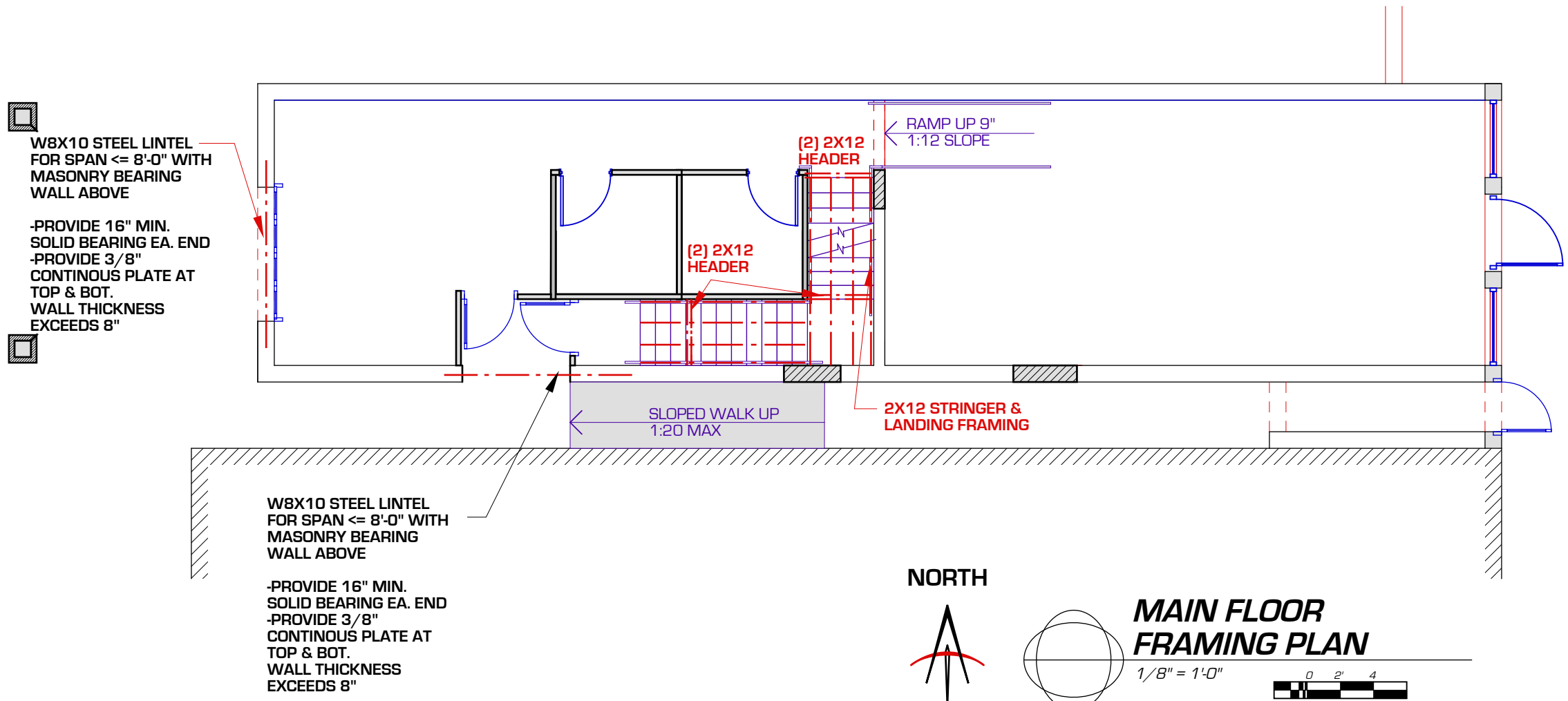
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**A2.2-F**















**MAIN FLOOR FRAMING PLAN**

1/8" = 1'-0"

GRAPHIC SCALE

**LEGEND**

-  FIRE RATED WALLS - SEE WALL TYPES
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-  NEW FRAMED WALL
-  NEW MASONRY WALL - TO MATCH EXIST.
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-  EXIST. WINDOWS TO REMAIN - SEE SHEET A0.4, A0.5 FOR SCHEDULE AND ADDITIONAL INFORMATION
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**GENERAL NOTES THIS SHEET**

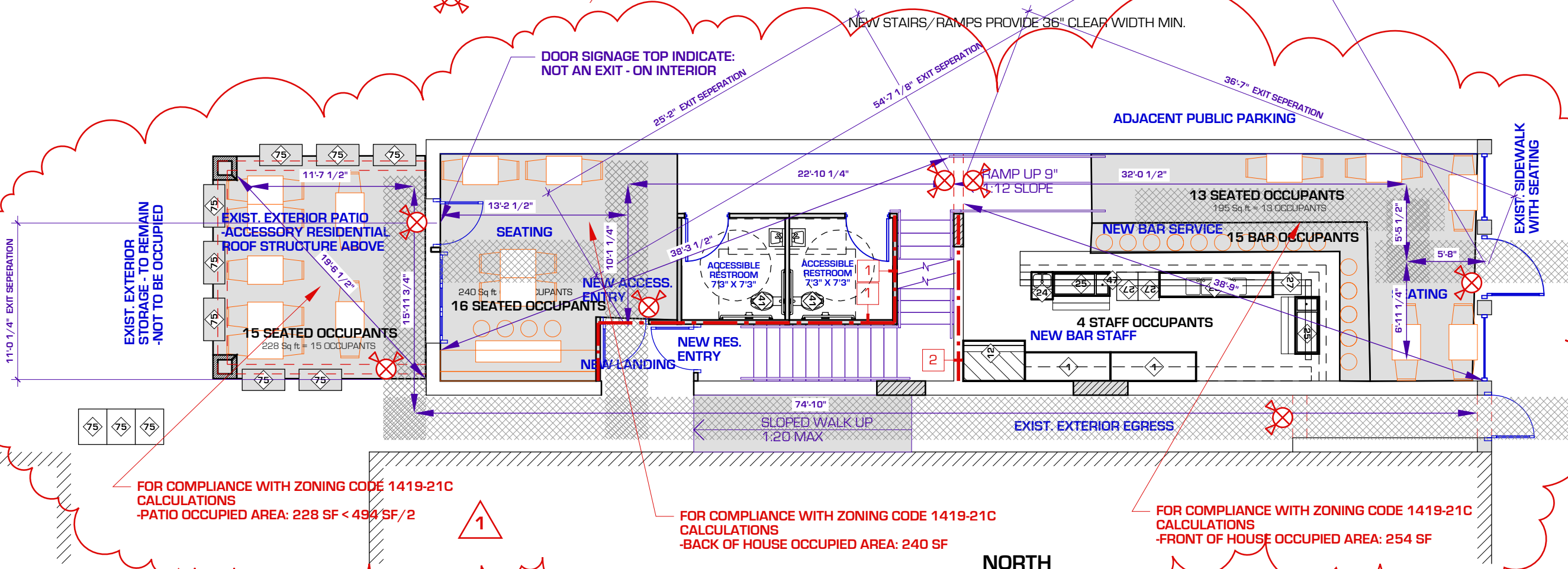
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**OCCUPANCY AND EGRESS GENERAL NOTES**

- 36" MIN. CLEAR ROUTE INTO AND THROUGH THROUGH ALL SPACES, U.N.O.
- 32" MIN. CLEAR AT ALL OPEN DOORS, U.N.O.
- 60" CLEAR AT ALL ACCESSIBLE TURNS
- NEW STAIRS/RAMPS PROVIDE 36" CLEAR WIDTH MIN.

 EXIT LIGHT W/ HEADS

DOOR SIGNAGE TOP INDICATE: NOT AN EXIT - ON INTERIOR



FOR COMPLIANCE WITH ZONING CODE 1419-21C CALCULATIONS  
-PATIO OCCUPIED AREA: 228 SF < 494 SF/2

FOR COMPLIANCE WITH ZONING CODE 1419-21C CALCULATIONS  
-BACK OF HOUSE OCCUPIED AREA: 240 SF

FOR COMPLIANCE WITH ZONING CODE 1419-21C CALCULATIONS  
-FRONT OF HOUSE OCCUPIED AREA: 254 SF

**OCCUPANCY NOTES THIS SHEET**

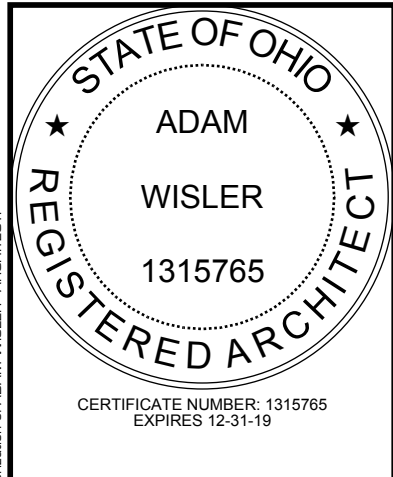
SEATING PLAN ACCURATELY DEPICTS OCCUPANCY AND EXCEEDS OCCUPANCY COUNT CALCULATED BY OCCUPANT AREA EXISTING GROUND FLOOR A-2 OCCUPANCY: 75 OCCUPANTS < 100 : NON-SPRINKLERED OK

EXIT TRAVEL DISTANCE TO EXIT ACCESS = 44' < 75' = OK  
EXIT TRAVEL DISTANCE = 74' < 200' = OK

75 OCCUPANTS REQUIRES ONE FIXTURE EACH SEX - TWO UNISEX ACCESSIBLE RESTROOMS PROVIDED

**MAIN FLOOR OCCUPANCY DIAGRAM**

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



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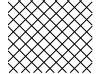

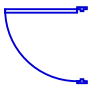
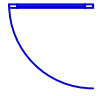

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SHEET NO.

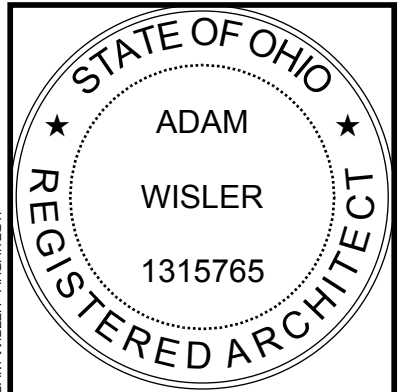
**A2.2-0**

**LEGEND**

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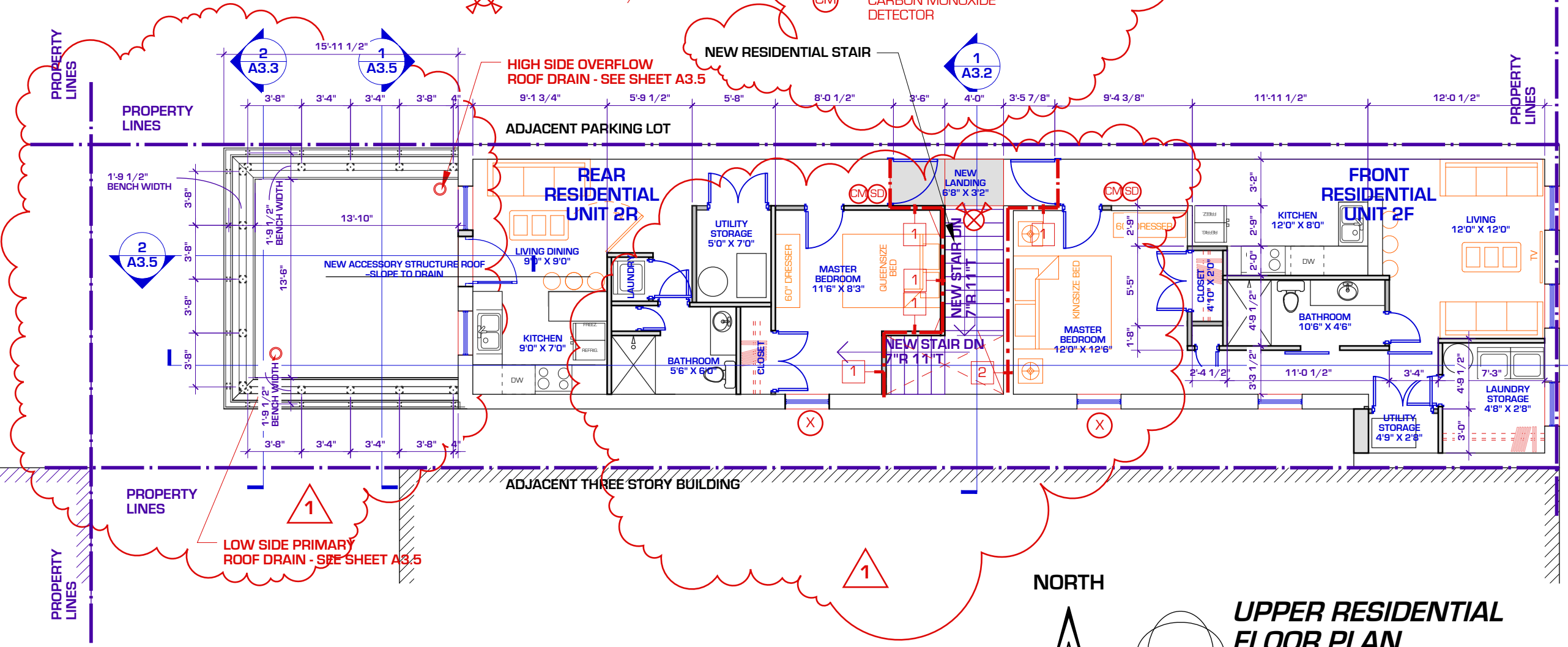
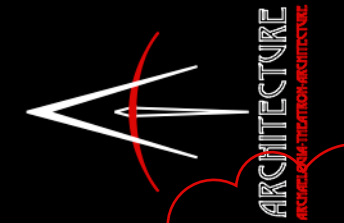
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NORTH



**UPPER RESIDENTIAL FLOOR PLAN**

1/8" = 1'-0"



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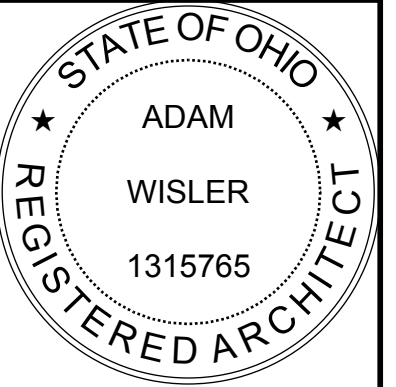
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**A2.3**

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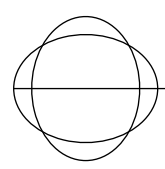
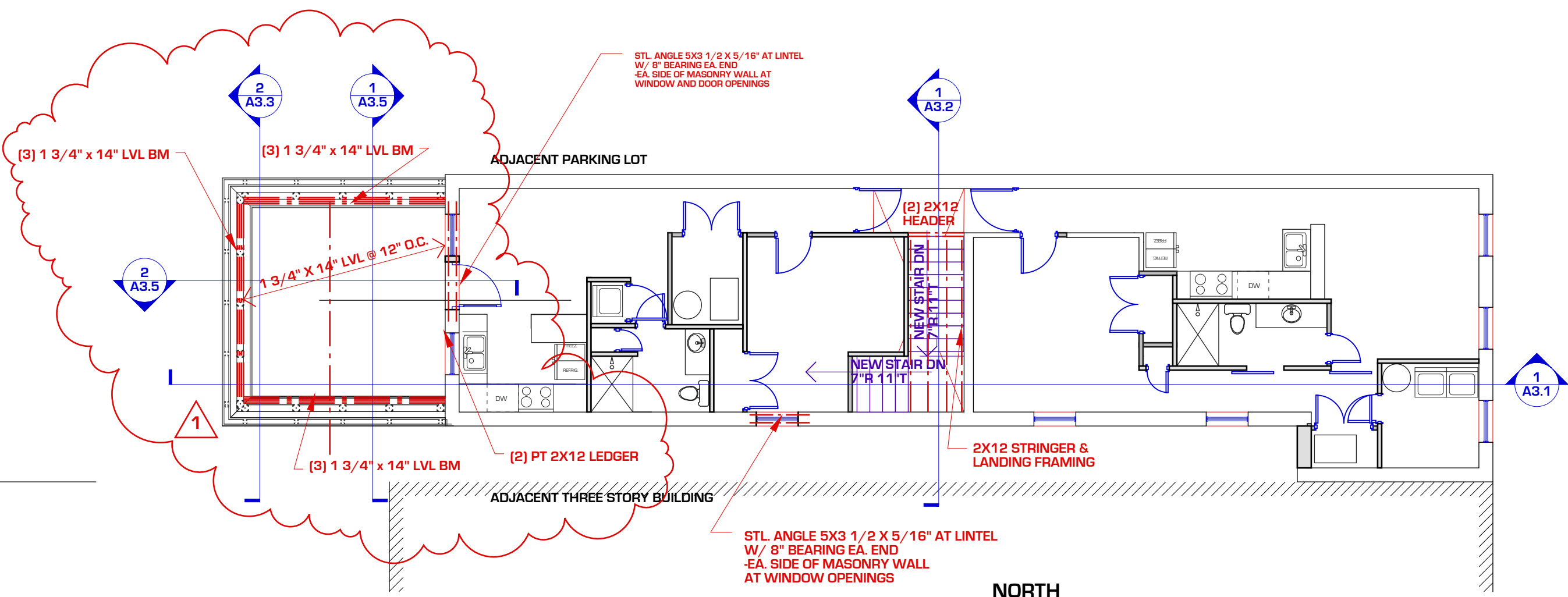
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**A2.3-F**



**UPPER FLOOR FRAMING PLAN**

1/8" = 1'-0"

GRAPHIC SCALE

**LEGEND**

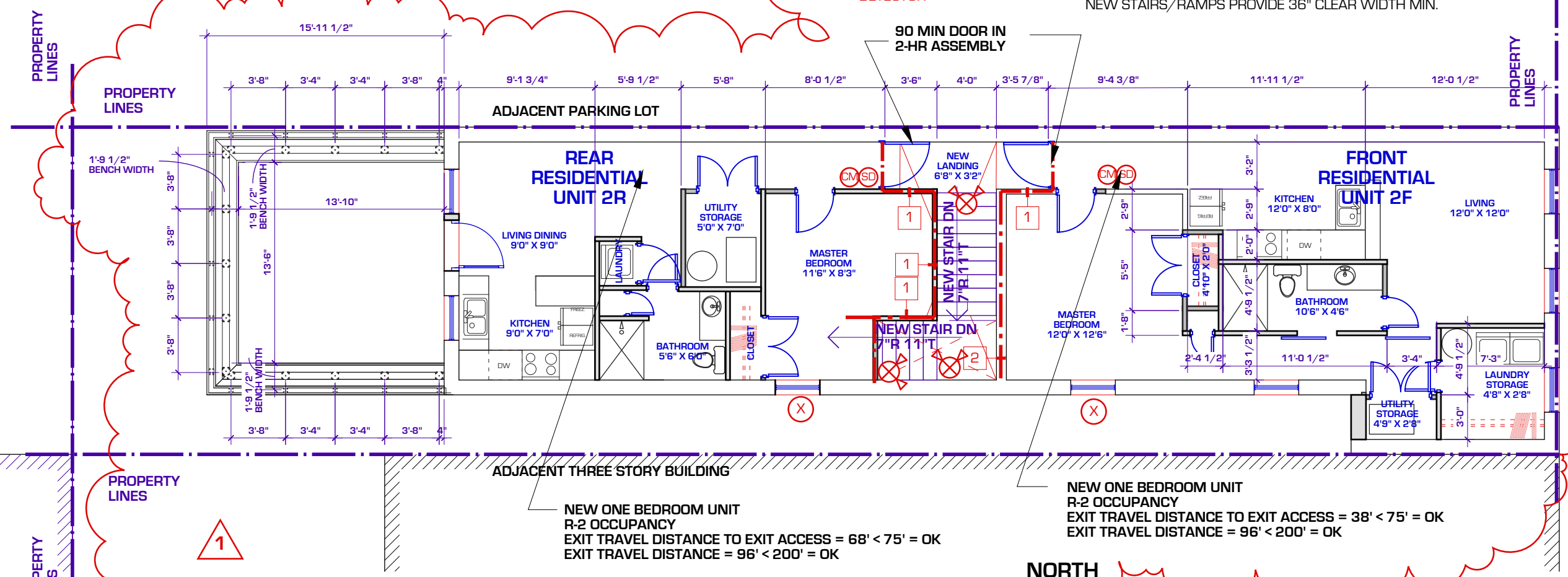
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**OCCUPANCY AND EGRESS GENERAL NOTES**

- EGRESS WINDOW TO CODE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 36" MIN. CLEAR ROUTE INTO AND THROUGH THROUGH ALL SPACES, U.N.O.
- 32" MIN. CLEAR AT ALL OPEN DOORS, U.N.O.
- 60" CLEAR AT ALL ACCESSIBLE TURNS
- NEW STAIRS/RAMPS PROVIDE 36" CLEAR WIDTH MIN.



**OCCUPANCY NOTES THIS SHEET**

2-HR RATED FLOOR SYSTEM ENTIRE INTERIOR FLOOR AND EXTERIOR ACCESSORY STRUCTURE ADDITION - SEE SHEETS A10.X

NORTH



**UPPER RESIDENTIAL FLOOR OCCUPANCY DIAGRAM**

1/8" = 1'-0"

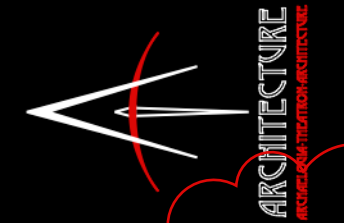


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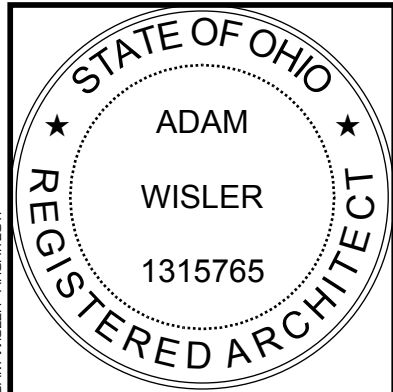
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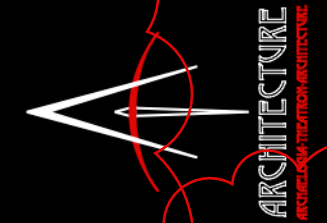
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CERTIFICATE NUMBER: 1315765  
EXPIRES 12-31-19

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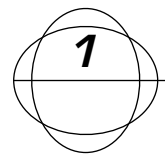
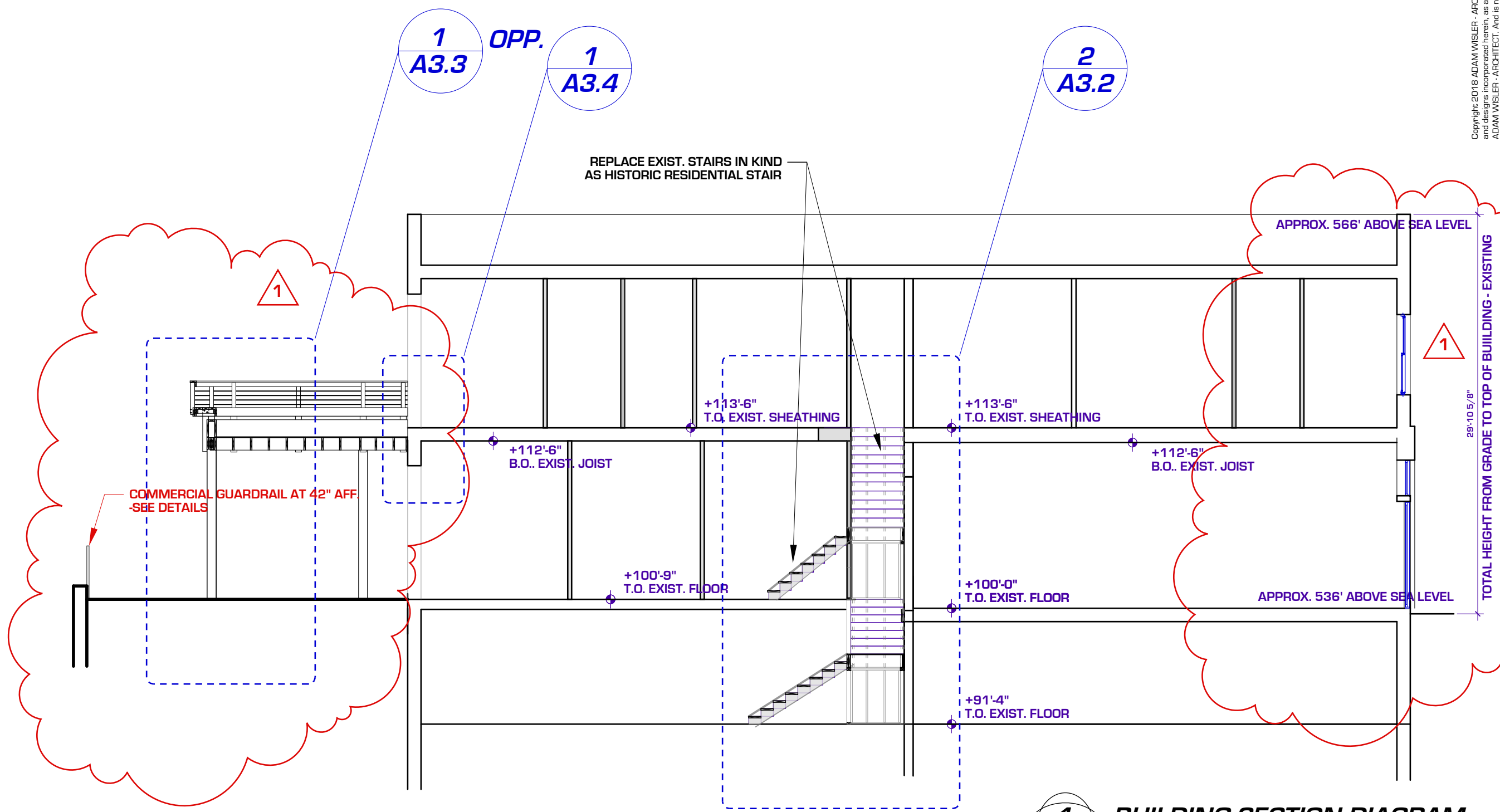
20MAY19 16SEP19

**NO FOOD SERVICE TAVERN**  
**1709 RACE STREET**  
**CINCINNATI, OH 45202**

C.A.R. PROPERTIES  
1709 RACE STREET  
CINCINNATI, OH 45202

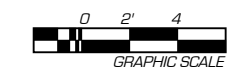
SHEET NO.

**A3.1**



**1 BUILDING SECTION DIAGRAM**

1/8" = 1'-0"



GRAPHIC SCALE

1 1/2" DIA. HANDRAIL @ 34" -36" ABOVE FIN. FLR. EA. SIDE  
 1 1/2" CLR. OF ADJACENT SURFACE  
 -EXTEND HANDRAIL 12" MIN. IN DIRECTION OF TRAVEL

NEW INFILL FLOOR TO MATCH EXIST. (BEYOND)

NEW STAIR OPENING

NEW 3/4" T&G PLY. FLR  
 W/ 2X12 @ 16" O.C. MAX

(4) 2X12 STRINGERS EA. STAIR RUN TYP.

2X12 TREAD, TYP.

7'-9 1/4"

1 1/2" DIA. HANDRAIL @ 34" -36" ABOVE FIN. FLR. EA. SIDE  
 1 1/2" CLR. OF ADJACENT SURFACE  
 -EXTEND HANDRAIL 12" MIN. IN DIRECTION OF TRAVEL

EXIST. FLOOR & FRAMING  
 TO REMAIN

(2) 2X12 HEADER

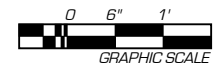
NEW (2) 2X12 HEADER AT STAIR OPENING

NEW 3/4" T&G PLY. FLR  
 W/ 2X12 @ 16" O.C. MAX

1 1/2" DIA. HANDRAIL @ 34" -36" ABOVE FIN. FLR. EA. SIDE  
 1 1/2" CLR. OF ADJACENT SURFACE  
 -EXTEND HADRAIL 12" MIN. IN DIRECTION OF TRAVEL

**2 STAIR SECTION**

3/8" = 1'-0"



(4) 2X12 STRINGERS EA. STAIR RUN TYP.

2X12 TREAD, TYP.

(2) 2X12 HEADER

EXIST. FLOOR & FRAMING  
 TO REMAIN

(2) 2X12 HEADER

1 1/2" DIA. HANDRAIL @ 34" -36" ABOVE FIN. FLR. EA. SIDE  
 1 1/2" CLR. OF ADJACENT SURFACE  
 -EXTEND HANDRAIL 12" MIN. IN DIRECTION OF TRAVEL

(4) 2X12 STRINGERS EA. STAIR RUN TYP.

2X12 TREAD, TYP.

NEW 3/4" T&G PLY. FLR  
 W/ 2X12 @ 16" O.C. MAX

EXIST. FLOOR & FRAMING  
 TO REMAIN

(2) 2X12 HEADER

1 1/2" DIA. HANDRAIL @ 34" -36" ABOVE FIN. FLR. EA. SIDE  
 1 1/2" CLR. OF ADJACENT SURFACE  
 -EXTEND HANDRAIL 12" MIN. IN DIRECTION OF TRAVEL

(4) 2X12 STRINGERS EA. STAIR RUN TYP.

2X12 TREAD, TYP.

10'-7 7/8"

PT 2X12 LEDGER  
 -SEE 1/A3.4

NEW 3/4" T&G PLY. FLR  
 W/ 2X12 @ 16" O.C. MAX

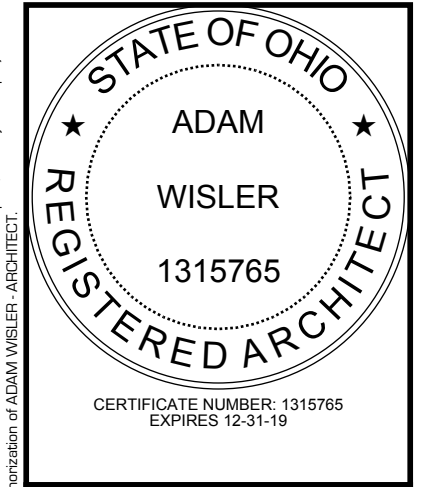
**1 STAIR SECTION**

3/8" = 1'-0"

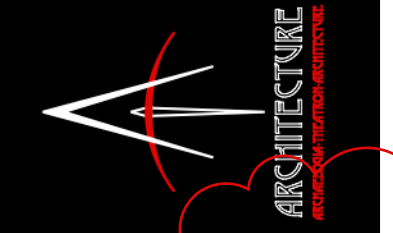


**ENTIRE SHEET REVISED  
 FOR UPPER STAIR  
 COMMERCIAL CODE  
 COMPLIANCE**

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 CINCINNATI, OH 45202

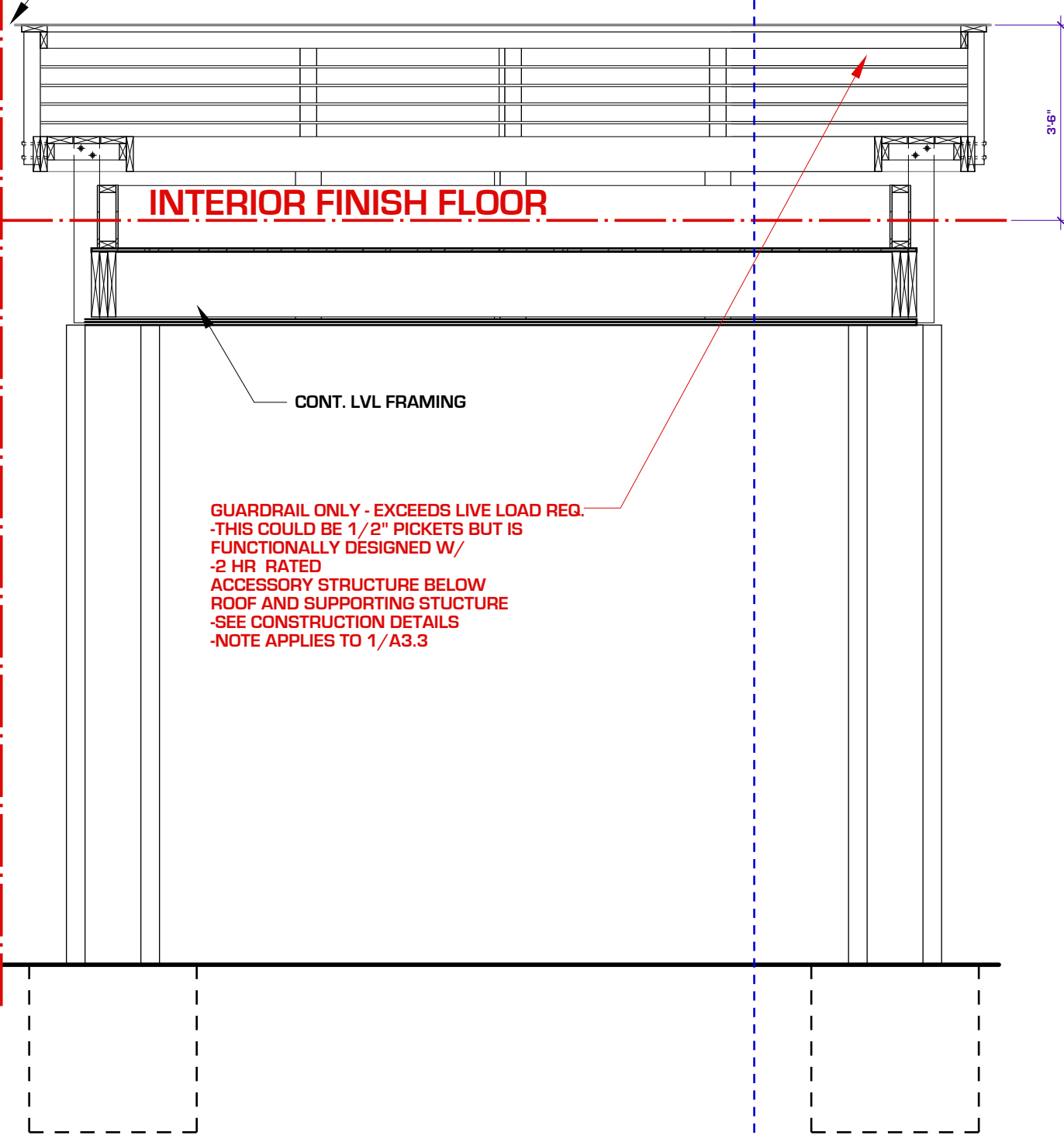
SHEET NO.

**A3.2**

PROPERTY LINE

ALL PERMANENT STRUCTURE AND SLIDING NAILS TO BE WITHIN ZERO SETBACK PROPERTY LINES

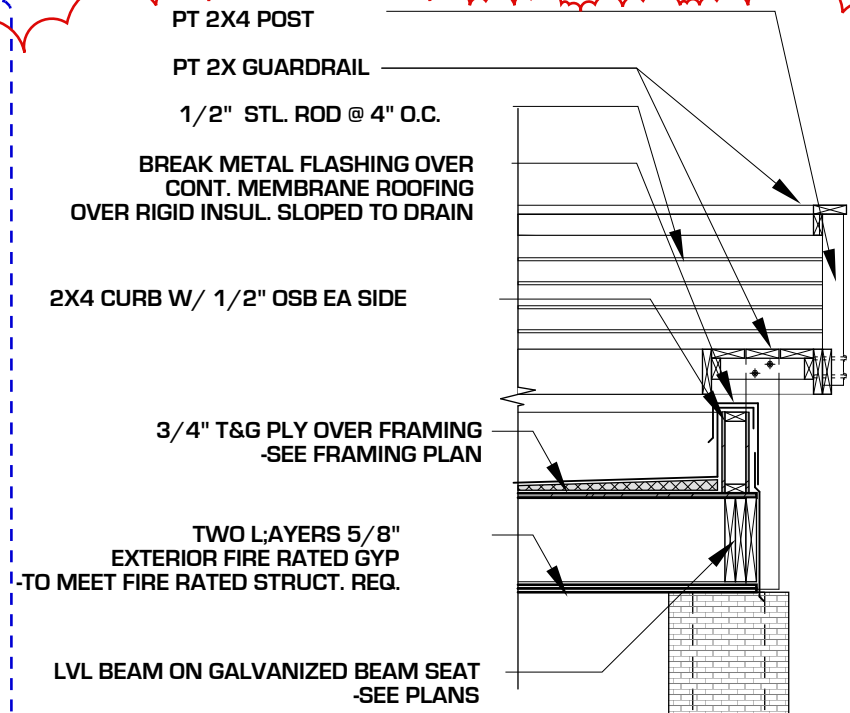
1 ENTIRE SHEET REVISED



INTERIOR FINISH FLOOR

CONT. LVL FRAMING

GUARDRAIL ONLY - EXCEEDS LIVE LOAD REQ. -THIS COULD BE 1/2" PICKETS BUT IS FUNCTIONALLY DESIGNED W/ -2 HR RATED ACCESSORY STRUCTURE BELOW ROOF AND SUPPORTING STRUCTURE -SEE CONSTRUCTION DETAILS -NOTE APPLIES TO 1/A3.3



PT 2X4 POST  
PT 2X GUARDRAIL  
1/2" STL. ROD @ 4" O.C.  
BREAK METAL FLASHING OVER CONT. MEMBRANE ROOFING OVER RIGID INSUL. SLOPED TO DRAIN  
2X4 CURB W/ 1/2" OSB EA SIDE  
3/4" T&G PLY OVER FRAMING -SEE FRAMING PLAN  
TWO LAYERS 5/8" EXTERIOR FIRE RATED GYP -TO MEET FIRE RATED STRUCT. REQ.  
LVL BEAM ON GALVANIZED BEAM SEAT -SEE PLANS

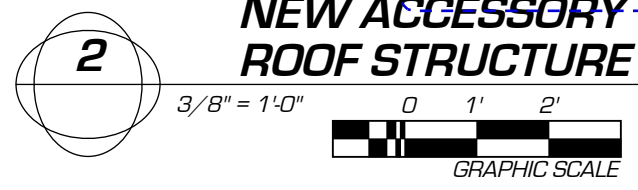
NORTH PROPERTY LINE - OPP.

1 A3.3

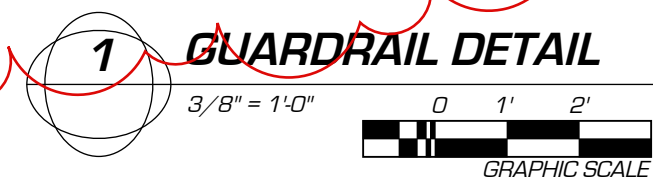
BRICK MASONRY VENEER OVER REINF. CONC. COL. BEYOND -TO MEET FIRE RATED STRUCT. REQ.

CONC. FND. - SEE PLANS

SECTION THROUGH NEW ACCESSORY ROOF STRUCTURE



1 GUARDRAIL DETAIL



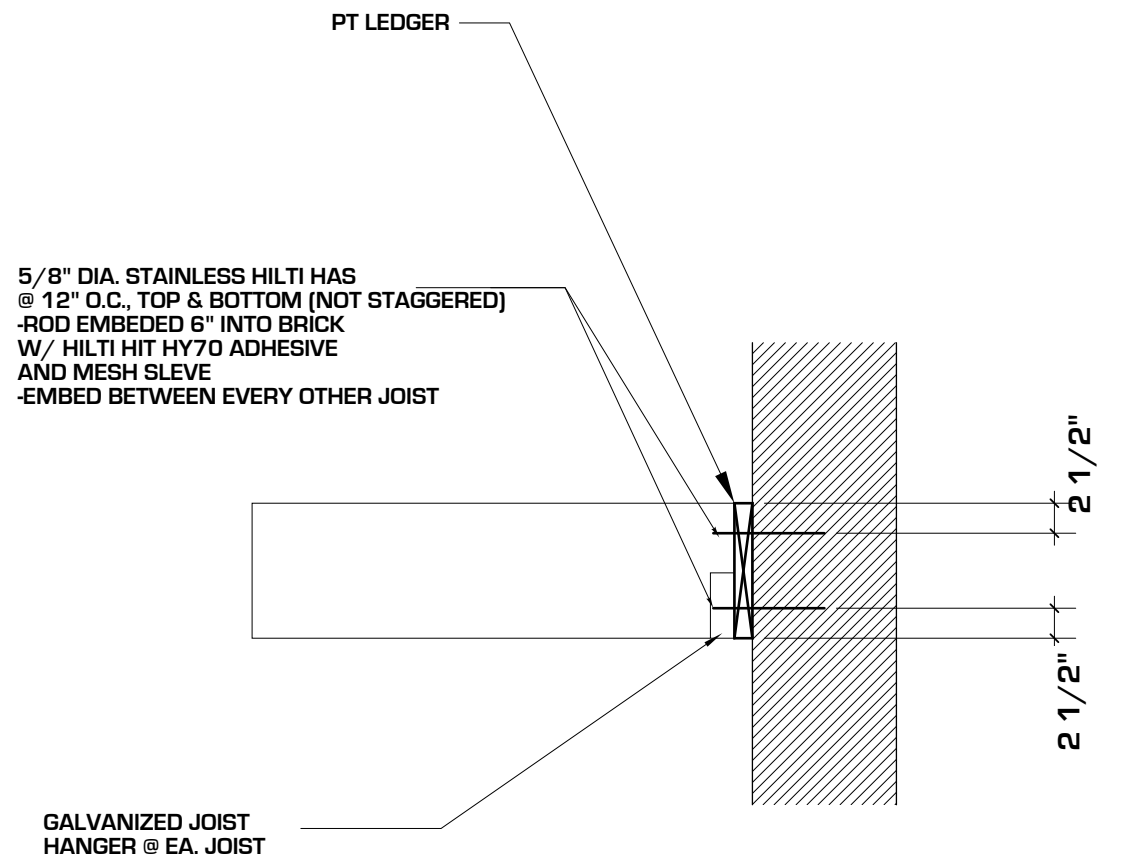
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STATE OF OHIO  
 ADAM WISLER  
 REGISTERED ARCHITECT  
 1315765  
 CERTIFICATE NUMBER: 1315765  
 EXPIRES 12-31-19

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SHEET NO.		

A3.3

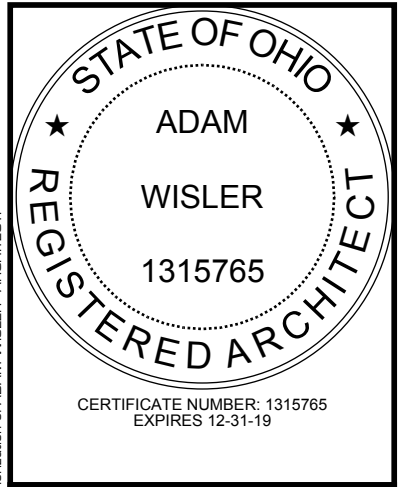


5/8" DIA. STAINLESS HILTI HAS  
 @ 12" O.C., TOP & BOTTOM (NOT STAGGERED)  
 -ROD EMBEDDED 6" INTO BRICK  
 W/ HILTI HIT HY70 ADHESIVE  
 AND MESH SLEVE  
 -EMBED BETWEEN EVERY OTHER JOIST

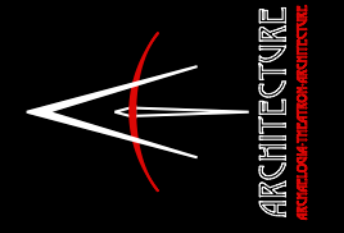
GALVANIZED JOIST  
 HANGER @ EA. JOIST

**1** **LEDGER DETAIL**  
 3/4" = 1'-0"  
 0 6" 1'  
 GRAPHIC SCALE

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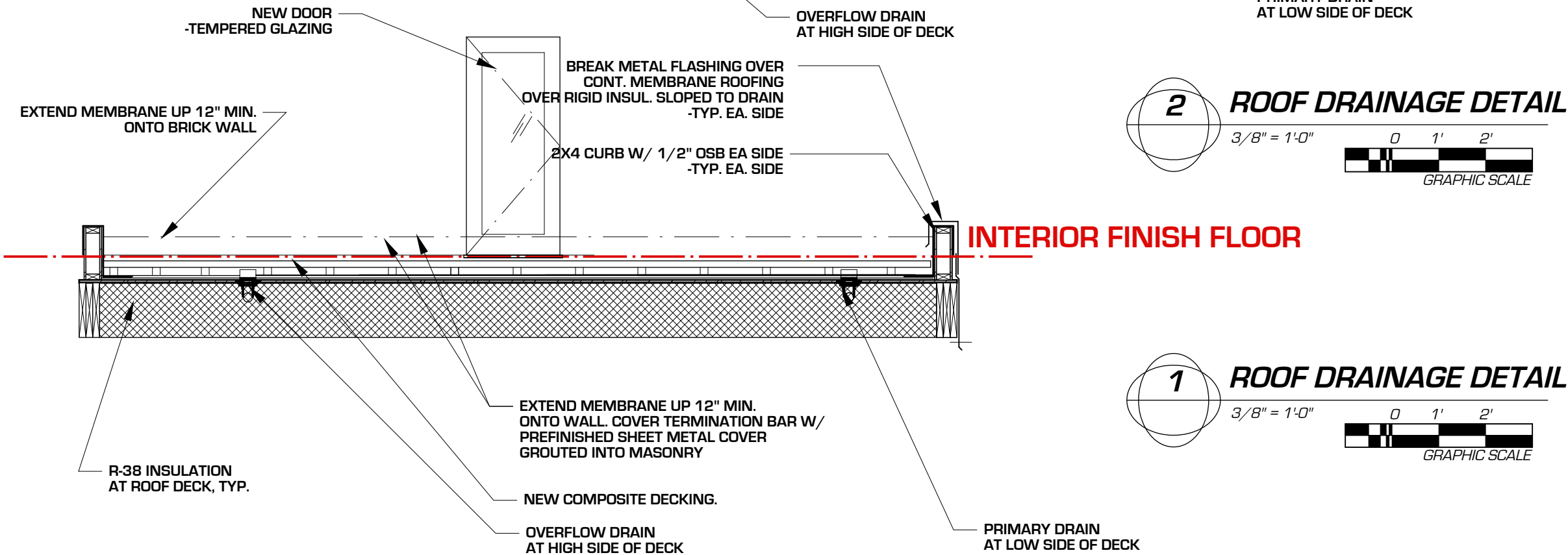
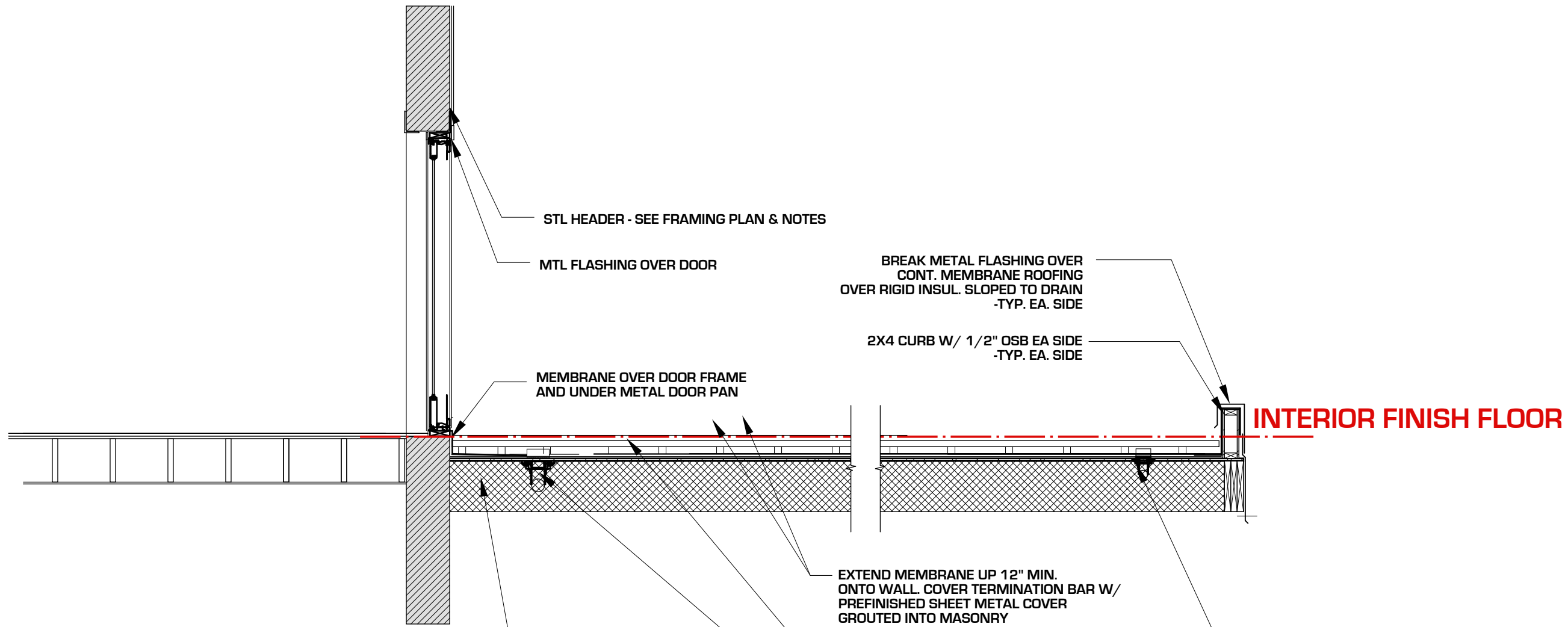


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SHEET NO.	

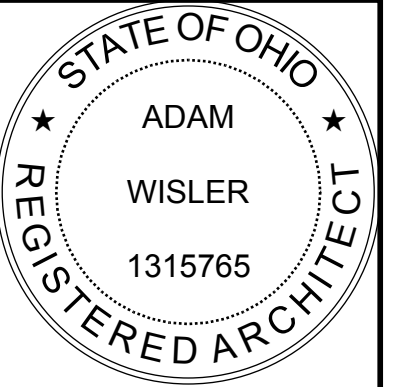
**A3.4**



**2** ROOF DRAINAGE DETAIL  
 3/8" = 1'-0"  
 0 1' 2'  
 GRAPHIC SCALE

**1** ROOF DRAINAGE DETAIL  
 3/8" = 1'-0"  
 0 1' 2'  
 GRAPHIC SCALE

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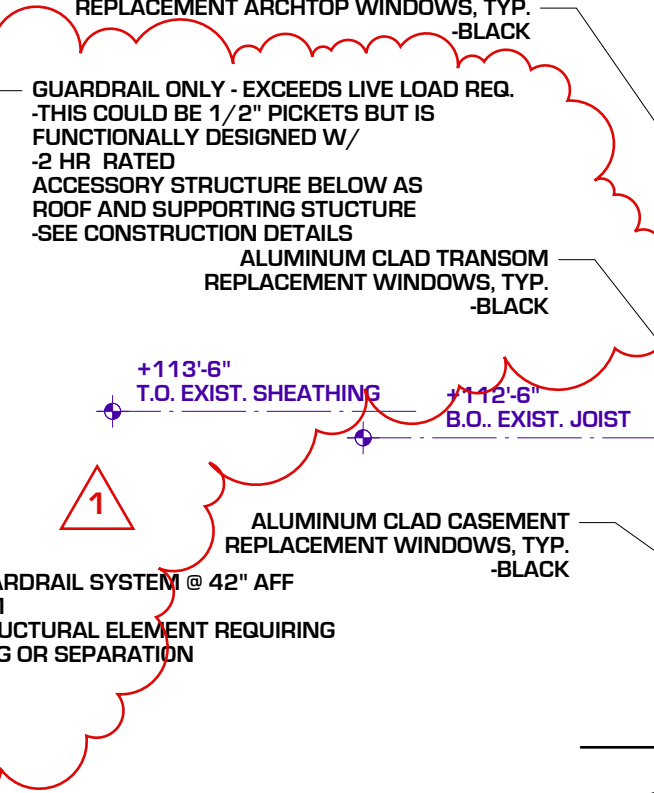
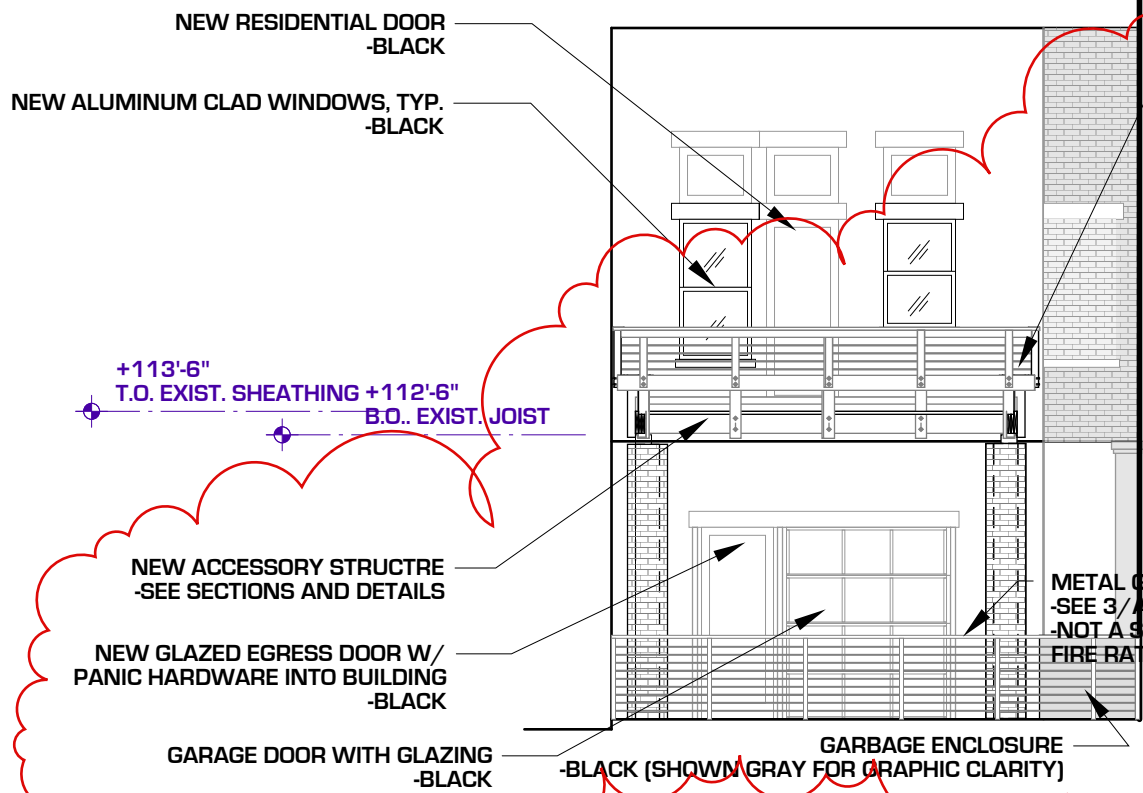
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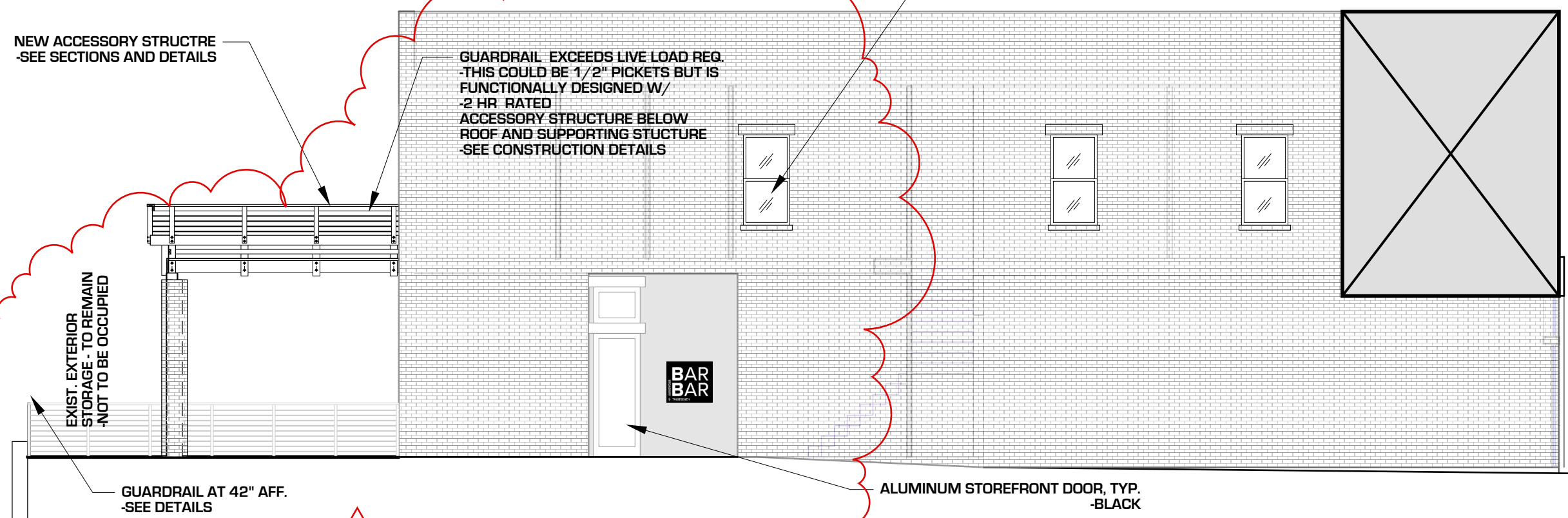
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SHEET NO.	

**A3.5**



**3 REAR ELEVATION**  
1/8" = 1'-0"  
GRAPHIC SCALE

**2 STREET ELEVATION**  
1/8" = 1'-0"  
GRAPHIC SCALE



**1 SOUTH ALLEY ELEVATION**  
1/8" = 1'-0"  
GRAPHIC SCALE

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ARCHITECTURE

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SHEET NO.	

**A4.1**

EXISTING MURAL AND EXTERIOR ZERO SETBACK  
MASONRY WALL TO REMAIN

GUARDRAIL EXCEEDS LIVE LOAD REQ.  
-THIS COULD BE 1/2" PICKETS BUT IS  
FUNCTIONALLY DESIGNED W/  
-2 HR RATED  
ACCESSORY STRUCTURE BELOW  
ROOF AND SUPPORTING STRUCTURE  
-SEE CONSTRUCTION DETAILS

NEW ACCESSORY STRUCTURE  
-SEE SECTIONS AND DETAILS

1

EXIST. EXTERIOR  
STORAGE - TO REMAIN  
-NOT TO BE OCCUPIED

METAL GUARDRAIL SYSTEM @ 42" AFF  
-SEE 3/A5.1  
-NOT A STRUCTURAL ELEMENT REQUIRING  
FIRE RATING OR SEPARATION

GARBAGE ENCLOSURE BEYOND  
-BLACK (SHOWN GRAY FOR GRAPHIC CLARITY)

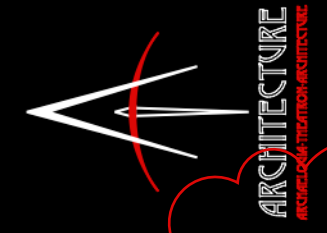
**1** NORTH ELEVATION  
1/8" = 1'-0"  
0 2' 4'  
GRAPHIC SCALE

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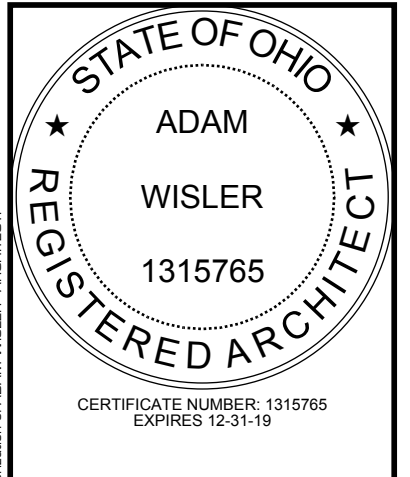
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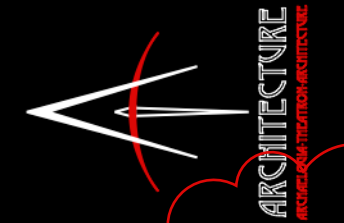
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**A4.2**

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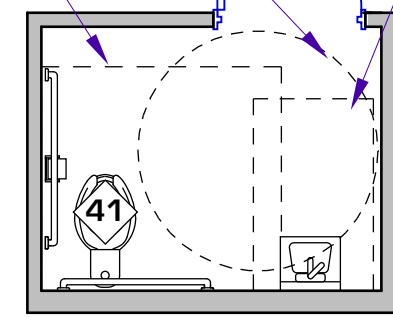
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SHEET NO.	

**A5.1**

60" DIA. TURNING RADIUS

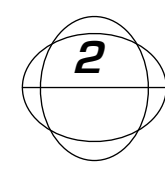
60"X56"  
CLEAR FLOOR SPACE  
AT TOILET

30"X48"  
CLEAR FLOOR SPACE  
AT SINK

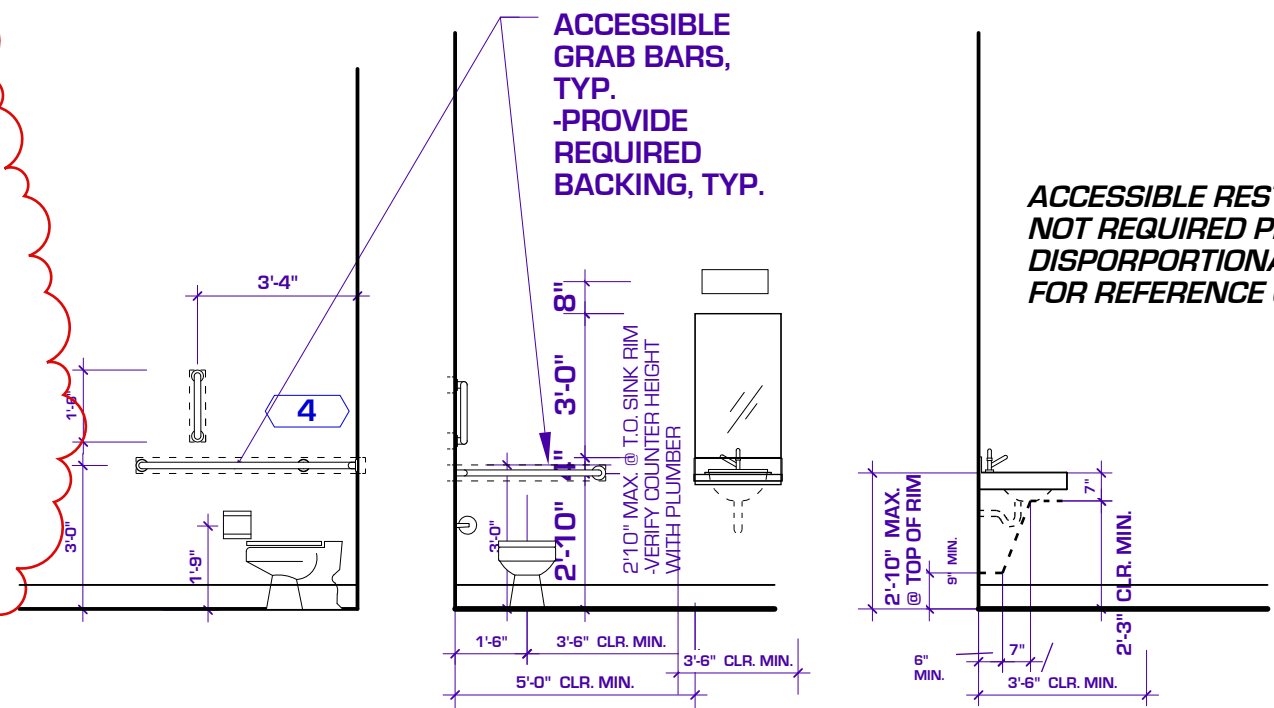


ACCESSIBLE RESTROOM  
NOT REQUIRED PER  
DISPORPORTIONAILY FORM  
FOR REFERENCE ONLY

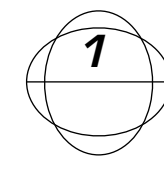
**ADA RESTROOM  
FIXTURE CLEARANCES**



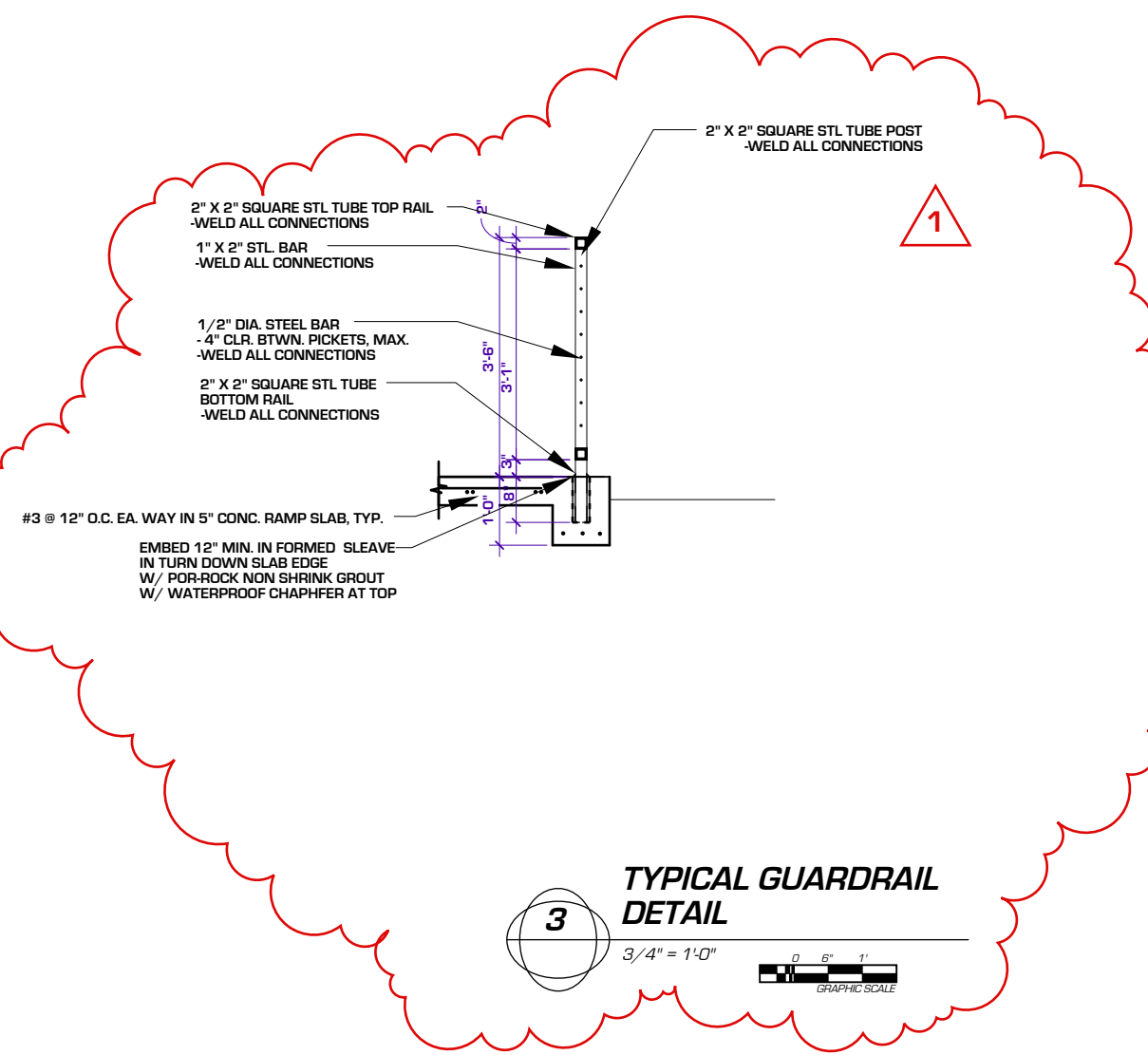
1/4" = 1'-0"  
 GRAPHIC SCALE



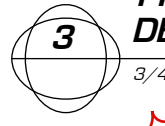
**ADA RESTROOM  
FIXTURE ELEVATIONS**



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



**TYPICAL GUARDRAIL  
DETAIL**



3/4" = 1'-0"  
 GRAPHIC SCALE

# FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

**BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U301

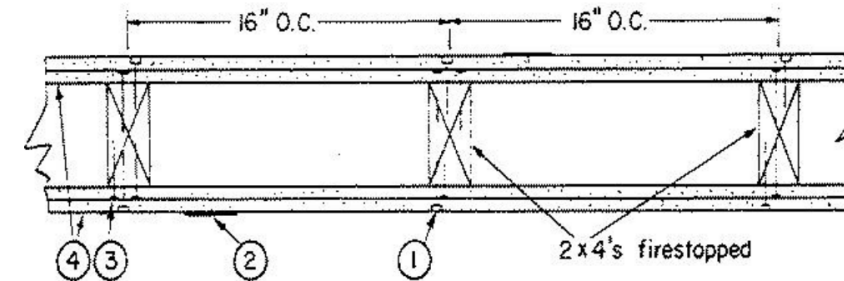
June 28, 2019

Bearing Wall Rating — 2 Hr.

Finish Rating — 66 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide **BXUV** or **BXUV7**

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

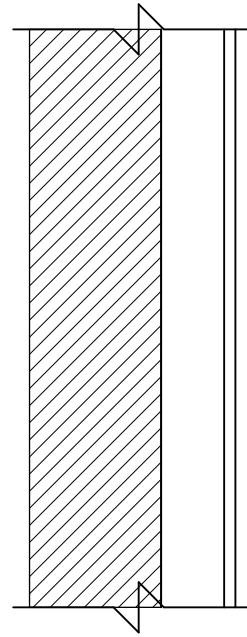


- 1. Nailheads** — Exposed or covered with joint compound.
- 2. Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.
- 3. Nails** — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
- 4. Gypsum Board\*** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. When used in widths other than 48 in., gypsum board to be installed horizontally.

When **Steel Framing Members\*** (Item 6, 6A, 6B, or 6C) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

**CABOT MANUFACTURING ULC** — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

**AMERICAN GYPSUM CO** — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc



ENTIRE SHEET REVISED

1

TABLE 720.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE <sup>a,b,c</sup> (inches)			
	1 hour	2 hour	3 hour	4 hour
Solid brick of clay or shale <sup>d</sup>	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.3	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in <a href="#">Section 720.4.1.1.3</a>	3.0	4.4	5.5	6.6

For SI: 1 inch = 25.4 mm.

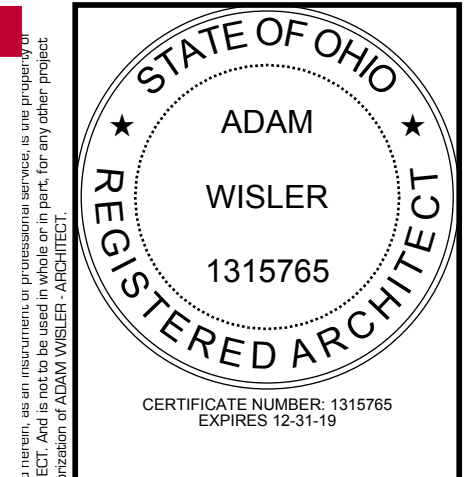
- Equivalent thickness as determined from [Section 720.4.1](#).
- Calculated fire resistance between the hourly increments listed shall be determined by linear interpolation.
- Where combustible members are framed in the wall, the thickness of solid material between the end of each member and the opposite face of the wall, or between members set in from opposite sides, shall not be less than 93 percent of the thickness shown.
- For units in which the net cross-sectional area of cored brick in any plane parallel to the surface containing the cores is at least 75 percent of the gross cross-sectional area measured in the same plane.

2

WALL TYPE 2

1

WALL TYPE -1



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SHEET NO.	

A10.1

**FIRE-RESISTANCE DESIGN**

**Assembly Usage Disclaimer**

**BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

**Design No. L511**

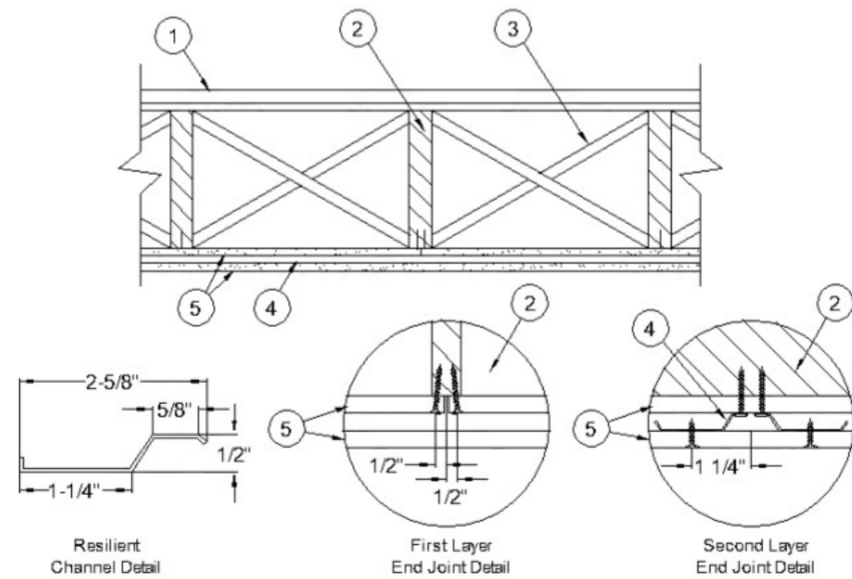
May 02, 2019

**Unrestrained Assembly Rating — 2 Hr.**

**Finish Rating — 71 Min.**

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide **BXUV** or **BXUV7**

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Flooring Systems** — The flooring system shall consist of one of the following:

**System No. 1**

**Subflooring** — Min 1 by 6 in. T & G lumber fastened diagonally to joists.

**Vapor Barrier** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring** — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.

**System No. 2**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial asphalt saturated felt.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Types LRK, HSLRK, CSD

**USG MEXICO S A DE C V** — Types LRK, HSLRK, CSD

**Floor Mat Materials\*** — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

**UNITED STATES GYPSUM CO** — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

**Alternate Floor Mat Materials\* (Optional)** — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture\***.  
**GRASSWORX L L C** — Type SC50

**System No. 3**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring** — Min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

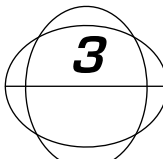
**System No. 4**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

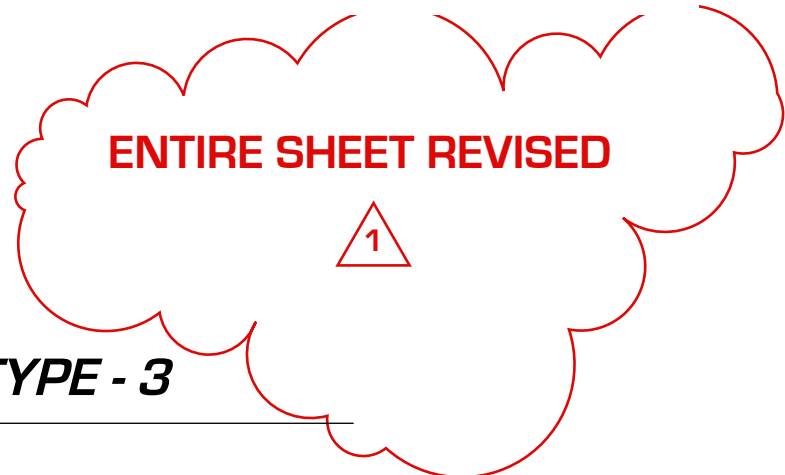
**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring** — **Floor Topping Mixture\*** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

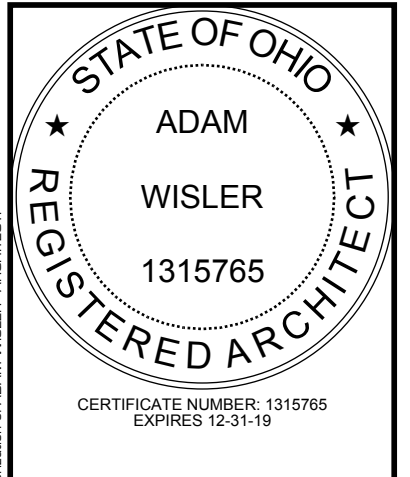
**ELASTIZELL CORP OF AMERICA** — Type FF



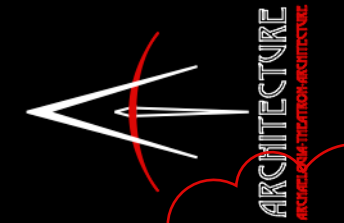
**FLOOR TYPE - 3**



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**ADAM WISLER**  
**ARCHITECT**  
859-907-0440  
WWW.WISLER.COM



20MAY19	16SEP19	1
NO FOOD SERVICE TAVERN 1709 RACE STREET CINCINNATI, OH 45202		1709 RACE, LLC 1709 RACE STREET CINCINNATI, OH 45202
		SHEET NO.

**A10.2**

**System No. 5**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Floor Mat Materials\* - (Optional)** — Floor mat material nom 5/64 in. (2mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. of floor-topping mixture.

**ECORE INTERNATIONAL INC** — Type QTscu 4002

**HACKER INDUSTRIES INC** — Type Hacker Sound-Mat.

**Alternate Floor Mat Materials - (Optional)** — Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32mm) of floor-topping mixture.

**ECORE INTERNATIONAL INC** — Type QTrbm 3006-3

**HACKER INDUSTRIES INC** — Type Hacker Sound-Mat II.

**Alternate Floor Mat Materials - (Optional)** — Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

**HACKER INDUSTRIES INC** — FIRM-FILL SCM 125

**Alternate Floor Mat Materials - (Optional)** — Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

**HACKER INDUSTRIES INC** — Type FIRM-FILL SCM 250, Quiet Qurl 55/025

**Alternate Floor Mat Materials - (Optional)** — Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32mm)

**HACKER INDUSTRIES INC** — FIRM-FILL SCM 400, Quiet Qurl 60/040

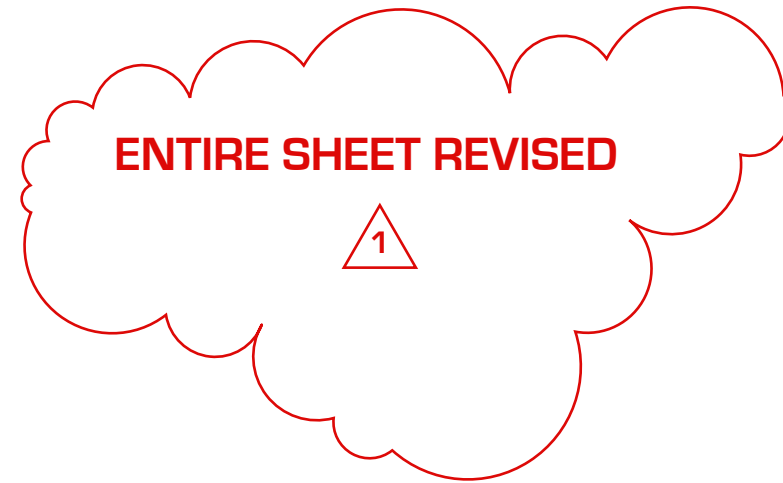
**Alternate Floor Mat Materials - (Optional)** — Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38mm)

**HACKER INDUSTRIES INC** — Type FIRM-FILL SCM 750, Quiet Qurl 65/075

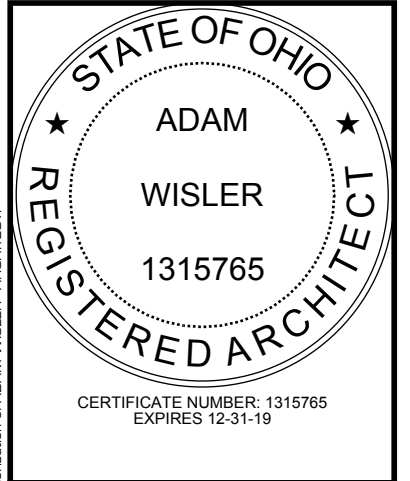
**Metal Lath (Optional)** — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

**Finish Flooring — Floor Topping Mixture\*** — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

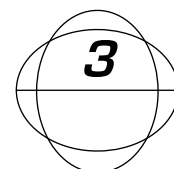
**HACKER INDUSTRIES INC** — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant, Firm-Fill 3310.



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20MAY19	16SEP19	1
NO FOOD SERVICE TAVERN 1709 RACE STREET CINCINNATI, OH 45202		1709 RACE, LLC 1709 RACE STREET CINCINNATI, OH 45202
		SHEET NO.



**FLOOR TYPE - 3 CONT.**

**A10.3**



Sue Donaldson  
 9384 Montgomery Rd.  
 Cincinnati, Ohio 45242  
 513-985-0880  
 sue.donaldson@marshbuild.com



**BILL TO:**

**SHIP TO:**

**Phone**  
**Email**

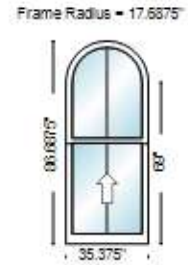
**Phone**  
**Fax**

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	BID BY
1094375		URBAN EXPANSION	1709 RACE ST.		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 322	3	EA	\$2,249.58	\$6,748.75

\*\*SPW recommends through frame installation for units with factory applied brickmould.\*\*  
 \*\*2019 PRICING\*\*

Monument Windows Single Hung Half Round Above Springline Operating 35.38 x 86.688  
 Custom: Frame Width = 35.38, Frame Height = 86.688, Frame Short Side = 68.998, Frame Radius = 17.69, Sash Split = 50/50  
 Complete Unit, Drawing Numbers = , CoreGuard Plus (Standard), Product Offering Special Modification = No  
 Color Collection = Show All, Frame Color = Black 023, AAMA 2604, Ultra Coat Interior, Ultra Coat Color = White, With Nail Holes Filled = Yes, Pine Interior  
 Ship Sash Separate = No, Sash-Panel Color = Black 023, Sash-Panel Clad Finish = AAMA 2604, Match Interior Finish = Yes, Sash-Panel Interior Finish = Ultra Coat, Sash-Panel Ultra Coat Color = White, Sash-Panel With Nail Holes Filled = Yes, Sash Lug = Yes  
 Dual Insulated, Low-E, Offset Lites = No, Standard Bead, Argon Gas = Yes, Spacer Channel = Black Warm Edge Spacer  
 Hardware = Applied, White, Lock-Keepers = 1-Lock, Window Opening Control Device = No  
 Screen Option = Half Screen Applied, Standard Screen, Black 023, AAMA 2604, Fiberglass Mesh Simulated Divided Lite, Equal, Grille Profile = Putty, 5/8", Interior Bar Height = .260, Exterior Grille Color = Black 023, Clad Grille Finish = 2604, Ultra Coat, Interior Grille Ultra Coat Color = White, Pine Interior, w/spacer, Dark Bronze Anodized, 2W1H, Grille Division Type = Custom"  
 Entire Set, Brickmould, 2", Casing W/Sill Nose-Subsill, Standard Sillnose-Subsill, Black 023, Clad Casing Finish = AAMA 2604, Casing Applied  
 Vinyl Nail Fin  
 4-9/16"  
 Interior Casing = None  
 U-Factor = 0.31, SHGC = 0.27, CR = 57, VT = 0.45, AI = <0.30/<1.5, CPD = SIE-N-101-00770-00004, GapFill1 = ARG, Can ER = 16, Can ES Zone = No/non, W m 2k = 1.76  
 Overall Unit Width = 35.38, Overall Unit Height = 86.688  
 Non-Manufacturer Related =  
 Unit 1: Glass Width = 30.0625, Glass Height = 39.03125,



**Rough Opening:** 36.13" X 87.188"  
**Overall Unit Size:** 35.375" X 86.6875"  
**Room Location:** None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	BID BY
1094375		URBAN EXPANSION	1709 RACE ST.		

PROJECT	QUOTE	Salesperson
1709 RACE ST.	URBAN EXPANSION	222
Comments:		
Quote is valid for 90 days. Price is list. AR1268 9-16-2019		
Due to the large quantity of product(s) on this quote, an extended lead-time may be required. In the event this quote becomes an order, please contact the ASG group to confirm the lead-time for this project.		
This quote is provided based on the fact that the project has no specified DP rating and that the project requires no field testing. In the event that this project requires DP rated configurations or field testing, the pricing must be adjusted to reflect necessary upgrades, structural mullions, travel arrangements to witness field testing, etc. Sierra Pacific Windows will not honor this quoted pricing if any of this criteria changes.		
Many formal specifications state shop drawings are required with submittals. Sierra Pacific Windows does not assume shop drawings are needed during the quote stage. If the project is awarded and shop drawings are necessary, a form will be provided at your request to determine what is needed and a charge for the drawings will be calculated at that time.		
Any sign offs provided from Sierra Pacific Windows during the bidding process are not required unless the project becomes an order.		
Dealer's responsibility to review and verify quote details for accuracy prior to ordering.		

SUB-TOTAL:	\$6,748.75
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$472.41
TOTAL:	\$7,221.16

Signature \_\_\_\_\_ Date \_\_\_\_\_

**COMPANY**

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

The pricing on this Quote is valid for 30 days and not intended to be used as a final Invoice. (Contingent on current pricebook) The Quote does not include charges for Shop Drawings.

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

**RATINGS**

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance guide (PG) rating. Job-specific engineering analysis may be available for these non-rated units. Please contact your DST group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

The Transcend H3 products do not have a PG rating.

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

**THERMAL PERFORMANCE**

This quote may contain glazing options that include coating 'i89'. These glazing options may create an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

**We Appreciate Your Business!**

# URBAN EXPANSION / 1709 RACE ST. 9-13-19 SD

Quote #: 51SWYP5

A Proposal for Window and Door Products prepared for:

**End Customer:**

Customer Number: 88888M  
URBAN EXPANSION  
2008 FREEMAN AVE.  
CINCINNATI, OH 45204

Phone: (513) 616-1191

Email: urbanexpansion@yahoo.com

**Job Site:**

45202

**Shipping Address:**

MARSH BUILDING PRODUCTS-LOVELAND  
715 E Kemper Rd  
Loveland, OH 45140-8608

**Project Description:**

*NOTES: 1) For 5 Elevate double hungs to be standard size CN3672 with RO=36 1/2 x 72 1/4, deduct \$995.21.*

**Featuring products from:**

Marvin Windows and Doors

SUE DONALDSON  
MARSH BUILDING PRODUCTS-LOVELAND  
640 ALEXANDRIA PIKE  
FT. THOMAS, KY 41075  
Phone: (513) 985-0880  
Fax: (513) 985-0889  
Email: sue.donaldson@marshbuild.com

This report was generated on 9/18/2019 8:24:11 AM using the Marvin Order Management System, version 0002.28.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

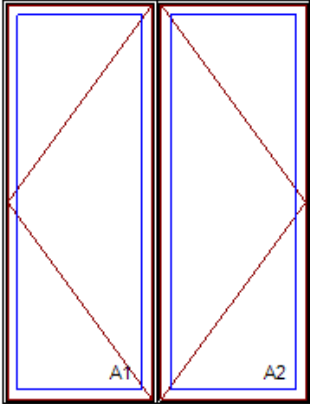
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5		TOTAL UNIT QTY: 11		EXT NET PRICE: USD 7,918.73		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
4		Elevate	Elevate Assembly IO 55 7/8" X 71 3/8" Entered as FS 55 1/2" X 71 1/8"	1,363.20	1	1,363.20
5		Elevate	Elevate Assembly IO 55 7/8" X 71 3/8" Entered as FS 55 1/2" X 71 1/8"	1,363.20	1	1,363.20
6		Elevate	Double Hung RO 37" X 72 1/2" Entered as FS 36" X 72"	711.42	5	3,557.10
7		Elevate	Casement Narrow Frame Picture IO 55 7/8" X 39 1/4" Entered as FS 55 1/2" X 39"	536.76	3	1,610.28
8	D/C	Non-Marvin	Other DELIVERY CHARGE.	24.95	1	24.95

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #4	Mark Unit:	Net Price:	1,363.20
Qty: 1		Ext. Net Price:	USD 1,363.20



As Viewed From The Exterior

**Entered As:** FS  
**FS** 55 1/2" X 71 1/8"  
**IO** 55 7/8" X 71 3/8"  
**Egress Information A1, A2**  
 Width: 21 5/8" Height: 66 23/32"  
 Net Clear Opening: 10.02 SqFt  
**Performance Information A1**  
 U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.51  
 Condensation Resistance: 59  
 CPD Number: MAR-N-431-00290-00001  
 ENERGY STAR: NC  
**Performance Information A2**  
 U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.51  
 Condensation Resistance: 58  
 CPD Number: MAR-N-431-00298-00001  
 ENERGY STAR: NC  
**Performance Grade A1, A2**  
 Licensee #1130  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 736X1806 mm (29X71.13 in)  
 LC-PG50 DP +50/-50  
 Ultrax Fiberglass: AAMA 624

Ebony Exterior  
 White Interior ..... 106.50  
 2W1H - Rectangle Assembly  
 Assembly Frame Size  
 55 1/2" X 71 1/8"  
 Assembly Inside Opening  
 55 7/8" X 71 3/8"

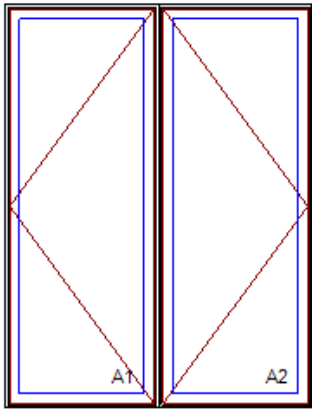
Unit: A1 ..... 534.63  
 Elevate Casement Narrow Frame - Left Hand  
 Basic Frame 27 3/4" X 71 1/8"  
 Inside Opening 28 1/8" X 71 3/8"  
 0 Degree Frame Bevel  
 Ebony Exterior  
 White Interior  
 IG - 1 Lite ..... 136.32  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen ..... 25.56  
 Charcoal Fiberglass Mesh  
 White Surround  
 \*\*\*Screen/Combo Ship Loose

Unit: A2 ..... 534.63  
 Elevate Casement Narrow Frame - Right Hand  
 Basic Frame 27 3/4" X 71 1/8"  
 Inside Opening 28 1/8" X 71 3/8"  
 0 Degree Frame Bevel  
 Ebony Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen ..... 25.56  
 Charcoal Fiberglass Mesh  
 White Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jamb  
 Thru Jamb Installation  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:	Net Price:	1,363.20
Qty: 1		Ext. Net Price:	USD 1,363.20

Ebony Exterior  
 White Interior ..... 106.50  
 2W1H - Rectangle Assembly  
 Assembly Frame Size  
 55 1/2" X 71 1/8"  
 Assembly Inside Opening  
 55 7/8" X 71 3/8"

Unit: A1 ..... 534.63  
 Elevate Casement Narrow Frame - Left Hand  
 Basic Frame 27 3/4" X 71 1/8"  
 Inside Opening 28 1/8" X 71 3/8"  
 0 Degree Frame Bevel  
 Ebony Exterior



As Viewed From The Exterior

**Entered As: FS**

FS 55 1/2" X 71 1/8"

IO 55 7/8" X 71 3/8"

**Egress Information A1, A2**

Width: 21 5/8" Height: 66 23/32"

Net Clear Opening: 10.02 SqFt

**Performance Information A1**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 58

CPD Number: MAR-N-431-00298-00001

ENERGY STAR: NC

**Performance Information A2**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 59

CPD Number: MAR-N-431-00290-00001

ENERGY STAR: NC

**Performance Grade A1, A2**

Licensee #1130

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 736X1806 mm (29X71.13 in)

LC-PG50 DP +50/-50

Ultrrex Fiberglass: AAMA 624

White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen ..... 25.56  
 Charcoal Fiberglass Mesh  
 White Surround  
 \*\*\*Screen/Combo Ship Loose

Unit: A2 ..... 534.63

Elevate Casement Narrow Frame - Right Hand

Basic Frame 27 3/4" X 71 1/8"

Inside Opening 28 1/8" X 71 3/8"

0 Degree Frame Bevel

Ebony Exterior

White Interior

IG - 1 Lite ..... 136.32

Tempered Low E2 w/Argon

Stainless Perimeter Bar

White Folding Handle

Interior Aluminum Screen ..... 25.56

Charcoal Fiberglass Mesh

White Surround

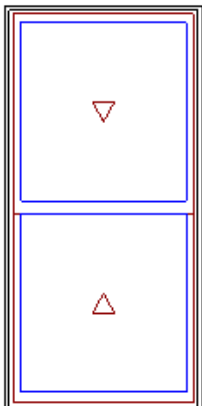
\*\*\*Screen/Combo Ship Loose

3 1/4" Jambs

Thru Jamb Installation

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit:	Net Price:	711.42
Qty: 5		Ext. Net Price:	3,557.10
		USD	



As Viewed From The Exterior

**Entered As: FS**

MO 36 1/2" X 72 1/4"

FS 36" X 72"

RO 37" X 72 1/2"

**Egress Information**

Width: 32 7/8" Height: 31 3/32"

Ebony Exterior  
 White Interior ..... 53.25  
 Elevate Double Hung ..... 624.09  
 Frame Size 36" X 72"  
 Rough Opening 37" X 72 1/2"  
 Top Sash  
 Ebony Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Bottom Sash  
 Ebony Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Weather Strip Package  
 White Sash Lock  
 Exterior Aluminum Screen ..... 34.08  
 Ebony Surround  
 Charcoal Fiberglass Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jambs

Net Clear Opening: 7.10 SqFt

Thru Jamb Installation

**Performance Information**

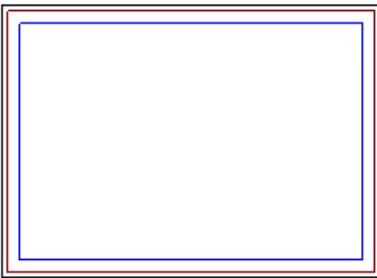
\*\*\*Note: Unit Availability and Price is Subject to Change

U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.32  
 Visible Light Transmittance: 0.54  
 Condensation Resistance: 56  
 CPD Number: MAR-N-272-00896-00001  
 ENERGY STAR: N, NC

**Performance Grade**

Licensee #783  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG40 1054X1924 mm (42X76.8 in)  
 LC-PG40 DP +40/-40  
 FL6525  
 Ultrex Fiberglass: AAMA 624

Line #7	Mark Unit:	Net Price:		536.76
Qty: 3		Ext. Net Price:	USD	1,610.28



As Viewed From The Exterior

Ebony Exterior  
 White Interior ..... 53.25  
 Elevate Casement Narrow Frame Picture ..... 483.51  
 Frame Size 55 1/2" X 39"  
 Inside Opening 55 7/8" X 39 1/4"  
 0 Degree Frame Bevel  
 Ebony Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar

3 1/4" Jamb

Thru Jamb Installation

\*\*\*Note: Frame Size shown is measured from the exterior of the unit.

\*\*\*Note: Unit Availability and Price is Subject to Change

Entered As: FS

FS 55 1/2" X 39"

IO 55 7/8" X 39 1/4"

**Egress Information**

No Egress Information available.

**Performance Information**

U-Factor: 0.27  
 Solar Heat Gain Coefficient: 0.34  
 Visible Light Transmittance: 0.58  
 Condensation Resistance: 59  
 CPD Number: MAR-N-433-00578-00001  
 ENERGY STAR: N, NC

**Performance Grade**

Licensee #1132  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 1422X1806 mm (56X71.1 in)  
 LC-PG50 DP +50/-50  
 Ultrex Fiberglass: AAMA 624

Line #8	Mark Unit: D/C	Net Price:		24.95
Qty: 1		Ext. Net Price:	USD	24.95

Other DELIVERY CHARGE. 24.95

Project Subtotal Net Price: USD 7,893.78  
 Taxable Other: USD 24.95  
 7.000% Sales Tax: USD 554.31  
 Project Total Net Price: USD 8,473.04

## Terms and Conditions

### TERMS AND CONDITIONS OF SALE

Any and all purchases hereinafter made are subject to the following "Terms and Conditions", which are incorporated by reference into the terms of your purchase.

To have this proposal entered as an order:

1. Review the proposal for accuracy of all product options.
2. Note all corrections and changes early.
3. Verify the "Ship To" address.
4. Sign the proposal.
5. Enclose deposit if required.

References below to "you" or "Buyer" shall mean the person or entity completing the purchase order and any such third party or employer.

### TERMS AND CONDITIONS:

1. These Terms and Conditions contain all of the terms and conditions pursuant to which Marsh Building Products Inc., its employees, officers, owners, affiliates, agents, subsidiaries, suppliers, contractors, and subcontractors (hereinafter "Marsh") will provide custom orders and any services. Any terms and conditions which you include in any purchase order, confirmation of order or other document are expressly excluded. Any variation of these Terms and Conditions will only be binding on Marsh if agreed in a writing signed by you and an authorized representative of Marsh. Our employees are not authorized to make any representations concerning custom orders unless confirmed by an officer of Marsh in writing.
2. The products and material in this contract are custom orders and are not returnable. **ORDERS CANNOT BE CHANGED, RETURNED, OR CANCELED AFTER BEING PLACED WITH MARSH.**
3. All products and material are offered for sale subject to availability and subject to Marsh's acceptance of your order. Marsh reserves the right to reject any order for any reason. No order shall be deemed accepted by Marsh unless and until it is confirmed in an order confirmation.
4. **NO IMPLIED WARRANTIES:** This contract fully disclaims and excludes any and all implied warranties of any kind or type including, without limitation, any warranty of merchantability and any warranty of fitness for a particular purpose. As this is a custom order, it incumbent upon Buyer to determine that the products ordered meet any specifications or requirements that the Buyer may have. Any dates quoted for delivery of products and material are estimates only. Marsh will not be liable for any loss or expenses sustained by you that arise from any delay in the delivery of the products and material.
5. Buyer agrees to accept delivery of the products ordered in this contract within ten (10) business days after receipt of written or verbal notice from Marsh that the products are ready. Material still held by Marsh after ten (10) business days will be invoiced and a daily storage charge in the amount of 2.5% of the total amount of the invoice shall be added and shall accrue on any material remaining in a Marsh warehouse after ten (10) business days of receipt. Marsh may store products at the request of the Buyer for a daily storage charge in the amount of 2.5% of the total amount of the invoice per thirty (30) days for a period not to exceed sixty (60) days. Possession of all materials must be taken by Buyer within sixty (60) days of receipt of material at Marsh.
6. Marsh is not responsible for determining whether products covered under this contract meet local building

codes, including, but not limited to, egress requirements and security or tempered glazing. Marsh is not responsible for delays in shipment due to fire, accidents, shipment problems, manufacturer's delays, labor problems or any other causes beyond its control. By ordering any custom products or material, you are agreeing not to use the products or materials for any unlawful, harmful, or other objectionable purpose.

7. By entering into this contract, Buyer agrees to conduct any and all inspections they deem reasonable and necessary promptly upon delivery of the order and Buyer further agrees to immediately report any damage or defects to Marsh. No claims will be considered for approval unless Marsh is notified at the time of delivery indicated on the delivery receipt. If this contract provides for delivery of products to Buyer F.O.B. destination, Buyer understands and agrees that in the process of unloading products, Marsh is only obligated to bring the product to the tailgate of the delivery vehicle, and Buyer agrees to accept and provide all reasonable and necessary labor to promptly unload the products from the vehicle. Further, if the contract provides for delivery of products to Buyer F.O.B. destination, title to the products and material and risk of loss passes the Buyer upon deliver to the carrier.

8. **LIMITED WARRANTY:** If the products and material are damaged or defective upon delivery, please send a description along with a photo of the alleged damage or defects within five days of delivery. Marsh will assess damage and determine whether or not a repair or replacement is warranted, once the original products and material are returned to Marsh and reviewed. All damaged products and materials which you return to Marsh must be returned in their original packaging (which you should retain for that purpose) and must be in an unused condition. By signing this agreement, Buyer acknowledges and agrees that this is Buyer's sole warranty and remedy for the product(s) purchased herein.

9. Payment is due within 30 days from the date of invoice, thereafter, the account shall be delinquent and as such subject to a service charge of two percent (2%) per month (annual percentage rate of 24%) on past due balances outstanding at the end of each month. You may make a payment using a credit or debit card (Visa, Mastercard, Discover).

Please ensure that all details provided to Marsh for the purpose of placing your order are correct. By placing an order, you are representing that your chosen method of payment is valid and that sufficient funds or credit facilities are available to cover the full cost of the products and materials ordered. Marsh reserves the right to obtain validation of your credit card, debit card or PayPal details before accepting an order.

10. Marsh shall be entitled to recover reasonable attorney's fees, collection costs, and court costs if payment is not promptly made by Buyer (and in the event Marsh is required to employ an attorney for collection).

11. A service charge of Thirty and No/100 Dollars (\$30.00) will be levied against any returned checks.

12. Prices contained within this proposal are valid for thirty (30) days.

13. Buyer understands and acknowledges that all terms, signs, and symbols used during the course of Buyer's transaction with Marsh shall be given the meaning as used in the building materials industry.

14. UNDER NO CIRCUMSTANCES INCLUDING, WITHOUT LIMITATION, ITS OWN NEGLIGENCE, SHALL MARSH BUILDING PRODUCTS, INC. OR ITS OWNERS, OFFICERS, EMPLOYEES, AFFILIATES, AGENTS, SUBSIDIARIES, SUPPLIERS, OR ANY OTHER PARTY INVOLVED IN CREATING, PRODUCING, TRANSMITTING, OR DISTRIBUTING MARSH BUILDING PRODUCTS' SERVICES AND PRODUCTS BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES FOR LOSS OF PROFITS, GOODWILL, USE, DATA OR OTHER INTANGIBLE LOSSES (EVEN IF MARSH BUILDING PRODUCTS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), RESULTING FROM: (A) THE USE OR INABILITY TO USE THE WEBSITE; (B) THE COST OF PROCUREMENT OF SUBSTITUTE GOODS AND SERVICES RESULTING FROM ANY GOODS, DATA, INFORMATION OR SERVICES PURCHASED OR OBTAINED OR MESSAGES RECEIVED OR TRANSACTIONS ENTERED INTO THROUGH OR FROM THE WEBSITE; (C) UNAUTHORIZED ACCESS TO OR ALTERATION OF YOUR TRANSMISSIONS OR DATA; (D) STATEMENTS OR CONDUCT OF ANY THIRD PARTY ON THE WEBSITE OR (E) ANY OTHER MATTER RELATING TO THE WEBSITE. SOME JURISDICTIONS DO

NOT ALLOW THE LIMITATION OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO SOME OF THE ABOVE MAY NOT APPLY TO YOU. IN SUCH JURISDICTIONS, LIABILITY IS LIMITED TO THE FULLEST EXTENT PERMITTED BY LAW.

15. Buyer agrees to defend, indemnify and hold Marsh and its officers, managers, employees, agents and licensors harmless from all judgments, awards, losses, liabilities, costs and expenses, including but not limited to reasonable attorneys' fees, expert witness fees, and costs of litigation arising out of or based on (a) content you submit, post to or transmit through the website, (b) your use of the website, (c) your connection to the website, (d) your violation of these Terms and Conditions or (e) your violation of any rights of a third party.

16. Marsh may share information about you or your order if we believe in good faith that disclosure of specific information is necessary to (a) resolve disputes, investigate problems, or enforce our Terms and Conditions; (b) comply with relevant laws or respond to requests from law enforcement or other government officials relating to investigations or alleged illegal activity (in which case we can, and you authorize us to, disclose personal information without subpoenas or warrants served on us); or (c) protect and defend our rights or property or the rights and property of you or third parties.

17. All matters relating to these Terms and Conditions and any dispute or claim arising therefrom or related thereto (in each case, including non-contractual disputes or claims), shall be governed by and construed in accordance with the internal laws of the State of Ohio without giving effect to any choice or conflict of law provision or rule (whether of the State of Ohio or any other jurisdiction).

Any legal suit, action or proceeding arising out of, or related to, these Terms and Conditions or the website shall be instituted exclusively in the federal courts of the United States or the courts of the State of Ohio, in each case limited to those courts being located in Cincinnati, Ohio (although we retain the right to bring any suit, action or proceeding against you for breach of these Terms and Conditions in your county or state of residence or any other relevant county or state). You waive any and all objections to the exercise of jurisdiction over you by such courts and to venue in such courts.

No waiver by Marsh of any term or condition set forth in these Terms and Conditions shall be deemed a further or continuing waiver of such term or condition or a waiver of any other term or condition, and any failure of Marsh to assert a right or provision under these Terms and Conditions shall not constitute a waiver of such right or provision.

If any provision of these Terms and Conditions is held by a court or other tribunal of competent jurisdiction to be invalid, illegal or unenforceable for any reason, such provision shall be eliminated or limited to the minimum extent such that the remaining provisions of the Terms and Conditions will continue in full force and effect.

The Terms and Conditions constitute the sole and entire agreement between you and Marsh, with respect to the website and supersede all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to the website.

Accepted by: \_\_\_\_\_

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

## Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

# ENTRANCES

## SERIES 550

### WIDE STILE ALUMINUM DOORS

For Heavy Traffic



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Series 550  
Wide Stile

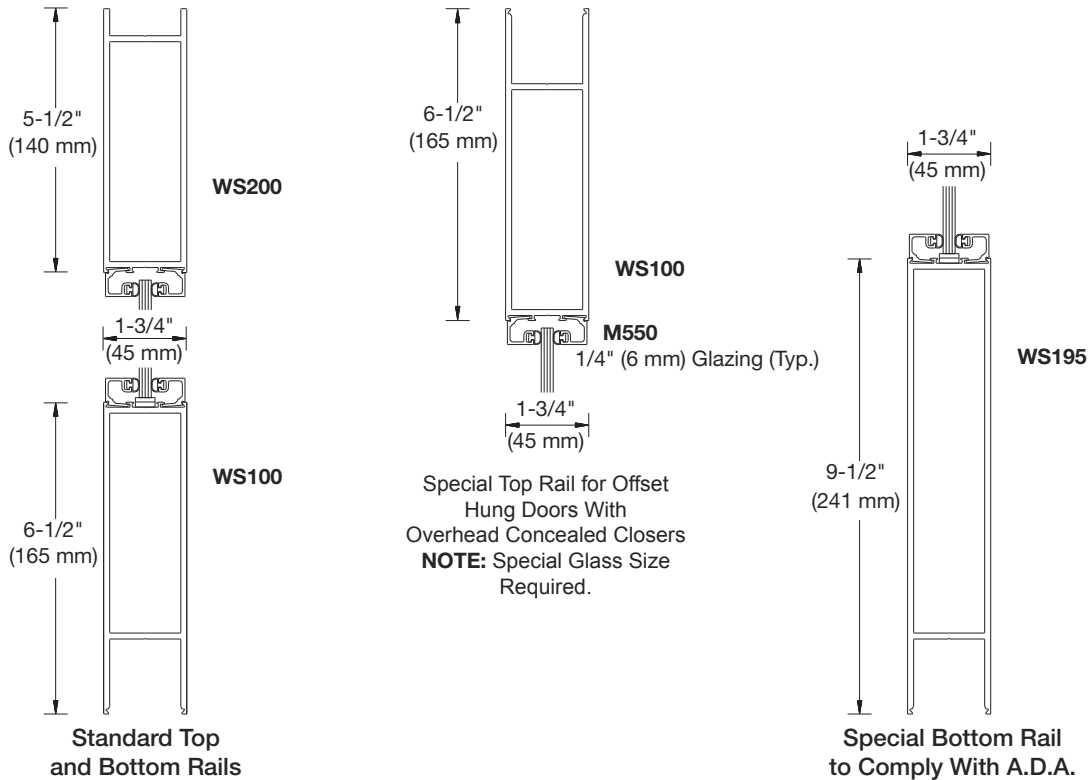
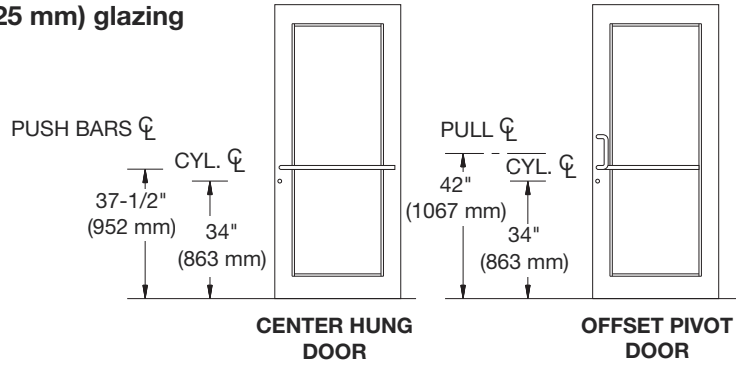
- For 1/4 " or 1" (6 or 25 mm) Glazing
- Adjustable Weatherstrip Astragal at Meeting Stiles
- Accommodates Most Custom Hardware
- Standard 1" (25 mm) Diameter Solid Push/Pulls
- Exterior and Interior Applications
- Available for Center Hung, Offset Pivot, or Butt Hinge Applications
- Choice of Standard or A.D.A. Access Bottom Rails
- Clear Anodized and Bronze Anodized in Single or Pairs of Doors
- Custom Sizes, Finishes, and Options Available

Our Entrance Doors are consistently built to the highest industry standards, ensuring years of reliable service. All doors are supplied with push/pull hardware, maximum security locks, and easily accommodate a wide variety of custom hardware for specific job requirements.

# SERIES 550 WIDE STILE TYPICAL DETAILS

For 1/4" (6 mm) or 1" (25 mm) glazing

For Specifications, Details, and Testing Data go to [usalum.com](http://usalum.com).



NOT TO SCALE



# Contemporary Black Aluminum & Black Laminate (Privacy) Glass Garage Door

[Click for Fast Quote](#)

- **Custom Sizes & Other Aluminum Colors Available**
- **Garage Doors are delivered complete including tracks, springs & hardware**
- **Lead Time: 4-5 Weeks**
- **\$249 Flat Rate Shipping to any residential or commercial address nationwide**

\* \$75 for each additional door




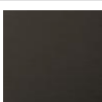
\* Shipments to Alaska and Hawaii, please contact us for a quote

## Specifications:

1. **Aluminum Finish: Black Anodized Aluminum**
2. **Frame Thickness: 2-1/8" Rust-proof Aluminum Frame**
3. **Frame Color Options: Natural Anodized Aluminum, Powder Coat White. (Other Colors are available for additional cost: Anodized Dark Bronze, Anodized Black, Powder Coat Black and Powder Coat Brown)**
4. **Glass Thickness: 1/4" Dual Pane Black Laminated (Privacy) Glass**
5. **Custom Capabilities: Size, Finish, Glass**
6. **Maintenance Level: Low**
7. **Packaging: Loose**
8. **Project Type: New construction and replacement**

## Track and Hardware Details:

1. **Spring Type: Torsion, Oil Spring**
2. **Track Size: 2" Flag & Jamb Bracket Jamb**
3. **Track Mount: Bracket**
4. **Track Lift: Standard (High Lift or Low-Lift available for additional cost)**
5. **Track Radius: 12" or 15"**
6. **Packaging: Loose**
7. **Rollers: Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation**
8. **No lock hole**

Aluminum Color Options	
Clear Anodized Aluminum (Natural Color)	
White Powder Coat Aluminum	
Black Anodized Aluminum	
Dark Bronze Anodized Aluminum	
Other colors are also available	

## Construction



- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joints and bottom weather seal provide additional protection against the elements
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors 16' to 24' wide
- Wind load options available to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 21" and 24" section heights; 18" for odd height doors
- Available in 1" width increments up to 24'

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

APPLICATION #: NA  
APPLICANT: Councilmember Chris Seelbach  
OWNER: West End Holdings LLC  
ADDRESS: 1556 John Street LLC  
PARCELS: 134-00001-0197; 134-00001-0196; 134-00001-0195; 134-00001-0194  
ZONING: RM 0.7  
OVERLAYS: N/A  
COMMUNITY: West End  
REPORT DATE: June 11, 2019  
HEARING DATE: September 23, 2019 (continued due to lack of quorum),  
November 4, 2019  
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 1556 John Street known as the Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church. The landmark designation is sought for the building only within the boundaries of the tax parcels 134-00001-0197, 134-00001-0196, 134-00001-0195, 134-00001-0194.

**Summary and Background:**

Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church is a religious structure that dates from 1865 and was built on land from David Wade. It is built in a vernacular style with Victorian and Gothic influences of decorative brick work at the roof line/cornice and gothic style stained glass windows.

The building was first operated as a synagogue under an Orthodox Jewish congregation and during their stay in this temple they transformed into a Reform congregation as the movement took hold in Cincinnati and in the United States. The American Reform movement was headed by Rabbi Isaac M. Wise, while not a Rabbi at the church, was influential to the congregation with his teachings and association with members.

By 1904 the building had been sold to Emmaus German Luther Church as the Jewish Congregation moved north. This was a church that served the heavily German population of Cincinnati and was a congregation that split from another German Lutheran Congregation located in neighboring Over-the-Rhine. When the congregation re-merged with the church in Over-the-Rhine due to a dwindling congregation as members moved to the suburbs, the building was then sold to Revelation Baptist church in 1927.

This building was Revelation Baptist church home from 1927 when it received the building from Horace Sudduth, the owner of the Historic Manse Hotel. In 1961 the congregation welcomed Reverend Fred Shuttlesworth. During his tenure at Revelation

Baptist, Reverend Shuttlesworth worked alongside Reverend Martin Luther King Jr on the Civil Rights movement, including protests to help desegregate a department stores. It was these demonstrations that lead to the passing of the Civil Rights Act of 1964. Reverend Shuttlesworth also organized a local Civil Rights March to Hamilton County Courthouse that was originated from Revelation Baptist Church.

The building has been significantly altered. Much of the exterior remains intact, however an unsympathetic addition in 1976 and reorienting the interior. The south wall is the only remaining unaltered and exposed façade of the original building.

The building is being proposed for historic significance for its association under Criterion 1, as is an important part of the story of Reform Judaism and the development of the West End as a center of African American life in Cincinnati. It is also being designated under Criterion 2 for its association with David Wade, Rabbi Isaac Mayer Wise, and Reverend Fred Shuttlesworth and under Criterion 3 as one of few remaining examples of Cincinnati's early ecclesiastical architecture and the city's second oldest remaining synagogue building.

Attached to this Staff report are:

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

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

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

### **Designation Review**

#### Historic Significance

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

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

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

The applicant is nominating the Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church under Criterion 1 - *Association with events that have made a significant contribution to the broad patterns of our history*, Criterion 2- *Association with the lives of persons significant in our past*, 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 we agree with the applicant on the historic significance associated with Criterion 1 for its association with events that have made significant contribution to the board patterns in our past for its associated with the transformation of Judaism in Cincinnati to the Reform Judaism movement and for its associated with the Civil Rights movement both nationally and locally.

We are also supportive of its historic significance under Criterion 2 for its associated with the lives of person significant in our past, however staff feels that the only appropriate association is with Reverend Fred Shuttlesworth. The association with David Wade is not a direct association as he had passed before the land was sold to the temple and it was on his land that was subdivided. He had not direct association with the church. Staff also does not feel that the association with Rabbi Isaac M. Wise is also strong enough. While he spoke at the temple on several occasions, he was not the Rabbi of the congregation and would have also been associated with all Reform congregations within the region due to his leadership within the Reform Judaism movement. Staff does agree with the association with Reverend Fred Shuttlesworth as this was his home church during his most productive years of the Civil Rights Movement. As the Civil Rights Movement is intimately tied with historic black churches, it is an appropriate association.

Staff is not supportive for its historic significance under Criterion 3, which is the Criterion for architecture. As the building had been significantly altered both on the interior and exterior, staff does not feel that there is enough integrity within the buildings physical fabric to satisfy this criterion. Also the building is a vernacular building without a specific high style or noted architect associated with the building. Staff feels that if located within a historic district this would be a contributing building, but it lacks individual distinction for architecture.

### 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 Conservation Guidelines present best practice approaches for preservation of the structure. The proposed Conservation Guidelines cover changes to the exterior of the building only. 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.

## **Other Considerations:**

### **Prehearing Results**

- June 10, 2019 A Joint Staff Conference was held with the Department of City Planning. 3 representatives from the property owner were present and 2 members of the community.

**Comments Provided to Staff:** None

### **Proposed Work**

A demolition permit for the building was submitted on July 3, 2019. The permit has been approved by all required reviewing bodies.

The application for designation was submitted on August 5, 2019.

### **Potential Site Designation:**

If the building is demolished, Staff does not recommend that designation be converted to a Historic Site. A Historic Site is *defined real property on which a Historic Structure is located or on which there is no structure but that is itself of Historic Significance and that is designated as such pursuant to the provisions of this chapter.* With the Historic structure gone, Staff feels that the historic associations will have lost integrity because but for not the structure the associations with the religious congregations and specifically the orthodox to reform Judaism movement and the Civil Rights movement with Fred Shuttlesworth as Reverend of the congregation, would not have happened at this location.

**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 building located on Tax Parcels # **134-00001-0197; 134-00001-0196; 134-00001-0195; 134-00001-0194**, also referred to as 15 West 6<sup>th</sup> Street and known as Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church as a Historic Landmark and the adoption of the related Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church Conservation Guidelines subject to the following conditions:
  - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Exhibit B).
  - b. The building shall be designated under Criterion 1 for its association to both the Reform Judaism and the Civil Rights movement in Cincinnati and to Criterion 2 for its association with Fred Shuttlesworth. The Designation Report shall be amended to reflect this condition.
  
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
  - (a) That it has been demonstrated that the Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church meets the conditions of §1435-07-1(a)(1) as the building maintains its association with the Reform Judaism and Civil Rights movement and also its association with Fred Shuttlesworth.
  - (b) That the proposed Achabeth Achim/Emmaus German Luther Church/Revelation Baptist Church Historic Conservation Guidelines are compatible with the Secretary of the Interior's Guidelines for Historic Preservation.

**1556 John Street  
Achabeth Achim/Emmaus German Lutheran Church/Revelation  
Baptist Church  
Designation Report**

**Historic Conservation Board November 4, 2019**

**City Planning Commission**

**City Council**

**Boundary Description:**

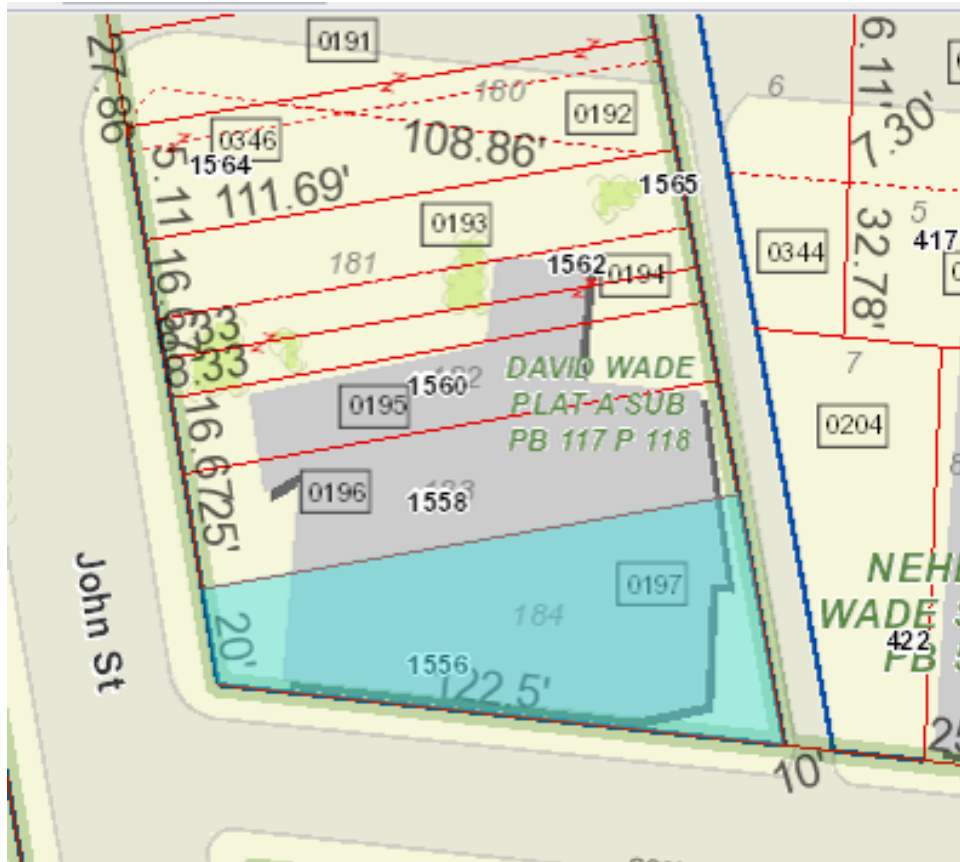
Parcel ID: 134-0001-0197-90

Situated in Section 24, Township 4, Fractional Range 1 of the Miami Purchase in the City of Cincinnati, Hamilton County, Ohio and known as lots 184, 183, 182, 181, and 180 of David Wade’s Subdivision Plat A as recorded in deed book 177, page 76.

The said lots front on the northeast corner of John Street and Bauer Avenue (previously Melancthon Street ) running easterly from that corner 122 feet along Bauer Avenue to Bard Alley, thence north along the west side of Bard Alley 145 feet to Liberty Street, then westerly 108.8 feet to the corner of Liberty and John Streets and then southerly 100 feet to the place of beginning.

The original building sits on lot 184 of David Wade’s Subdivision A, a 20 foot by 122.50 irregular lot.

**Map:**



**Boundary Justification:**

The boundary reflects the parcels of 1556 John Street and the adjacent vacant parcels extending to Liberty Street. These parcels include the 1865 building, its 1976 addition, and three small adjacent vacant parcels owned together with the historic building.

**Statement of Significance:**

The building at 1556 John Street, now known as Revelation Baptist Church, is significant under historic criteria 1, 2, and 3.

1. 1556 John Street is associated with events that have made a significant contribution to the broad patterns of our history including the evolution of Reform Judaism in Cincinnati and the development of Cincinnati's West End as an important African American enclave and the American Civil Rights Movement.
2. 1556 John Street is associated with the life of significant figures in our city's history including David Everett Wade, Rabbi Isaac Mayer Wise, and Reverend Fred Shuttlesworth.
3. 1556 John Street is an example of a distinctive architectural type characteristic of its type and period of construction as an early ecclesiastic structure and the second oldest synagogue building remaining in Cincinnati and the oldest still used for religious purposes. The oldest remaining synagogue building is the Lodge Street Synagogue on Ruth Lyons Way between Sixth and Seventh, Walnut and Vine Streets built in 1861, four years before 1556 John Street.

Through this single structure Cincinnati can trace its early development, its religious and ethnic heritage, and connect with the lives and contributions of Cincinnati's most important citizens. The site is a document of change over time in Cincinnati, of the contributions of specific historic figures, and an important piece of our city's architectural heritage.

**Description and Documentation on How Landmark Meets the Criteria:**

Revelation Baptist Church meets Criterion 1 of the Cincinnati Zoning Code 1435-0701 because it is an important part of the story of Reform Judaism and the development of the West End as a center of African American life in Cincinnati. Revelation Baptist Church meets Criterion 2 of the Code due to its association with David Wade, Rabbi Isaac Mayer Wise, and Reverend Fred Shuttlesworth. It meets Criterion 3 of the Code as one of few remaining examples of Cincinnati's early ecclesiastical architecture and the city's second oldest remaining synagogue building.

Documentation within this report includes historic newspaper articles, histories, deeds, and other documentation of the site and building's history and significance.

### **Statement of Integrity:**

1556 John Street's historic integrity is fair. The Bauer Avenue façade is entirely intact with excellent integrity while the building's other three facades have been partially covered by a 1976 concrete block addition, though the building's most significant features remain at the roof line on all four facades. The building has not been moved. Though the surrounding neighborhood has changed significantly from 1865 when the building was initially constructed, the building's period of significance spans over 100 years through the 1960s and the neighborhood is intact today from the later part of the period of significance. The building's site was altered in the 1950s with the widening of Liberty Street which caused the demolition of the buildings to the north of this building and the enlargement of a park across the street which made the building far more visibly significant than it would have been at the time of its construction.

### **Landmark Historic and Architectural Overview**

#### **Period of Significance:**

The period of significance for 1556 John Street is 1865, when the building was constructed, through 1966 when Pastor Fred Shuttlesworth left Revelation Baptist Church. Though the church continues to operate on this site, because the cut-off date for historic significance is 50 years, the period of significance has been aligned to the end of Reverend Shuttlesworth's pastorate.

#### **Historic Narrative:**

The building at 1556 John Street, now known as Revelation Baptist Church, is situated in David Wade's Subdivision A. One of Cincinnati's earliest settlers, David Everett Wade, came to Cincinnati in 1790, just two years after settlement.<sup>1</sup> At age 17, Wade was captured by the British during the American Revolution and imprisoned on the most notorious of the British prison ships, *The Jersey*.<sup>2</sup> Though from Connecticut himself, after the war he joined New Jersey settlers moving to Symmes Purchase between the two Miami Rivers.<sup>3</sup> Wade worked in Cincinnati as a tanner, was elected to several municipal and county offices, and was a director of the Miami Exporting Company, the city's largest bank. He was, with Jacob Burnet, Martin Baum, and William Lytle, one of the eleven founding members of Cincinnati's first Presbyterian Church where he was a deacon.<sup>4</sup> He died in 1842 owning over 2000 acres in Butler County, and a tract of over 100 acres then known as Wade's Woods, near today's Liberty Street and Central Avenue now in Cincinnati's upper West End, which includes David, Everett, and Wade Streets.<sup>5</sup>

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<sup>1</sup> Harry R. Stevens "David Everett Wade (1763-1842) Patriot, Tanner, Deacon, Alderman" *Bulletin of the Historical and Philosophical Society of Ohio*, Volume 13, No. 3 (July 1955) 182.

<sup>2</sup> Stevens. 181-182.

<sup>3</sup> Stevens. 182.

<sup>4</sup> Stevens. 185.

<sup>5</sup> Stevens p. 188.

Other streets in the area including Melancthon (now Bauer Avenue) and Oliver Streets were named for Wade's children and grandchildren.<sup>6</sup> It is the land known as Wade's Woods which was subdivided at the time of David Wade's death in Hamilton County deed book 117, page 76, and in subdivision A of which the building at 1556 John Street is situated.

The building currently standing at 1556 John Street has been home to three religious congregations over time.

The first congregation, which built the building, was a Jewish congregation called Achabeth Achim (alternate spelling is Ahavat Achim), or in English, the Society of Brotherly Love. This congregation emerged out of a meeting held in late 1847 to discuss the creation of a Jewish community in the northern portion of the city (above the canal). In February of 1848 eight men created the congregation and incorporated under Ohio law.<sup>7</sup> The congregation first met in rented rooms in a frame building at the northwest corner of Pleasant and Fifteenth Streets in Over-the-Rhine and worshipped as a traditional orthodox congregation. On May 15, 1848, before they bought land for a permanent house of worship, the congregation purchased three acres of land on Ludlow Avenue in Clifton (which was later extended) to create a congregational cemetery which still exists today. As their membership increased the community outgrew their rented rooms and soon bought land on Race Street between 15<sup>th</sup> and Liberty Streets. In 1849 The Congregation of Brotherly Love built their own wooden temple building on this land where, again, the services were strictly orthodox. Over time this synagogue became overcrowded and the congregation chose to relocate to a quieter location. In 1865 the congregation entered into a 100 year lease from the estate of David Wade for land at the northeast corner of John and Melancthon Streets in the West End. The property lease included a provision to buy the property outright at any later date for \$100 per foot of street frontage. Brotherly Love built a \$47,000 brick building on the site in 1865 which held its first service in 1866. This building was known as the John Street Temple. It took the congregation many years to pay off their construction debts. In 1892 they were able to purchase the land from the descendants of David Wade for \$4,300 and by 1898 they had paid off the building debt.<sup>8</sup>

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<sup>6</sup> William H. Chatfield. *The Family of David Everett Wade and Mary Jones Wade Cincinnati Pioneers* (Cincinnati, William H. Chatfield, 2008) 27-28.

<sup>7</sup> These men were Leopold Goldschmidt, Samuel Weil, Charles Kahn, Henry Kahn, W. Fecheimer, Henry Winter, I. Bloch, and Moses Westenberger (or Westberger)

<sup>8</sup> Funfzigjähriges Stiftungsfest: Gemeinde Ahabeth Achim (Cincinnati: Ahabeth Achim, 1898) 9-12. Pamphlet held in the collections of the American Jewish Archive.



Figure A: This clipping from the 1869 Titus Atlas shows the Congregation of Brotherly Love Synagogue at the corner of John and Melancthon Streets on lot 184 in David Wade’s Subdivision.

In her article on Judaism in Cincinnati Ann Deborah Michael describes the Reform movement as a, “call for modernization of the traditional synagogue worship” which had, “begun early in the nineteenth century in Germany.”<sup>9</sup> The movement included a series of reforms including changing the language of services from Hebrew to German, introducing organs and choirs into the service, replacing Bar Mitzvahs for boys with confirmation for boys and girls, seating men and women together, shortening the observance of Holy Days from two days to one, moving services to Sundays, and allowing worship with uncovered heads.<sup>10</sup> In the building at 1556 John Street, the Congregation of Brotherly Love transformed itself from an Orthodox congregation to a Reform one. This building was one of the physical spaces in which the historic transformation from Orthodox to Reform Judaism took place. The building was originally built for men to be seated on the ground level and women to sit separately in the gallery, as would be called for in orthodox practice, but in 1871, at the urging of Rabbi Isaac M. Wise who advised all Cincinnati congregations, Brotherly Love voted to seat men and women together in the main floor in pews which could be purchased by family. Though some members of the congregation left as a result of this modernization, the congregation stayed the course of Reform. Other elements of their Reform movement included bringing in an organ, starting a children’s choir, adding a reform prayer book, and shortening the observance of several traditional holidays including Passover, Succoth, and Shevuoth.<sup>11</sup> In the nineteenth century, the congregation is often listed in the

<sup>9</sup> Ann Deborah Michael. “The Origins of the Jewish Community of Cincinnati 1817-1860” 159

<sup>10</sup> Michael. 159.

<sup>11</sup> “Fifty Years of Religious Life: Golden Jubilee for John Street Congregation” *Cincinnati Enquirer* (February 21, 1898) 5.

*Enquirer* as Orthodox, but by time of its merger with *Sherith Israel* in 1906 the same paper refers to *Brotherly Love* as Reform.<sup>12</sup>

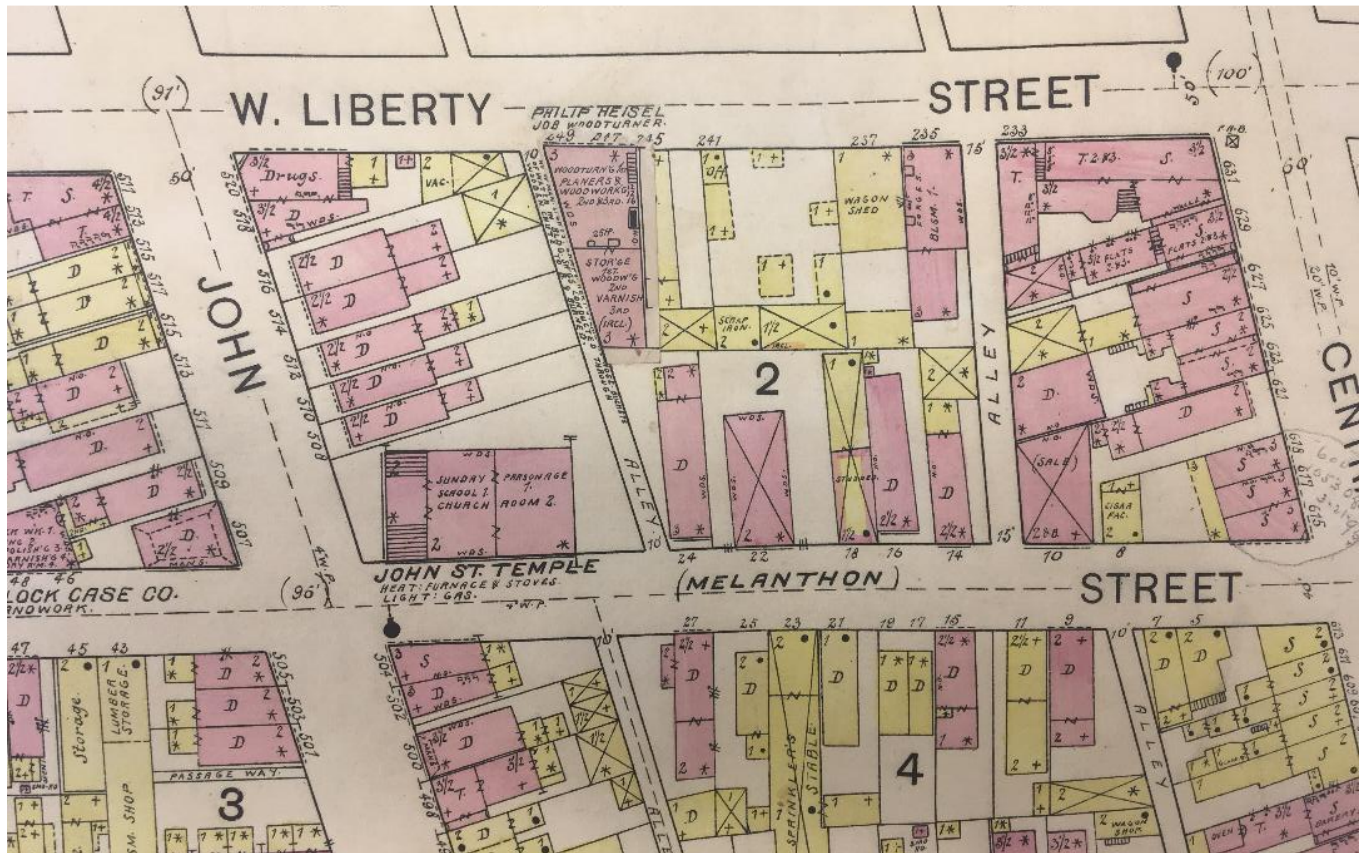


Figure B: This image from the 1891 Sanborn Map shows 1556 John Street marked as “John Street Temple” and includes the placement of the interior stairs leading to the sanctuary. The image further illustrates that the building’s lower level was split in half with one half being used for religious school rooms and the other as a parsonage.

In its fiftieth anniversary publication (which was published in German, but widely copied in English), the congregation listed some of the Rabbis who had been associated with the congregation. While many of these men lived nearby or even in other neighborhoods, the 1891 Sanborn map shows that the lower level was used as a parsonage, implying that some of these Rabbis actually resided in the building. They list:

1. Rev. Dr. T.S. Goldammer, Rabbi Illiowitzi, and Rabbi Eppstein of which little is known.<sup>13</sup>

<sup>12</sup> “Union Has been Decided Upon: Jewish Congregations Combine and Will Erect a Handsome Temple on West Walnut Hills” *Cincinnati Enquirer* (May 21, 1906) 10.

<sup>13</sup> *Funzigjähriges Stiftungsfeft: Gemeinde Ahabeth Achim* (Cincinnati: Ahabeth Achim, 1898) 9-12. Pamphlet held in the collections of the American Jewish Archive.

2. Max Rosenstein who served the congregation in 1887 and 1888 and was also a student at Miami Medical College.<sup>14</sup>
3. Heinrich (Henry) Zirndorf who served the congregation from 1889 until his death in 1893. He was a well-known scholar, historian and author who briefly taught history at Hebrew Union College, chief contributor to Isaac M. Wise's journal *The Deborah*, and was a personal friend of Rabbi Wise. Wise gave Zirndorf's funeral sermon in 1893.<sup>15</sup>
4. J. Mandel who served in the mid-1890s and left in 1897 to return to Europe.<sup>16</sup>
5. Gotthard Deutsch who was the Chair of History and Philosophical Hebrew at Hebrew Union College and whose papers are held by the American Jewish Archive.<sup>17</sup>

Other Rabbis included:

1. William Lowenberg who served in the late 1870s and resigned in 1880.<sup>18</sup>
2. Jacob Meilziner who served the congregation on the late 1890s and through its merger with Sherith Israel in 1906.<sup>19</sup>

The president of the congregation for many years was Joel Steinberg who was, at the time of his death in 1898, called, "one of Cincinnati's most important German citizens." He was the president of the Turner's Society (1885-1897), vice president of the German Day celebration, treasurer of the German-American Kindergarten Association and a member of numerous other local organizations.<sup>20</sup> Joel Steinberg's funeral was conducted by Rabbi Gotthard Deutsch of the John Street Temple and Rabbi Isaac M. Wise. *The Cincinnati Enquirer* reported, "Drs. Wise and Deutsch spoke freely of their long acquaintance with the deceased and the many pleasant hours they had enjoyed in his society."<sup>21</sup> Steinberg, Wise, and Deutsch were among Cincinnati's most prominent Jews and most prominent Germans.

In addition to the congregation's association with these men, it had many important connections to Cincinnati's most famous Jewish citizen, Isaac Mayer Wise. Though Wise was not Rabbi of Brotherly Love, his teachings had a significant impact on the transformation of the congregation from Orthodox to Reform. He was close friends with many of the congregation's

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<sup>14</sup> "Potato Peelings the Cause of a Wrangle Between Two West-Enders" *Cincinnati Enquirer* (March 28, 1888) 4.

<sup>15</sup> "Dr. Zirndorf: A Great Scholar and Rabbi" *Cincinnati Enquirer* (December 18, 1893) 4: "Thronged Was the Temple at Rabbi Zirndorf's Funeral" *Cincinnati Enquirer* (December 20, 1893) 4.

<sup>16</sup> "Rabbi Mandel's Farewell" *Cincinnati Enquirer* (June 4, 1897) 5.

<sup>17</sup> Charles Fredrick Goss, *Cincinnati the Queen City 1788-1912 v.2* (Cincinnati, OH: S.J. Clarke Publishing Co, 1912) 37-38; "Rabbi Duetsch: The Union College's New Professor" *Cincinnati Enquirer* (December 3, 1891) 8: "Rabbi Deutsch Resigns" *Cincinnati Enquirer* (December 9, 1898) 5.

<sup>18</sup> "Rev. William Lowenberg" *Cincinnati Enquirer* (June 28, 1880) 5.

<sup>19</sup> "Union Has been Decided Upon: Jewish Congregations Combine and Will Erect a Handsome Temple on West Walnut Hills" *Cincinnati Enquirer* (May 21, 1906) 10

<sup>20</sup> "Peculiar Mishap Caused Death of Mr. Joel H. Steinberg: Prominent Cincinnati" *Cincinnati Enquirer* (October 25, 1898) 7.

<sup>21</sup> "Sorrowing Friends" *Cincinnati Enquirer* (October 27, 1898) 5.

ministers and leaders including Zirndorf, Duetsch, and Steinberg, and he preached at John Street on several occasions.<sup>22</sup>

Isaac Wise was the father of the American Reform movement which he brought with him from Germany in 1846. He was the creator of *Minhag America*, the first prayer book to unify Reform congregations praying in their spoken language (in this case German) rather than Hebrew. In 1875, Wise founded the nation's first Reform rabbinical college, Hebrew Union College, where he also taught. He founded the Central College of American Rabbis in 1889 over which he presided until his death in 1900. Wise published numerous books and two periodicals, *The American Israelite* (still in publication today) and *The Deborah*. He also served Cincinnati in numerous secular ways including sitting on the Board of the University of Cincinnati and the Board of Examiners for the Public Schools.<sup>23</sup>

The 1906 *Jewish Encyclopedia* closed its entry on Wise with these words: "During his lifetime Isaac M. Wise was regarded as the most prominent Jew of his time in the United States. His genius for organization was of a very high order; and he was masterful, rich in resources, and possessed of an inflexible will. More than of any of his contemporaries, it may be said of him that he left the impress of his personality upon the development of Judaism in the United States."<sup>24</sup> Though not its Rabbi, this great man had a lasting impact on the John Street Temple of the Society of Brotherly Love at 1556 John Street.

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<sup>22</sup> "The Rev. Dr. I.M. Wise" *Cincinnati Enquirer* (September 25, 1878) 4; "Fifty Years of Religious Life: Golden Jubilee of John Street Congregation" *Cincinnati Enquirer* (February 28, 1898) 5.

<sup>23</sup> Cyrus Adler and David Phillipson, "Isaac M. Wise." *Jewish Encyclopedia*, Isidore Singer, Ed. (New York: Funk and Wagnalls Company, 1906). <http://www.jewishencyclopedia.com/articles/14954-wise-isaac-mayer>

<sup>24</sup> Cyrus Adler and David Phillipson, "Isaac M. Wise." *Jewish Encyclopedia*, Isidore Singer, Ed. (New York: Funk and Wagnalls Company, 1906). <http://www.jewishencyclopedia.com/articles/14954-wise-isaac-mayer>

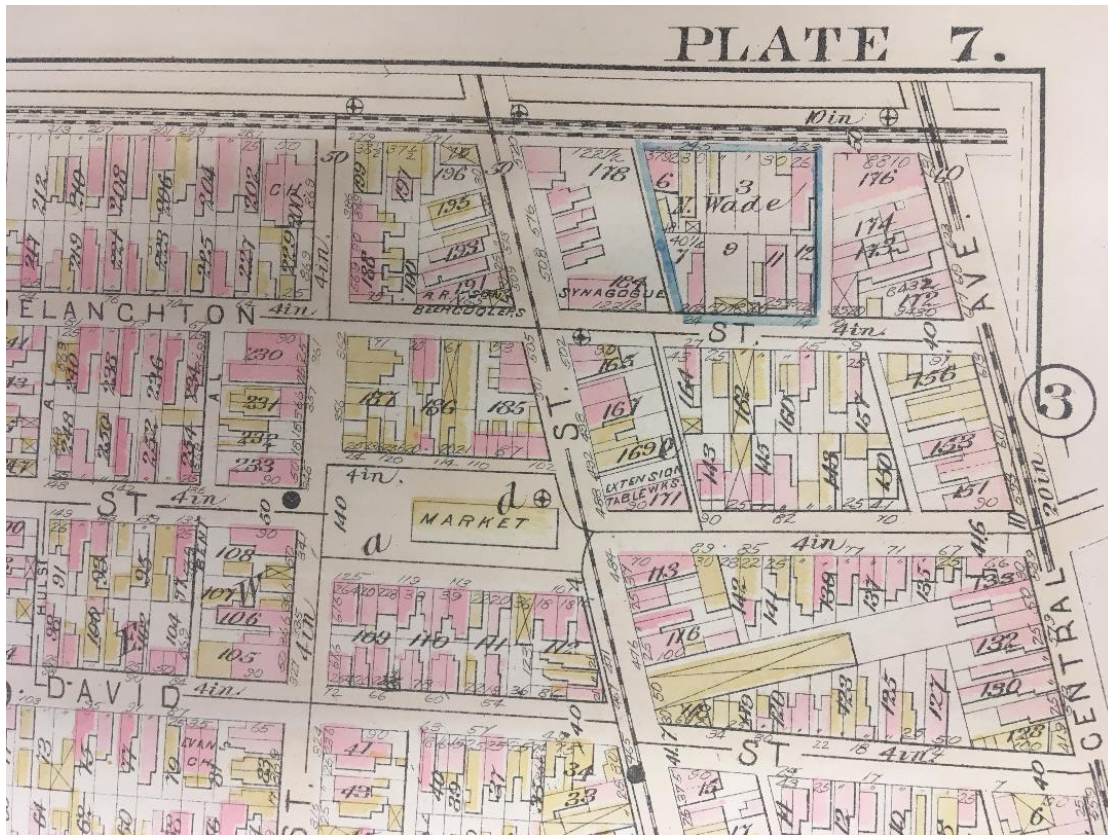


Figure C: This image from the 1884 Robinson Atlas shows the building marked as a synagogue. It was centrally located one block from Wade Street Market and just a block from streetcar lines at Liberty Street.

In 1904 the John Street building was sold to Emmaus German Lutheran Church for \$15,000. At the time the congregation had only 40 members remaining. The members debated whether they should distribute the money between themselves or use it to improve the congregation's cemetery on Ludlow Avenue.<sup>25</sup> In the end, the money was held and put together with funds from Sherith Israel to build the Reading Road Temple. Between 1904 and 1906 the Congregation of Brotherly Love worshipped on Richmond Street. In 1906, they merged with Congregation Sherith Israel, and together they purchased the land on which to build the Reading Road Temple, designed by Cincinnati architects Tietig and Lee.<sup>26</sup> The congregation's official name became Achabeth Achim-Sherith Israel. This congregation merged with Isaac M. Wise Temple in 1931.<sup>27</sup>

<sup>25</sup> "Distribution of Money" *Cincinnati Enquirer* (February 22, 1904) 10.

<sup>26</sup> "Union Has been Decided Upon: Jewish Congregations Combine and Will Erect a Handsome Temple on West Walnut Hills" *Cincinnati Enquirer* (May 21, 1906) 10; "Reading Road Temple" .

<http://collections.americanjewisharchives.org/ms/ms0062/ms0062.html>Hidden Jewish Cincinnati. <https://sites.google.com/site/hiddenjewishcincinnati/avondale/reading-road-temple>; Arnold W. Brunner, "Synagogue Architecture." *The Brickbuilder* v. 16, n. 3 (March 1907) 40.

<sup>27</sup> "Institutional Sketch" *Finding Aid to the Congregation Bene Yeshurun Records* American Jewish Archives

The second congregation to inhabit 1556 John Street was Emmaus German Lutheran Church (alternate spelling Emmaeus) which purchased the building from the Society of Brotherly Love on March 3, 1904 for \$15,000.<sup>28</sup> This congregation split off from Trinity Lutheran Church at 1522 Race Street (today Prince of Peace Church) over a disagreement about how the church's school was being administered. A third church was formed from the same congregation, Our Savior Church in Norwood (which was distinguished as the first English speaking Lutheran church in Hamilton County).<sup>29</sup> Emmaus' founding pastor was Reverend Paul Schulz who came to Cincinnati from Browntown, Indiana and the church belonged to the Missouri and Ohio Synod of Lutheran Churches.<sup>30</sup> Most church services were celebrated in German as were services at most Lutheran churches at the time. When the 1910 census asked for "mother tongue" on the census form, over 125,000 Cincinnatians (about one-third of the population) listed German as their first language. Cincinnati, and particularly the German districts north of downtown, were places where residents could work, worship, shop and attend school without ever needed to speak English.

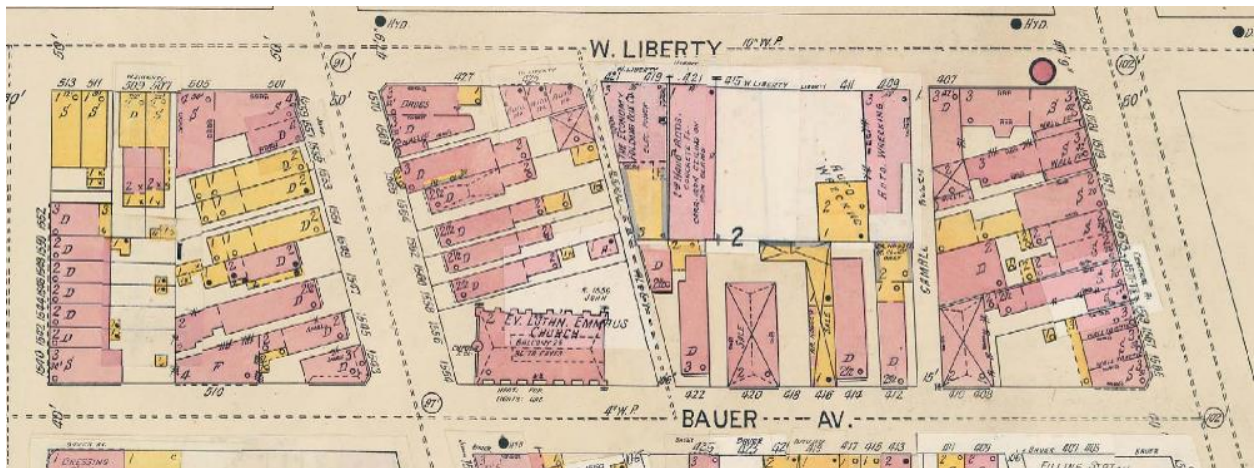


Figure D: This clipping from the 1904 Sanborn Fire Insurance Map clearly shows the building's footprint and indicates that a furnace heats the building and that it is lit by gas. This map additionally shows the building's context before the widening of Liberty Street in the 1950s.

It seems that Emmaus retained close ties to its mother church, as when a disagreement erupted at Trinity on Race Street in 1911, Reverend Paul Schulz was given temporary authority.<sup>31</sup> On May 4, 1914 *The Cincinnati Enquirer* reported that the church had been rededicated for its tenth anniversary with a \$5,000 renovation which included new stained glass windows.<sup>32</sup> Other improvements included new paint, a new pulpit, new stairways, and

<sup>28</sup> "Church Incorporated" *Cincinnati Enquirer* (February 21, 1904) A8.

<sup>29</sup> "Lutherans Dedicate" *Cincinnati Enquirer* (May 11, 1914) 2.

<sup>30</sup> "Coming to Cincinnati" *Cincinnati Enquirer* (February 24, 1904) 11.

<sup>31</sup> "A Church Controversy" *Cincinnati Enquirer* (May 13, 1911) 3.

<sup>32</sup> "Rededicated is Emmaus Lutheran Church on Occasion of Tenth Anniversary" *Cincinnati Enquirer* (May 4, 1914) 7.

electric chandeliers.<sup>33</sup> *The Enquirer* further reported that all three of the churches formed from the 1904 split at Trinity celebrated the anniversary together and that “the hatchet has been buried for all time.”<sup>34</sup> The article further reported that by 1914 the church maintained a parochial school with two teachers.<sup>35</sup> Emmaus’ second pastor was P.L. Dannefeldt who served the church until, in 1927, the church reunited with its former mother church to form Concordia Lutheran Church and returned to the 1522 Race Street location. At the time of the merger, the *Cincinnati Enquirer* reported that, “Removals of members of both churches to the suburbs and the change in racial constituent elements in the West End make this merger desirable.”<sup>36</sup> P.L. Dannefeldt preached the first sermon for the new congregation before he moved on to take a call in Fort Wayne. This, his last sermon as pastor, was broadcast on WLW radio.<sup>37</sup>

The 23 year existence of Emmaus German Evangelical Lutheran Church coincided with a period of significant change in Cincinnati’s German population. Formerly residing principally in Over-the-Rhine and the West End, the turn of the century brought opportunities for German-Americans to move out of the crowded basin neighborhoods and out to new suburban neighborhoods like Pleasant Ridge, Kennedy Heights, and Westwood. Cincinnati’s streetcars and interurban lines provided easy access between these more distant neighborhoods and jobs in the basin. When the US joined World War I in 1917, anti-German hysteria made German Americans less likely to speak German and pushed German language institutions, like Lutheran churches to anglicize. When prohibition closed Cincinnati’s breweries in 1919 and forced significant change in the basin’s saloon culture, German Americans became further disconnected from their old German roots. At the same time, World War I had initiated an influx of Appalachian migrants and southern African Americans into northern cities like Cincinnati. Already home to an existing Black enclave, the West End became home to most of these new African American residents.

The third congregation and current congregation to call this building home was the African American congregation of Revelation Baptist Church, which still worships here today. Revelation Baptist Church was founded on George Street in the West End on November 20, 1921, by Alabama-native Reverend Wesley Thomas. Revelation moved to several rented locations throughout the West End (including 845 West Fifth Street where the congregation worshipped prior to 1556 John Street) before parishioners, Horace and Melvina Sudduth, purchased the building from the German Evangelical Lutheran Emmaus Congregation in

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<sup>33</sup> “Through Religious Portals” *Cincinnati Enquirer* (May 2, 1914) 5.

<sup>34</sup> “Rededicated is Emmaus Lutheran Church on Occasion of Tenth Anniversary” *Cincinnati Enquirer* (May 4, 1914) 7.

<sup>35</sup> “Rededicated is Emmaus Lutheran Church on Occasion of Tenth Anniversary” *Cincinnati Enquirer* (May 4, 1914) 7.

<sup>36</sup> “Two Congregations Merge” *Cincinnati Enquirer* (May 6, 1927) 14.

<sup>37</sup> “Two Congregations Merge” *Cincinnati Enquirer* (May 6, 1927) 14.

October of 1927 for \$27,000.<sup>38</sup> Horace Sudduth was an important member of Cincinnati's African American community and owner of The Manse Hotel in Walnut Hills. There is no mortgage on file between the Sudduths and the congregation, but they transferred the building to the church in July of 1928.

Between 1921 and 1966, Revelation Baptist had six pastors including the founder. Wesley Thomas is listed in the 1930 census living in the tenement building at 414 Bauer Avenue (still standing) directly behind Revelation Baptist Church (it is worth noting that of the four families listed in the building, three families are white and only the Thomas family is listed as "negro"). In 1932 *The Cincinnati Enquirer* reported the death of the congregation's second minister, Reverend A.C. Healy. At the time of his death the paper lists Rev. Healey's residence at 1556 John Street.<sup>39</sup> Rev. M.W. Robinson served as the church's third pastor from 1933-1939 and Rev. P.L. Herod served from 1939-1945.<sup>40</sup> In 1947 Pastor G.W. Sangster was called to the pulpit at Revelation. Sangster came to Cincinnati from Little Rock Arkansas where he had graduated from Arkansas Baptist College and held an honorary Doctor of Divinity from the same institution. Reverend Sangster served the congregation until September 1960 when he died after collapsing while preaching.<sup>41</sup>

Revelation Baptist Church's most famous minister was its seventh, Reverend Fred Shuttlesworth Sr. who was called to the pulpit following the death of Reverend Sangster. Fred Shuttlesworth was born Freddie Lee Robinson in Mount Meigs, Alabama on March 18, 1922. In 1952 Shuttlesworth a BS at Alabama State College and became pastor of Selma's First Baptist Church. In 1953 he moved to Bethel Baptist Church in Birmingham. In 1956 Rev. Shuttlesworth founded the Alabama Christian Movement for Human Rights (ACMHR) seeking to overturn Birmingham's segregation laws. As a result of his activism with the ACMHR and the local NAACP, Shuttlesworth was repeatedly physically attacked and, on Christmas Day 1956, his home was bombed by the Ku Klux Klan. Though Shuttlesworth was home at the time of the bombing and the house would have to be demolished as a result, Shuttlesworth was unharmed in the attack.

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<sup>38</sup> "History of Revelation Baptist Church," *A New Day: Revelation Baptist Church Dedication* (April 24, 1977) Pamphlet held by Cincinnati History Library; Hamilton County Recorder Deed Book 1464, page 573. (October 28, 1927)

<sup>39</sup> "City in Brief" *Cincinnati Enquirer* (October 21, 1932) 16.

<sup>40</sup> "History of Revelation Baptist Church," *A New Day: Revelation Baptist Church Dedication* (April 24, 1977) Pamphlet held by Cincinnati History Library; Hamilton County Recorder Deed Book 1464, page 573. (October 28, 1927)

<sup>41</sup> "Rev. Sangster" *Cincinnati Enquirer* (September 20, 1960) 23.



Figure E: Reverend Fred Shuttlesworth's home adjacent to Bethel Baptist Church in Birmingham was bombed on Christmas Day 1956.

In 1957 Reverend Shuttlesworth worked together with Rev. Martin Luther King Jr, Ralph Abernathy, and other Civil rights leaders to found the southern Christian Leadership Conference (SCLC) which would go on to lead much of the American Civil Rights Movement. Also in 1957 Shuttlesworth made national news when he was severely beaten while trying to enroll his daughters in an all-white high school. In April and May of 1963 Shuttlesworth worked with Rev. King to orchestrate a series of desegregation protests throughout Birmingham eventually leading to the desegregation of Birmingham's department stores.<sup>42</sup> In May of 1963 when Shuttlesworth was knocked over by fire hoses turned on against protestors and had to be taken away in an ambulance, notorious Birmingham police chief, Eugene "Bull" Conner was quoted saying that he wished it had been a hearse.<sup>43</sup> Shuttlesworth was arrested during the demonstrations and had his case taken up by the Supreme Court in October of 1965.<sup>44</sup> These demonstrations pressured President John F. Kennedy to pass the Civil Rights Act of 1964 ending segregation in public accommodations throughout the nation.<sup>45</sup> Meeting with King and Shuttlesworth on the day the bill was introduced, Kennedy was quoted saying, "but for Birmingham, we would not be here today."<sup>46</sup> Reverend Fred Shuttlesworth, along with Dr.

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<sup>42</sup> Manis, Andrew "Fred Lee Shuttlesworth" *Encyclopedia of Alabama*.

<http://www.encyclopediaofalabama.org/article/h-1093>

<sup>43</sup> "Negro Leader Returns: Shuttlesworth Has Mission" *Cincinnati Enquirer* (May 18, 1963) 3.

<sup>44</sup> "Supreme Court Faces Rights Issue: Shuttlesworth Case Now Underway" *Cincinnati Enquirer* (October 13, 1965) 4.

<sup>45</sup> Manis, Andrew "Fred Lee Shuttlesworth" *Encyclopedia of Alabama*.

<http://www.encyclopediaofalabama.org/article/h-1093>

<sup>46</sup> Manis, Andrew "Fred Lee Shuttlesworth" *Encyclopedia of Alabama*.

<http://www.encyclopediaofalabama.org/article/h-1093>

Martin Luther King Jr. and Ralph Abernathy, is considered to be one of the most important organizers of the early campaigns of the Civil Rights movement. He was committed to non-violence and used faith as a guide personally and for his followers.

While involved in the Civil Rights movement in the south, Fred Shuttlesworth led Revelation Baptist Church from 1961 until 1966. In March of 1965 the church served as the starting point for a large Civil Rights march. Over 5000 marchers, including at least 1000 white allies, gathered at Revelation to march one mile to the Hamilton County Courthouse in a “sympathy march for Negro rights” organized by the NAACP, CORE, and SCLC under Shuttlesworth’s leadership.<sup>47</sup>



Figure F: What was probably Cincinnati’s largest civil rights march to date began at Revelation Baptist Church on Saturday, March 13, 1965. Over 5000 peaceful marchers processed from Revelation to the Hamilton County Courthouse (photo front page *Cincinnati Enquirer*, March 14, 1965)

In 1966 a schism within the congregation led to his move to Avondale and the creation of Greater Light Baptist Church.<sup>48</sup> Shuttlesworth’s association with the building at 1556 John Street is often overlooked, but his time spent there was the most productive period of his Civil Rights work and it was the congregation at Revelation who supported him to continue his work in the south.

The church building underwent a significant renovation in 1976 including the addition of an atrium lobby which wraps around the building to the north and west and an administrative wing at the building’s northeast corner. At the same time the sanctuary’s interior was

<sup>47</sup> “5000 March Here in Civil Rights Plea – all’s Quiet” *Cincinnati Enquirer* (March 14, 1965) 1.

<sup>48</sup> “Revelation Vote Will Be Fought” *Cincinnati Enquirer* (November 8, 1965) 26

reoriented to that the altar is now along the building's south side. This change to the building corresponds to changes in the environment around the church which made a change in orientation and an addition to the north a logical response.

A significant change in the city's physical fabric occurred in 1956 when the city began widening Liberty Street to provide faster east/west vehicular access across the city. To do this the city of Cincinnati demolished properties on the south side of Liberty Street to make room for additional vehicular lanes.<sup>49</sup> This significantly changed the site of 1556 John Street, as it caused the demolition of all buildings to its north, exposing the church to Liberty Street. Where previously this building was recessed into a dense multi-use/residential neighborhood, the widening of Liberty made it much more visible from the now-bustling thoroughfare. Though this change altered the site of 1556 John Street it also left it as a significant remaining structure in a neighborhood which few historical structures of this quality and age are to be found.

1556 John Street stands today as a powerful symbol of change in one of Cincinnati's oldest neighborhoods. Cincinnati's West End was originally home to wealthy white businessmen and their families. These citizens were largely German and some were Jewish as the northern West End contained nineteenth century Cincinnati's largest concentration of Jews. As established German Jewish families, like those in the Congregation of Brotherly Love, became more successful they began to move out of the basin neighborhoods along streetcar lines to near suburbs including Walnut Hills and Avondale. Due to this population shift, the congregation of Brotherly Love had dwindled to 40 members by the time the building was sold. As wealthy Jews moved out of the downtown basin, 1556 John Street became home to a German Lutheran congregation which used the building for 23 years. During this time significant changes including World War I and prohibition caused erosion of the tight-knit German enclave in and around Over-the-Rhine. As the German population declined, the neighborhood's Lutherans found it unnecessary to maintain two churches only six blocks apart and chose to consolidate their congregations. At the same time, migration from the south which had begun around World War I was shifting the West End's population from white to Black. As African Americans began to arrive in Cincinnati, they found an existing Black enclave in the lower portion of the West End which was repeatedly expanded northward as the African American population boomed and whites fled to the suburbs. 1556 John Street's current congregation is a long-standing Black Baptist church which has called this building their home for nearly 100 years since 1928. The three congregations which have called this building home have marked it as a powerful reminder of Cincinnati's patterns of urban change.

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<sup>49</sup> Ann Senefeld, "Liberty Why So Wide" *Digging Cincinnati History* (January 30, 2014); "City Expects Outlay of Near \$ 1 1/3 Million for Liberty Street" *Cincinnati Enquirer* (March 14 1956) 1.

BER 16, 1941

A SPOT IN CINCINNATI



An old church building is glimpsed through the trees of a little city park at John and Liberty Streets. Now the Revelation Baptist Church, the building for many years housed a German Evangelical Lutheran Congregation.

Figure G: This Caroline Williams sketch from 1941 provides an image of the building's façade prior the 1976 renovations and includes the homes which stood next to the building prior the widening of Liberty Street. (*Cincinnati Enquirer* November 16, 1941)

Beyond 1556 John Street's significance as to broad patterns of local and national history, and beyond its associations with important historical figures including Wade, Wise, and Shuttlesworth, this building is architecturally significant in its own right. 1556 is the second oldest synagogue building standing in Cincinnati today. The oldest is the Lodge Street Temple of Sherith Israel located on what is now Ruth Lyons Way between Walnut and Vine Streets built in 1860. Just five years later, 1556 John Street was constructed one year before Cincinnati's prized Plum Street Temple. While this building is clearly more humble than Plus Street, and has been

altered over time, the remaining structure still stands as a notable piece of the city's architectural heritage.

The high quality of the building's brick and stone work, particularly at the roof line which exhibits a running band of skillfully executed corbelled brick arches, corner turrets, central bracket, and crowning cupola clearly show the cost and care that went into the building's construction.

The building was designed to serve multiple purposes for the congregation. Congregants entered the building on the lower level which was split into two halves, one for use as a religious school and the other as a residence for a rabbinical residence. Upon entering congregants would ascend flights of stairs flanking the entrance into the building's main sanctuary. From here additional stairs led up to the balcony.

The building was built in the Gothic style common in ecclesiastical architecture of the time, but displays a more highly ornamented façade than most religious buildings of its period including an ornately carved central bracket and entrance arch, and a crowning cupola at the roof. The building's extenuated vertical massing, due in part to its long narrow urban lot, is clearly influenced by the towering churches of Germany and France, with which the congregation's founders would have been familiar. This massing places it together with several of Cincinnati's other prized ecclesiastic buildings including Philippos United Church of Christ on McMicken Street (1891), and Concordia Lutheran Church on Race Street (1871) though it predates both of these. While today we can point to these churches in nearby Over-the-Rhine, the urban-renewal fueled demolition of the lower portion of Cincinnati's West End beginning in 1959 has left this as one of the last examples of early religious architecture in the West End, of which there were once many. This building is an important example of early German-influenced ecclesiastical architecture in Cincinnati.

### **Property Description:**

This building is made up of two building layers. The first is the original building, built in 1864 as the Congregation of Brotherly Love Synagogue. This is a traditional, red brick house of worship with distinct German influences articulated with decorative brickwork at the parapet. This original structure has been partially wrapped on three sides by a 1976 addition. This asymmetrical, multi-volume structure is built of textured concrete block and wood and wraps around the lower portion of the John Street, Liberty Street, and Bard Alley facades. The only elevation of the building maintaining its original exterior appearance is the Bauer Avenue (formerly Melancthon Street) façade.

The building's primary façade is the west facing façade on John Street. This façade consists of two historical layers. The original 1864 structure is a tall, narrow, red brick structure with carved sandstone details in a simple German gothic style. It is three bays in width measuring X feet across. The top portion of an original arched central entrance is visible above the building's modern addition. This entrance's sharply pointed arch points directly to a large, elaborate

carved, sandstone, sculptural bracket in the center of the building. This bracket would have originally been flanked by two tall, narrow gothic windows with sandstone sills and lintels, only one of which (in the southern bay) is visible today. Above this bracket is a carved sandstone tablet bearing the name of the original congregation and the date of construction of the building in both English and Hebrew. It reads, "Congregation of Brotherly Love 5626."



Figure H: Plaque above the original entrance to 1556 John Street written in Hebrew and English.

Above the plaque is a round opening which once held a small rose window, but is now filled in with wood paneling. The building's façade is red brick laid in common bond. The building's corners are articulated with decorative brick piers containing a sandstone molding above the first floor and topped by a corbelled brick turret. Each of these turrets is capped with an ornamental carved sandstone cap. The roofline here, at the building's gabled end, is articulated with two carved sandstone bands sandwiching a running band of corbelled brick arches. In the building's center at the peak of the roof sits a crowning octagonal, sandstone cupola. Each of the eight faces of this crowning feature includes a carved gothic-arched opening, once open, but now filled in with black panels. The roof's crest is also topped with a modern, tubular steel cross, presumably installed as part of the 1976 renovation.

The original John Street façade is partially wrapped and obscured by the 1976 addition. At the first floor the building has been extended to the John Street lot line by a one-story textured concrete block and wood addition to the south and a walled entrance patio and atrium to the north. In the 1976 renovation, the building's entrance was moved from the central bay of the

John Street façade to a new side entrance at the building's northwest corner. The projecting entrance vestibule includes a glass-paneled wall recessed into the textured concrete block patio. This entrance is protected from weather by a wood and asphalt shingled sloping roof. The 1976 addition to this façade further includes a fin-shaped panel of stone cladding projecting one masonry unit's depth from the façade. And extended two-thirds of the way up the northern portion of the front façade. This cladding covers original gothic window opening of the façade's northern bay.

The building's Liberty Street façade would have originally been identical to the Bauer Avenue façade. Today we can see the original building's brickwork, sandstone bands, running band of brick arches, and brick and sandstone turrets at the roofline of the original building which projects above the addition at the lower level, though the carved decorative sandstone caps to each of the projecting turrets, visible on the Bauer Avenue façade, have been removed from this face. Additionally the pointed arches of several of the original window openings are visible beyond the 1976 addition.

The 1976 addition is, again, a textured concrete block structure, it projects from the original building to form multiple asymmetrical masses. Moving left to right, a shorter mass with a roof sloping downward from left to right sits forward of the taller two-story entrance atrium addition. On the west face of this lower one-story addition, diagonal wooden cladding covers a wall punctuated only by one round window opening. This opening holds a partial remnant of a stained glass window, presumably moved in the 1976 renovation. Beyond this paneled wall the west is the two-story entrance atrium addition which reads as three distinct asymmetrical masses wrapping the base of the historic brick building.

The three bay Bard Alley (eastern) façade displays the upper portion of the original 1864 structure above the 1976 addition. The gable end of the roof with sandstone banding and running band of brick arches is visible with the projecting brick and sandstone corner piers. The original façade features a central round window opening (now filled in with parging), and the upper halves of the brick and sandstone gothic pointed-arched window openings in the two outer bays. At the roof line the missing carved sandstone caps on the Liberty Street façade can be easily compared to the intact caps on the Bauer Avenue façade.

The lower portion of the Bard Alley façade reads as three distinct asymmetrical masses ranging from one to two-and-one-half stories. Each façade is a solid wall of textured concrete block. The central portion of the addition has a poured concrete foundation. The northern (right) portion steps back to reveal two wood, stone, and glass facades tucked into the northeast corner of the building.

The Bauer Avenue (formerly Melancton Street) façade is the building's only intact original façade. It is six bays wide. The base is made up of a limestone foundation of three to six courses, getting taller as Bauer Avenue slopes down to John Street, topped by a course of finished sandstone. The building's first story consists of projecting piers alternating with

rectangular window openings with sandstone sills and drip molded lintels set into chamfered brick openings. Of these six window openings, the outer four contain stained glass windows, while the central two have been filled in with black panels. Above the first floor, the piers are adorned with finished sandstone moldings. About the line of these moldings, the bays are filled by tall, narrow, pointed-arched, gothic window openings all of which are filled with stained glass windows installed in 1921. These openings include sandstone sills and lintels in chamfered brick openings. Above the level of these windows is a sandstone band, running course of corbelled brick arches, and a sandstone coping. The top of each of the six projecting piers is crowned with a corbelled turret with a sandstone cap incised with a square large square. The corner piers are carved with two smaller squares side-by-side.

**Images:**



Figure 1: John Street (west) facade



Figure J: Bauer Street (south) facade



Figure K: Bard Alley (east) façade



Figure L: Liberty Street (north) façade

## Historic Conservation Guidelines:

### 1556 John Street

#### Rehabilitation:

##### General Terminology:

Within these guidelines, “1556 John Street” refers to the building now occupied by Revelation Baptist Church which includes an original 1865 structure and a wrap-around addition added in 1976. The primary facades of 1556 John Street are the John Street, Liberty Street and Bauer Avenue facades. The Bard Alley façade is a secondary façade.

##### Intent and General Guidelines:

The following guidelines are adapted from and comply with the *Secretary of the Interior’s Standards for Rehabilitation*. These guidelines are intended to ensure that rehabilitation will maintain significant features of 1556 John Street. 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 changes. Reviews by the Historic Conservation Board are restricted to exterior changes proposed for this building. Repair and maintenance not impacting 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 building 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 building’s overall character and are in good condition should be maintained, preserved, or conserved, where possible. Damaged visible features which can be repaired should be repaired whenever possible.
3. Replacements: Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing significant features should sensitively harmonize with the characteristics of the original feature. Replication is appropriate by not required.

##### Specific Guidelines:

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

1. **Materials:** Materials for significant features on primary facades visible from the street that are badly damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials of 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 closely 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 the new repointing mix with respect to varied constituents to be matched. Refer to US Department of the Interior's *Preservation Brief* for the general approach to undertaking masonry repointing.
3. **Masonry Cleaning:** Sandblasting diminished 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 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, use of approved chemical cleaning applications can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to US Department of the Interior's *Preservation Brief #1* for the general approach to undertaking masonry cleaning.
4. **Water-Repellant Coatings:** Use of water-repellant coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellant coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Window and Door Openings:** Window and door openings are important features of this building. The size and location of openings are an essential part of the overall design and an important feature of this building's architecture. Original wall openings should not be altered or filled in.
6. **Window replacement:** The existing art glass windows should be preserved and maintained. New windows should be appropriate to the original 1865 building in material, scale, configuration, style, and size.
7. **Ornamentation:** Significant architectural features, including brick and stone detailing, window openings, central bracket and cupola, should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match the original in character, size, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.

8. Roofs: Chimneys, parapets, and cupolas, and other architectural features that define the building's roofline should be maintained. On primary facades, vents, skylights, rooftop utilities, and mechanical equipment should be placed where they cannot be seen from the street.
9. Painting: No features of this building are currently painted and all features should be left unpainted.
10. Outside Attachments: Exterior light fixtures should be appropriate for the building's style and should be simple and contemporary.
11. Awnings: Awnings are not acceptable on this building.
12. Signs: Signage should be designed for clarity, legibility. And compatibility with the building. Signs should never obscure architectural features. Temporary signage is permitted without review by the Historic Conservation Board if it is not affixed into the building's masonry façade.

### **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 façade.
2. Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant features.
3. Appropriateness: The appropriate addition and alteration design solutions should include:
  - a. How well the proposed design for the addition or alteration relates to the original buildings and neighboring buildings.
  - b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

### **Site Improvements:**

#### Intent and General Guidelines:

1. Site improvements, such as improvements and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.
2. The design of any new site improvement construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.




3. Any design of site improvements should capitalize on diverse heritage of 1556 John Street. Views of the original façade should be maintained as an important visual contribution the integrity of the building.

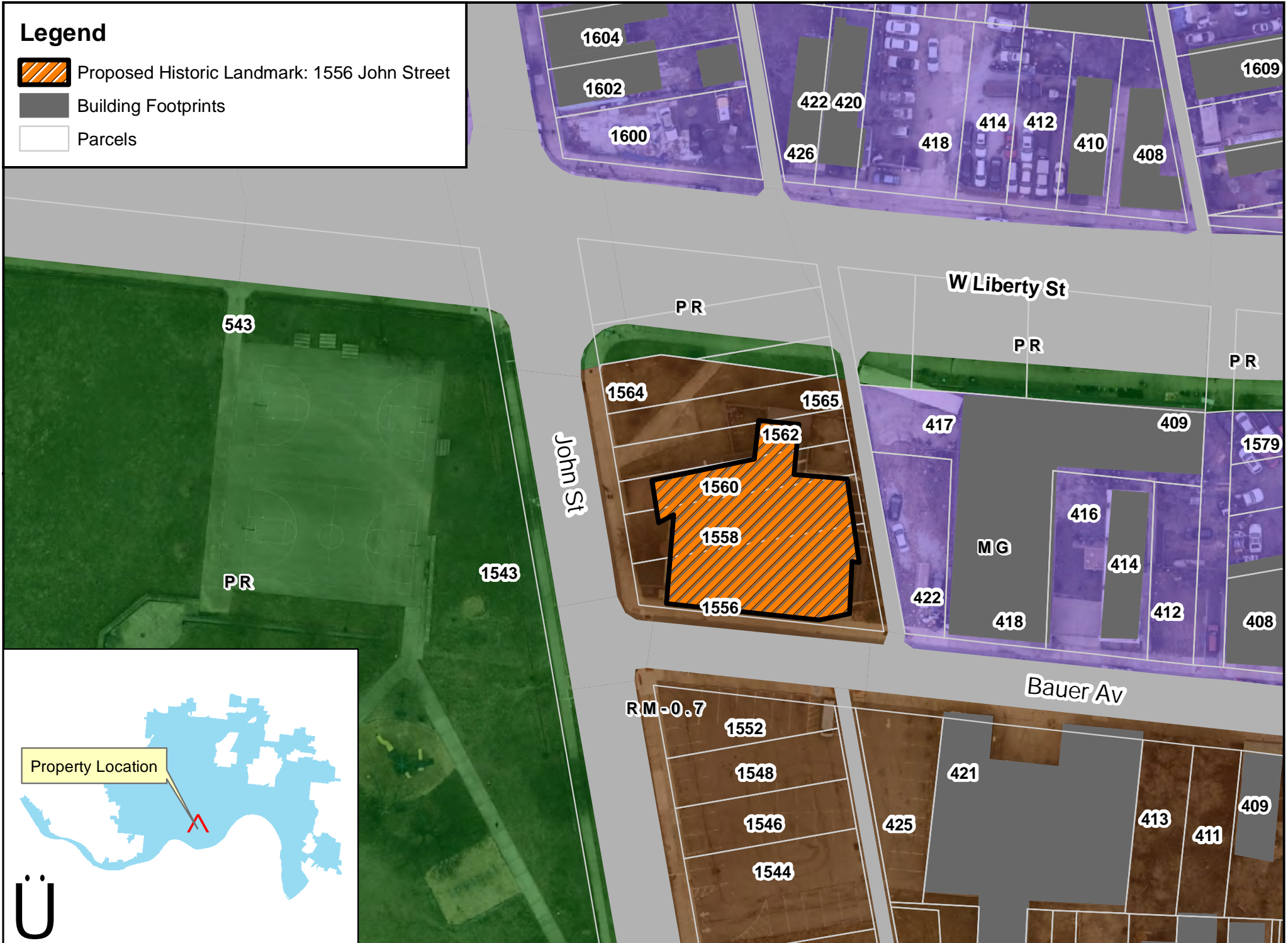
**Demolition:**

Any demolition, alterations, or modifications, to 1556 John Street and minimum maintenance requirements are governed by Section 1435009: Alterations, Demolitions, Certificates of Appropriateness, and Minimum Maintenance of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, sec. 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 governing law.

# Proposed Local Historic Landmark: 1556 John Street in West End

## Legend

-  Proposed Historic Landmark: 1556 John Street
-  Building Footprints
-  Parcels



Property Location

