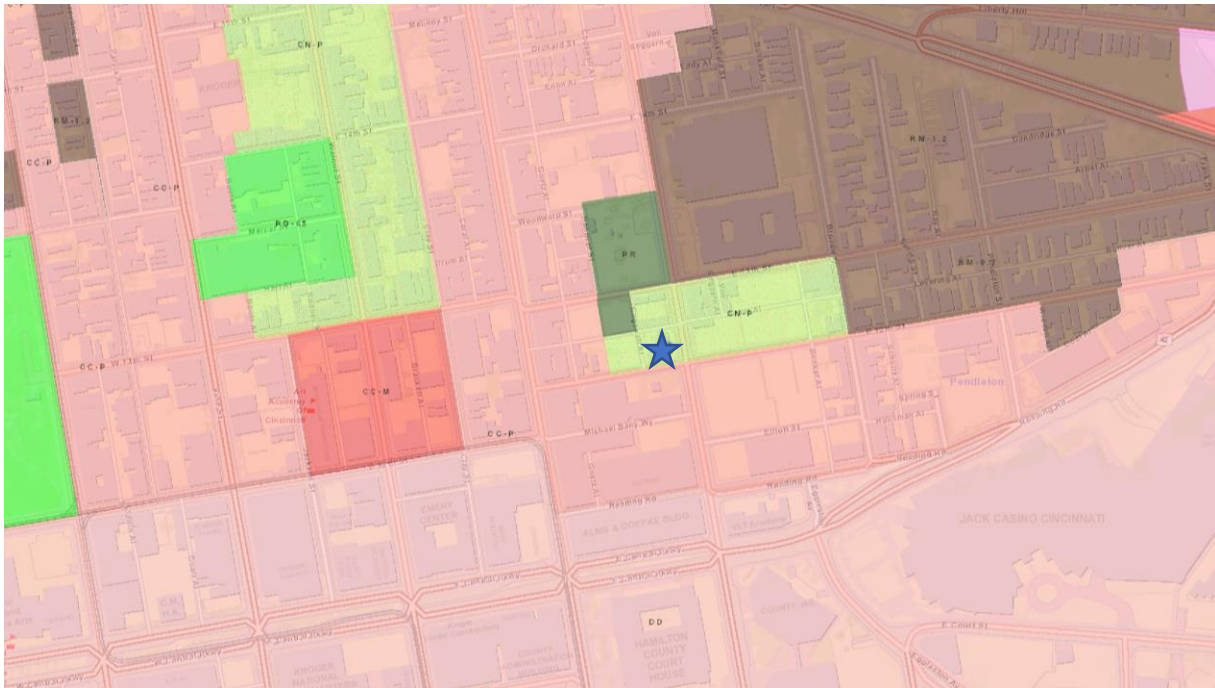




**Previous Review: NA**



Figure 1: 1203 Sycamore Street. Pictures provided by Google Street Views.



F 2 M 1203 S Sir M r d d C M

**Applicable Zoning Code Sections:**

District S 140 C  
 Residential S 140 District Standard  
 Residential A S 144-07  
 CB S 143-0-4  
 Standard S 144-13 General Standard  
 S 144-1 Standard for  
 O S 143  
 District R  
 COA Standard S 143-0-2 COA Standard R

**Zoning Analysis:**

The proposed project is located in District 1 and is subject to the following zoning code sections:

The proposed project is located in Conditional Use District 144-0 and 144-21.

In 1419-21- A Conditional Use for Outdoor Entertainment within 500 feet of a residential zoning district is required.

NA

c. the project’s location, design, configuration and special impact on the area will prevent  
*The request is for outdoor entertainment in the form of background music for the outdoor areas between the hours of 7am-10pm. Two adjacent properties also have allowances for outdoor entertainment. The request is for just background music that is amplified rather than dance music.*

General Standard S 144-13 General Standard

1. **Zoning** The underlying zoning is CN-P. The existing use of the property is permitted, and the use of an Outdoor Area is permitted but Outdoor Entertainment is required to have a Conditional Use.

*The underlying zoning is CN-P. The existing use of the property is permitted, and the use of an Outdoor Area is permitted but Outdoor Entertainment is required to have a Conditional Use.*

- 2 **Guidelines.** The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)  
*Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)*
- 3 **Plans.** The proposed work conforms to the comprehensive plan through activating the street and is reusing an existing building within the historic district.  
*The proposed work conforms to the comprehensive plan through activating the street and is reusing an existing building within the historic district.*
- 4 **Traffic.** Street work is not anticipated to affect or impact traffic.  
*The outdoor area that is being proposed is not a large area and is not anticipated to affect or impact traffic.*
- Buffering.** No additional buffering will be required for the property as the outdoor area is adjacent to properties within the same zone.  
*No additional buffering will be required for the property as the outdoor area is adjacent to properties within the same zone.*
- 6 **Landscaping.** Landscaping is not required per Certificate 1423  
 Landscaping and Buffer Yard  
 NA
- 7 **Hours of Operation.** Operating hours will be concurrent with the hours of the business and are not asking for hours outside the permitted hours in Sec.1419-21.  
*The operating hours will be concurrent with the hours of the business and are not asking for hours outside the permitted hours in Sec.1419-21.*
- 8 **Neighborhood Compatibility.** The use of the building and an outdoor area is compatible with other business directly adjacent to the property along Race Street.  
*The use of the building and an outdoor area is compatible with other business directly adjacent to the property along Race Street.*
- Proposed Zoning Amendments.** No zoning amendments are required for this project.  
 N/A
- 10 **Adverse Effects.** There are no anticipated adverse effects to the extent of access to fire, police or other public services.  
*There are no anticipated adverse effects to the extent of access to fire, police or other public services.*



The applicant has provided a detailed description of the proposed project, including the location, scope, and anticipated benefits. The project is located at [Address] and consists of [Description]. The applicant has provided a site plan and other relevant documents to support the application. The project is expected to be completed by [Date]. The applicant has also provided a list of references and contact information for the project.

*As the aluminum diner is a 1950s diner and the addition, while not from the 1950s is an addition. The applicants worked with staff to choose colors from a 1950s mid-century modern paint color palette. The colors are appropriate for the specific building*

**Other Considerations:**

**Prehearing Results:** A [Date] 201 [Date] [Time] [Location] [Address] [City] [State] [Zip]

**Recommendation:**

**I. ZONING RELIEF**

The applicant is requesting relief from the [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] 7-24-201 [Time] [Location] [Address] [City] [State] [Zip]

A [Section] 141-21 (-) - L [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]

- 1 [Section] [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]
- 2 [Section] [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]
- 3 [Section] [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]

**D. FINDING:** The Board is [Section] [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]

- 1 [Section] [Code] [Section] [Title] [Address] [City] [State] [Zip] [Date] [Time] [Location] [Address] [City] [State] [Zip]

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** The Board of Directors of American Community Services, Inc. (ACS) is pleased to announce that it has approved the purchase of 1203 S. ... Street, ... and ... Ar ... D ... d 7-24-201 ...

1. The Board of Directors of ACS is pleased to announce that it has approved the purchase of 2 ... Street, ... and ... Ar ...

**B. FINDING** The Board of Directors of ACS is pleased to announce that it has approved the purchase of 143-0-4 ...

1. The Board of Directors of ACS is pleased to announce that it has approved the purchase of ... Street, ... and ... Ar ... C ... O ... R ... C ... D ...

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July 26, 2019

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

To the Members of the Historic Conservation Board of Cincinnati:

Thank you for reviewing our proposed renovation project at 1203 Sycamore Street in Over-the-Rhine (formerly Joe's Diner on Sycamore). For this project, we are requesting a Certificate of Appropriateness and a Conditional Use Approval for Entertainment.

The existing building is a one-story metal diner car from the 1950s with a CMU addition built in 1983. The building is listed as "non-contributing" in the Over-the-Rhine historic district. The building has always functioned as a restaurant, with many different owners over the years. The proposed use for the building is as a second location for Sugar N Spice Restaurant.

Certificate of Appropriateness:

The renovation will be mostly interior, with limited changes to the building exterior. The metal diner car, which faces Sycamore Street, will be completely retained. The 1980s CMU addition, which faces E. 12<sup>th</sup> Street, functions as a secondary dining room and contains the bathrooms and kitchen. We are proposing replacing the broken storefront windows on the east side of the addition with new storefront windows. We also plan to replace the existing glass block windows along E. 12<sup>th</sup> Street with clear glass windows and add three more windows of the same size and shape along the south façade, in order to better connect the space to the sidewalk and street and bring in more daylight. On the west side of the CMU addition, we plan to add new windows and full-lite doors in order to connect the dining room to the proposed patio.

We are proposing two outdoor eating areas as part of this renovation. The first will be located on the east side of the building along Sycamore Street. The east patio will be surrounded by a 3'-0" tall decorative metal fence. The second patio will be located on the west side of the building along Cogswell Alley. The west patio will be surrounded by a 4'-0" tall wood fence with built-in planters and benches. There will be a 6'-0" tall wood fence on the north side of the west patio in order to limit views to the utility area behind the building.

We also plan to add a new exterior concrete ramp and waiting area to the main entry of the building. The side entrance along Cogswell Alley is an accessible entrance, but the client wishes to provide an accessible path at the main entry. The ramp will have a metal guardrail along the sidewalk, and the interior guardrail will act as a wood fence surrounding a waiting area with built-in wood benches.

The exterior building materials will not be changed. The metal panels will be cleaned and retained. The CMU addition, which has a painted stucco exterior, will be repainted pink with blue trim (paint colors are included with this submission). The pink exterior aligns with the iconic color scheme of the original Sugar N Spice location and is appropriate for a 1950s diner (selected from the Sherwin Williams 1950s Historic Collection). The blue metal trim that runs along the outside of both the diner car and the addition will be repainted a lighter shade of blue.

We believe that this renovation complies with the guidelines set forward by the Historic Conservation Board. Though the building is considered “non-contributing” because it was built after the historic period of significance, the project maintains the building’s original architectural character of a 1950s diner. The new openings and exterior patios are compatible with the building’s design and will help to bring life and vibrancy back to this unique structure.

With this letter, as well as the enclosed drawings and documents, we hope the board sees fit to issue a Certificate of Appropriateness for this project.

Conditional Use Approval:

We are also requesting a conditional use approval for entertainment. The restaurant wishes to play background music in the dining areas, including the two outdoor patios, between the hours of 7am-10pm.

Section 1419-21 of the Cincinnati Zoning Code states:

*(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 is obtained pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions and Conditional Uses.*

The CN-P zoning district is intended to:

*1409-03 To identify, create, maintain and enhance mixed-use neighborhood commercial centers that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of commercial and residential uses.*

*1409-05 This district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment.*

Though this property is within 500 feet of a residential district boundary line, we do not believe that background music will adversely affect the neighborhood – in fact, we believe the renovation to the diner will improve the connection with pedestrians and provide an interesting and safe pedestrian environment.

The zoning code sets forth the following standards for conditional uses (1445-13):

- a. *Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.*
- b. *Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*

- 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.*

As outlined above, entertainment will help to improve the connection with pedestrians, per the goals of the CN-P 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.*
- e. *Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*
- f. *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*

The outdoor eating/entertainment areas are located along heavy pedestrian routes and are not immediately adjacent to residential areas. East 12<sup>th</sup> Street is a popular walking route between entertainment, bars and dining in OTR and in Pendleton. Along 12<sup>th</sup> Street, there are already many restaurants and bars which play music in outdoor eating and drinking areas, including Rosedale, Treehouse Patio Bar (directly across 12<sup>th</sup> Street), and Lucius Q.

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

Background music will be played between 7am-10pm, fitting the guidelines outlined in 1419-21:

*Hours of Operation. Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless conditional use approval is obtained pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions and Conditional Uses. In all other locations, the use of outdoor areas shall be prohibited after 2 AM.*

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

As outlined above, entertainment in outdoor eating areas is common in the neighborhood and will not affect access to the property or to adjoining properties. They are immediately adjacent to either streets or public parking lots.

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

As it now stands, the diner has broken and boarded windows and graffiti on the exterior, which partially contributes to blight on the street and makes the corner feel unoccupied and neglected. The renovation will help to beautify the block and bring life back to the prominent corner.

- l. *Economic Benefits. The promotion of the Cincinnati economy.*
- m. *Job Creation. The creation of jobs both permanently and during construction.*

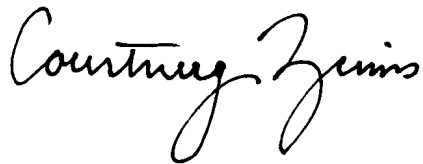
- n. *Tax Valuation. Any increase in the real property tax duplicate.*
- o. *Private Benefits. The economic and other private benefits to the owner or applicant.*
- p. *Public Benefits. The public peace, health, safety or general welfare.*

The renovation will create both construction and permanent jobs, will increase the value of the property, and restore a unique landmark in the neighborhood. We believe that it will also help to activate the street and strengthen the connection between OTR and Pendleton.

With this letter, as well as the enclosed drawings and documents, we hope the board sees fit to issue a Conditional Use Approval for entertainment for this project.

Thank you for your consideration. Please contact me if you have any additional questions.

Sincerely,

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

Courtney Zunis  
Architect  
Platte Architecture and Design

## Color Through the Decades: 1950s



The exuberant post war boom was a mix of styles with mid-century modern and Scandinavian influences making the most impact. Pastels are the norm with pink and turquoise appliances adorning the kitchen and laundry room. Lilac and Chartreuse are very popular.



SW 0073  
**Chartreuse**  
Interior



SW 0074  
**Radiant Lilac**  
Interior / Exterior



SW 0075  
**Holiday Turquoise**  
Interior / Exterior



SW 0076  
**Appleblossom**  
Interior / Exterior



SW 0077  
**Classic French Gray**  
Interior / Exterior



SW 0078  
**Sunbeam Yellow**  
Interior



SW 0079  
**Pinky Beige**  
Interior / Exterior



SW 0080  
**Pink Flamingo**  
Interior / Exterior



**SHERWIN-WILLIAMS.**

## SW 0080 Pink Flamingo

Interior/Exterior



### Color Details

Color Family: Historic Color

RGB Value: R-205 | G-113 | B-123

Hexadecimal Value: #CD717B

LRV: 26

*Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.*

**MY STORE:**

**NOTES:**

---

---



**SHERWIN-WILLIAMS.**

## SW 6767 Aquarium

Interior/Exterior

Locator Number 164-C5



### Color Details

Color Family: Blue

RGB Value: R-58 | G-169 | B-174

Hexadecimal Value: #3AA9AE

LRV: 32

*Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.*

**MY STORE:**

**NOTES:**

---

**PROPOSED RENOVATION:  
SUGAR N SPICE OTR  
1203 SYCAMORE STREET**

PROJECT LOCATION: 1203 SYCAMORE STREET  
CINCINNATI, OHIO 45202

ZONING JURISDICTION: CITY OF CINCINNATI  
BLDG. DEPT. JURISDICTION: CITY OF CINCINNATI

PROJECT DESCRIPTION: RENOVATION OF THE EXISTING DINER FOR A NEW EATING AND DRINKING ESTABLISHMENT. THE RENOVATION WILL INCLUDE THE ADDITION OF TWO OUTDOOR DINING PATIOS AND A NEW RAMP AT THE FRONT ENTRY.

**CINCINNATI OHIO ZONING CODE  
ZONING DISTRICT**

CURRENT: CN-P (COMMERCIAL NEIGHBORHOOD - PEDESTRIAN)  
PROPOSED: CN-P (COMMERCIAL NEIGHBORHOOD - PEDESTRIAN)

**2017 OHIO BUILDING CODE BUILDING DATA**

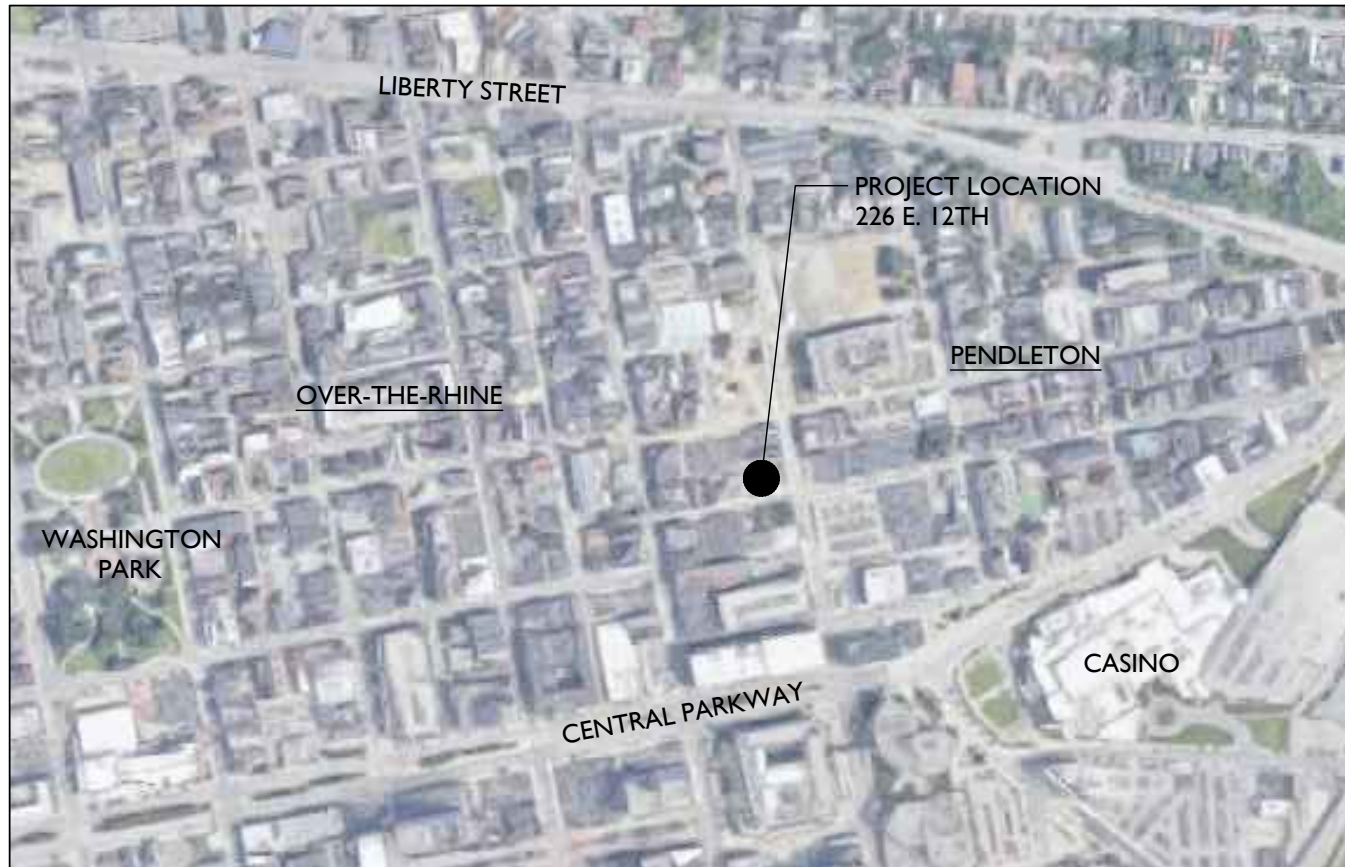
EXISTING BUILDING: USE GROUP CLASSIFICATION  
**A-2 - ASSEMBLY (RESTAURANT)**

PROPOSED USE: **A-2 - ASSEMBLY (RESTAURANT)**

**SUGAR N SPICE OTR  
1203 SYCAMORE STREET  
CINCINNATI, OHIO 45202**

**SHEET LIST**

|      |                                    |
|------|------------------------------------|
| A0.0 | COVER SHEET                        |
| A0.1 | SITE PLAN                          |
| A0.2 | SITE ELEVATIONS                    |
| X1.1 | EXISTING PLAN                      |
| A1.1 | PROPOSED PLAN                      |
| X2.1 | EXISTING ELEVATIONS (EAST & SOUTH) |
| X2.2 | EXISTING ELEVATIONS (WEST & NORTH) |
| A2.1 | PROPOSED ELEVATIONS (EAST & SOUTH) |
| A2.2 | PROPOSED ELEVATIONS (WEST & NORTH) |
| X3.1 | BUILDING PHOTOS                    |
| X3.2 | BUILDING PHOTOS                    |
| X3.3 | CONTEXT PHOTOS                     |
| X3.4 | CONTEXT PHOTOS                     |
| A3.1 | PROPOSED RENDERING                 |



NOT TO SCALE

**VICINITY MAP**

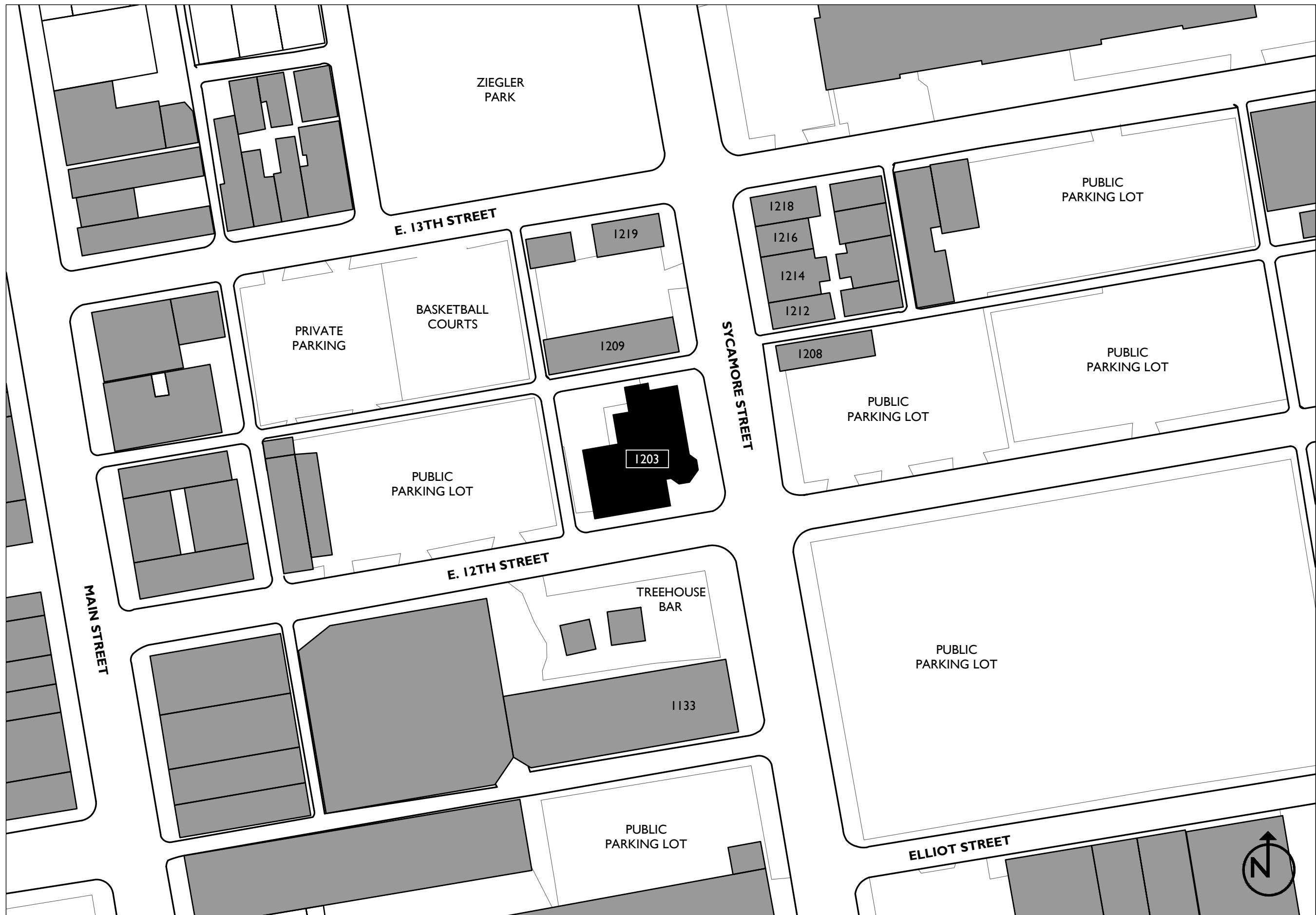
**2**



NOT TO SCALE

**EXISTING BUILDING**

**1**



SCALE: 1/64" = 1'-0"



CONTEXT MAP

I

RENOVATIONS FOR:

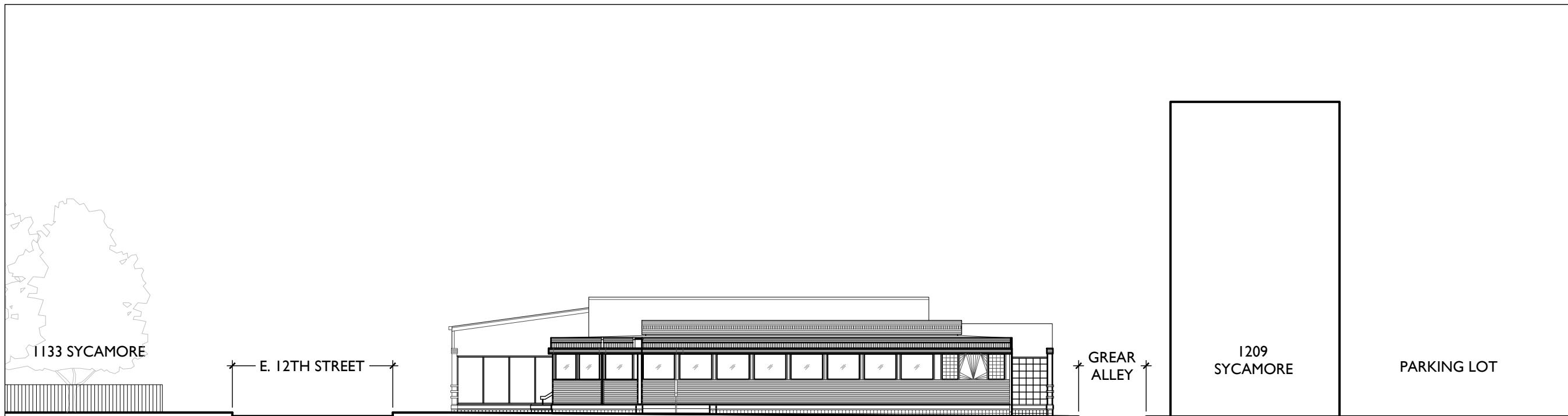
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
 CINCINNATI, OH 45202

**A0.1**

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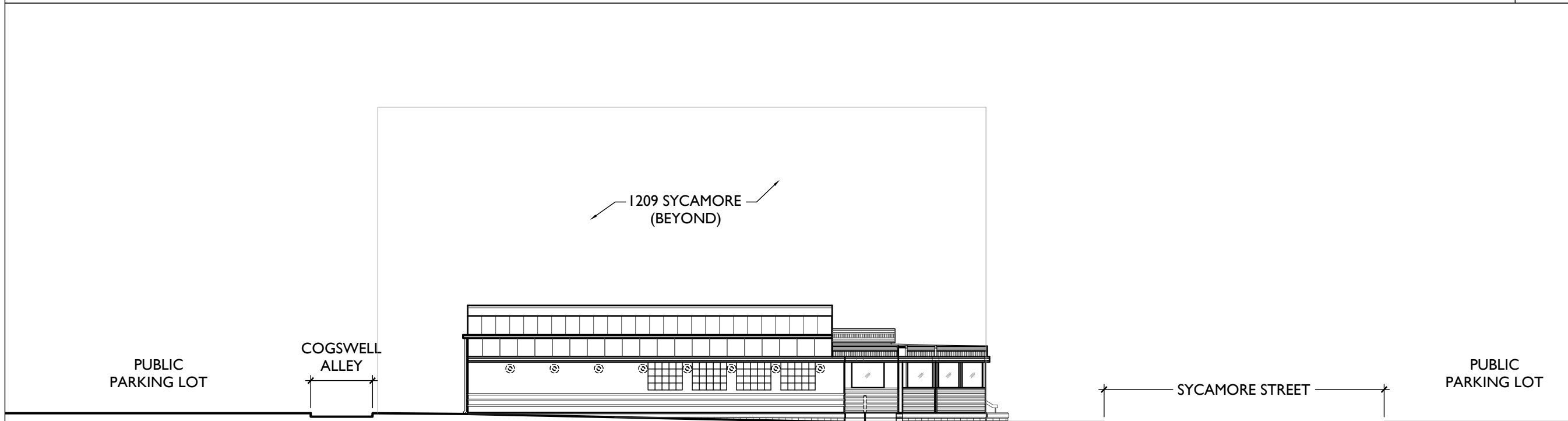


SCALE: 1/16" = 1'-0"



SITE ELEVATION (SYCAMORE)

2






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



SITE ELEVATION (EAST 12TH)

1

**WALL LEGEND**

|   |                                 |
|---|---------------------------------|
|  | EXISTING WALLS                  |
|  | EXISTING WALLS TO BE DEMOLISHED |
|  | NEW WALLS                       |

EXG. CONC. DUMPSTER PAD

COGSWELL ALLEY

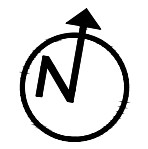
GREAR ALLEY

REMOVE EXG BOLLARDS

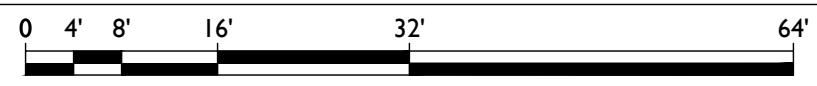
SYCAMORE STREET

EAST 12TH STREET

REMOVE EXG STAIRS AT PROPOSED RAMP LOCATION



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



EXISTING PLAN

I




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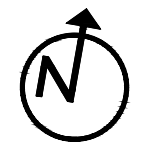
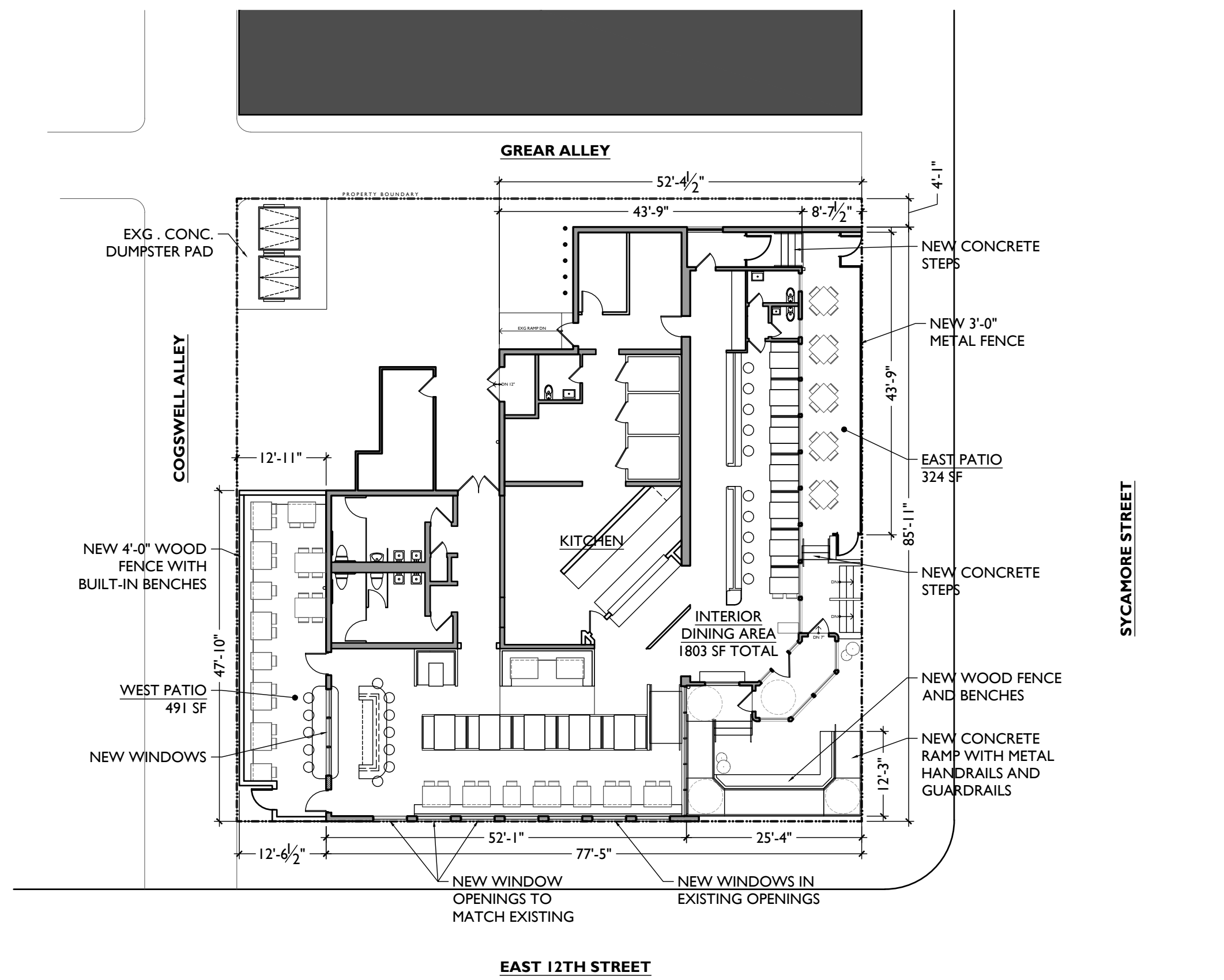
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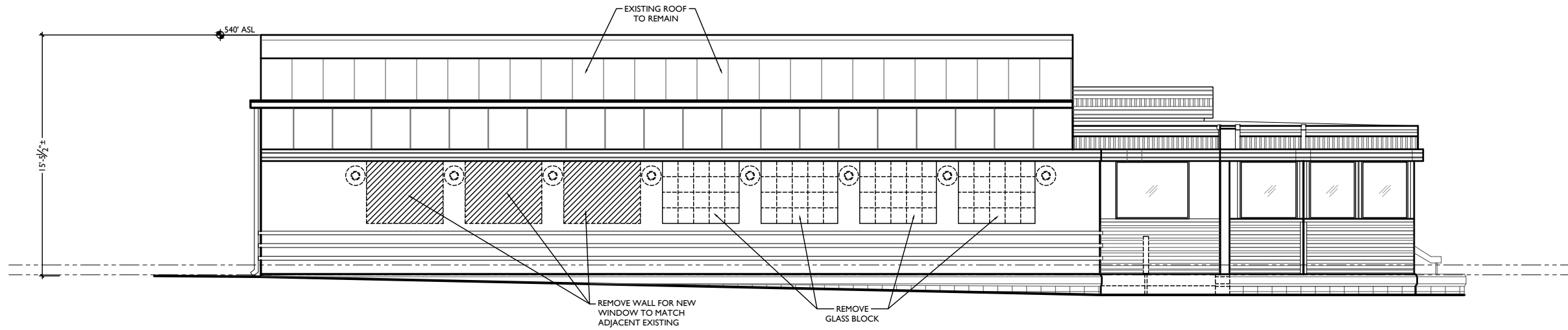
RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202

**WALL LEGEND**

|   |                                 |
|---|---------------------------------|
|  | EXISTING WALLS                  |
|  | EXISTING WALLS TO BE DEMOLISHED |
|  | NEW WALLS                       |



PROPOSED PLAN | 1

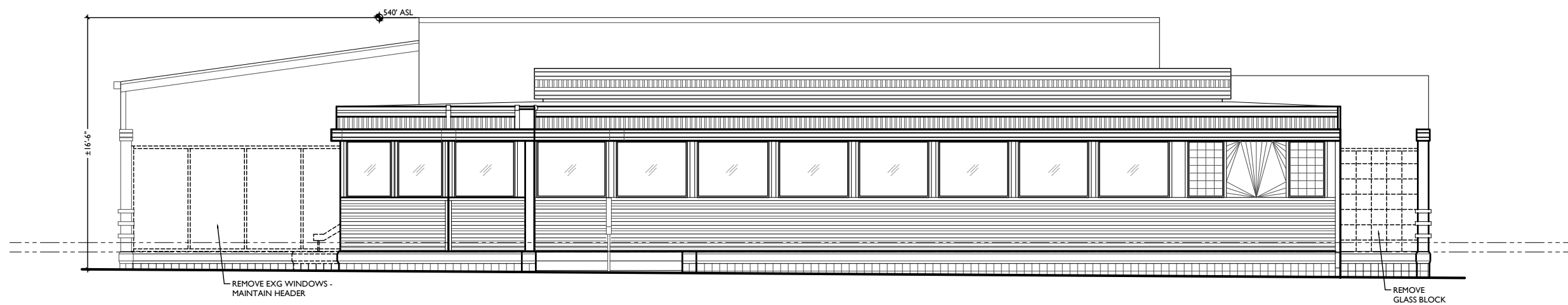


SCALE: 1/8" = 1'-0"



EXISTING SOUTH (E. 12TH) ELEVATION

2

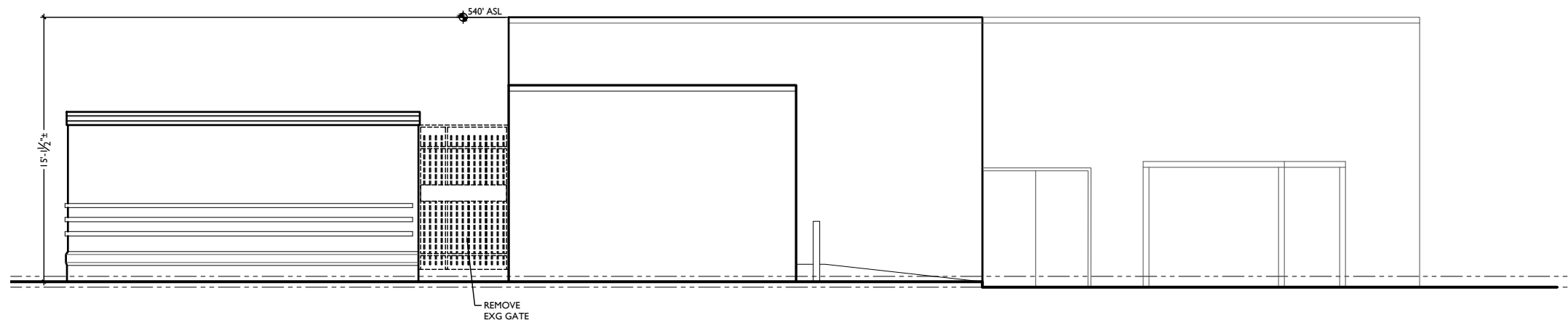


SCALE: 1/8" = 1'-0"



EXISTING EAST (SYCAMORE) ELEVATION

1

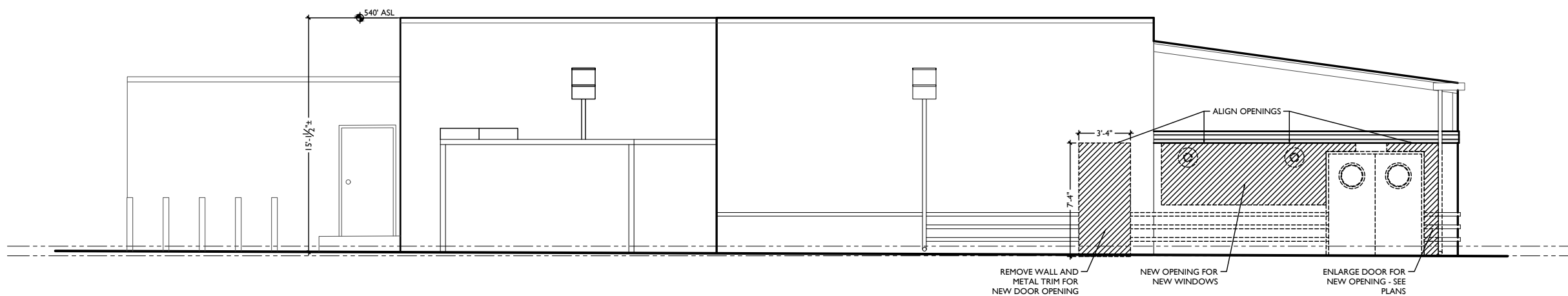


SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION

2



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



EXISTING WEST ELEVATION

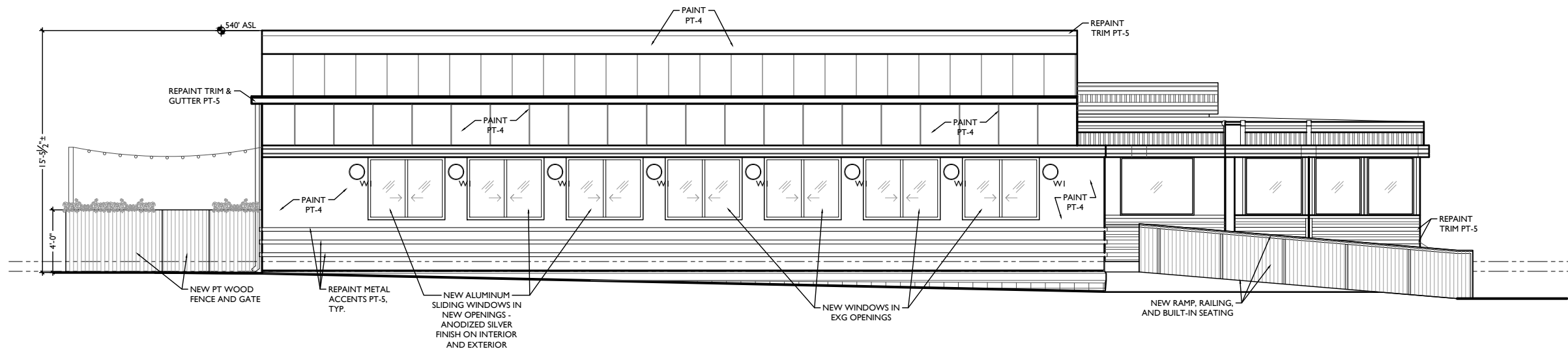
1

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RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202  
**X2.2**

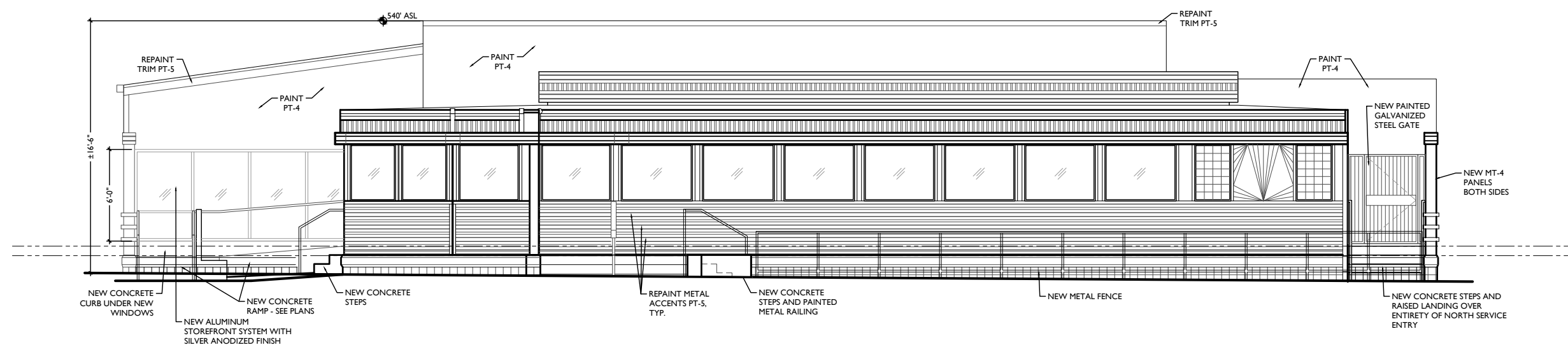


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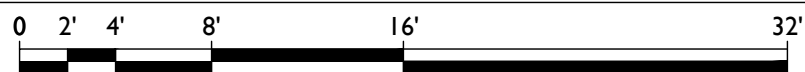


PROPOSED SOUTH (E. 12TH) ELEVATION

2



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



PROPOSED EAST (SYCAMORE) ELEVATION

1

RENOVATIONS FOR:

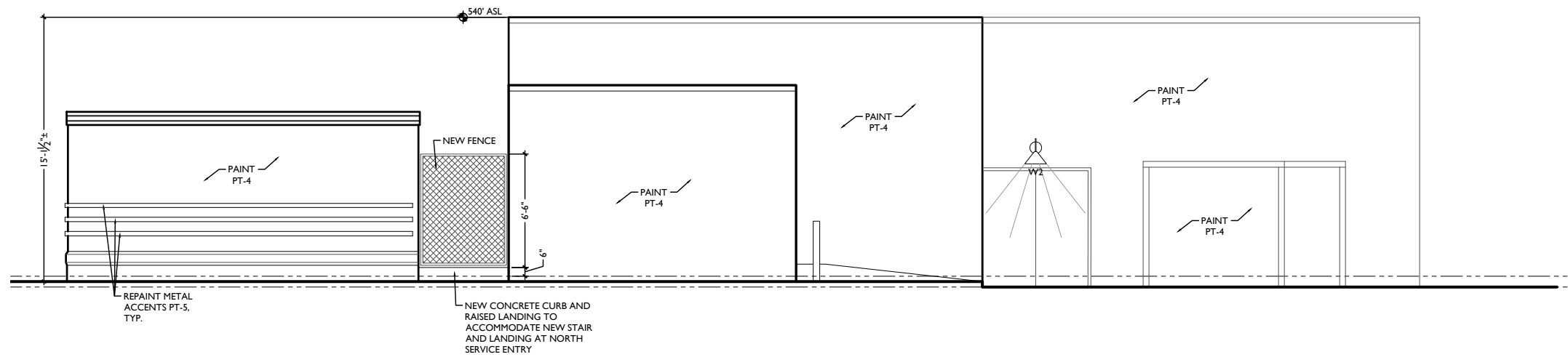
SUGAR N SPICE OTR  
1203 SYCAMORE STREET  
CINCINNATI, OH 45202

A2.1

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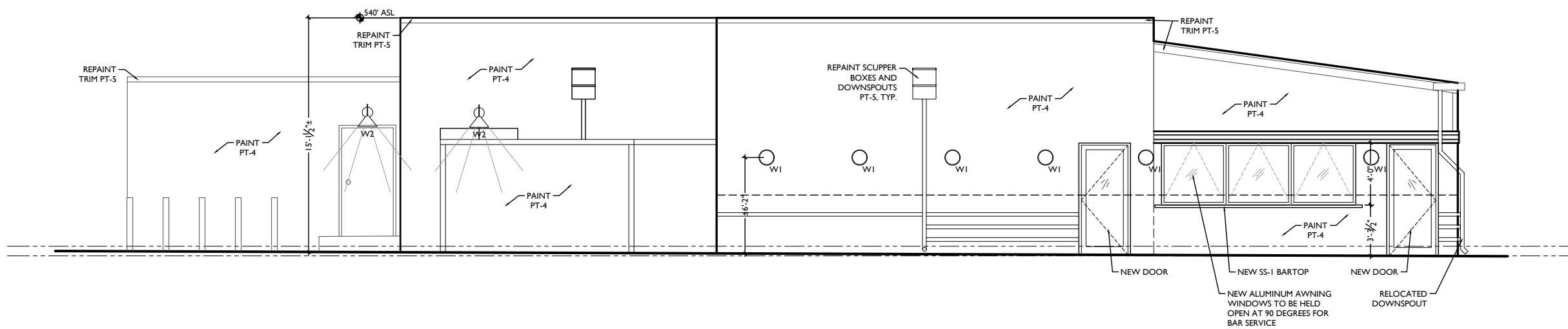


SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

2



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



PROPOSED WEST ELEVATION

1



1203 SYCAMORE: ENTRY AND EAST FACADE



1203 SYCAMORE: EAST FACADE (FUTURE PATIO)



1203 SYCAMORE: SOUTH FACADE



1203 SYCAMORE: ENTRY AND SOUTH FACADE

NOT TO SCALE

BUILDING PHOTOS

I

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RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202

**X3.1**



1203 SYCAMORE: WEST FACADE (FUTURE PATIO) & COGSWELL ALLEY



1203 SYCAMORE: NORTH FACADE & GREAR ALLEY



1203 SYCAMORE: NORTHWEST CORNER

NOT TO SCALE

BUILDING PHOTOS

I

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architecture + design

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HCB APP. 2019-07-24

RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202

**X3.2**

## CONTEXT PHOTOS: EAST 12TH STREET, LOOKING NORTH



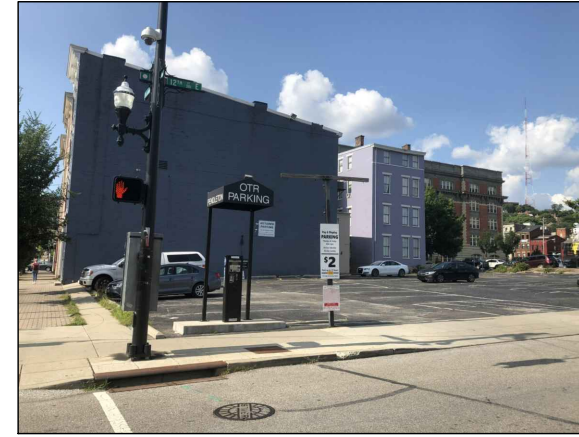
PUBLIC PARKING, 222 E. 12TH



PUBLIC PARKING, 222 E. 12TH



1203 SYCAMORE

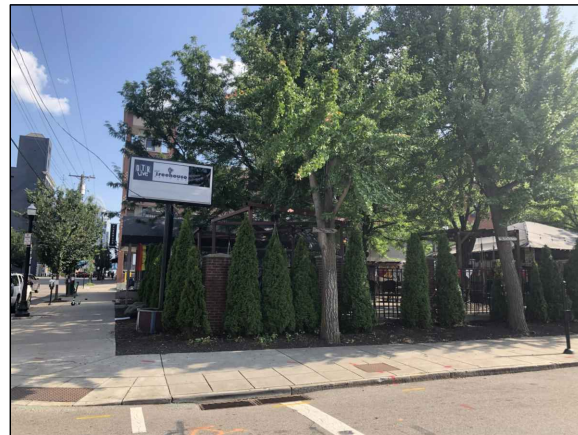


PUBLIC PARKING, 1202 SYCAMORE

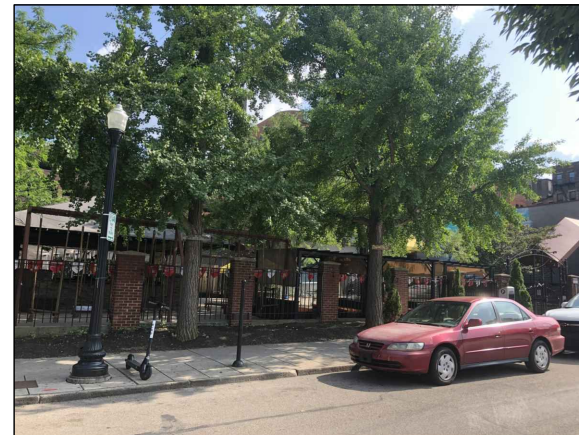
## CONTEXT PHOTOS: EAST 12TH STREET, LOOKING SOUTH



PUBLIC PARKING, 317 E. 12TH



TREEHOUSE BAR, 1133 SYCAMORE



TREEHOUSE BAR, 1133 SYCAMORE



TREEHOUSE BAR/OTR LIVE, 1133 SYCAMORE

## CONTEXT PHOTOS: SYCAMORE STREET, LOOKING WEST



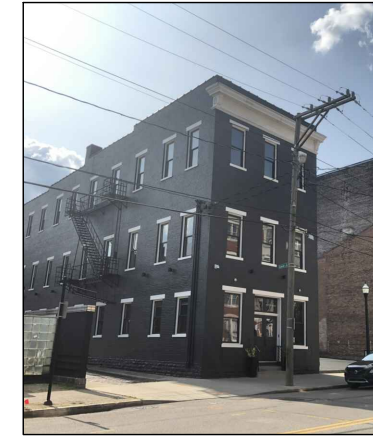
COPA, 1133 SYCAMORE



COPA/TREEHOUSE BAR, 1133 SYCAMORE



1203 SYCAMORE



1209 SYCAMORE



1219 SYCAMORE

## CONTEXT PHOTOS: SYCAMORE STREET, LOOKING EAST



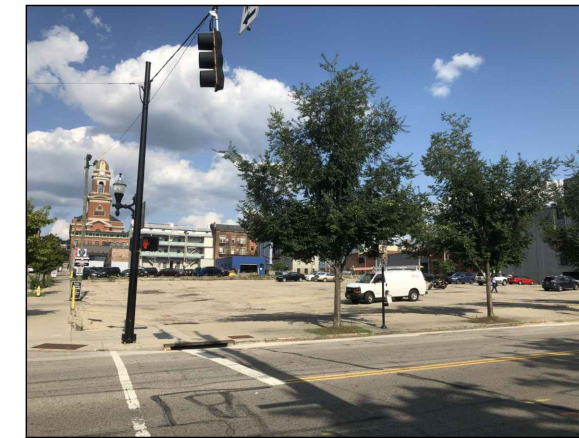
1212-1218 SYCAMORE



1208-1212 SYCAMORE



PUBLIC PARKING, 1202 SYCAMORE



PUBLIC PARKING, 317 E. 12TH

NOT TO SCALE

SYCAMORE STREET CONTEXT PHOTOS

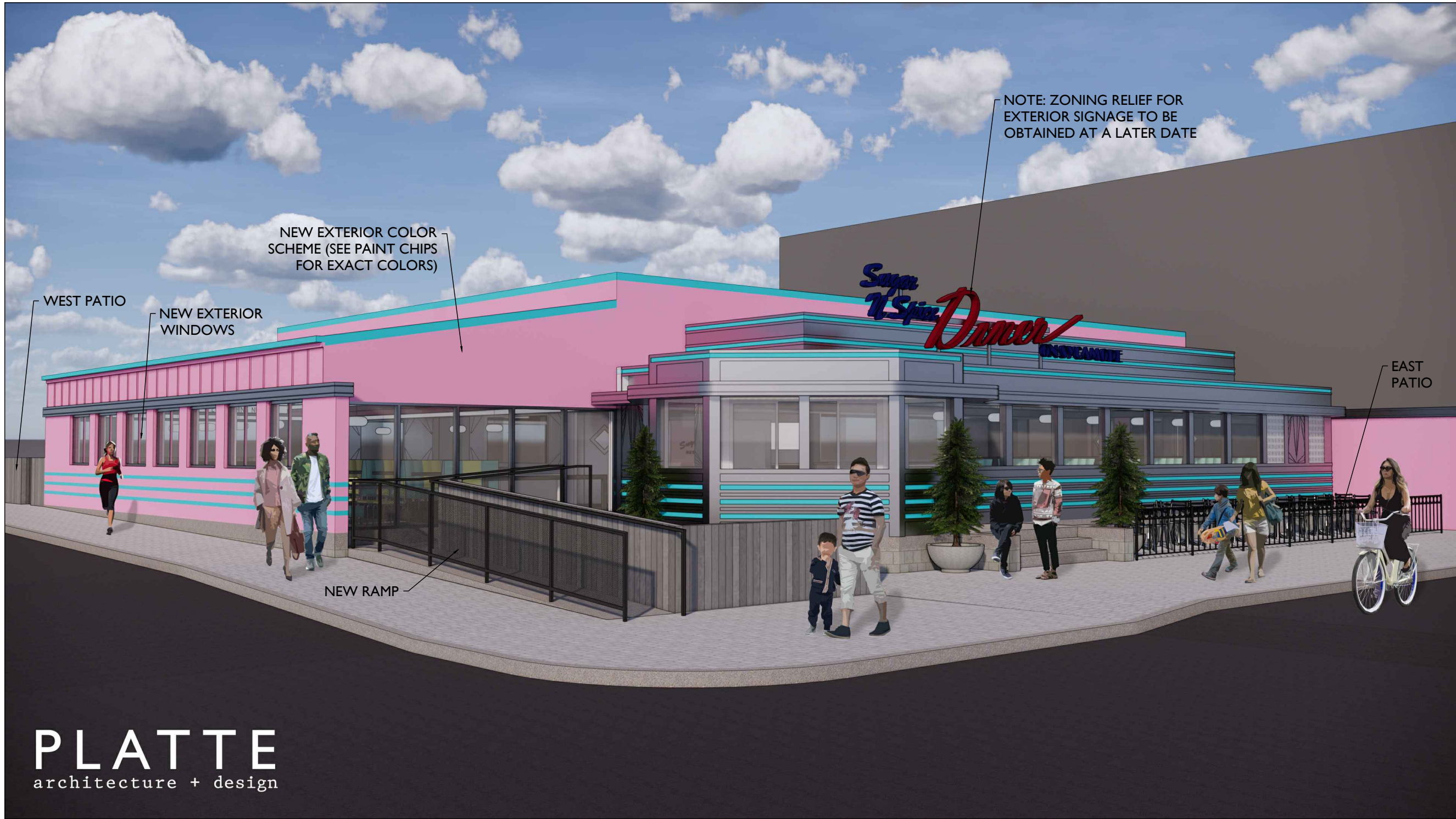
I

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HCB APP. 2019-07-24

RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202  
**X3.4**



**PLATTE**  
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NOT TO SCALE

PROPOSED EXTERIOR RENDERING

I

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HCB APP. 2019-07-24

RENOVATIONS FOR:  
**SUGAR N SPICE OTR**  
**1203 SYCAMORE STREET**  
CINCINNATI, OH 45202

**A3.1**

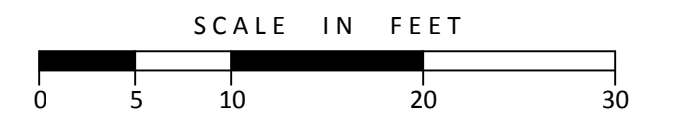
- LEGEND**  
EXISTING FEATURES
- MANHOLE
  - CATCH BASIN/DRAIN
  - GUTTER INLET
  - CLEAN OUT
  - DOWNSPOUT
  - UTILITY POLE
  - ELECTRIC BOX
  - TELEPHONE BOX
  - CABLE TV BOX
  - LIGHT POLE/LAMP POST
  - TRAFFIC SIGNAL/BOX
  - FIRE HYDRANT
  - WATER VALVE/METER
  - SPRINKLER/VALVE
  - GAS VALVE/METER
  - SIGN/SIGN POST
  - FLAG POLE
  - MAIL BOX
  - PARKING METER
  - GUARD POST
  - HANDICAPPED PARKING
  - S— SANITARY SEWER
  - ST— STORM SEWER
  - W— WATER LINE
  - G— GAS LINE
  - E— ELECTRIC LINE
  - T— TELEPHONE LINE
  - OH— OVERHEAD UTILITY LINE
  - X— FENCE LINE

- LEGEND**  
MONUMENTS  
(UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
  - EX. SPIKE
  - ⊕ EX. NOTCH
  - ☆ EX. NAIL
  - △ EX. STONE
  - EX. CONC. MON.
  - X— EX. FENCE LINE
  - 5/8" IRON PIN SET
  - 1" IRON PIN SET
  - ⊕ SPIKE SET
  - ⊕ NOTCH SET
  - ★ NAIL SET
  - CONC. MON. SET

**HATCH LEGEND**

- DENOTES CONCRETE PAVEMENT
- DENOTES BRICK ALLEY
- DENOTES BRICK WALK

**OHIO**  
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**SERVICE**  
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**1-800-362-2764**  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)



**SURVEY NOTES**

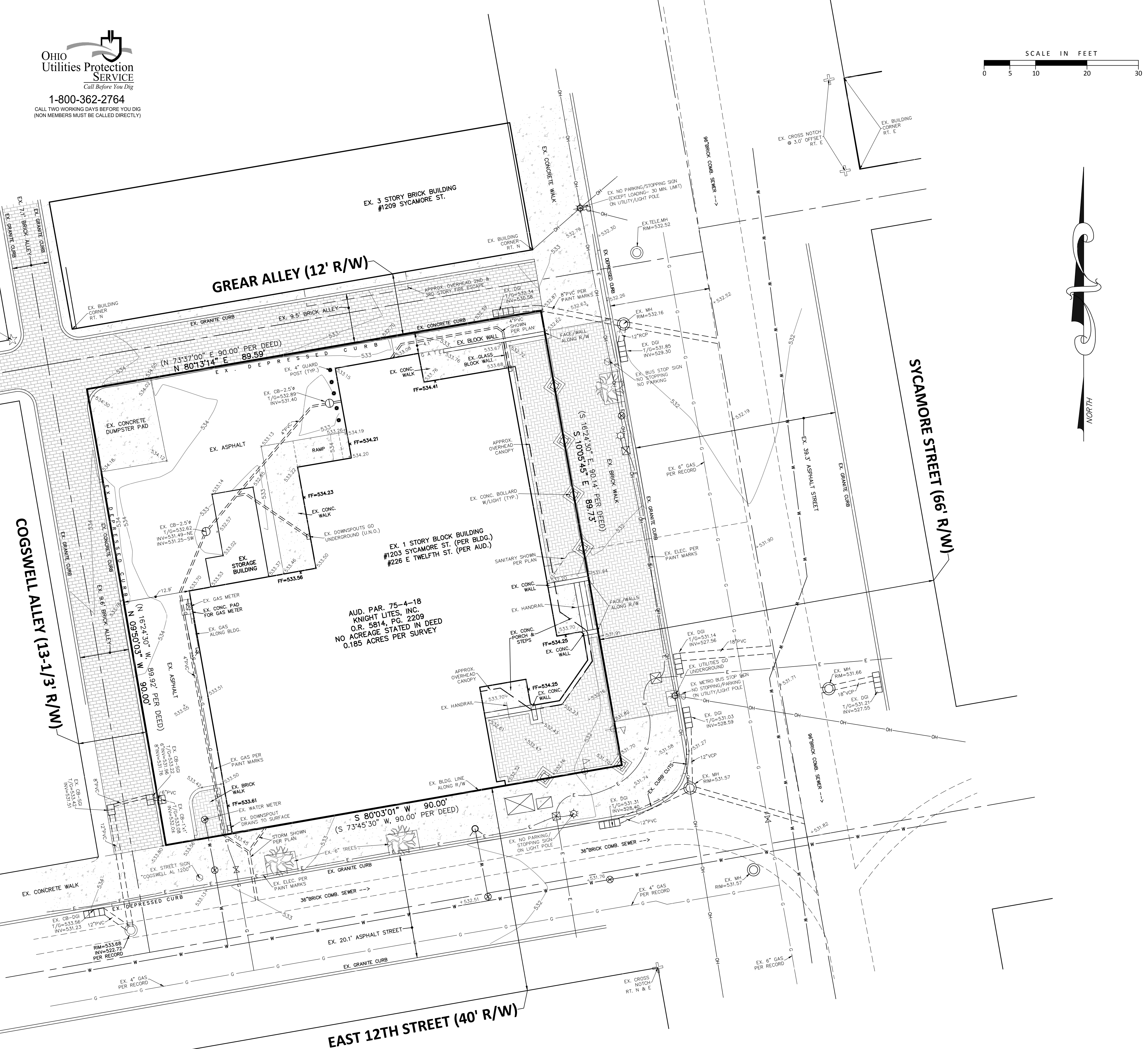
BEARINGS BASED ON US STATE PLANE NAD 83 (OHIO SOUTH ZONE 3402).  
ELEVATIONS BASED ON NAVD88 AS DEFINED BY CITY MONUMENT J20707. USE FINISH FLOOR ELEVATIONS SHOWN HEREON FOR SITE BENCHMARKS.

ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS & RECORDS; THEY HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THE PREMISES, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION INDICATED.

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON AND THE FOLLOWING SURVEYS OF RECORD:

- 1.) SURVEY BY CHARLES E. GOLDICK DATED JULY, 1983 FOR AUD. PAR. 75-4-18 AS RECORDED IN P.B. 240, PG. 46.
- 2.) SURVEY BY MICHAEL A. NOVEAN DATED 6/30/2017 FOR AUD. PAR. 75-4-376 AS RECORDED IN P.B. 460, PG. 12.
- 3.) SURVEY BY JOSEPH N. KOOPMAN DATED 11-10-15 FOR AUD. PAR. 75-4-374 AS RECORDED IN P.B. 449, PG. 33.
- 4.) SURVEY BY CHARLES E. GOLDICK DATED MARCH, 1989 FOR AUD. PAR. 75-1-5 AS RECORDED IN P.B. 449, PG. 33.
- 5.) SURVEY BY JOHN C. HEWETT DATED 10/9/17 FOR AUD. PAR.'S 75-1-284 AND 75-1-285 AS RECORDED IN P.B. 231, PG. 91.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.  
OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.  
BEING THE SAME PREMISE CONVEYED TO KNIGHT LITES, INC. BY DEED RECORDED IN O.R. 5814, PG. 2209, RECORDS OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.



**TOPOGRAPHIC SURVEY**

SITUATE IN SECTION 18, TOWN 4, FRACTIONAL RANGE 1  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO  
AND BEING ALL OF LOTS 9, 10, 11, 12A & 12B OF  
WOODWARD HIGH SCHOOL SUBDIVISION IN P.B. 2, PG. 74

|                 |                   |
|-----------------|-------------------|
| Date            | 29 MAY 2019       |
| Scale           | 1" = 10'          |
| Drawn By        | CMB               |
| Proj. Mgr.      | RDN               |
| Survey Database | 19503             |
| DWG             | 19503003-BAS-2019 |
| X-Ref(s)        |                   |
| Project Number  | 199503.00         |
| File No.        | 19503             |
| Sheet No.       | 1 / 1             |

**MSP**  
DESIGN  
McGill Smith Punshon

Architecture 3700 Park 42 Drive  
Engineering Suite 1908  
Landscape Architecture Cincinnati OH 45241  
Planning Phone 513.759.0004  
Surveying www.mspdesign.com

N:\land projects\19001\19503\dwg\19503003-BAS-2019.dwg, BASEMAP, 6/6/2019 2:41:46 PM, chms, 1:1

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

APPLICATION # 201-0147 COA201-061
APPLICANT City of San Antonio LLC
OWNER City of San Antonio 201 LLC
ADDRESS 1227 Jackson Street
PARCELS 080-0002-012
ZONING CC-1
OVERLAYS Ord-R Ord-D
COMMUNITY Ord-R
REPORT DATE August 28, 2019
HEARING DATE September 10, 2019
STAFF REVIEW Director of Planning and Economic Dev.

Details of Zoning Relief Required:

The applicant requests the following relief:

- 1. Sec. 1427-37 – Dimensional Variance: 20' front setback, 4' side setback, 20' rear setback.
2. Sec. 1427-37 – Numerical Variance: (1) 100% lot coverage, (2) 100% lot coverage, (1) 100% lot coverage.

Existing Conditions

The applicant requests relief from the Ord-R zoning ordinance. The property is located at 1227 Jackson Street, San Antonio, Texas. The property is currently zoned Ord-R. The applicant requests relief from the Ord-R zoning ordinance to allow for the proposed use. The property is currently zoned Ord-R. The applicant requests relief from the Ord-R zoning ordinance to allow for the proposed use.

Proposed Conditions

The applicant requests relief from the Ord-R zoning ordinance. The applicant requests relief from the Ord-R zoning ordinance to allow for the proposed use. The applicant requests relief from the Ord-R zoning ordinance to allow for the proposed use.



Floor 1 Aerial View of the Building and Surrounding Area. CAGIS



Floor 2 1227 Street Address Aerial 201 Street View of the Building. G

Previous Reviews: N/A

**Applicable Zoning Code Sections:**

|                 |                               |                     |
|-----------------|-------------------------------|---------------------|
| Office District | Section 140                   | CC-                 |
| CB Office       | Section 143-0-4               |                     |
| Office          | Section 143                   | Office Office       |
| Office District | Office Office Office District |                     |
| COA Standard    | Section 143-0-2               | COA Standard Office |

**Zoning Review**

The proposed project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street.

The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street.

**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 project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street.

When the Arden Street is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street. The project is a proposed office building located on the corner of E 13<sup>th</sup> Street and Arden Street.

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

The development proposed herein shall conform to the applicable zoning code and shall be in harmony with the general purposes and intent of the Cincinnati Zoning Code. The development shall conform to any guidelines adopted or approved by Council for the district in which the proposed work is located. The development shall conform 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. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed. The development 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.

**General Standards**

Based on the information provided regarding the proposed development, the following standards are applicable:

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 development proposed herein is CC-1. The development shall conform to the applicable zoning code and shall be in harmony with the general purposes and intent of the Cincinnati Zoning Code.

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 development proposed herein is in the CC-1 district. The development shall conform to any guidelines adopted or approved by Council for the district in which the proposed work is located.

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

The development proposed herein is in the CC-1 district. The development shall conform 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.

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

The development proposed herein is in the CC-1 district. The development shall conform to the applicable zoning code and shall be in harmony with the general purposes and intent of the Cincinnati Zoning Code.

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 development proposed herein is in the CC-1 district. The development shall conform to the applicable zoning code and shall be in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The development shall conform to any guidelines adopted or approved by Council for the district in which the proposed work is located. The development shall conform 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.

**Certificate of Appropriateness Review:**

A COA is required for the proposed development. The development shall conform to the applicable zoning code and shall be in harmony with the general purposes and intent of the Cincinnati Zoning Code. The development shall conform to any guidelines adopted or approved by Council for the district in which the proposed work is located. The development shall conform 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. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed. The development 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.

- Eminent domain
- Right of way
- Nuisance
- Nuisance
- Wetland and other resources

## Comments on Applicable Guidelines

As the Commission considers applications for the Outer-Ridge Historic Corridor Guidelines

### Applicable Guidelines

#### ADDITIONS

##### International Historic Guidelines

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

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

##### RECOMMENDATIONS

#### BASIC SPECIFIC GUIDELINES

- 1. MATERIALS: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.*



*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.*

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

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

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

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



**II CERTIFICATE OF APPROPRIATENESS**

**A APPROVE** The Commission on Accreditation for 1227 has reviewed the Self-Study Report for the Commission on Standards and 7/26/2011. The Commission on Accreditation has reviewed the Self-Study Report and the Commission on Accreditation has approved the Self-Study Report.

1. The Commission on Accreditation has reviewed the Self-Study Report and the Commission on Accreditation has approved the Self-Study Report.

2. The Commission on Accreditation has reviewed the Self-Study Report and the Commission on Accreditation has approved the Self-Study Report.

3. The Commission on Accreditation has reviewed the Self-Study Report and the Commission on Accreditation has approved the Self-Study Report.

**B FINDING:** The Board of Directors has reviewed the Self-Study Report 143-0-2.

1. The Commission on Accreditation has reviewed the Self-Study Report and the Commission on Accreditation has approved the Self-Study Report.



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1227 Jackson Street  
 Hamilton Co. Parcel ID No.: 080-0002-0512-00 Zoning District: CC-P  
 Historic District: OTR Historic District Overlay District: -

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

Name: City Studios Architecture, LLC  
 Contact Person (if legal entity): Deanna Heil  
 Address: 1148 Main St.  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-621-0750 E-mail: dheil@citystudiosarch.com

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: Jackson Investors 2019, LLC (NEW) Jackson Street Interests LLC (former)  
 Contact Person (if legal entity): Will Yokel  
 Address: 1209 Sycamore St.  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-245-9675 E-mail: will@urbansites.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
Project includes an elevator addition, signage, 1st fl. exterior alterations for new storefronts and entrances, and new windows. See attached letter.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:  
A 25'-9" dimensional variance for the height of a proposed wall sign. See attached letter.

### 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: 7.26.2019

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1227 Jackson Street COMMUNITY Over-the-Rhine  
 PARCEL ID(S) 080-0002-0512-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) -  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME City Studios Architecture, LLC CONTACT PERSON (if legal entity) Deanna Heil  
 ADDRESS 1148 Main Street CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL dheil@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 513-621-0750

**Section 3. OWNER**  
 NAME Jackson Investors 2019, LLC (NEW) CONTACT PERSON (if legal entity) Will Yokel  
 ADDRESS 1209 Sycamore St. CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL Will@urbansites.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-285-9675

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

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
A 25'-9" dimensional variance is being requested for the height of a proposed wall sign. Project includes an elevator addition, signage, 1st fl exterior alterations for new storefronts and entrances, new windows, and overall rehabilitation of building. See attached letter.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name Deanna Heil Signature [Signature] Date 7/26/2019

July 26, 2019

City of Cincinnati  
Buildings and Inspections  
Permit Center  
11 Centennial Plaza  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

**Re: Certificate of Appropriateness and Zoning Variance Request  
1227 Jackson Street**

Historic Board members,

This letter is to submit a Certificate of Appropriateness application for exterior work at 1227 Jackson Street as well as a Zoning Variance application for a wall sign. The following information is included:

1. Adjudication Letter, dated July 15, 2019
2. Completed Certificate of Appropriateness Application
3. Completed Application for Zoning Relief
4. Existing Building Photographs
5. Title Sheet A0.0 with context map, drawing index and signage summary
6. First Floor Demolition New Work Plan drawings (A2.1 and A3.1 – 12x18 half size sheets)
7. Exterior Demolition and New Work Exterior Elevation drawings, Building Section (A5.0 – A5.5, A6.0-A6.5, A7.0 – 12x18 half size sheets)
8. New work Roof Plan (A3.6)
9. Digital copy of submittal
10. Check for \$615.44

**Project Description**

1227 Jackson is a U-shaped building located on the west side of Jackson Street on the corner of E. 13<sup>th</sup> and Jackson Streets. The building is in the CC-P zoning district and in the Over-the-Rhine Historic District. This 5-story mixed-use building is currently comprised of office space, a laundry room and one apartment on the first floor and 25 apartments on the upper level.

The project is the rehabilitation of the building into two white-box commercial spaces on the first floor, a new first floor elevator lobby and improvements to the existing upper level apartments for apartment style student dormitories. The work will include a new elevator that will be located in the courtyard.

Proposed exterior work includes the following:

1. ELEVATOR ADDITION
  - A new elevator will be constructed at the east side of the courtyard (west elevation). The elevator shaft will be constructed of dark colored split-face concrete block.  
See *Sht. A6.2, A7.0*

1227 Jackson Street  
July 26, 2019  
Page 2 of 6

- The height of the elevator structure will be approximately 3'-1" higher than the adjacent roof at the center bay of the building, which is approximately 56'-4" high. The highest roof, at the NE corner of the building, is approximately 81'-7". The elevator structure will not be visible from the surrounding streets. We have included site lines on the exterior elevations.  
See *Shts. A6.0, A6.2, A6.4, A6.5*

## 2. COURTYARD EXTERIOR WALL ALTERATIONS

- An existing one-story wall and an existing 4-story wall at the east side of the courtyard (east elevation) will be rebuilt as part of the elevator shaft construction. The wall finish will have a dark gray EIFS with black aluminum storefront on the 1<sup>st</sup> floor and new black aluminum double-hung windows on the upper levels.  
See *Sht. A6.2*
- New black storefront windows will be installed on the north wall of the courtyard (south elevation).  
See *Sht. A6.4*
- A new full-light black aluminum door will be installed on the south wall courtyard (north elevation).  
See *Sht. A6.5*
- These courtyard alterations are not visible from the surrounding streets.

## 3. EAST ELEVATION – SOUTHERN BAY STOREFRONTS

- The existing storefronts will be removed and new storefronts will be installed. The existing masonry storefront opening and steel lintels will remain.  
See *Shts. A2.1, A3.1, A5.0, A6.0*
  - The storefront configurations will be modified to upgrade the design and materials, to minimize the recessed area and to meet the building code requirements (doors need to swing out without overlapping the sidewalk). The south door is an exit from an existing egress stair; the other door will be an entrance/exit for the 1<sup>st</sup> floor tenant space.
  - The storefronts will be black aluminum storefront framing and full-light storefront doors with a concrete curb and a thickened horizontal transom line and vertical divisions.
  - Two concrete steps and simple black steel railings will be located at the face of the building at both recessed doors.
- The new storefronts will be contemporary and more compatible to the historic building than what is in place currently. This simple aluminum framing configuration is in keeping with this industrial building.

## 4. EAST ELEVATION – CENTER BAY ELEVATOR LOBBY ENTRANCE AND WINDOWS

- The main accessible entrance into the building will be located in the center bay of the building on the east elevation, in line with where a new elevator will be located in the building's courtyard.  
See *Shts. A2.1, A3.1, A5.0, A6.0*

1227 Jackson Street  
July 26, 2019  
Page 3 of 6

- There are currently three, brick infilled original windows with stone sills in place. At the south window opening in the center bay, the stone sill, the brick infill and brick below will be removed down to the ground to create a door opening into the elevator lobby. A new recessed aluminum storefront entry will be built behind the opening (the door needs to swing out without overlapping the sidewalk).
- At the other two window openings, the stone sill, infill brick and approximately 30" of brick below the sills will be removed for taller window openings. New black aluminum double-hung windows will be installed in these two openings.

5. EAST ELEVATION – NORTHERN BAY ENTRANCE DOOR, GARAGE DOOR AND WINDOW

- There is currently a brick infilled window opening, with a stone sill, on the south end of this northern bay. The brick infill and sill will be removed at the original window opening down to the ground to create a door opening in the corner commercial space. A new recessed black aluminum storefront entry will be built behind the opening (the door needs to swing out without overlapping the sidewalk).  
*See Shts. A2.1, A3.1, A5.0, A6.0*
- This new entrance is necessary for the corner commercial space and will not impact the historic character of this building.

GARAGE DOOR

- There is currently a garage door and security gate in place, which will be removed and replaced with a new black aluminum and glass garage door.  
*See Shts. A2.1, A3.1, A5.0, A6.0*
- A simple steel railing will be installed in front of the garage door because of the elevation difference from inside of the commercial space to the sidewalk.
- This garage door will be appropriate and in keeping with this industrial building, while providing critical additional light and visibility for the corner commercial tenant.

WINDOW

- There is currently one brick infilled window to the north of the garage door. The brick infill and approximately 30" of brick below the infill will be removed for a taller window opening. A new black aluminum double-hung window will be installed in the new opening.  
*See Shts. A2.1, A3.1, A5.0, A6.0*

6. NORTH ELEVATION – STOREFRONT, 1<sup>st</sup> FLOOR WINDOWS AND DOOR  
STOREFRONT

- There is an existing non-original door on the east end of the north elevation. To the right of the door is a brick infilled original window opening. The door, infill brick and adjacent brick will be removed to create a larger masonry opening for new storefront that will extend from the east door jamb to the west window jamb, to the height of the window head and to the ground.  
See *Shts. A2.1, A3.1, A5.1 and A6.1*
- The new black aluminum storefront configuration will match the configuration of the proposed garage door on the east side of the building (and also will match the proposed large windows on the 2<sup>nd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors at the north end of the east elevation).
- This storefront will be appropriate and in keeping with this industrial building, while providing critical additional light and visibility for the corner commercial tenant.

1<sup>st</sup> FLOOR WINDOWS

- There are currently (8) additional brick infilled original 1<sup>st</sup> floor window openings, with no stone sills, on the north elevation. The brick infill and approximately 30" of brick below the infill will be removed for taller window openings at (7) of the openings. New aluminum double-hung windows will be installed in these new openings.  
See *Shts. A2.1, A3.1, A5.1, A6.1*

DOOR

- At the westernmost infilled original window openings, the brick infill will be removed down to the ground for a new exit door opening. A recessed solid painted door and painted wall will be constructed to allow for the door to swing out without overlapping the sidewalk.

7. AWNING

- A black steel awning will be located above the NE corner of the building. The awning will project 24" from the face of the building, will have recessed lights and back-it letters on the top edge (see below for additional information about the awning sign).  
See *Shts. A6.0, A6.1*

8. WINDOWS

- All of the historic wood windows will be removed and replaced with *Graham* aluminum double-hung windows.

PRIMARY ELEVATIONS (EAST AND NORTH)

- The historic window configurations at the primary elevations have both 6-over-6 and 4-over-4 configurations. The new windows on these elevations will match the current configuration. The new windows will have new aluminum brick moulds and will be installed to the historic masonry openings.  
See *Shts. A5.0, A5.1, A6.0, A6.1*

REAR (WEST) AND COURTYARD ELEVATIONS

- The historic window configurations at the rear and courtyard elevations also have both 6-over-6 and 4-over-4 configurations. The new windows will have a 1-over-1 configuration. The window will be installed between the weight boxes and the existing wood brick mould will be covered with aluminum break metal.  
See *Shts. A5.2 – A5.5 and 6.2 – A6.5.*

9. CONDENSING UNITS ON ROOF

- There will be 27 new condensing units on the roof of the building. They will be held back from the roof edges and will not be visible from the surrounding streets.  
See *Shts. A5.2 – A5.5 and 6.2 – A6.5.*

10. SIGNAGE

PROJECTING SIGNS (for the southern establishment and the building elevator lobby)

- There will be two projecting signs on the east elevation, with two wall light each for external illumination. One of the signs will be a maximum size of 3'-6" wide x 3'-0" high and the other sign will be a maximum of 3'-6" x 2'-10". The signs will be a minimum of 10'-0" above the sidewalk. These signs meet the zoning code requirements and the historic guidelines. The exact sign design is to be determined.  
See *Sht. A6.0*

AWNING SIGNS (for the corner establishment)

- There will be two awning signs – one on the east elevation and one on the north elevation. The signs will be individual back-lit letters mounted on top of the outer edge of the awning. The area of each of awning signs will be 1'-8" high x 13'-6" long. These signs meet the zoning code requirements and the historic guidelines. The exact sign design is to be determined.  
See *Sht. A6.0 and A6.1*

WALL SIGN (for overall building sign)

- There will be a wall sign that wraps the NE corner of the building between the 3<sup>rd</sup> and 4<sup>th</sup> floors. The sign will 6'-0" high x 6'-0" wide on each side and the top of the sign will be 45'-0" above the sidewalk.
- A height variance is required for this wall sign. See below for additional variance request information.  
See *Sht. A6.0 and A6.1*

This rehabilitation project is a federal historic tax credit project. A Part 2 application that includes all of the proposed exterior alterations and signage was submitted on Monday, July 22, 2019. We anticipate receiving comments back from the State Historic Preservation Office by August 22<sup>nd</sup>, which will be shared with the Beth Johnson, the Urban Conservator.

1227 Jackson Street  
July 26, 2019  
Page 6 of 6

**Variance**

The owner is requesting the following dimensional variance request for the proposed wrapping **wall sign** on the NE corner of the building:

Per City of Cincinnati Zoning Code Section 1427-37, the maximum sign height is to be 20'-0". The proposed wall sign is 45'-0". A dimensional variance of 25'-0" is requested.

We believe the proposed wrapping wall sign meets the standards as outlined in Cincinnati Municipal Code 1445-13 and 1445-15. The sign will feature the dormitory use of the building for Over-the-Rhine's Art Academy students. The sign is sensitively positioned on this historic building and additionally, the scale of the sign proportionally corresponds with the large scale of this 5-story building with 161'-0" linear feet of street frontage. This 1227 Jackson redevelopment project as a whole and with this associated signage is in the public interest of the neighborhood and City, and poses no adverse effects. The requested dimensional variance is not detrimental or injurious to the public, health, safety and general welfare of the community and follows the intent of the City's signage regulations

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

We respectfully request a Certificate of Appropriateness for the proposed scope of work, approval for the Cultural Institution Conditional Use, the height variance and for the landscaping variance.

Sincerely,



Deanna  
Architect  
**CITY STUDIOS Architecture**

July 26, 2019

City of Cincinnati  
Buildings and Inspections  
Permit Center  
11 Centennial Plaza  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

**Re: Certificate of Appropriateness and Zoning Variance Request  
1227 Jackson Street**

Historic Board members,

This letter is to submit a Certificate of Appropriateness application for exterior work at 1227 Jackson Street as well as a Zoning Variance application for a wall sign. The following information is included:

1. Adjudication Letter, dated July 15, 2019
2. Completed Certificate of Appropriateness Application
3. Completed Application for Zoning Relief
4. Existing Building Photographs
5. Title Sheet A0.0 with context map, drawing index and signage summary
6. First Floor Demolition New Work Plan drawings (A2.1 and A3.1 – 12x18 half size sheets)
7. Exterior Demolition and New Work Exterior Elevation drawings, Building Section (A5.0 – A5.5, A6.0-A6.5, A7.0 – 12x18 half size sheets)
8. New work Roof Plan (A3.6)
9. Digital copy of submittal
10. Check for \$615.44

**Project Description**

1227 Jackson is a U-shaped building located on the west side of Jackson Street on the corner of E. 13<sup>th</sup> and Jackson Streets. The building is in the CC-P zoning district and in the Over-the-Rhine Historic District. This 5-story mixed-use building is currently comprised of office space, a laundry room and one apartment on the first floor and 25 apartments on the upper level.

The project is the rehabilitation of the building into two white-box commercial spaces on the first floor, a new first floor elevator lobby and improvements to the existing upper level apartments for apartment style student dormitories. The work will include a new elevator that will be located in the courtyard.

Proposed exterior work includes the following:

1. ELEVATOR ADDITION
  - A new elevator will be constructed at the east side of the courtyard (west elevation). The elevator shaft will be constructed of dark colored split-face concrete block.  
See *Sht. A6.2, A7.0*

1227 Jackson Street  
July 26, 2019  
Page 2 of 6

- The height of the elevator structure will be approximately 3'-1" higher than the adjacent roof at the center bay of the building, which is approximately 56'-4" high. The highest roof, at the NE corner of the building, is approximately 81'-7". The elevator structure will not be visible from the surrounding streets. We have included site lines on the exterior elevations.  
See *Shts. A6.0, A6.2, A6.4, A6.5*

## 2. COURTYARD EXTERIOR WALL ALTERATIONS

- An existing one-story wall and an existing 4-story wall at the east side of the courtyard (east elevation) will be rebuilt as part of the elevator shaft construction. The wall finish will have a dark gray EIFS with black aluminum storefront on the 1<sup>st</sup> floor and new black aluminum double-hung windows on the upper levels.  
See *Sht. A6.2*
- New black storefront windows will be installed on the north wall of the courtyard (south elevation).  
See *Sht. A6.4*
- A new full-light black aluminum door will be installed on the south wall courtyard (north elevation).  
See *Sht. A6.5*
- These courtyard alterations are not visible from the surrounding streets.

## 3. EAST ELEVATION – SOUTHERN BAY STOREFRONTS

- The existing storefronts will be removed and new storefronts will be installed. The existing masonry storefront opening and steel lintels will remain.  
See *Shts. A2.1, A3.1, A5.0, A6.0*
  - The storefront configurations will be modified to upgrade the design and materials, to minimize the recessed area and to meet the building code requirements (doors need to swing out without overlapping the sidewalk). The south door is an exit from an existing egress stair; the other door will be an entrance/exit for the 1<sup>st</sup> floor tenant space.
  - The storefronts will be black aluminum storefront framing and full-light storefront doors with a concrete curb and a thickened horizontal transom line and vertical divisions.
  - Two concrete steps and simple black steel railings will be located at the face of the building at both recessed doors.
- The new storefronts will be contemporary and more compatible to the historic building than what is in place currently. This simple aluminum framing configuration is in keeping with this industrial building.

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- There is an existing non-original door on the east end of the north elevation. To the right of the door is a brick infilled original window opening. The door, infill brick and adjacent brick will be removed to create a larger masonry opening for new storefront that will extend from the east door jamb to the west window jamb, to the height of the window head and to the ground.  
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- The new black aluminum storefront configuration will match the configuration of the proposed garage door on the east side of the building (and also will match the proposed large windows on the 2<sup>nd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors at the north end of the east elevation).
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July 26, 2019  
Page 5 of 6

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1227 Jackson Street  
July 26, 2019  
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Sincerely,



Deanna  
Architect  
**CITY STUDIOS Architecture**



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# JACKSON LOFTS - 1227 JACKSON STREET

## GENERAL PROJECT NOTES

- THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
- THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
- THE G.C. IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE G.C. IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
- THE G.C. IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJ. TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE G.C. SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
- IT IS UP TO THE G.C. TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- THE G.C. IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- THE G.C. SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
- THE G.C. IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.
- THE EXISTING ROOF HAS BEEN RECENTLY REPLACED AND IS TO REMAIN. CONTRACTOR TO INSPECT THE EXISTING ROOF AND REPAIR AS REQUIRED.
- MECHANICAL, ELECTRICAL & PLUMBING IS TO BE DESIGN-BUILD AND TO BE PERMITTED UNDER SEPARATE APPLICATION.
- CONTRACTOR TO COORDINATE DIRECTLY WITH OWNER FOR FINAL FIXTURES, PRODUCTS, FINISHES AND ALL SELECTIONS.
- FIXTURES, PRODUCTS, FINISHES, ETC. TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.

## REFERENCE PHOTOS



## DRAWING INDEX

**COVER SHEET**  
A0.0 DRAWING INDEX, GENERAL NOTES, SYMBOLS

## ARCHITECTURAL

A2.1 FIRST FLOOR DEMOLITION PLAN

A3.1 FIRST FLOOR NEW WORK PLAN

A3.6 ROOF NEW WORK PLAN

A5.0 DEMOLITION EAST EXTERIOR ELEVATION  
A5.1 DEMOLITION NORTH EXTERIOR ELEVATION  
A5.2 DEMOLITION WEST EXTERIOR ELEVATION  
A5.3 DEMOLITION SOUTH EXTERIOR ELEVATION  
A5.4 DEMOLITION SOUTH COURTYARD EXTERIOR ELEVATION  
A5.5 DEMOLITION NORTH COURTYARD EXTERIOR ELEVATION

A6.0 NEW WORK EAST EXTERIOR ELEVATION  
A6.1 NEW WORK NORTH EXTERIOR ELEVATION  
A6.2 NEW WORK WEST EXTERIOR ELEVATION  
A6.3 NEW WORK SOUTH EXTERIOR ELEVATION  
A6.4 NEW WORK SOUTH COURTYARD EXTERIOR ELEVATION  
A6.5 NEW WORK NORTH COURTYARD EXTERIOR ELEVATION

A7.0 BUILDING SECTION & CANOPY DETAIL

## PROPOSED SIGNAGE SUMMARY:

|   | ALLOWABLE AREA<br>(BASED ON LINEAR FT.<br>OF STREET FRONTAGE) | PROPOSED AREA                           | ALLOWABLE HT.<br>ABOVE GRADE | PROPOSED HT.<br>ABOVE GRADE | VARIANCE<br>REQUEST                                |
|---|---|---|------------------------------|-----------------------------|--|
| <b>PROJECTING SIGN 1:</b>                 | 40 SF   | 21 SF (10.5 SF PER SIDE)                | 10'-0" MIN                   | 11'-6"                      | NONE   |
| <b>PROJECTING SIGN 2:</b>                 | 20 SF   | 20 SF (10 SF PER SIDE)                  | 10'-0" MIN                   | 11'-6"                      | NONE   |
| <b>AWNING SIGN 1</b>                      | 24 SF   | 22.5 SF                                 | NA                           |                             | NONE   |
| <b>AWNING SIGN 2</b>                      | 76 SF   | 22.5 SF                                 | NA                           |                             | NONE   |
| <b>WALL SIGN<br/>(WRAPPED ON 2 SIDES)</b> | 85 SF @ EAST SIDE<br>76 SF @ NORTH SIDE                       | 36 SF @ EAST SIDE<br>36 SF @ NORTH SIDE | 20' MAX.                     | 45'                         | <b>VARIANCE REQUEST FOR<br/>PROPOSED WALL SIGN</b> |
| <b>TOTAL SIGN AREA ON BUILDING:</b>       | 161 SF  | 158 SF                                  |                              |                             |  |

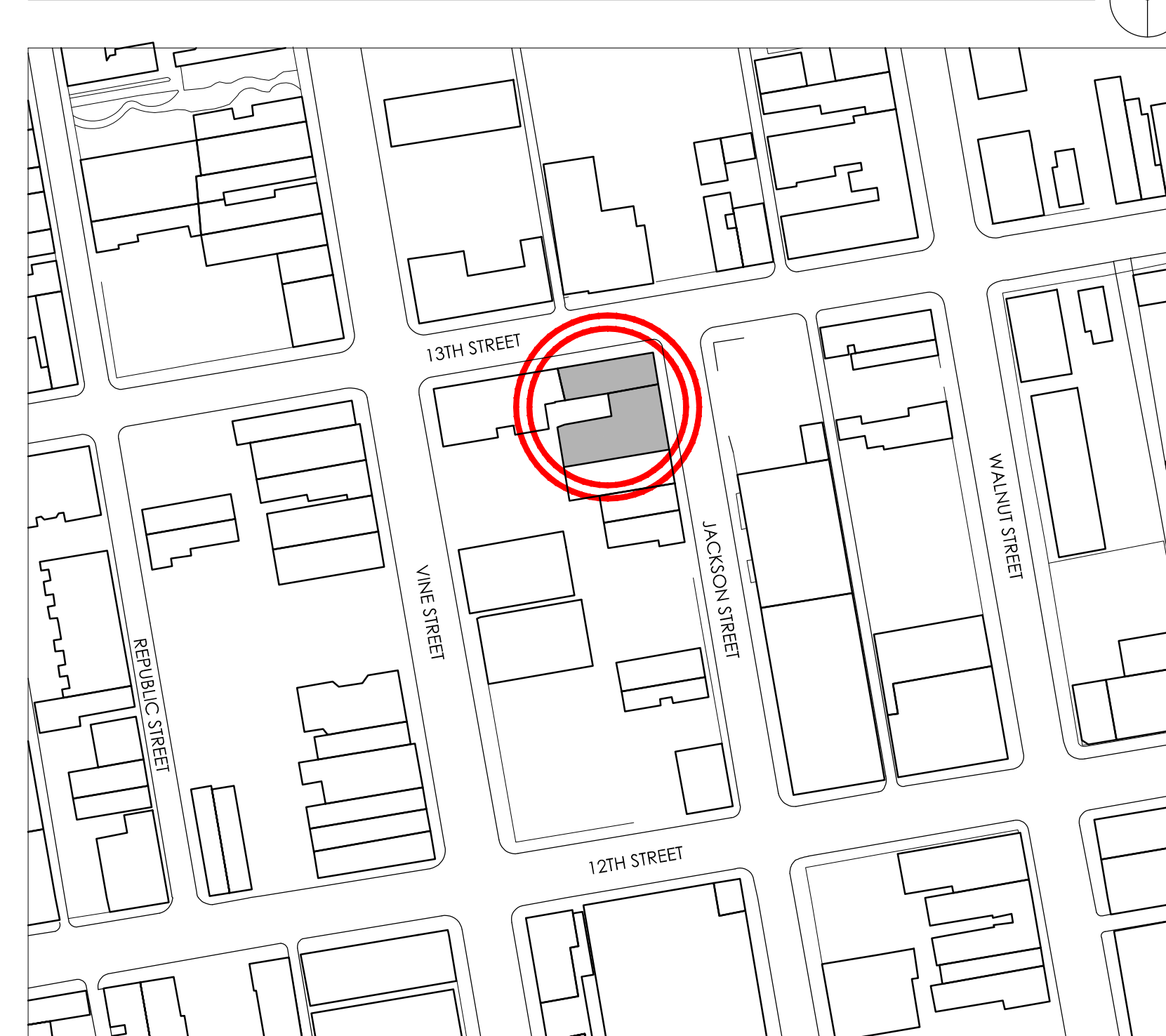
## GRAPHIC SYMBOLS LEGEND

|  |                               |  |  |
|--|-------------------------------|--|--|
|  | CEILING HEIGHT TAG            |  | ELEVATION TAG                              |
|  | DOOR NUMBER TAG [SEE A0.4]    |  | DWG. NO.<br>SHEET NO.                      |
|  | FRAME AND SLAB (NUMBER)       |  | SECTION TAG                                |
|  | HARDWARE PACKAGE (LETTER)     |  | DETAIL TAG                                 |
|  | WINDOW TYPE TAG [SEE A0.5]    |  | DWG. NO.<br>SHEET NO.                      |
|  | PARTITION TYPE TAG [SEE A0.2] |  | INTERIOR ELEVATION TAG                     |
|  | STAIR RUN DIRECTION TAG       |  | REVISION CLOUD WITH<br>REVISION NUMBER TAG |
|  | KEYED NOTE                    |  |  |
|  | HISTORIC KEYED NOTE           |  |  |
|  | CENTERLINE                    |  |  |

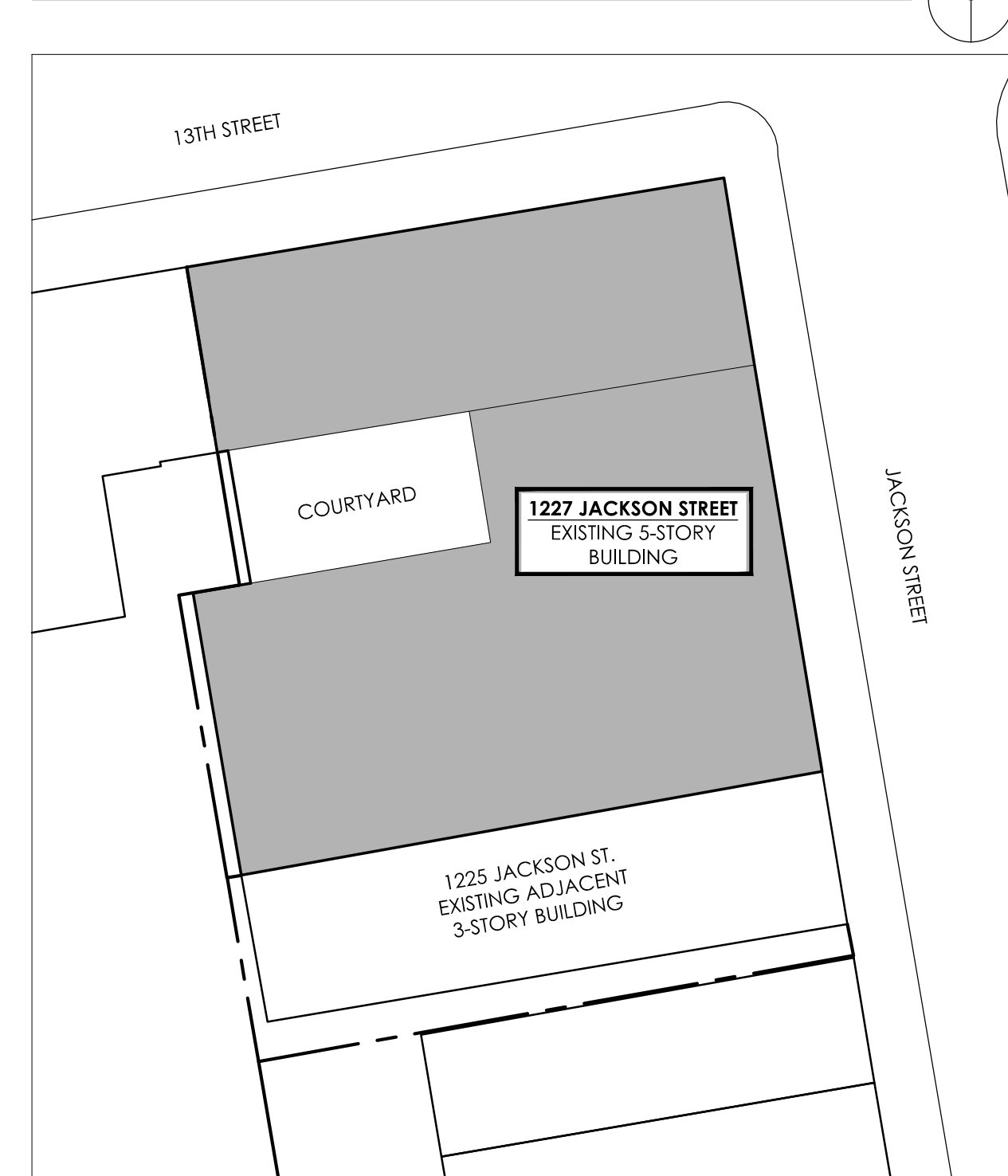
## ABBREVIATIONS LEGEND

|        |  |        |                        |
|--------|--|--------|------------------------|
| ADJ.   | ADJUSTABLE                               | LB     | POUND                  |
| A.F.F. | ABOVE FINISHED FLOOR                     | LF     | LINEAR FEET            |
| ALT.   | ALTERNATE                                | MAX.   | MAXIMUM                |
| ALUM.  | ALUMINUM                                 | MECH.  | MECHANICAL             |
| APPX.  | APPROXIMATE                              | MFR.   | MANUFACTURER           |
| ARCH.  | ARCHITECT (URAL)                         | MIN    | MINUTE                 |
| AVG.   | AVERAGE                                  | MIN.   | MINIMUM                |
| B/     | BOTTOM OF                                | M.O.   | MASONRY OPENING        |
| BD.    | BOARD                                    | M.R.   | MOISTURE RESISTANT     |
| BEAM   | BEAM                                     | NW     | NORTH WEST             |
| BLDG.  | BUILDING                                 | N      | NORTH                  |
| BLKG.  | BLOCKING                                 | NO.    | NUMBER                 |
| BSMT.  | BASEMENT                                 | NOM.   | NOMINAL                |
| CAB.   | CABINET                                  | N.T.S. | NOT TO SCALE           |
| CLG.   | CEILING                                  | O.C.   | ON CENTER              |
| CLOS.  | CLOSET                                   | O.D.   | OUTSIDE DIAMETER       |
| CMU    | CONCRETE MASONRY UNIT                    | OPG.   | OPENING                |
| COL.   | COLUMN                                   | OZ     | OUNCE                  |
| CONC.  | CONCRETE                                 | PLYWD. | PLYWOOD                |
| CONT.  | CONTINUOUS                               | PTD.   | PAINTED                |
| CPT.   | CARPET                                   | PSF    | POUNDS PER SQUARE FOOT |
| CSMT.  | CASEMENT                                 | PSI    | POUNDS PER SQUARE INCH |
| C.F.   | CUBIC FEET                               | PT.    | PRESSURE TREATED       |
| D      | DEEP OR DEPTH                            | R      | RISER                  |
| DIA.   | DIMENSION                                | R.A.D. | RADIUS                 |
| DIM.   | DIMENSION                                | RCP    | REFLECTED CEILING PLAN |
| DEMO   | DEMOLISH OR DEMOLITION                   | REF.   | REFRIGERATOR           |
| D.H.   | DOUBLE HUNG                              | REQ'D. | REQUIRED               |
| DR.    | DOOR                                     | REV.   | REVISION OR REVISION   |
| DW     | DEHWASHER                                | R.O.   | ROUGH OPENING          |
| DRAWG. | DRAWING                                  | ROOM   | ROOM                   |
| EA.    | EACH                                     | SECT.  | SECTION                |
| ELEC.  | ELECTRIC OR ELECTRICAL                   | SPECS  | WRITTEN SPECIFICATIONS |
| ELEV.  | ELEVATION                                | S      | SOUTH                  |
| EQ.    | EQUAL                                    | SF     | SQUARE FEET            |
| EQUIP. | EQUIPMENT                                | SIM.   | SIMILAR                |
| EXIST. | EXISTING                                 | STD.   | STANDARD               |
| F.E.   | FIRE EXTINGUISHER                        | STL.   | STEEL                  |
| FDN.   | FOUNDATION                               | SSTL   | STAINLESS STEEL        |
| FIN.   | FINISH(ES)                               | SQ.    | SQUARE                 |
| FLG.   | FLOORING                                 | T      | TREAD                  |
| FLR.   | FLOOR                                    | TJ     | TOP JOINT              |
| FRMG.  | FRAMING                                  | T.B.D. | TO BE DETERMINED       |
| FT     | FOOT OR FEET                             | TELE.  | TELEPHONE              |
| FTG.   | FOOTING                                  | T.M.E. | TO MATCH EXISTING      |
| GA     | GUAGE                                    | TRP.   | TYPICAL                |
| GALV.  | GALVANIZED                               | TV     | TELEVISION             |
| G.C.   | GENERAL CONTRACTOR                       | U.N.O. | UNLESS NOTED OTHERWISE |
| G.P.V. | GUTTER                                   | VERT.  | VERTICAL               |
| H      | HIGH OR HEIGHT                           | V.I.F. | VERIFY IN FIELD        |
| HR.    | HOUR                                     | W      | WEST, WIDE OR WIDTH    |
| HWWD.  | HARDWOOD                                 | W      | WITH                   |
| HM     | HOLLOW METAL                             | W/D    | WASHER & DRYER         |
| HVAC   | HEATING, VENTILATION, & AIR CONDITIONING | WD.    | WOOD                   |
| HORIZ. | HORIZONTAL                               | W.D.W. | WINDOW                 |
| I.D.   | INSIDE DIAMETER                          | WH     | WATER HEATER           |
| IN     | INCH(ES)                                 | W.P.   | WATERPROOFING)         |
| INSUL. | INSULATION OR INSULATED                  | X      | BY                     |
|        | LONG OR LENGTH                           | YD     | YARD                   |

## LOCATION PLAN - NOT TO SCALE



## SITE PLAN - NOT TO SCALE



Jackson Lofts  
1227 Jackson Street  
Cincinnati, OH 45202

**urbansites**  
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Cincinnati, OH 45202  
p. 513.621.6246

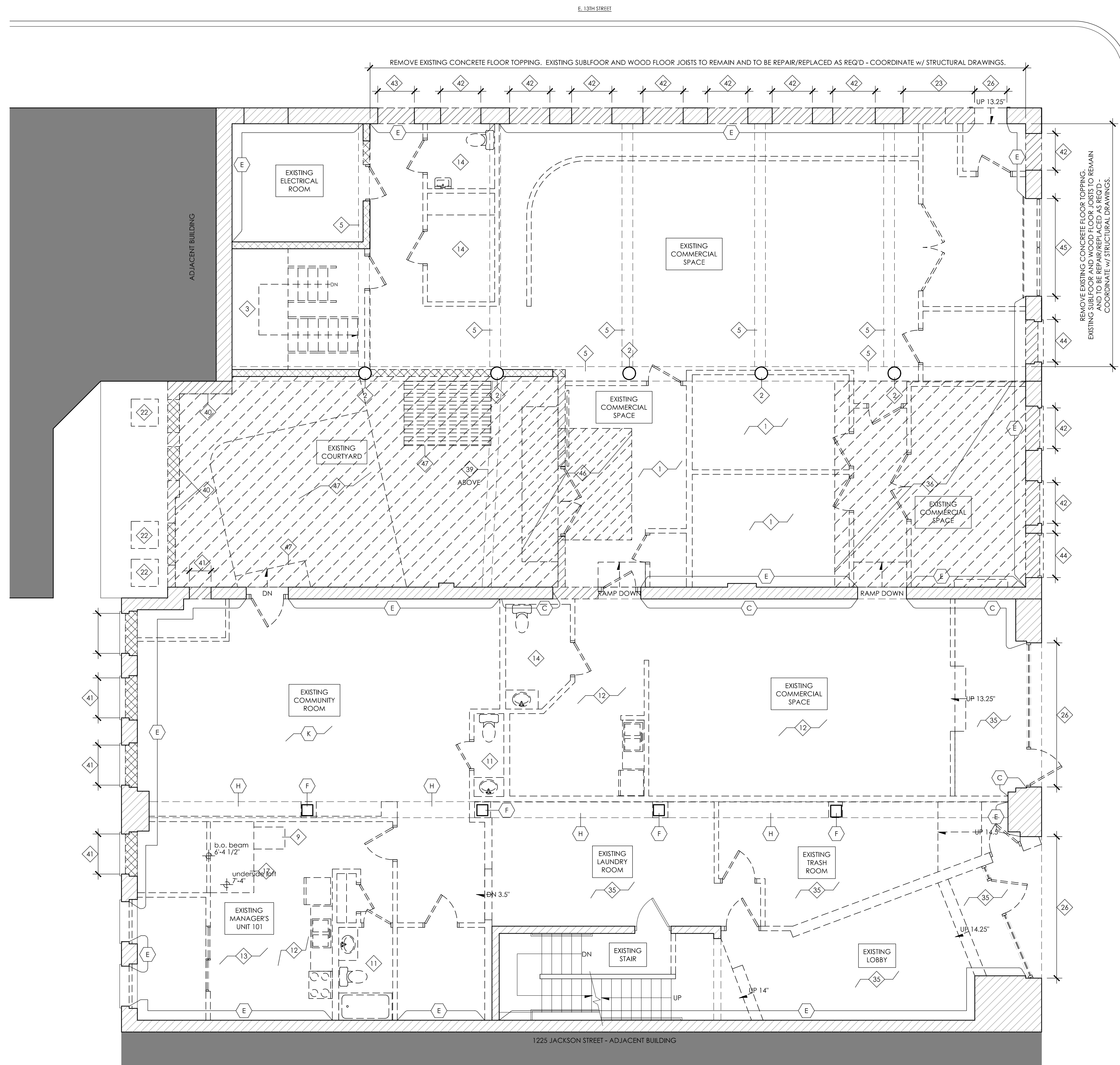
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ARCHITECTURE  
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citystudiosarch.com

DATE: HISTORIC SUBMISSION  
07.22.2019  
C.O.A. & VARIANCE REQUEST APPLICATION  
07.26.2019

PRELIMINARY  
NOT FOR CONSTRUCTION

COVER SHEET,  
DRAWING INDEX, SITE  
PLAN, NOTES, SYMBOLS

**A0.0**



1  
A2.1  
FIRST FLOOR DEMOLITION PLAN  
3/16" = 1'-0"

**(X) HISTORIC KEY NOTES\***

- A. EXISTING HISTORIC BEADBOARD WAINSCOT TO BE REMOVED AND TO BE REPLACED WITH NEW WOOD BEADBOARD PANELS OF SIMILAR APPEARANCE.
- B. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE, AND TO BE COVERED WITH NEW LVP FINISHED FLOORING.
- C. EXISTING UNPAINTED EXPOSED BRICK WALL TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- D. EXISTING DECORATIVE PLASTER COVE CEILING TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- E. EXISTING PAINTED EXPOSED BRICK WALL TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- F. EXISTING BEADBOARD WRAP AT EXISTING COLUMN TO BE REMOVED.
- G. EXISTING EXPOSED WOOD COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- H. EXISTING BEADBOARD WRAP AT EXISTING BEAM ABOVE TO BE REMOVED.
- I. EXISTING EXPOSED BEAM ABOVE COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- J. EXISTING BEADBOARD CEILING TO BE REMOVED AND TO BE REPLACED WITH NEW WOOD BEADBOARD PANELS OF SIMILAR APPEARANCE.
- K. HISTORIC WOOD FLOOR TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- L. WINDOWS @ PRIMARY ELEVATIONS: EXISTING HISTORIC WOOD WINDOW TO BE REPLACED WITH NEW ALUMINUM WINDOW w/ ALUMINUM BRICK MOULD TO MATCH SIZE OF HISTORIC BRICK MOULD, AND CONFIGURED w/ SIMULATED DIVIDED LIGHTS. REMOVE EXIST. WINDOW COMPONENTS DOWN TO EXISTING WINDOW SILL & APRON INCLUDING EXIST. WOOD FRAME, WEIGHT BOXES, BLOCKING ETC. NEW PAINTED WOOD SILL & APRON (WHERE OCCURS) TO MATCH EXISTING WOOD SILL & APRON.
- M. WINDOWS @ SECONDARY ELEVATIONS: EXISTING HISTORIC WOOD WINDOW TO BE REPLACED WITH NEW 1-OVER-1 ALUMINUM WINDOW w/ ALUMINUM BREAK METAL OVER EXISTING WOOD BRICK MOULD. REMOVE EXISTING WINDOW SASHES; EXISTING WINDOW FRAME, WEIGHT BOXES, ETC. TO REMAIN. INSTALL NEW WINDOW WITHIN EXISTING FRAME. NEW PAINTED WOOD SILL & APRON (WHERE OCCURS) TO MATCH EXISTING WOOD SILL & APRON.

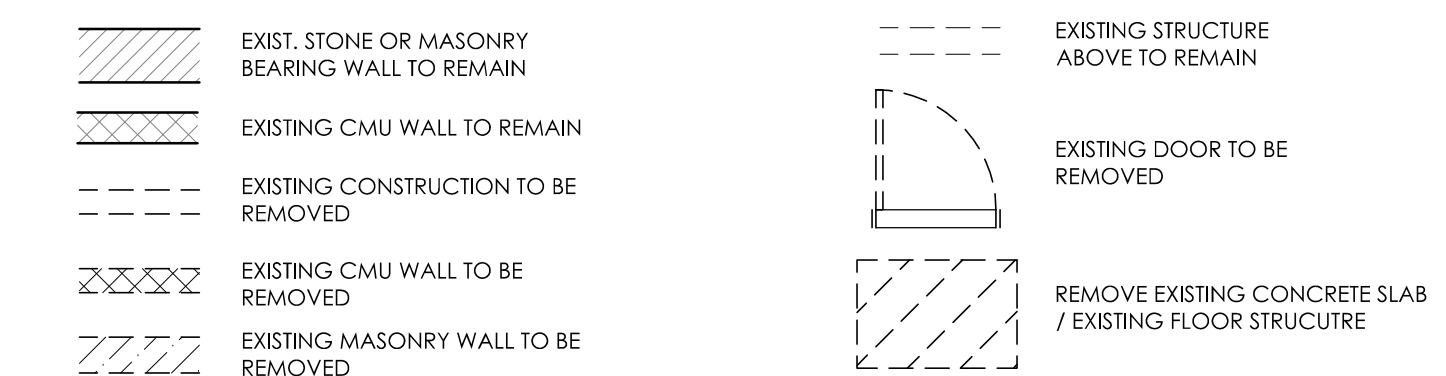
**DEMOLITION PLAN GENERAL NOTES**

- SEE STRUCTURAL DRAWINGS FOR STABILIZATION AND MASONRY REPAIR.
- ALL DEMOLITION WORK IS INTERIOR TO THE BUILDING WITH EXCEPTION OF 1ST FLOOR STOREFRONTS INDICATED FOR REMOVAL ON A2.1, AND MASONRY REPAIR WORK.
- ALL DASHED ELEMENTS TO BE REMOVED, U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- EXISTING STRUCTURAL ELEMENTS, EXCEPT THOSE NOTED SPECIFICALLY ON STRUCTURAL DRAWINGS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN.
- WHERE EXISTING BUILDING STRUCTURE IS DEMO'D OR MODIFIED (AS IN NEW MASONRY OPENING) BRACE AND SHORE EXISTING BUILDING AS REQUIRED.
- SEE PLANS FOR FLOOR FINISH REMOVALS.
- EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO REMAIN AT FLOORS 2-5.
- AT 1ST FLOOR CEILING ONLY, REMOVE EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE EXISTING MECHANICAL SYSTEMS INCLUDING PIPING AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES.
- WITH EXCEPTION OF EXISTING BATHTUBS AND TUB SURROUNDS, REMOVE ALL PLUMBING FIXTURES. CAP OR TERMINATE AS REQUIRED BY APPLICABLE CODES AND PUBLIC UTILITIES. NEW PLUMBING FIXTURES TO BE INSTALLED IN THE SAME LOCATIONS.
- EXISTING BATHTUBS AND TUB SURROUNDS ON FLOORS 2-5 ARE TO REMAIN.
- REMOVE EXISTING WOOD FLOORING IN CORRIDORS ON FLOOR 2-4, U.N.O.
- AT BASEMENT AND 1ST FLOOR ONLY, REMOVE ALL EXISTING ELECTRICAL DEVICES, WIRING, LIGHT FIXTURES, ETC. (EXISTING FIRE ALARM WIRING TO REMAIN.)
- REMOVE SELECT PORTIONS OF EXISTING FINISHED CEILING AS REQ'D ON FLOORS 2-5 TO INSTALL STEEL BRACK RODS INDICATED IN STRUCTURAL DRAWINGS. KEEP CEILING DEMO TO MINIMUM.

**(H) DEMOLITION PLAN KEY NOTES**

1. EXISTING CONCRETE SLAB/ FLOOR TO REMAIN.
2. EXISTING CAST-IRON COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR REPAIRS WHERE REQUIRED.
3. REMOVE TEMPORARY WOOD FRAMED STAIR.
4. AFTER STRUCTURAL WORK ASSOCIATED w/ STABILIZATION, REMOVE WOOD FRAMED SUPPORT WALL. SEE STRUCTURAL DRAWINGS.
5. EXISTING STEEL BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR REPAIR WHERE REQUIRED. STRUCTURAL ENGINEER TO DETERMINE IN FIELD IF ANY DRYWALL NEEDS TO BE REMOVED TO EXPOSE STEEL.
6. EXISTING WOOD BEAM ABOVE TO REMAIN.
7. EXISTING STEEL/ CONCRETE STAIR TO REMAIN.
8. EXISTING FIRE ESCAPE TO REMAIN.
9. REMOVE EXISTING LOFT LADDER.
10. EXISTING MECHANICAL PLATFORM / LOFT ABOVE TO REMAIN.
11. REMOVE EXISTING CERAMIC TILE FLOORING.
12. REMOVE EXISTING VINYL OR LAMINATE FLOORING.
13. REMOVE EXISTING CARPET.
14. REMOVE EXISTING NON-HISTORIC WOOD FLOORING.
15. EXISTING SPIRAL STAIR TO REMAIN.
16. EXISTING WOOD FRAMED STAIR TO REMAIN. REMOVE CARPETING.
17. REMOVE EXISTING LOFT AND SUPPORT STRUCTURE.
18. EXISTING FIRE SHUTTER ABOVE TO REMAIN.
19. LINE OF CLERESTORY WINDOWS ABOVE. SEE 5TH FLOOR PLAN.
20. REMOVE EXISTING CONCRETE SLAB FOR EXTENT HATCHED.
21. REMOVE ABANDONED BOILER SYSTEM IN THIS AREA. SEE STRUCTURAL DRAWINGS FOR REPAIRS FOLLOWING REMOVAL.
22. REMOVE CONDENSING UNITS.
23. REMOVE PORTION OF EXISTING MASONRY WALL AS REQUIRED FOR NEW OPENING. SEE NEW WORK PLANS AND STRUCTURAL DRAWINGS. SHORE EXISTING STRUCTURE AS REQUIRED.
24. REMOVE EXISTING STEEL STORAGE TANK. CONTRACTOR TO VERIFY CONTENTS OF TANK (IF ANY); IF POTENTIAL HAZARDOUS MATERIALS ARE PRESENT, COORDINATE WITH OWNER AND DISPOSE IN ACCORDANCE WITH ALL APPLICABLE LAWS.
25. REMOVE EXISTING DEBRIS AND REMNANTS @ LOCATION OF PREVIOUSLY REMOVED STORAGE TANK. SEE KEYNOTE #24 FOR ADDITIONAL INFORMATION.
26. REMOVE EXISTING NON-HISTORIC STOREFRONT. INSTALL TEMPORARY PLYWOOD INFILL AT OPENINGS WHERE DOORS OR STOREFRONTS ARE REMOVED, IN COMPLIANCE WITH CITY ORDINANCE 1101-79.4. TYPICAL. (NEW TEMPORARY INFILL NOT SHOWN ON PLAN.)
27. REMOVE EXISTING STEEL AND WOOD LOFT PLATFORM, LADDER, AND ASSOCIATE ATTACHMENTS (UNIT 314 ONLY).
28. REMOVE EXISTING CONCRETE EQUIPMENT PAD AND MEP EQUIPMENT WHERE OCCURS (EQUIPMENT NOT SHOWN). GRIND AND LEVEL CONCRETE TO A FLUSH CONDITION. PREPARE SLAB TO BE PATCHED AND REPAIRED TO MATCH ADJACENT SLAB.
29. EXISTING FLOOR DRAIN TO REMAIN.
30. EXISTING CONCRETE PAD TO REMAIN.
31. LOCATION OF EXISTING TO REMAIN GAS SERVICE. PROTECT DURING CONSTRUCTION.
32. LOCATION OF EXISTING TO REMAIN SPRINKLER SERVICE. PROTECT DURING CONSTRUCTION.
33. LOCATION OF EXISTING TO REMAIN WATER SERVICE. PROTECT DURING CONSTRUCTION.
34. REMOVE EXISTING CONCRETE SLAB (WHERE OCCURS) AND EXCAVATE AS REQ'D FOR CONSTRUCTION OF NEW ELEVATOR SHAFT, FOUNDATION, AND NEW BASEMENT WALLS. SEE NEW WORK PLAN AND STRUCT. DWGS.
35. REMOVE EXISTING CONCRETE TOPPING / EXISTING CONCRETE SLAB, WHERE OCCURS. EXISTING FLOOR STRUCTURE BENEATH CONCRETE TOPPING IS TO REMAIN.
36. REMOVE PORTION OF EXISTING FLOOR STRUCTURE AND CONCRETE TOPPING SLAB AS REQ'D FOR CONSTRUCTION OF NEW LOWERED FLOOR AREA AND RAMP. SEE NEW WORK PLANS AND STRUCTURAL DWGS.
37. REMOVE EXISTING FRAMED EXTERIOR WALL AND PREP. FOR NEW EXTERIOR WALL AND NEW ELEVATOR SHAFT AT THIS LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
38. REMOVE EXISTING 1-STORY PORTION OF BUILDING AND ROOF BELOW, AND PREP. FOR NEW 1-STORY STRUCTURE AND ROOF IN SAME APPROXIMATE LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
39. EXISTING STEEL BEAM @ 2ND FLOOR LEVEL TO REMAIN.
40. REMOVE EXISTING 1-STORY EXTERIOR MASONRY WALL AND PREP. FOR NEW WALL IN SAME LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
41. REMOVE EXISTING NON-HISTORIC MASONRY FROM PREVIOUSLY INFILLED OPENING. SEE NEW WORK DWGS. FOR TREATMENT OF OPENING.
42. AT 1ST FLOOR EXTERIOR WALL, REMOVE EXISTING NON-HISTORIC MASONRY INFILL FROM EXISTING WINDOW OPENING, AND LOWER SILL OF OPENING. SEE NEW WORK PLAN AND EXTERIOR ELEVATION. WHERE EXISTING STONE SILL OCCURS, SALVAGE SILL FOR RE-INSTALLATION (SEE ELEVATION AND V.I.F.).
43. REMOVE PORTION OF EXISTING MASONRY WALL FOR NEW OPENING. ALIGN JAMBS w/ WINDOW OPENING ABOVE. ALIGN HEAD w/ HEAD OF ADJACENT WINDOW OPENING. SEE NEW WORK DWGS. AND STRUCT. DWGS.
44. REMOVE EXISTING NON-HISTORIC INFILL FROM EXISTING OPENING AND MODIFY OPEN AS REQ'D FOR NEW DOORWAY. SEE NEW WORK DWGS. AND STRUCT. DWGS.
45. REMOVE EXISTING OVERHEAD DOOR, NON-HISTORIC INFILL, AND STEEL GATE FROM EXISTING OPENING AND PREP. FOR NEW DOOR. EXISTING STEEL STRUCTURE AT JAMBS AND HEAD, AND EXISTING STEEL ANGLE SILL ARE TO REMAIN.
46. REMOVE PORTION OF EXISTING FLOOR STRUCTURE AND EXCAVATE AS REQUIRED FOR CONSTRUCTION OF NEW ELEVATOR HOISTWAY AND FOUNDATION. SEE NEW WORK PLANS AND STRUCT. DWGS.
47. AT EXISTING COURTYARD, REMOVE EXISTING CONCRETE SLAB, STEPS, PAVING, LANDSCAPING, STEEL FLOOR GRATE, ETC. AND PREP. FOR CONSTRUCTION OF ELEVATOR SHAFT FOUNDATION AND RE-GRADING OF COURTYARD PATIO. FINAL PATIO ELEVATION WILL MATCH FLOOR ELEVATION OF 1ST FLOOR NORTH TENANT SPACE. SEE NEW WORK PLAN AND STRUCTURAL DRAWINGS.

**DEMOLITION LEGEND**



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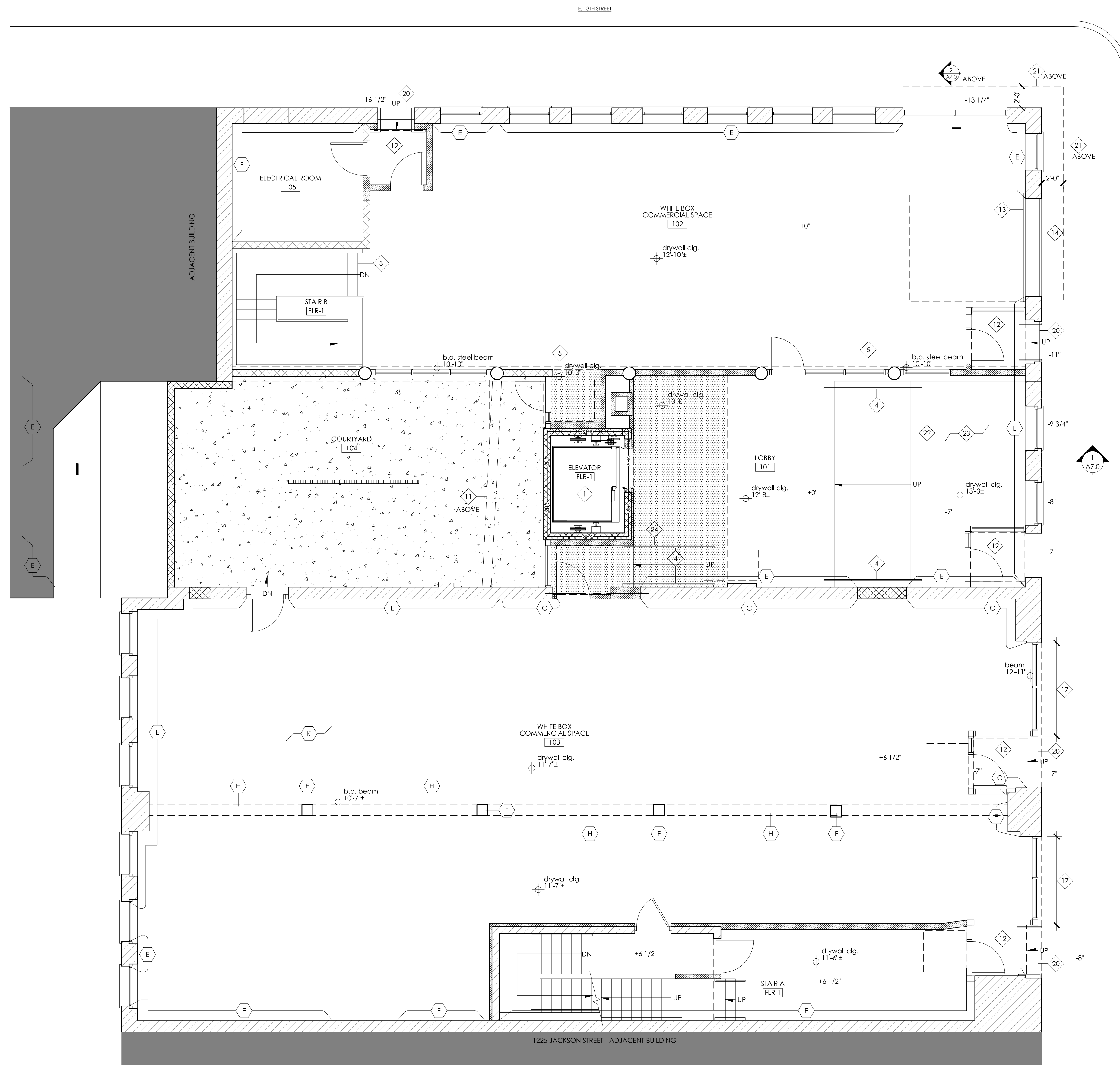
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citystudiosarch.com

DATE: HISTORIC SUBMISSION 07.22.2019  
C.O.A. & VARIANCE REQUEST APPLICATION 07.26.2019

PRELIMINARY NOT FOR CONSTRUCTION  
FIRST FLOOR DEMOLITION PLAN

**A2.1**



1  
A3.1  
FIRST FLOOR NEW WORK PLAN  
3/16" = 1'-0"

**(X) HISTORIC KEY NOTES\***

- A. EXISTING HISTORIC BEADBOARD WAINSCOT TO BE REMOVED AND TO BE REPLACED WITH NEW WOOD BEADBOARD PANELS OF SIMILAR APPEARANCE.
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- C. EXISTING UNPAINTED EXPOSED BRICK WALL TO REMAIN. PROTECT DURING DEMO & NEW WORK.
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- G. EXISTING EXPOSED WOOD COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- H. EXISTING BEADBOARD WRAP AT EXISTING BEAM ABOVE TO BE REMOVED.
- I. EXISTING EXPOSED BEAM ABOVE COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
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- K. HISTORIC WOOD FLOOR TO REMAIN. PROTECT DURING DEMO & NEW WORK.
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- M. WINDOWS @ SECONDARY ELEVATIONS: EXISTING HISTORIC WOOD WINDOW TO BE REPLACED WITH NEW 1-OVER-1 ALUMINUM WINDOW w/ ALUMINUM BREAK METAL OVER EXISTING WOOD BRICK MOULD. REMOVE EXISTING WINDOW SASHES; EXISTING WINDOW FRAME, WEIGHT BOXES, ETC. TO REMAIN. INSTALL NEW WINDOW WITHIN EXISTING FRAME. NEW PAINTED WOOD SILL & APRON (WHERE OCCURS) TO MATCH EXISTING WOOD SILL & APRON.

**NEW WORK GENERAL NOTES**

- DIMENSIONS ARE TO NEW FINISH FACE, OR EXIST. FINISH, UNLESS NOTED OTHERWISE. NEW MASONRY WALLS & MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
- DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES.
- ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
- INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED ON PLANS. INSTALL NEW DOORS 4" FROM END OF WALL TO INSIDE OF FRAME, U.N.O.
- NEW CLOSET DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PARTITIONS, FIXTURES, SHELVING, CABINETS, GRAB BARS, FUTURE GRAB BARS, ACCESSORIES, ETC.
- ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ASSUMED TO BE UNIQUE.
- AT NEW AND MODIFIED MASONRY OPENINGS, WHERE MASONRY IS EXPOSED AND VISIBLE, TOOTH-OUT AND KEY IN MATCHING BRICK. PROVIDE SALVAGED/NEW BRICK TO MATCH EXISTING.
- IF DETERIORATED ROOF SHEATHING IS DISCOVERED AND MUST BE REPLACED WITHIN 4' OF AN INTERIOR LOT LINE, PROVIDE F.R.T. PLYWOOD SHEATHING.
- PROVIDE P.T. WOOD SILL PLATE AT WOOD STUD WALLS IN CONTACT CONC. OR MASONRY.
- REFER TO "NEW WORK ELEVATION GENERAL NOTES" OF EXTERIOR ELEVATION DRAWINGS FOR TREATMENT OF HISTORIC MASONRY.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL EXHAUST AND PLUMBING VENT(S) AT ROOF. PROVIDE FLASHING AS REQ'D.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. PROVIDE BRICK REPAIRS AS REQUIRED AND CAP IF NOT ALREADY CAPPED.
- PROVIDE NEW GYP. BD. FINISH (WALLS AND CLNGS.) IN ALL UNIT RESTROOMS TO REPLACE EXISTING.

**(N) NEW WORK KEY NOTES**

1. NEW ELEVATOR SHAFT AND ELEVATOR. BASIS OF DESIGN: MINNESOTA ELEVATOR, INC. HYDRAULIC, PASSENGER ELEVATOR, 3500# CAPACITY, FRONT LOADING. VERIFY ELEVATOR MODEL NO. WITH OWNER. VERIFY ALL REQUIREMENTS WITH ELEVATOR MANUFACTURER, INCLUDING BUT NOT LIMITED TO HOISTWAY DIMENSIONS, ELEVATOR TO ACCOMMODATE A 24" x 84" AMBULANCE STRETCHER AS REQ'D BY OBC 3002.4. ABOVE-GRADE HOISTWAY WALLS TO BE "SPLIT-FACE" CMU, DARK IN COLOR (COLOR TBD BY ARCHITECT).
2. EXISTING CAST-IRON COLUMN TO REMAIN. SEE STRUCT. DRAWINGS.
3. NEW CONCRETE-FILLED METAL PAN STAIR w/ STEEL RAILINGS, 11" TREADS, EQUAL HT. RISERS: 7" MAX. RISER HT. V.I.F. EXACT NUMBER OF RISERS, STEEL GUARDRAIL @ 42" AFF.
4. 1 1/2" DIA. PAINTED STEEL HANDRAIL @ 36" AFF. WHERE EXISTING CONDITIONS ALLOW, EXTEND 12" HORIZONTALLY @ TOP OF STAIR, AND DIAGONALLY @ BOTTOM OF STAIR EQUAL TO ONE TREAD LENGTH. RETURN HANDRAIL TO WALL OR GUARDRAIL, WHERE CONDITIONS ALLOW, OTHERWISE RETURN TO FLOOR. EXTERIOR HANDRAILS TO BE GALVANIZED AND PAINTED. AT RAMP; EXTEND HANDRAIL 12" HORIZONTALLY @ TOP AND BOTTOM OF RAMP.
5. EXISTING STEEL BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR REPAIR WHERE REQUIRED. STRUCTURAL ENGINEER TO DETERMINE IN FIELD IF ANY DRYWALL NEEDS TO BE REMOVED TO EXPOSE STEEL.
6. EXISTING WOOD BEAM ABOVE TO REMAIN.
7. EXISTING STEEL / CONCRETE STAIR TO REMAIN.
8. EXISTING FIRE ESCAPE TO REMAIN. CLEAN, REPAIR, RE-PAINT.
9. NEW FIXED STEEL LADDER ACCESS TO MECHANICAL PLATFORM ABOVE. TO REPLACE EXISTING LADDER.
10. DASHED LINE INDICATES EXISTING MECHANICAL PLATFORM / LOFT ABOVE TO REMAIN.
  - MECHANICAL PLATFORMS ARE NOT OCCUPIABLE OR HABITABLE SPACES, AND ARE ACCESSED VIA LADDERS (SEE KEYNOTE #9).
  - LOFTS, LOCATED ON 4TH FLOOR ONLY (UNITS # 404, 405, 407, 408, & 409), ARE ACCESSED VIA EXISTING STAIRCASES.
11. EXISTING STEEL BEAM @ 2ND FLOOR LEVEL TO REMAIN.
12. NEW EXTERIOR CONCRETE FLOOR TOPPING AT RECESSED ENTRY. SLOPE 1:48 TOWARDS EXTERIOR TO DRAIN WATER. T.O. NEW SLAB TO BE 1/2" HIGHER THAN T.O. INTERIOR SUBFLOOR AT DOOR THRESHOLD. SEE STRUCT. DWGS. FOR ADDITIONAL INFO.
13. ALUMINUM-FRAMED GLASS, SECTIONAL OVERHEAD DOOR @ EXISTING OPENING. BASIS OF DESIGN: "CLOPAY" MODEL 903 ALUMINUM FULL-VIEW WITH INSULATED GLASS AND POWDER-COATED FRAME. 2 1/8" FRAME CONSTRUCTION. COLOR = TBD BY ARCHITECT.
14. ALUMINUM RAILING @ 36" ABOVE INTERIOR FIN. FLOOR. 1 1/2" SQUARE FRAME w/ 1/2" VERTICAL PICKETS @ 4" O.C. MOUNT RAILING TO T.O. EXISTING STEEL SILL. COLOR TBD BY ARCHITECT. SEE EXTERIOR ELEVATION.
15. EXISTING SPIRAL STAIR TO REMAIN.
16. EXISTING WOOD FRAMED STAIR TO REMAIN.
17. NEW CONCRETE STOREFRONT SILL BUILT ATOP EXISTING STONE FOUNDATION WALL TO HEIGHT OF INTERIOR FIN. FLOOR ELEVATION. SEE EXTERIOR ELEVATION.
18. EXISTING FIRE SHUTTER ABOVE TO REMAIN.
19. LINE OF CLERESTORY WINDOWS ABOVE. SEE 5TH FLOOR PLAN.
20. NEW CONCRETE STEPS @ NEW RECESSED ENTRY. PROVIDE EQUAL RISER HEIGHTS, MAX. HT. = 7", TREAD DEPTH = 11".
21. STEEL CANOPY ABOVE @ TOP OF 1ST FLOOR OPENINGS (12'-8"± ABOVE GRADE).
22. NEW RAMP w/ CONCRETE FINISH TOPPING. MAX SLOPE = 1:12. SEE STRUCT. DWGS.
23. AREA OF NEW LOWERED FLOOR STRUCTURE w/ CONCRETE FINISH TOPPING AT LOBBY ENTRY. SEE STRUCTURAL DWGS.
24. CONCRETE-FILLED METAL PAN RAMP AND RAMP LANDING. SLOPE = 1:12.
25. DASHED LINE INDICATES EXPOSED HVAC DUCT ABOVE. HOLD TIGHT TO UNDERSIDE OF CEILING / STRUCTURE ABOVE. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. REPLACE EXISTING SKYLIGHT IN KIND. PROVIDE INSULATED GLASS. VERIFY SIZE AND EXACT LOCATION IN FIELD.
27. DASHED LINES INDICATE NEW 2x4 STUD KNEE WALL ABOVE @ EDGE OF LOFT TO UNDERSIDE OF EXISTING HIGH CEILING. RETURN KNEE WALL TO EXTERIOR WALL BY EXTENDING PARTIAL HT. BATHROOM WALL TO HIGH CEILING. THE NEW KNEE WALL AND EXTENDED WALL PROVIDE PRIVACY TO EXISTING BATHROOM.
28. PROVIDE NEW 1/2" GYP. BD. CEILING TIGHT TO UNDERSIDE OF JOISTS ABOVE. TYPICAL WHERE NO GYP. BD. CLNG. EXISTS IN BATHROOMS.
29. EXISTING FLOOR DRAIN TO REMAIN.
30. EXISTING CONCRETE PAD TO REMAIN.
31. LOCATION OF EXISTING TO REMAIN GAS SERVICE. PROTECT DURING CONSTRUCTION.
32. LOCATION OF EXISTING TO REMAIN SPRINKLER SERVICE. PROTECT DURING CONSTRUCTION.
33. LOCATION OF EXISTING TO REMAIN WATER SERVICE. PROTECT DURING CONSTRUCTION.

**NEW WORK LEGEND**

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | EXIST. STONE OR MASONRY BEARING WALL TO REMAIN |  | INDICATES REQUIRED FIRE-RATING OF ASSEMBLY   |  | NEW WINDOW OR EXISTING WINDOW TO REMAIN (SEE WINDOW TAG) |
|  | EXISTING CMU WALL TO REMAIN                    |  | CENTERLINE OF NEW STRUCTURE ABOVE (LUNTEL / BEAM)  |  | NEW OR EXISTING DOOR (SEE DOOR TAG)                      |
|  | NEW STUD-FRAMED PARTITION WALL                 |  | HATCH INDICATES AREA OF NEW CONCRETE SLAB  |  |  |
|  | NEW MASONRY WALL (BRICK OR CMU, SEE WALL TYPE) |  | HATCH INDICATES AREA OF NEW LOWERED GYP. BD. CEILING (ABOVE). DASHED LINE INDICATES FACE OF SOFFIT (ABOVE). HEIGHT A.F.F. AS NOTED ON PLANS. |  |  |
|  | EXISTING STRUCTURE ABOVE TO REMAIN             |  |  |  |  |

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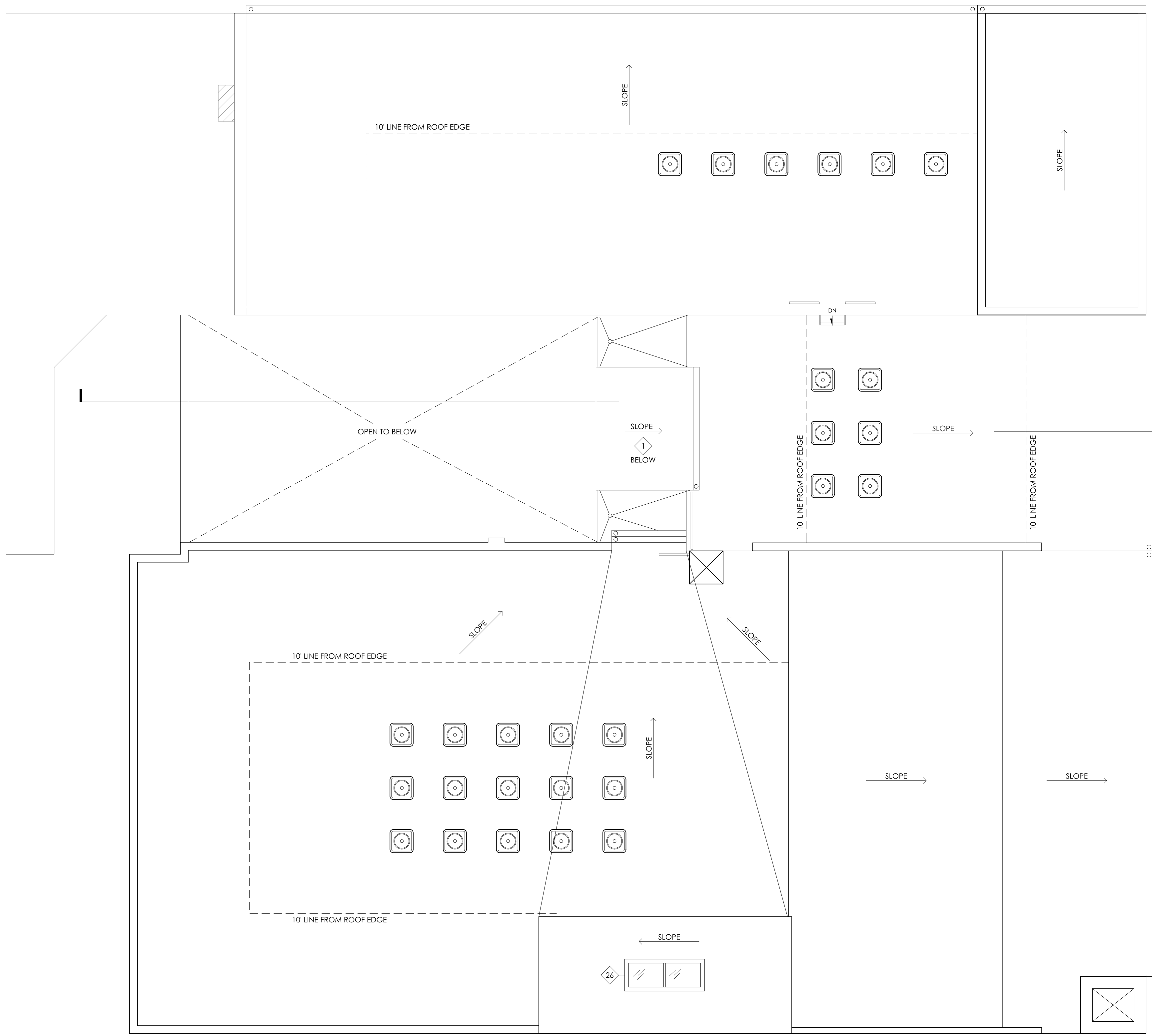
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PRELIMINARY NOT FOR CONSTRUCTION  
FIRST FLOOR NEW WORK PLAN

**A3.1**



1  
A3.6  
ROOF NEW WORK PLAN  
3/16" = 1'-0"

**HISTORIC KEY NOTES\***

- A. EXISTING HISTORIC BEADBOARD WAINSCOT TO BE REMOVED AND TO BE REPLACED WITH NEW WOOD BEADBOARD PANELS OF SIMILAR APPEARANCE.
- B. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE, AND TO BE COVERED WITH NEW LVP FINISHED FLOORING.
- C. EXISTING UNPAINTED EXPOSED BRICK WALL TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- D. EXISTING DECORATIVE PLASTER COVE CEILING TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- E. EXISTING PAINTED EXPOSED BRICK WALL TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- F. EXISTING BEADBOARD WRAP AT EXISTING COLUMN TO BE REMOVED.
- G. EXISTING EXPOSED WOOD COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- H. EXISTING BEADBOARD WRAP AT EXISTING BEAM ABOVE TO BE REMOVED.
- I. EXISTING EXPOSED BEAM ABOVE COLUMN TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- J. EXISTING BEADBOARD CEILING TO BE REMOVED AND TO BE REPLACED WITH NEW WOOD BEADBOARD PANELS OF SIMILAR APPEARANCE.
- K. HISTORIC WOOD FLOOR TO REMAIN. PROTECT DURING DEMO & NEW WORK.
- L. WINDOWS @ PRIMARY ELEVATIONS: EXISTING HISTORIC WOOD WINDOW TO BE REPLACED WITH NEW ALUMINUM WINDOW w/ ALUMINUM BRICK MOULD TO MATCH SIZE OF HISTORIC BRICK MOULD, AND CONFIGURED w/ SIMULATED DIVIDED LIGHTS. REMOVE EXIST. WINDOW COMPONENTS DOWN TO MASONRY OPENING INCLUDING EXIST. WOOD FRAME, WEIGHT BOXES, BLOCKING ETC. NEW PAINTED WOOD SILL & APRON (WHERE OCCURS) TO MATCH EXISTING WOOD SILL & APRON.
- M. WINDOWS @ SECONDARY ELEVATIONS: EXISTING HISTORIC WOOD WINDOW TO BE REPLACED WITH NEW 1-OVER-1 ALUMINUM WINDOW w/ ALUMINUM BREAK METAL OVER EXISTING WOOD BRICK MOULD. REMOVE EXISTING WINDOW SASHES; EXISTING WINDOW FRAME, WEIGHT BOXES, ETC. TO REMAIN. INSTALL NEW WINDOW WITHIN EXISTING FRAME. NEW PAINTED WOOD SILL & APRON (WHERE OCCURS) TO MATCH EXISTING WOOD SILL & APRON.

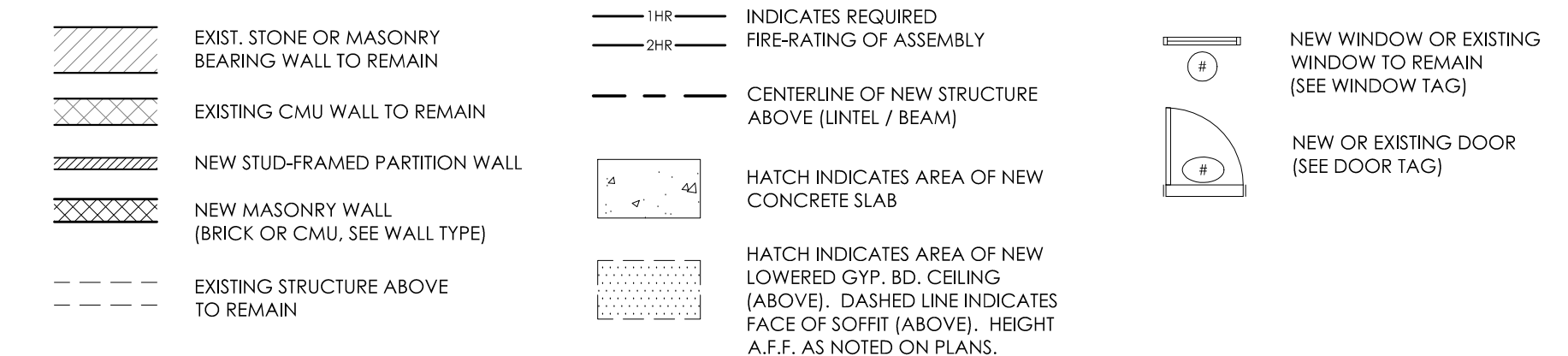
**NEW WORK GENERAL NOTES**

- DIMENSIONS ARE TO NEW FINISH FACE, OR EXIST. FINISH, UNLESS NOTED OTHERWISE. NEW MASONRY WALLS & MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
- DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES.
- ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
- INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED ON PLANS. INSTALL NEW DOORS 4" FROM END OF WALL TO INSIDE OF FRAME, U.N.O.
- NEW CLOSET DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PARTITIONS, FIXTURES, SHELVING, CABINETS, GRAB BARS, FUTURE GRAB BARS, ACCESSORIES, ETC.
- ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ASSUMED TO BE UNIQUE.
- AT NEW AND MODIFIED MASONRY OPENINGS, WHERE MASONRY IS EXPOSED AND VISIBLE, TOOTH-OUT AND KEY-IN MATCHING BRICK, PROVIDE SALVAGED/NEW BRICK TO MATCH EXISTING.
- IF DETERIORATED ROOF SHEATHING IS DISCOVERED AND MUST BE REPLACED WITHIN 4' OF AN INTERIOR LOT LINE, PROVIDE F.R.T. PLYWOOD SHEATHING.
- PROVIDE P.T. WOOD SILL PLATE AT WOOD STUD WALLS IN CONTACT CONC. OR MASONRY.
- REFER TO "NEW WORK ELEVATION GENERAL NOTES" OF EXTERIOR ELEVATION DRAWINGS FOR TREATMENT OF HISTORIC MASONRY.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
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**NEW WORK LEGEND**



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DATE: HISTORIC SUBMISSION  
07.22.2019

PRELIMINARY  
NOT FOR CONSTRUCTION

ROOF  
NEW WORK PLAN

**A3.6**

**DEMOLITION ELEVATION GENERAL NOTES**

- ALL DASHED ELEMENTS TO BE REMOVED, U.N.O. CONSULT ARCHITECT IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O.
- PREPARE MASONRY AND STONE FOR CLEANING, REPAIR, AND RESTORATION. SEE HISTORIC PART 2 DOCUMENT FOR CLEANING SPECIFICATIONS.
- EXISTING HISTORIC STONE LINTELS AND SILLS ARE TO REMAIN. REMOVE AND REPLACE ALL CRACKED STONE LINTELS AND SILLS WITH NEW. MATCH EXISTING CONSTRUCTION, SURVEY EXISTING MASONRY, AND VERIFY SCOPE IN FIELD.

**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

**DEMOLITION ELEVATION KEY NOTES**

1. REMOVE EXISTING NON-HISTORIC STOREFRONT. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL INFORMATION.
2. REMOVE PORTION OF EXISTING MASONRY WALL AT PREVIOUSLY INFILLED WINDOW OPENING AND LOWER EXISTING SILL AS REQUIRED FOR NEW WINDOW OR DOORWAY OPENING. REFER TO NEW WORK ELEVATIONS, FLOOR PLANS AND STRUCTURAL DWGS. FOR ADDITIONAL INFO. WHERE EXISTING STONE SILL OCCURS, SALVAGE SILL FOR REUSE.
3. LIGHT DASHED LINE INDICATES LINE OF PREVIOUSLY INFILLED WINDOW OPENING, SHOWN FOR REFERENCE ONLY.
4. REMOVE EXISTING OVERHEAD DOOR, NON-HISTORIC INFILL, AND STEEL GATE FROM EXISTING OPENING AND PREP. FOR NEW DOOR. EXISTING STEEL STRUCTURE AT JAMBS AND HEAD, AND EXISTING STEEL ANGLE SILL ARE TO REMAIN.
5. REMOVE EXISTING GUTTER AND EXISTING DOWNSPOUT AND PREP. FOR REPLACEMENT. SEE NEW WORK DRAWINGS.
6. LINE OF EXISTING PARGED SURFACE @ EXISTING FOUNDATION WALL TO BE REMOVED AND MODIFIED DURING STRUCTURAL STABILIZATION OF BUILDING. REFER TO STRUCT. DWGS., NEW WORK FLOOR PLANS, AND NEW WORK ELEVATION.
7. REMOVE EXISTING FRAMED EXTERIOR WALL AND PREP. FOR NEW EXTERIOR WALL AND CONSTRUCTION OF NEW ELEVATOR SHAFT SEE NEW WORK DWGS. AND STRUCT. DWGS.
8. REMOVE EXISTING 1-STORY PORTION OF BUILDING AND PREPARE FOR NEW 1-STORY STRUCTURE AND ROOF IN SAME APPROXIMATE LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
9. EXISTING STEEL BEAM, SPANNING OVER COURTYARD AT 2ND FLOOR LEVEL TO REMAIN. SEE FLOOR PLAN.
10. REMOVE EXISTING NON-HISTORIC PARGED INFILL CONSTRUCTION @ EXISTING WINDOW OPENING, AND PREP. FOR NEW WINDOW.
11. REMOVE EXISTING NON-HISTORIC METAL GRILL FROM EXISTING WINDOW OPENING AND PREP. FOR NEW WINDOW.
12. REMOVE EXISTING NON-HISTORIC INFILL AND PREP. FOR NEW BRICK INFILL. REFER TO NEW WORK ELEVATIONS FOR FINISHED CONDITION.
13. REMOVE PORTION OF EXISTING MASONRY WALL AS REQUIRED FOR NEW INSTALLATION OF NEW STOREFRONT GALZING. SEE NEW WORK DRAWINGS.
14. EXISTING STEEL COLUMNS AND EXISTING STEEL BEAM, ENGAGED IN EXISTING MASONRY WALL, ARE TO REMAIN.
15. EXISTING FIRE ESCAPE TO REMAIN.
16. EXISTING STRUCTURAL STEEL FRAME @ EXISTING MASONRY OPENING TO REMAIN, WHERE OCCURS. CAREFULLY REMOVE WINDOW / STEEL GATE WITHOUT DAMAGE TO STRUCTURAL STEEL.
17. EXISTING STEEL ANGLE SILL TO REMAIN.
18. REMOVE EXISTING 1-STORY EXTERIOR MASONRY WALL AND PREP. FOR NEW WALL IN SAME LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
19. EXISTING COURTYARD PATIO CONCRETE PAVING, CONCRETE STEP, LANDSCAPING ECT. TO BE REMOVED FOR RE-GRADING AND FOR CONSTRUCTION OF NEW ELEVATOR SHAFT FOUNDATION. SEE FLOOR PLANS FOR
20. REMOVE EXISTING VINYL SIDING FROM EXISTING ROOFTOP ADDITION, AND PREP. FOR NEW VINYL SIDING.
21. REMOVE EXISTING ROOFTOP MECHANICAL EQUIPMENT AND ASSOCIATED RAILINGS, DUCTWORK, ETC.
22. EXISTING NON-HISTORIC STEEL LINTEL @ STOREFRONT TO REMAIN.
23. EXISTING HISTORIC STONE BAND / MOULDING TO REMAIN.
24. REMOVE EXISTING METAL SIDING AND PREPARE TO REPLACE IN KIND.



1  
A5.0  
DEMOLITION EAST EXTERIOR ELEVATION  
3/16" = 1'-0"

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**A5.0**

**DEMOLITION ELEVATION GENERAL NOTES**

- ALL DASHED ELEMENTS TO BE REMOVED, U.N.O. CONSULT ARCHITECT IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O.
- PREPARE MASONRY AND STONE FOR CLEANING, REPAIR, AND RESTORATION. SEE HISTORIC PART 2 DOCUMENT FOR CLEANING SPECIFICATIONS.
- EXISTING HISTORIC STONE LINTELS AND SILLS ARE TO REMAIN. REMOVE AND REPLACE ALL CRACKED STONE LINTELS AND SILLS WITH NEW. MATCH EXISTING CONSTRUCTION, SURVEY EXISTING MASONRY, AND VERIFY SCOPE IN FIELD.

**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

**DEMOLITION ELEVATION KEY NOTES**

1. REMOVE EXISTING NON-HISTORIC STOREFRONT. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL INFORMATION.
2. REMOVE PORTION OF EXISTING MASONRY WALL AT PREVIOUSLY INFILLED WINDOW OPENING AND LOWER EXISTING SILL AS REQUIRED FOR NEW WINDOW OR DOORWAY OPENING. REFER TO NEW WORK ELEVATIONS, FLOOR PLANS AND STRUCTURAL DWGS. FOR ADDITIONAL INFO. WHERE EXISTING STONE SILL OCCURS, SALVAGE SILL FOR REUSE.
3. LIGHT DASHED LINE INDICATES LINE OF PREVIOUSLY INFILLED WINDOW OPENING, SHOWN FOR REFERENCE ONLY.
4. REMOVE EXISTING OVERHEAD DOOR, NON-HISTORIC INFILL, AND STEEL GATE FROM EXISTING OPENING AND PREP. FOR NEW DOOR. EXISTING STEEL STRUCTURE AT JAMBS AND HEAD, AND EXISTING STEEL ANGLE SILL ARE TO REMAIN.
5. REMOVE EXISTING GUTTER AND EXISTING DOWNSPOUT AND PREP. FOR REPLACEMENT. SEE NEW WORK DRAWINGS.
6. LINE OF EXISTING PARGED SURFACE @ EXISTING FOUNDATION WALL TO BE REMOVED AND MODIFIED DURING STRUCTURAL STABILIZATION OF BUILDING. REFER TO STRUCT. DWGS., NEW WORK FLOOR PLANS, AND NEW WORK ELEVATION.
7. REMOVE EXISTING FRAMED EXTERIOR WALL AND PREP. FOR NEW EXTERIOR WALL AND CONSTRUCTION OF NEW ELEVATOR SHAFT SEE NEW WORK DWGS. AND STRUCT. DWGS.
8. REMOVE EXISTING 1-STORY PORTION OF BUILDING AND PREPARE FOR NEW 1-STORY STRUCTURE AND ROOF IN SAME APPROXIMATE LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
9. EXISTING STEEL BEAM, SPANNING OVER COURTYARD AT 2ND FLOOR LEVEL TO REMAIN. SEE FLOOR PLAN.
10. REMOVE EXISTING NON-HISTORIC PARGED INFILL CONSTRUCTION @ EXISTING WINDOW OPENING, AND PREP. FOR NEW WINDOW.
11. REMOVE EXISTING NON-HISTORIC METAL GRILL FROM EXISTING WINDOW OPENING AND PREP. FOR NEW WINDOW.
12. REMOVE EXISTING NON-HISTORIC INFILL, AND PREP. FOR NEW BRICK INFILL. REFER TO NEW WORK ELEVATIONS FOR FINISHED CONDITION.
13. REMOVE PORTION OF EXISTING MASONRY WALL AS REQUIRED FOR NEW INSTALLATION OF NEW STOREFRONT GALZING. SEE NEW WORK DRAWINGS.
14. EXISTING STEEL COLUMNS AND EXISTING STEEL BEAM, ENGAGED IN EXISTING MASONRY WALL, ARE TO REMAIN.
15. EXISTING FIRE ESCAPE TO REMAIN.
16. EXISTING STRUCTURAL STEEL FRAME @ EXISTING MASONRY OPENING TO REMAIN, WHERE OCCURS. CAREFULLY REMOVE WINDOW / STEEL GATE WITHOUT DAMAGE TO STRUCTURAL STEEL.
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18. REMOVE EXISTING 1-STORY EXTERIOR MASONRY WALL AND PREP. FOR NEW WALL IN SAME LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
19. EXISTING COURTYARD PATIO CONCRETE PAVING, CONCRETE STEP, LANDSCAPING ECT. TO BE REMOVED FOR RE-GRADING AND FOR CONSTRUCTION OF NEW ELEVATOR SHAFT FOUNDATION. SEE FLOOR PLANS FOR
20. REMOVE EXISTING VINYL SIDING FROM EXISTING ROOFTOP ADDITION, AND PREP. FOR NEW VINYL SIDING.
21. REMOVE EXISTING ROOFTOP MECHANICAL EQUIPMENT AND ASSOCIATED RAILINGS, DUCTWORK, ETC.
22. EXISTING NON-HISTORIC STEEL LINTEL @ STOREFRONT TO REMAIN.
23. EXISTING HISTORIC STONE BAND / MOULDING TO REMAIN.
24. REMOVE EXISTING METAL SIDING AND PREPARE TO REPLACE IN KIND.



**1**  
A5.1  
DEMOLITION NORTH EXTERIOR ELEVATION  
3/16" = 1'-0"

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PRELIMINARY  
NOT FOR CONSTRUCTION  
DEMOLITION  
EXTERIOR ELEVATION

**A5.1**

**DEMOLITION ELEVATION GENERAL NOTES**

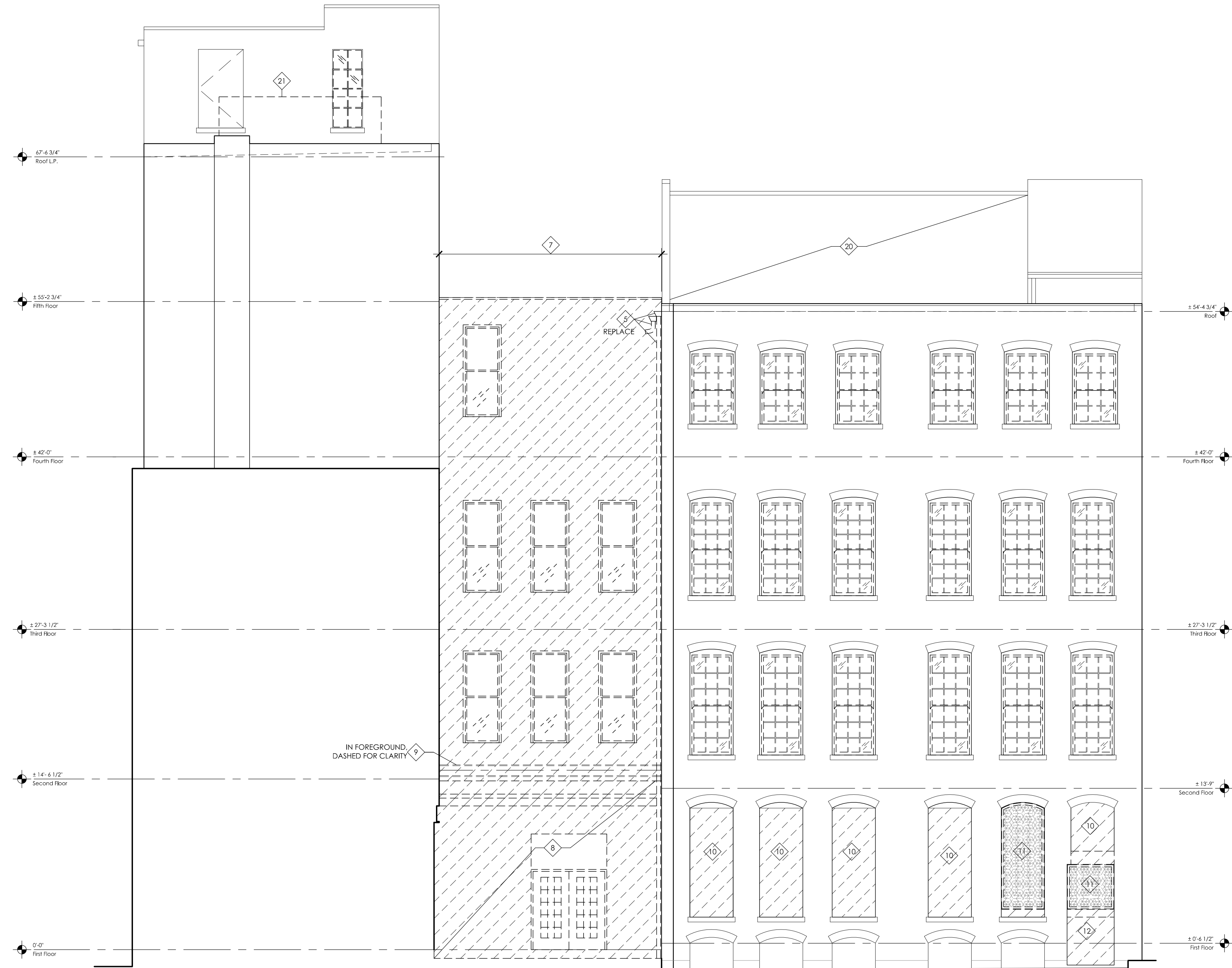
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**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

**DEMOLITION ELEVATION KEY NOTES**

1. REMOVE EXISTING NON-HISTORIC STOREFRONT. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL INFORMATION.
2. REMOVE PORTION OF EXISTING MASONRY WALL AT PREVIOUSLY INFILLED WINDOW OPENING AND LOWER EXISTING SILL AS REQUIRED FOR NEW WINDOW OR DOORWAY OPENING. REFER TO NEW WORK ELEVATIONS, FLOOR PLANS AND STRUCTURAL DWGS. FOR ADDITIONAL INFO. WHERE EXISTING STONE SILL OCCURS, SALVAGE SILL FOR REUSE.
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**1**  
A5.2  
**DEMOLITION WEST EXTERIOR ELEVATION**  
3/16" = 1'-0"

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**A5.2**

**DEMOLITION ELEVATION GENERAL NOTES**

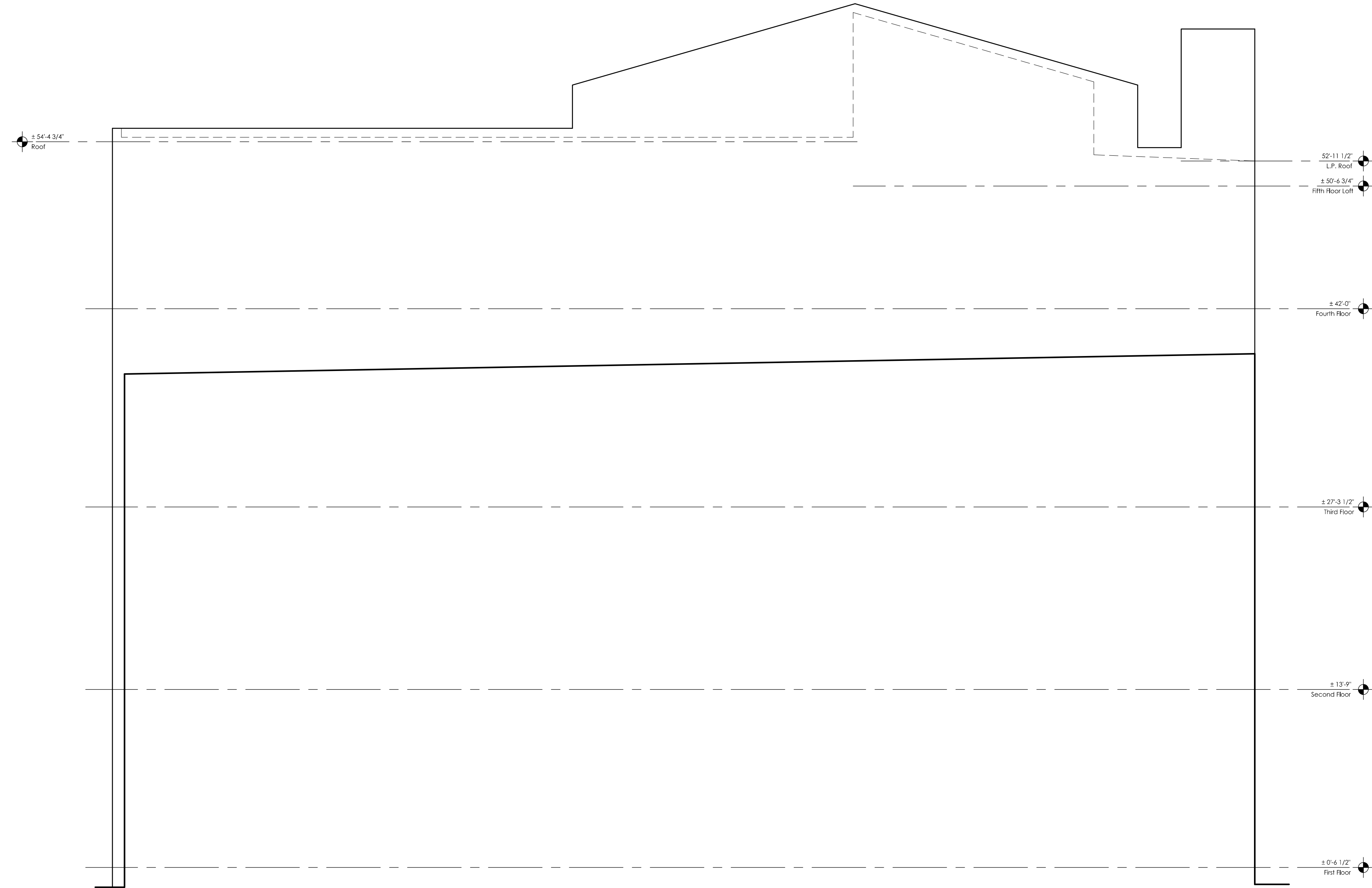
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**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

**DEMOLITION ELEVATION KEY NOTES**

1. REMOVE EXISTING NON-HISTORIC STOREFRONT. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL INFORMATION.
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**1**  
A5.3 DEMOLITION SOUTH EXTERIOR ELEVATION  
3/16" = 1'-0"

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EXTERIOR ELEVATION

**A5.3**

**DEMOLITION ELEVATION GENERAL NOTES**

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**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

**DEMOLITION ELEVATION KEY NOTES**

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**1**  
**A5.4** DEMOLITION COURTYARD SOUTH EXTERIOR ELEVATION  
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**A5.4**

**DEMOLITION ELEVATION GENERAL NOTES**

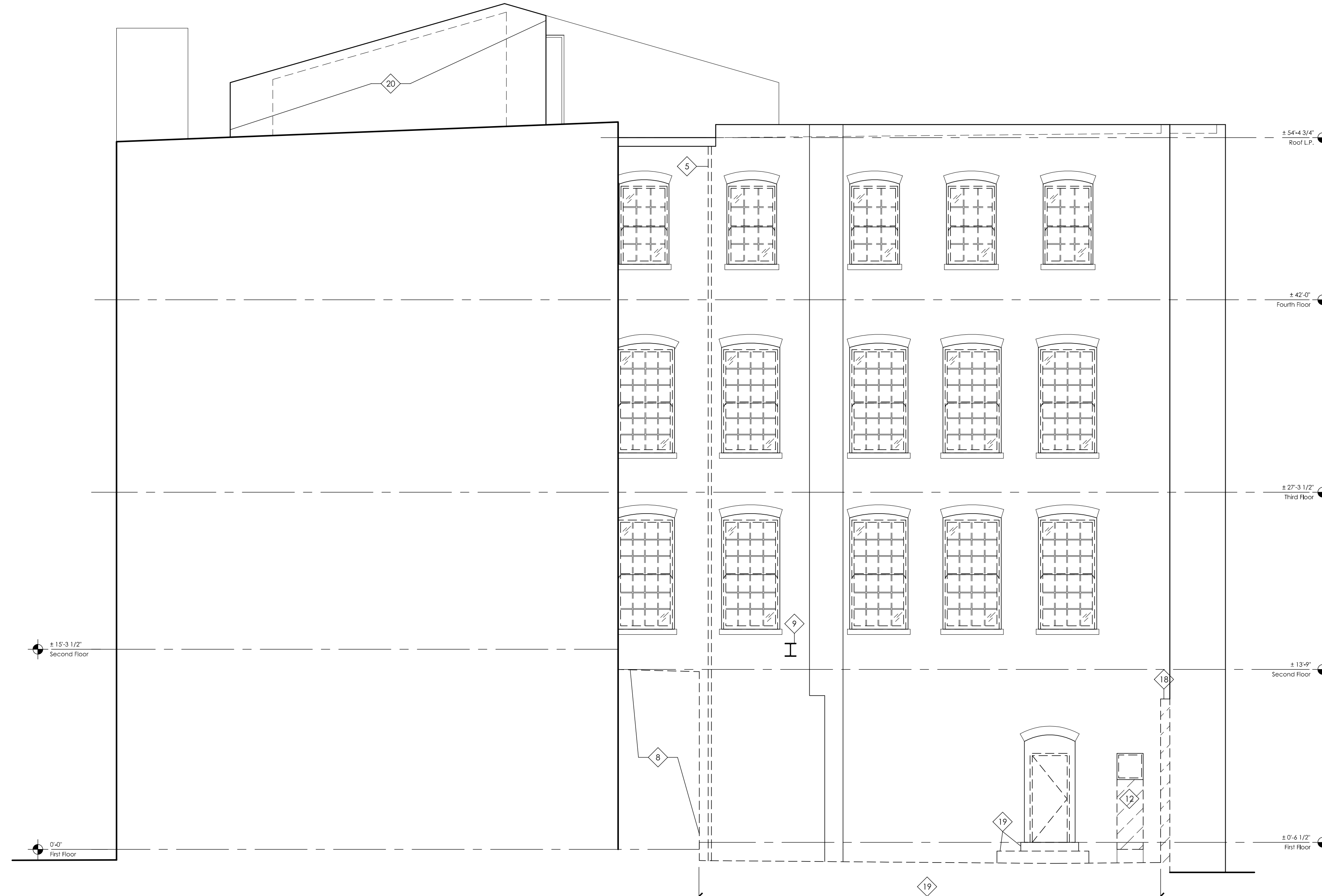
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**DEMOLITION ELEVATION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- ▨ EXISTING MASONRY INFILL TO BE REMOVED

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17. EXISTING STEEL ANGLE SILL TO REMAIN.
18. REMOVE EXISTING 1-STORY EXTERIOR MASONRY WALL AND PREP. FOR NEW WALL IN SAME LOCATION. SEE NEW WORK DWGS. AND STRUCT. DWGS.
19. EXISTING COURTYARD PATIO CONCRETE PAVING, CONCRETE STEP, LANDSCAPING ECT. TO BE REMOVED FOR RE-GRADING AND FOR CONSTRUCTION OF NEW ELEVATOR SHAFT FOUNDATION. SEE FLOOR PLANS FOR
20. REMOVE EXISTING VINYL SIDING FROM EXISTING ROOFTOP ADDITION, AND PREP. FOR NEW VINYL SIDING.
21. REMOVE EXISTING ROOFTOP MECHANICAL EQUIPMENT AND ASSOCIATED RAILINGS, DUCTWORK, ETC.
22. EXISTING NON-HISTORIC STEEL LINTEL @ STOREFRONT TO REMAIN.
23. EXISTING HISTORIC STONE BAND / MOULDING TO REMAIN.
24. REMOVE EXISTING METAL SIDING AND PREPARE TO REPLACE IN KIND.



1  
A5.5  
3/16" = 1'-0"  
**DEMOLITION COURTYARD NORTH EXTERIOR ELEVATION**

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**A5.5**

**NEW WORK ELEVATION GENERAL NOTES**

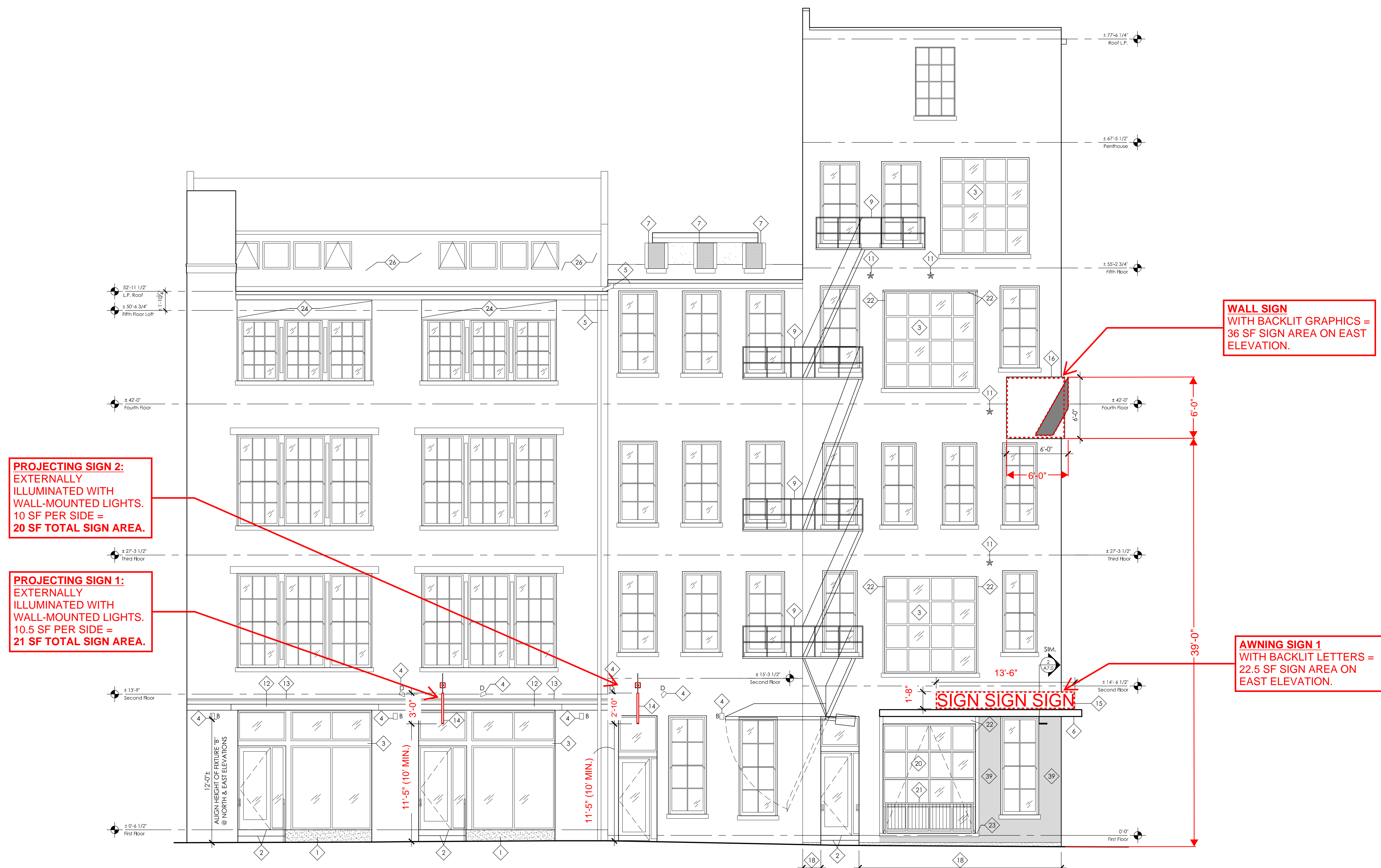
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- WINDOW TAG
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- NEW BRICK INFILL TO MATCH EXISTING ADJACENT BRICK.
  - AT INFILLED WINDOW OPENING: SET FACE OF BRICK BACK, RECESSED 1" FROM FACE OF ADJACENT BRICK WALL.
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**NEW WORK ELEVATION KEY NOTES**

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- NEW ALUMINUM STOREFRONT GLAZING SYSTEM.
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**A6.0**

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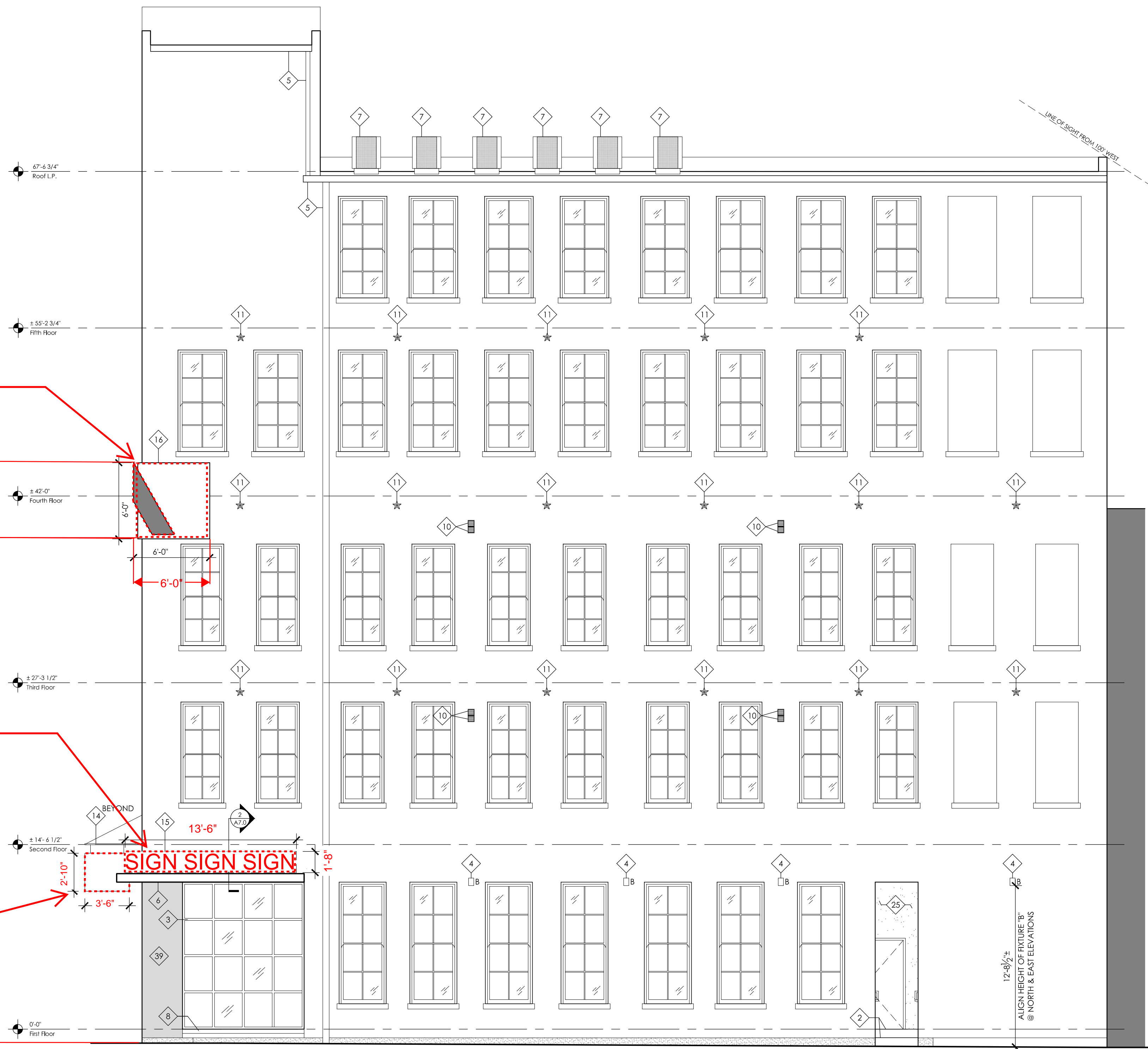
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**WALL SIGN WITH BACKLIT GRAPHICS = 36 SF SIGN AREA ON EAST ELEVATION.**

**AWNING SIGN 2 WITH BACKLIT LETTERS = 22.5 SF SIGN AREA ON EAST ELEVATION.**

**PROJECTING SIGN 2 (BEYOND): EXTERNALLY ILLUMINATED WITH WALL-MOUNTED LIGHTS. 10 SF PER SIDE = 20 SF TOTAL SIGN AREA.**



**NEW WORK NORTH EXTERIOR ELEVATION**  
 1 A6.1  
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- EXISTING STONE BUILDING FOUNDATION TO REMAIN AND TO BE REPAIRED AT AREAS OF DAMAGE AND DETERIORATION.
- EXISTING PARGED SURFACE @ BUILDING FOUNDATION TO BE REPAIRED AT AREAS OF DAMAGE AND DETERIORATION.
- ALUMINUM-FRAMED GLASS, SECTIONAL OVERHEAD DOOR @ EXISTING OPENING. BASIS OF DESIGN: "CLOPAY" MODEL 903 ALUMINUM FULL-VIEW WITH INSULATED GLASS AND POWDER-COATED FRAME. 2 1/2" FRAME CONSTRUCTION. COLOR = TBD BY ARCHITECT.
- ALUMINUM RAILING @ 36" ABOVE INTERIOR FIN. FLOOR. 1 1/2" SQUARE FRAME W/ 1/2" VERTICAL PICKETS @ 4" O.C. MOUNT RAILING TO T.O. EXISTING STEEL SILL. COLOR TBD BY ARCHITECT. SEE EXTERIOR ELEVATION.
- EXISTING STRUCTURAL STEEL FRAME @ EXISTING MASONRY OPENING TO REMAIN, WHERE OCCURS. CAREFULLY REMOVE WINDOW / STEEL GATE WITHOUT DAMAGE TO STRUCTURAL STEEL.
- EXISTING STEEL ANGLE SILL TO REMAIN. VERIFY IN FIELD INTEGRITY OF EXISTING SILL. IF NECESSARY, REMOVE AND RE-SET SILL TO ACHIEVE A WEATHER-TIGHT CONDITION. SLOPED TO SHED WATER.
- NEW METAL SIDING TO REPLACE EXISTING DETERIORATED METAL SIDING. COLOR TBD BY ARCHITECT.
- PAINTED EXTERIOR GYPSUM BOARD FINISH @ EXTERIOR WALL WITHIN NEW RECESSED ENTRYWAY.
- NEW VINYL SIDING @ EXISTING ROOFTOP ADDITION TO REPLACE EXISTING DETERIORATED VINYL SIDING. 4" EXPOSURE. COLOR TBD BY ARCHITECT.
- LOUVERED HVAC GRILL FOR NEW FRESH AIR INTAKE. SEE MECHANICAL DRAWINGS.
- EXISTING STEEL BEAM, SPANNING OVER COURTYARD AT 2ND FLOOR LEVEL TO REMAIN. SEE FLOOR PLAN.
- NEW ELEVATOR SHAFT, CONSTRUCTED OF SPLIT-FACE CMU. DARK IN COLOR. COLOR TBD BY ARCHITECT. SEE NEW WORK PLANS AND STRUCT. DWGS.
- PRE-FINISHED METAL FASCIA AND 1x6 PAINTED CEMENT BD. RAKE BOARD TRIM. COLORS TBD BY ARCHITECT.
- PAINTED METAL GUARDRAIL @ 42" AFF W/ MID-RAIL @ 21" AFF AT LOCATION OF ROOF ACCESS. MOUNT TO EXISTING ROOF STRUCTURE. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. SEE ROOF PLAN.
- NEW FRAMED EXTERIOR WALL TO REPLACE EXISTING WALL. EIFS EXTERIOR WALL FINISH. COLOR TBD BY ARCHITECT. SEE NEW WORK PLANS AND STRUCT. DWGS.
- ROOFLINE OF 1-STORY ADDITION TO REPLACE EXISTING 1-STORY PORTION OF BUILDING. AT ROOF EDGE, PROVIDE PRE-FINISHED METAL FASCIA. SEE NEW WORK PLANS AND STRUCT. DWGS.
- LOCATION OF NEW 1-STORY PORTION OF BUILDING, CONSTRUCTED IN SAME APPROXIMATE CONFIGURATION OF DEMOLISHED 1-STORY PORTION OF BUILDING. SEE NEW WORK FLOOR PLANS.
- EXISTING STEEL COLUMNS AND EXISTING STEEL BEAM, ENGAGED IN EXISTING MASONRY WALL, ARE TO REMAIN. REPAIR.
- NEW 8' HIGH CMU WALL @ LOCATION OF EXISTING MASONRY WALL TO BE DEMOLISHED. SEE FLOOR PLANS.
- NEW CONCRETE SLAB TO REPLACE EXISTING COURTYARD PATIO PAVING. NEW SLAB ELEVATION IS TO MATCH THE FIN. FLOOR ELEVATION OF THE NORTH 1ST FLOOR COMMERCIAL SPACE. SEE NEW WORK PLAN.
- NEW FIXED STEEL ROOF ACCESS LADDER. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. MOUNT TO EXISTING EXTERIOR MASONRY WALL, TAKING CARE NOT TO DAMAGE EXISTING MASONRY. SEE ROOF PLAN.
- EXISTING BRICK BELOW NEW CANOPY TO BE PAINTED A DARK COLOR. COLOR TBD BY ARCHITECT.



**NEW WORK WEST EXTERIOR ELEVATION**  
 3/16" = 1'-0"

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**A6.2**

**NEW WORK ELEVATION GENERAL NOTES**

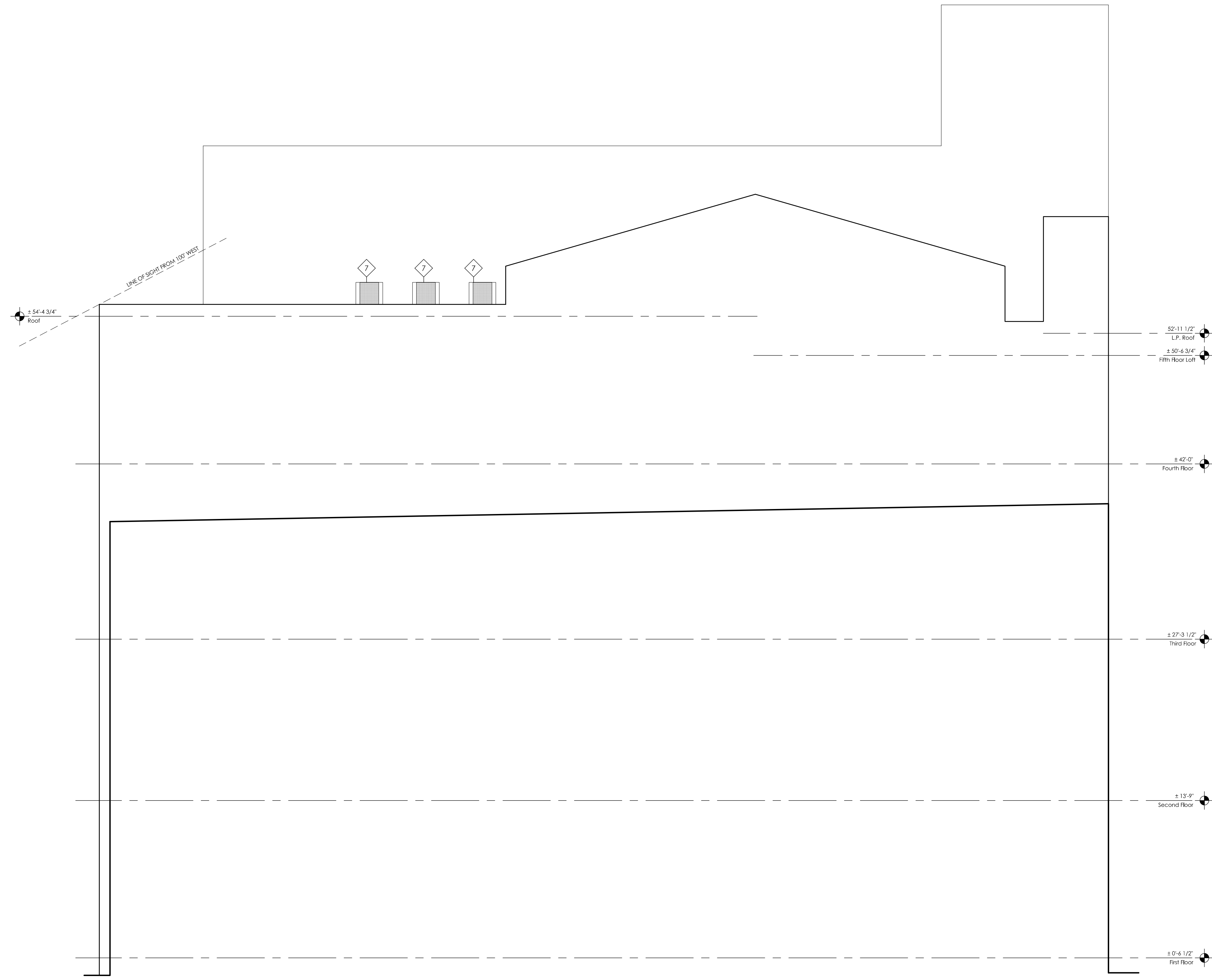
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**NEW WORK ELEVATION KEY NOTES**

- NEW CONCRETE STOREFRONT SILL BUILT ATOP EXISTING STONE FOUNDATION WALL TO HEIGHT OF INTERIOR FIN.
- NEW CONCRETE STEPS AT NEW RECESSED ENTRY. SEE FLOOR PLAN FOR ADDITIONAL INFO.
- NEW ALUMINUM STOREFRONT GLAZING SYSTEM.
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- EXISTING NON-HISTORIC STEEL LINTEL @ STOREFRONT TO REMAIN. REPAINT.
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**1**  
A6.3  
NEW WORK SOUTH EXTERIOR ELEVATION  
3/16" = 1'-0"

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**A6.3**

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**NEW WORK ELEVATION KEY NOTES**

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**NEW WORK COURTYARD SOUTH EXTERIOR ELEVATION**  
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**A6.4**

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- NEW CONCRETE STEPS AT NEW RECESSED ENTRY. SEE FLOOR PLAN FOR ADDITIONAL INFO.
- NEW ALUMINUM STOREFRONT GLAZING SYSTEM.
- EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. LETTER INDICATES FIXTURE TYPE. REFER TO ELEVATIONS FOR PLACEMENT. WHERE LOCATED BETWEEN WINDOW OR DOOR OPENINGS, CENTER FIXTURE BETWEEN OPENINGS.
- NEW ALUMINUM GUTTER AND DOWNSPOUT TO REPLACE EXISTING. WHERE DOWNSPOUT MEETS GRADE, TIE INTO EXISTING BELOW-GRADE STORM LINE, AND COORDINATE w/ DOTE FOR STORM CONNECTION IN RIGHT-OF-WAY. COLOR TBD BY ARCHITECT.
- NEW STEEL CHANNEL FRAMED CANOPY, THRU-BOLTED TO BUILDING. TAKE CARE NOT TO DAMAGE EXISTING HISTORIC MASONRY. SEE NEW WORK PLAN AND STRUCTURAL DRAWINGS.
- NEW CONDENSING UNIT. SEE ROOF PLAN AND MECHANICAL DRAWINGS.
- NEW STEEL ANGLE SILL AT NEW STOREFRONT OPENING. LONG LEG OF ANGLE HORIZONTAL - COORDINATE LENGTH w/ THICKNESS OF EXISTING MASONRY WALL. SLOPE SILL TO SHED WATER. THE INTENT IS TO MATCH THE EXISTING STEEL ANGLE SILL @ EXISTING OVERHEAD DOOR OPENING ON EAST ELEVATION (V.I.F.).
- EXISTING FIRE ESCAPE TO REMAIN. CLEAN, REPAIR, RE-PAINT. VERIFY STRUCTURAL INTEGRITY, AND REPAIR AS REQUIRED.
- LOCATION OF NEW EXHAUST VENT. 6"x6". PLASTIC. COLOR TO BLEND w/ EXISTING BRICK. SEE MECHANICAL DRAWINGS FOR EXHAUST DUCT ROUTING.
- PAINTED METAL STAR-SHAPED ANCHOR AT LOCATION OF TIE BACK ROD. SEE STRUCTURAL DRAWINGS.
- EXISTING NON-HISTORIC STEEL LINTEL @ STOREFRONT TO REMAIN. REPAIR.
- EXISTING HISTORIC STONE BAND / MOULDING TO REMAIN.
- PROPOSED PROJECTING SIGN FOR 1ST FLOOR COMMERCIAL SPACE TENANT. SIGN AREA = 12.25 SF.
- PROPOSED CANOPY SIGNAGE FOR 1ST FLOOR COMMERCIAL SPACE TENANT. SOLID LETTERING WITH BACK-LIGHTING. SIGN AREA = 24 SF PER ELEVATION @ NORTH AND EAST SIDES.
- PROPOSED CORNER WRAP WALL SIGN FOR (ART ACADEMY SIGNAGE). SIGN AREA = 36 SF PER ELEVATION @ NORTH AND EAST SIDES.
- NEW PARGED SURFACE. FLUSH w/ EXISTING BRICK @ LOCATION OF STRUCTURAL MODIFICATION TO BASEMENT FOUNDATION WALL. SEE NEW WORK BASEMENT FLOOR PLAN AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- EXISTING STONE BUILDING FOUNDATION TO REMAIN AND TO BE REPAIRED AT AREAS OF DAMAGE AND DETERIORATION.
- EXISTING PARGED SURFACE @ BUILDING FOUNDATION TO BE REPAIRED AT AREAS OF DAMAGE AND DETERIORATION.
- ALUMINUM-FRAMED GLASS, SECTIONAL OVERHEAD DOOR @ EXISTING OPENING. BASIS OF DESIGN: "CLOPAY" MODEL 903 ALUMINUM FULL-VIEW WITH INSULATED GLASS AND POWDER-COATED FRAME. 2 1/2" FRAME CONSTRUCTION. COLOR = TBD BY ARCHITECT.
- ALUMINUM RAILING @ 36" ABOVE INTERIOR FIN. FLOOR. 1 1/2" SQUARE FRAME w/ 1/2" VERTICAL PICKETS @ 4" O.C. MOUNT RAILING TO T.O. EXISTING STEEL SILL. COLOR TBD BY ARCHITECT. SEE EXTERIOR ELEVATION.
- EXISTING STRUCTURAL STEEL FRAME @ EXISTING MASONRY OPENING TO REMAIN, WHERE OCCURS. CAREFULLY REMOVE WINDOW / STEEL GATE WITHOUT DAMAGE TO STRUCTURAL STEEL.
- EXISTING STEEL ANGLE SILL TO REMAIN. VERIFY IN FIELD INTEGRITY OF EXISTING SILL. IF NECESSARY, REMOVE AND RE-SET SILL TO ACHIEVE A WEATHER-TIGHT CONDITION. SLOPED TO SHED WATER.
- NEW METAL SIDING TO REPLACE EXISTING DETERIORATED METAL SIDING. COLOR TBD BY ARCHITECT.
- PAINTED EXTERIOR GYPSUM BOARD FINISH @ EXTERIOR WALL WITHIN NEW RECESSED ENTRYWAY.
- NEW VINYL SIDING @ EXISTING ROOFTOP ADDITION TO REPLACE EXISTING DETERIORATED VINYL SIDING. 4" EXPOSURE. COLOR TBD BY ARCHITECT.
- LOUVERED HVAC GRILL FOR NEW FRESH AIR INTAKE. SEE MECHANICAL DRAWINGS.
- EXISTING STEEL BEAM, SPANNING OVER COURTYARD AT 2ND FLOOR LEVEL TO REMAIN. SEE FLOOR PLAN.
- NEW ELEVATOR SHAFT, CONSTRUCTED OF SPLIT-FACE CMU. DARK IN COLOR. COLOR TBD BY ARCHITECT. SEE NEW WORK PLANS AND STRUCT. DWGS.
- PRE-FINISHED METAL FASCIA AND 1x6 PAINTED CEMENT BD. RAKE BOARD TRIM. COLORS TBD BY ARCHITECT.
- PAINTED METAL GUARDRAIL @ 42" AFF w/ MID-RAIL @ 21" AFF AT LOCATION OF ROOF ACCESS. MOUNT TO EXISTING ROOF OF STRUCTURE. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. SEE ROOF PLAN.
- NEW FRAMED EXTERIOR WALL TO REPLACE EXISTING WALL. EIFS EXTERIOR WALL FINISH. COLOR TBD BY ARCHITECT. SEE NEW WORK PLANS AND STRUCT. DWGS.
- ROOFLINE OF 1-STORY ADDITION TO REPLACE EXISTING 1-STORY PORTION OF BUILDING. AT ROOF EDGE, PROVIDE PRE-FINISHED METAL FASCIA. SEE NEW WORK PLANS AND STRUCT. DWGS.
- LOCATION OF NEW 1-STORY PORTION OF BUILDING, CONSTRUCTED IN SAME APPROXIMATE CONFIGURATION OF DEMOLISHED 1-STORY PORTION OF BUILDING. SEE NEW WORK FLOOR PLANS.
- EXISTING STEEL COLUMNS AND EXISTING STEEL BEAM, ENGAGED IN EXISTING MASONRY WALL, ARE TO REMAIN. REPAIR.
- NEW 8' HIGH CMU WALL @ LOCATION OF EXISTING MASONRY WALL TO BE DEMOLISHED. SEE FLOOR PLANS.
- NEW CONCRETE SLAB TO REPLACE EXISTING COURTYARD PATIO PAVING. NEW SLAB ELEVATION IS TO MATCH THE FIN. FLOOR ELEVATION OF THE NORTH 1ST FLOOR COMMERCIAL SPACE. SEE NEW WORK PLAN.
- NEW FIXED STEEL ROOF ACCESS LADDER. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. MOUNT TO EXISTING EXTERIOR MASONRY WALL, TAKING CARE NOT TO DAMAGE EXISTING MASONRY. SEE ROOF PLAN.
- EXISTING BRICK BELOW NEW CANOPY TO BE PAINTED A DARK COLOR. COLOR TBD BY ARCHITECT.



**1**  
A6.5  
NEW WORK COURTYARD NORTH EXTERIOR ELEVATION  
3/16" = 1'-0"

Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, INC.

1527 Madison Road  
Cincinnati, OH 45206  
p: 513.396.8900

**ENGINEERED**  
BUILDING  
SYSTEMS INC.  
515 Monmouth Street  
Newport, KY 41017  
p: 859.261.0585

Jackson Lofts  
1227 Jackson Street  
Cincinnati, OH 45202

**urbansites**  
1209 Sycamore Street  
Cincinnati, OH 45202  
p: 513.621.6246

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

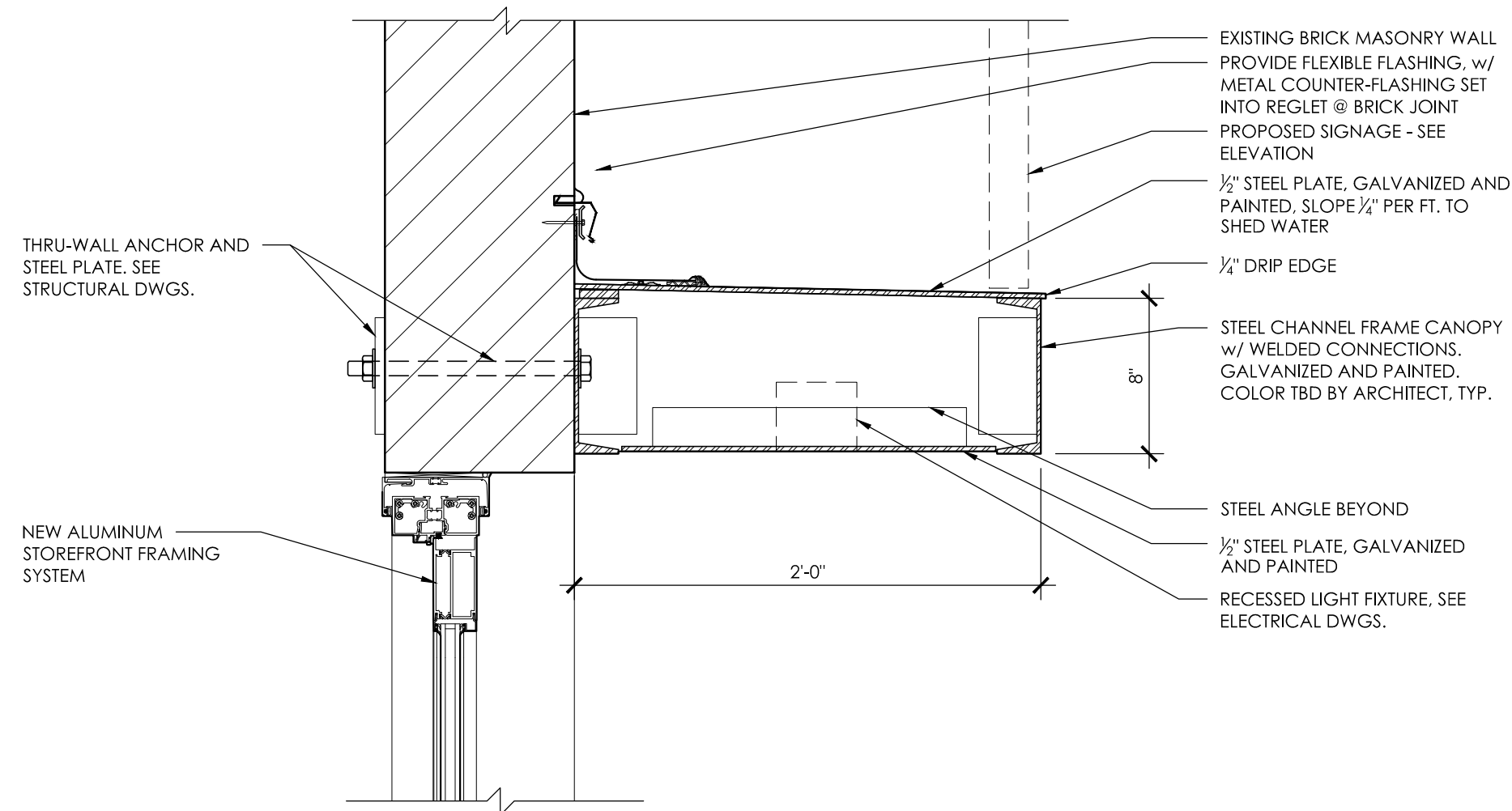
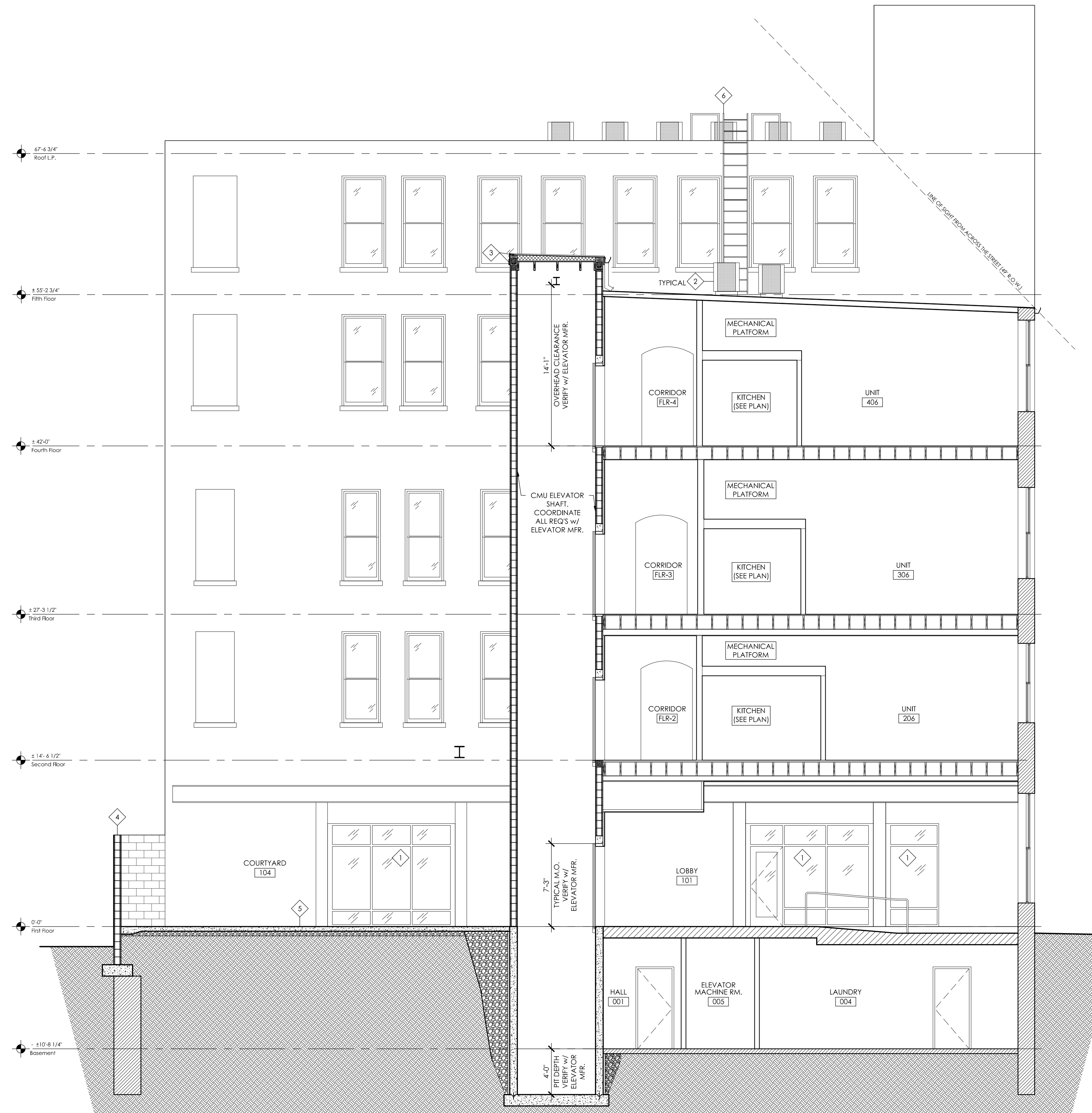
DATE: HISTORIC SUBMISSION 07.22.2019  
C.O.A. & VARIANCE REQUEST APPLICATION 07.26.2019

PRELIMINARY  
NOT FOR CONSTRUCTION  
NEW WORK  
EXTERIOR ELEVATION

**A6.5**

**BUILDING SECTION KEY NOTES**

1. NEW ALUMINUM STOREFRONT GLAZING SYSTEM.
2. NEW CONDENSING UNIT. SEE ROOF PLAN AND MECHANICAL DRAWINGS.
3. PRE-FINISHED METAL FASCIA AND 1x6 PAINTED CEMENT BD. RAKE BOARD TRIM. COLORS TBD BY ARCHITECT.
4. NEW 8" HIGH CMU WALL @ LOCATION OF EXISTING MASONRY WALL TO BE DEMOLISHED. SEE FLOOR PLANS.
5. NEW CONCRETE SLAB TO REPLACE EXISTING COURTYARD PATIO PAVING. NEW SLAB ELEVATION IS TO MATCH THE FIN. FLOOR ELEVATION OF THE NORTH 1ST FLOOR COMMERCIAL SPACE. SEE NEW WORK PLAN.
6. NEW FIXED STEEL ROOF ACCESS LADDER. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. MOUNT TO EXISTING EXTERIOR MASONRY WALL. TAKING CARE NOT TO DAMAGE EXISTING MASONRY. SEE ROOF PLAN.



**2**  
A7.0 **DETAIL @ STEEL CANOPY**  
1 1/2" = 1'-0"

**1**  
A7.0 **BUILDING SECTION**  
3/16" = 1'-0"

Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, INC.

1527 Madison Road  
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**CITYSTUDIOS**  
ARCHITECTURE  
1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com

DATE: HISTORIC  
SUBMISSION  
07.22.2019

C.O.A. & VARIANCE REQUEST  
APPLICATION  
07.26.2019

PRELIMINARY  
NOT FOR CONSTRUCTION  
BUILDING SECTION

**A7.0**



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 20-22 FINDLAY STREET  
 Hamilton Co. Parcel ID No.: 096-0006-0120-00 & 096-0006-0119-00 Zoning District: \_\_\_\_\_  
 Historic District: OVER THE RHINE Overlay District: \_\_\_\_\_

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

Name: PLATTE DESIGN  
 Contact Person (if legal entity): AMY EAST (PLATTE DESIGN)  
 Address: 1810 CAMPBELL ALLEY SUITE 300  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-871-1850 X.1009 E-mail: AMY@PLATTEDESIGN.COM

### PROPERTY OWNER INFO SAME AS ABOVE

Name: OVERSEAS MANAGEMENT GROUP  
 Contact Person (if legal entity): MOHSIN MASUD  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: 347-891-9342 E-mail: mohsinmasud@gmail.com

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:  
COMPLETE INTERIOR RENOVATION OF TWO 4-STORY MASONRY ITALIANATE BUILDINGS. REMOVAL OF EXISTING DILAPIDATED REAR STAIR.  
NEW 3-STORY DECK & EXTERIOR STAIR IN REAR. TWO RECESSED ROOF DECKS IN FRONT, NEW ROOF DORMER IN REAR.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:  Date: 7/26/2019

# PLATTE

architecture + design

---

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

July 26, 2019

To: Historic Conservation Board  
City of Cincinnati Buildings and Inspections  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Re: 20-22 Findlay Street, Certificate of Appropriateness

To the Members of the Historic Conservation Board of Cincinnati:

Thank you for taking time to review our project. This letter seeks to demonstrate how the proposed design at 20-22 Findlay meets the applicable Historic Conservation Guidelines.

Project Description:

The proposed design is the complete interior renovation of two side-by-side historic Italianate buildings in the Over-the-Rhine Historic District into 8 new residential apartment units. The existing building is 4 stories with solid exterior masonry walls and wood framed floors and roof. All existing brick will be repainted, and a new replacement shingle roof will be provided.

Improvements to the primary façade will return the building to its historic appearance. Historic masonry window openings will be maintained, and new aluminum-clad double hung windows will be installed to fill the entire opening. The existing cornice on the right side of the building will be maintained and painted.

The historic door openings on the primary façade will be maintained, further reinforcing the historic character of the building. On the left side, the existing door opening will receive a new fixed wood panel door with a back-painted glass transom above. On the right side, the existing stone stair at the sidewalk will be repaired and new metal pipe handrails will be installed on both sides. A new recessed full-lite storefront door will be installed in this historic door opening, making it the primary entry point for the project.

The rear of the building includes an existing dilapidated wood stair tower, which we propose to remove. This will be replaced with a new 3-story wood and steel deck and new exterior stair. This element serves as a necessary egress element for building code compliance.

On the rear, historic masonry window openings will be maintained, and new aluminum-clad double hung windows will be installed to fill the entire opening. A few of the existing door openings on this façade will be converted into windows by infilling the lower portion of the wall with historic brick to

match adjacent. These windows will have lintels and sills to match adjacent as well. A few new door openings will be added on this façade as well. These will have matching lintels which will align with adjacent. All new doors on this façade will be full-lite painted metal doors with glass transoms above.

A few thoughtful roof modifications add significant value to this project by allowing us to develop units on floor 4. This existing attic level has low ceilings in the front and rear, solid masonry walls on the sides, and no full-size windows. By adding a dormer in the rear of the building we increase our head height and provide required egress access to the new rear deck. This also allows us to install windows which bring light and air to the rear of the units. Two new recessed roof decks in the front bring light and air to the front of the units, as well as city views. We also propose to add 3 rectangular Velux skylights to the front of the roof (see attached for product information sheet). All these roof modifications are not visible from the primary façade, so they will not impact the historic character of these buildings.

#### Project Compliance:

This design meets the Historic Conservation Guidelines in the following ways:

*“Existing features in good condition should be conserved, and damaged features should be repaired wherever possible.”*

The rear stair tower is dilapidated beyond repair and does not meet current building code and safety regulations. The stairs are extremely steep and would be unsafe if rebuilt in this way. The new deck and exterior stair replace the function of this stair tower, while significantly expanding the safety of the project.

*“Materials: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible ... Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate.”*

Modifications to openings on the rear façade are being done using materials that match the existing adjacent materials. Brick being used to infill the sills will match. All new heads and sills at these openings will match the adjacent openings.

Lap siding at the new dormer in the rear will be cement fiber board (Hardilap) siding, so it is not aluminum or vinyl. Furthermore, this dormer will not be visible from the primary façade so it will not impact the historic character of the project.

*“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...”*

All original openings on the primary façade are being maintained in their original historic size and location, including the two door openings at floor 1. The modifications to the openings in the rear

façade are historically compatible because they replicate head heights, sills, and lintels. Any new openings in this façade will match historic dimensions and appearance of adjacent openings.

*“Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.”*

There are no remaining historic windows in these buildings. Replacement windows will be double-hung, which is typical in these OTR Italianate buildings. We are happy to work closely with The Board and Urban Conservator to specify an appropriate replacement window which meets the detailed requirements, including putty glaze bevels, dimensional requirements, and more. We have specified Pella Architectural Series windows for projects like this in the past, and could specify them for this project as well. We are, however, interested to learn what other windows would be acceptable for this project.

*“Ornamentation: Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved.”*

These buildings both have ornamental window hoods, which we are preserving and replicating where necessary. The ornamental cornice on the right side of the front façade is being maintained as well.

*“Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary...”*

The roofline of these buildings is dominated by the cornice, and these roof modifications are not visible from the primary façade, as demonstrated in the attached sightline diagram. The modifications to the roof have been designed so they have minimal impact on the historic character of the building. The dormer in the rear follows the existing gable geometry of the existing roof, and has a low slope toward the back of the structure. The roof decks in the front of the building are completely recessed, so they do not interrupt the historic roofline, and they are not visible. Rooftop mechanical units are placed back on the dormer so they are also not visible from the street.

The Urban Conservator has asked that we provide additional justification for the removal of the existing dormer on the front east side of the building. The removal of this dormer is necessary for the installation of the roof deck on the front. This roof deck makes this project possible.

The project is not financially viable if we do not develop 2 units on the 4<sup>th</sup> floor. The glass doors at the new roof decks bring necessary light and air into 4<sup>th</sup> floor units. Windows on the south side of the units are not sufficient. Windows are prohibited on east and west sides because these walls are on a zero lot line. Therefore, additional windows on the north are the only viable option.

Furthermore, the existing dormer to be removed is not visible from right of way, so its removal will not significantly impact the historic character of the building.

*Cleaning, Repointing, Water-Repellant Coatings, & Painting*

All cleaning and repointing will be done as described in the guidelines. No water-repellant coatings will be used. The buildings are currently painted, and we will be repainting.

*Fences and Walls: "Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property"*

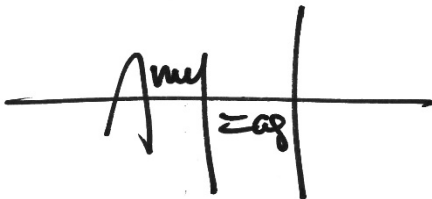
A wood privacy fence with vertical slats will be installed around the property boundary in the rear of the building. No fences or walls will be installed in the front.

*"Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade."*

The wood deck in the rear complies with this section. The roof decks in the front are completely recessed and are not visible from the principal façade, as demonstrated by the sightline diagram provided.

Thank you again for taking time to review our project. We look forward to working with the Urban Conservator and the Board during the approval process for the Certificate of Appropriateness for this project. Please do not hesitate to reach out with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy East", written over a horizontal line. The signature is stylized and cursive.

Amy East, Architect

Platte Architecture & Design

(513) 871-1850 x.1009

amy@plattedesign.com

**ADJUDICATION/DENIAL LETTER**

Date: July 22, 2019

Location: 20-22 Findlay

Request: roof deck and dormer 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.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request complies with the base zoning requirements.

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)

# Fixed Skylights

Deck-Mounted, Curb-Mounted



## Deck-Mounted - FS

Mounts directly to the roof deck

## Curb-Mounted - FCM

Mounts directly to a site-built curb



## Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

### FS Model Size



Rough Opening (W-in. x H-in.)

| Model | A06 | C01 | C04 | C06 | C08 | C12 | D26 | D06 | M02 | M04 | M06 | M08 | S01 | S06 |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| W-in. | 14½ | 21  | 21  | 21  | 21  | 21  | 22½ | 22½ | 30⅛ | 30⅛ | 30⅛ | 30⅛ | 44¼ | 44¼ |
| H-in. | 45¾ | 26⅞ | 37⅞ | 45¾ | 54⅞ | 70¼ | 22⅛ | 45¾ | 30  | 37⅞ | 45¾ | 54⅞ | 26⅞ | 45¾ |

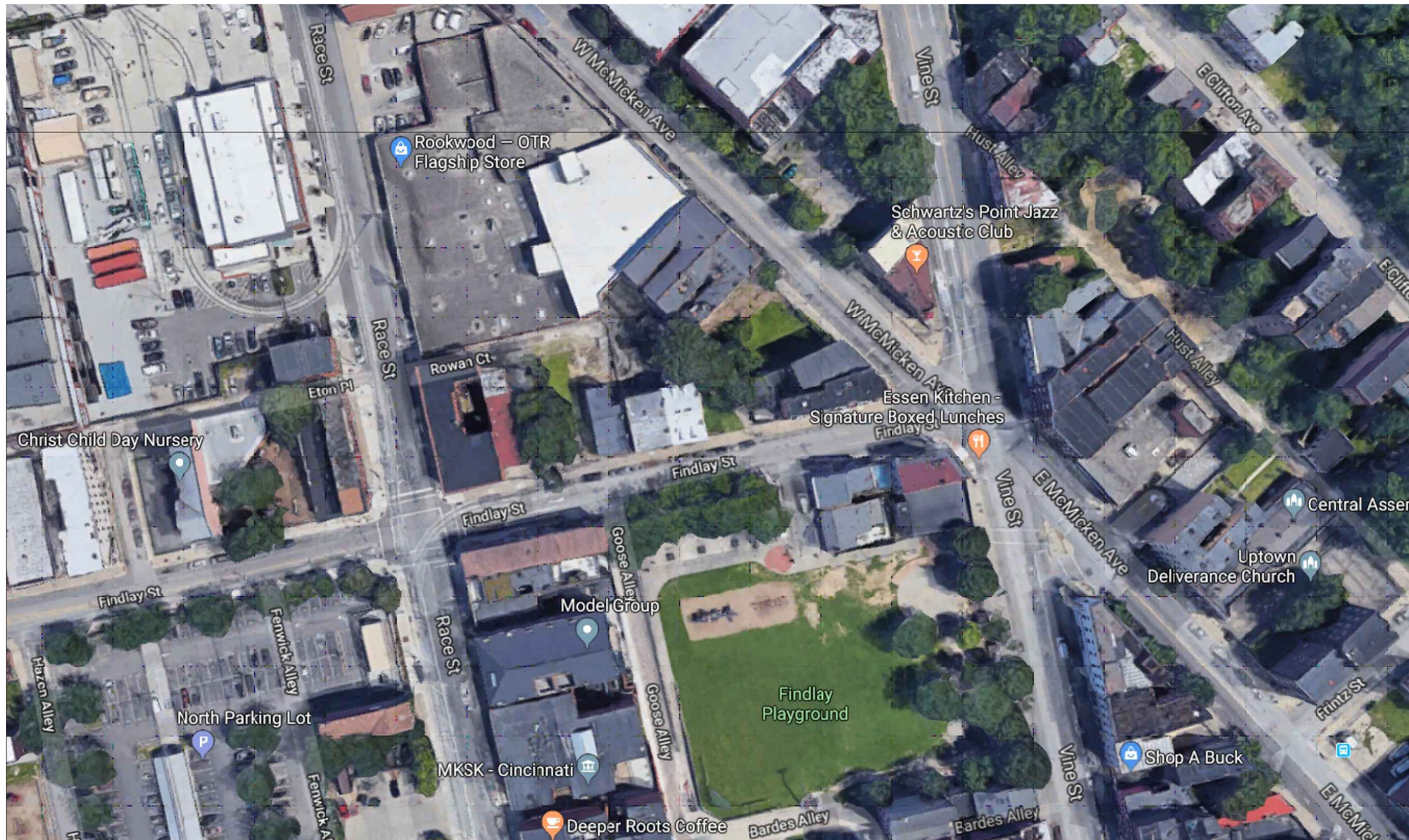
 Model FS sizes D26 and D06 fit perfectly between roof trusses.

### FCM Model Size

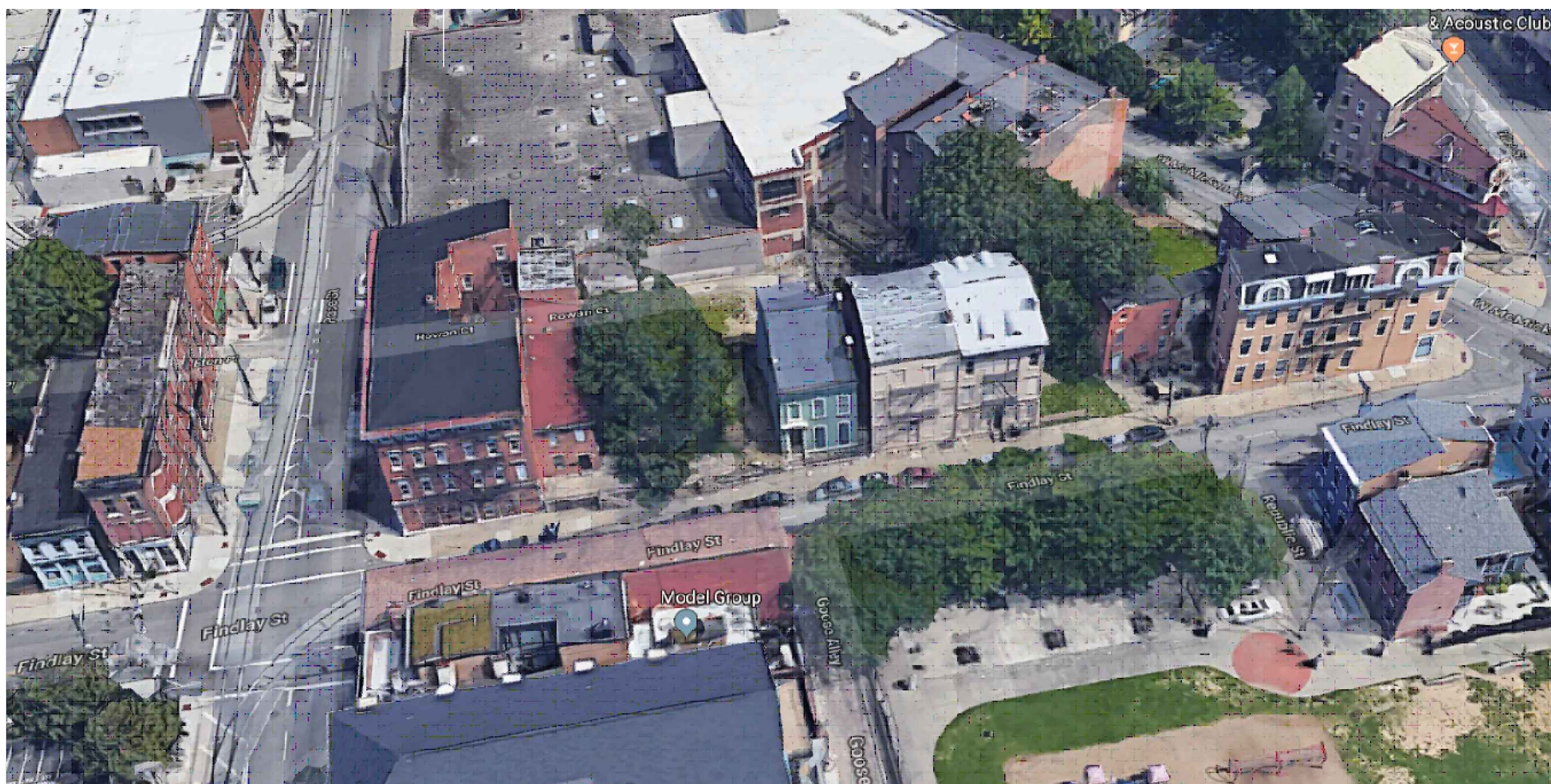


Outside Curb (W-in. x H-in.)

| Model | 1430 | 1446 | 2222 | 2230 | 2234 | 2246 | 2270 | 3030 | 3046 | 3434 | 3446 | 4646 |
|-------|------|------|------|------|------|------|------|------|------|------|------|------|
| W-in. | 17½  | 17½  | 25½  | 25½  | 25½  | 25½  | 25½  | 33½  | 33½  | 37½  | 37½  | 49½  |
| H-in. | 33½  | 49½  | 25½  | 33½  | 37½  | 49½  | 73½  | 33½  | 49½  | 37½  | 49½  | 49½  |



SITE CONTEXT MAP | I



SITE ELEVATION PHOTO SHOWING NEIGHBORING PROPERTIES | I

# 20-22 FINDLAY

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SHEET INDEX

- A0.00 COVERSHEET  
SHEET INDEX  
SITE CONTEXT MAP  
SITE ELEVATION PHOTO
- A0.09 EXISTING SITE PLAN
- A0.10 PROPOSED SITE PLAN
- A1.01 EXISTING PLANS
- A1.02 EXISTING PLANS
- A1.03 EXISTING PLANS
- A1.04 EXISTING PLANS
- A1.11 PROPOSED PLANS
- A1.12 PROPOSED PLANS
- A1.13 PROPOSED PLANS
- A1.14 PROPOSED PLANS
- A2.01 EXISTING ELEVATIONS
- A2.02 EXISTING ELEVATIONS
- A2.03 EXISTING ELEVATIONS
- A2.04 EXISTING ELEVATIONS
- A2.11 PROPOSED ELEVATIONS
- A2.01 PROPOSED ELEVATIONS
- A2.02 PROPOSED ELEVATIONS
- A2.03 PROPOSED ELEVATIONS
- A2.20 SIGHTLINE DIAGRAM
- A3.00 PHOTOS
- A3.01 PHOTOS

Progress Dates

Revisions

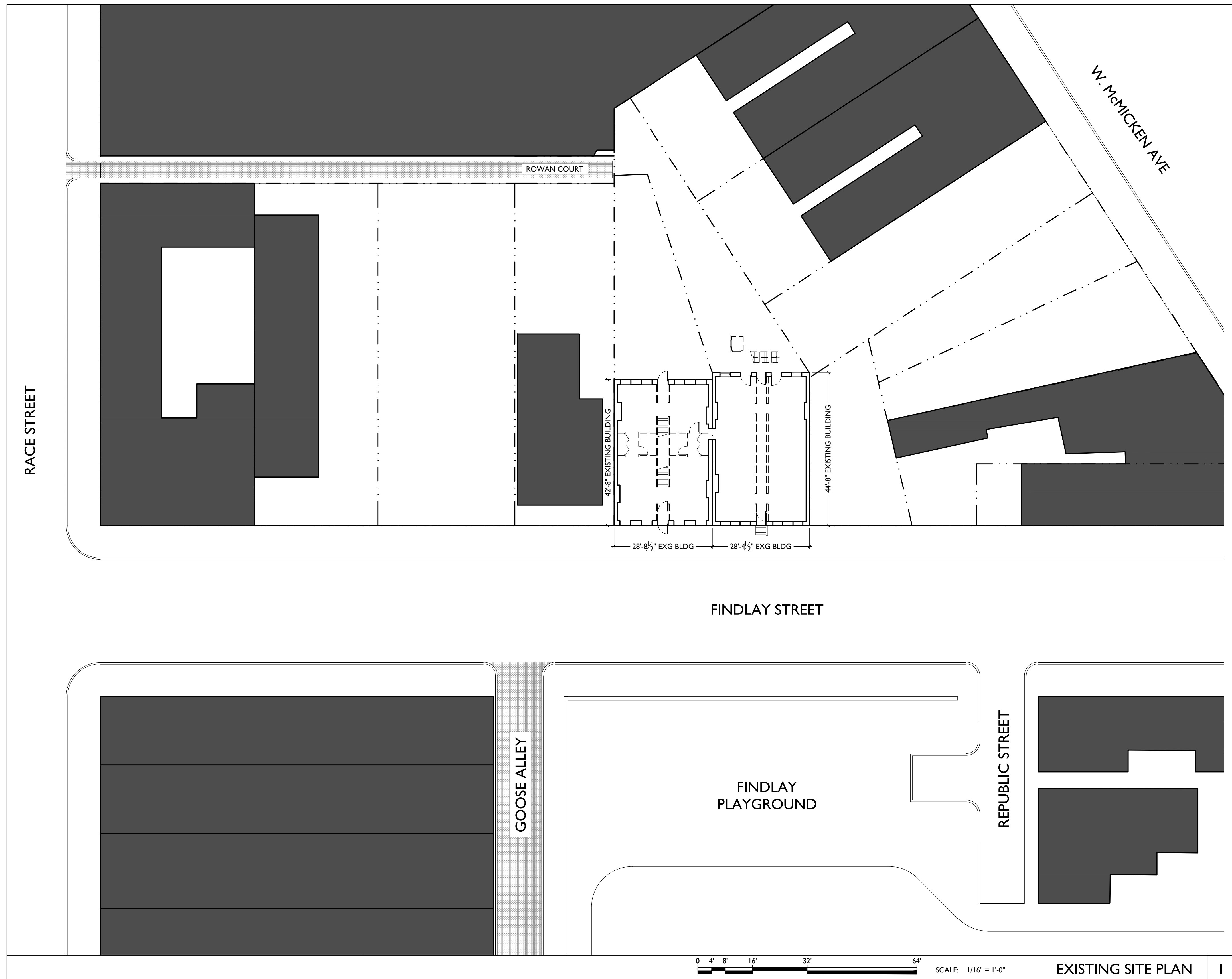
Design Team:  
ASE, RO  
Drawn by:  
ASE, RO, LM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATIONS FOR  
**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A0.00**



0 4' 8' 16' 32' 64' SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN | 1

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATIONS FOR

# 20-22 FINDLAY STREET

CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

## A0.09

Design Team:  
ASE, RO  
Drawn by:  
ASE, RO, LM

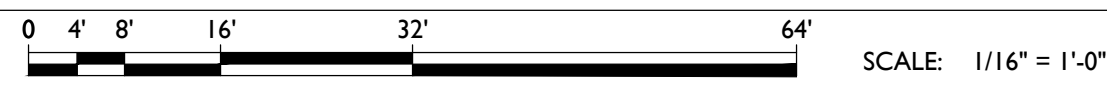
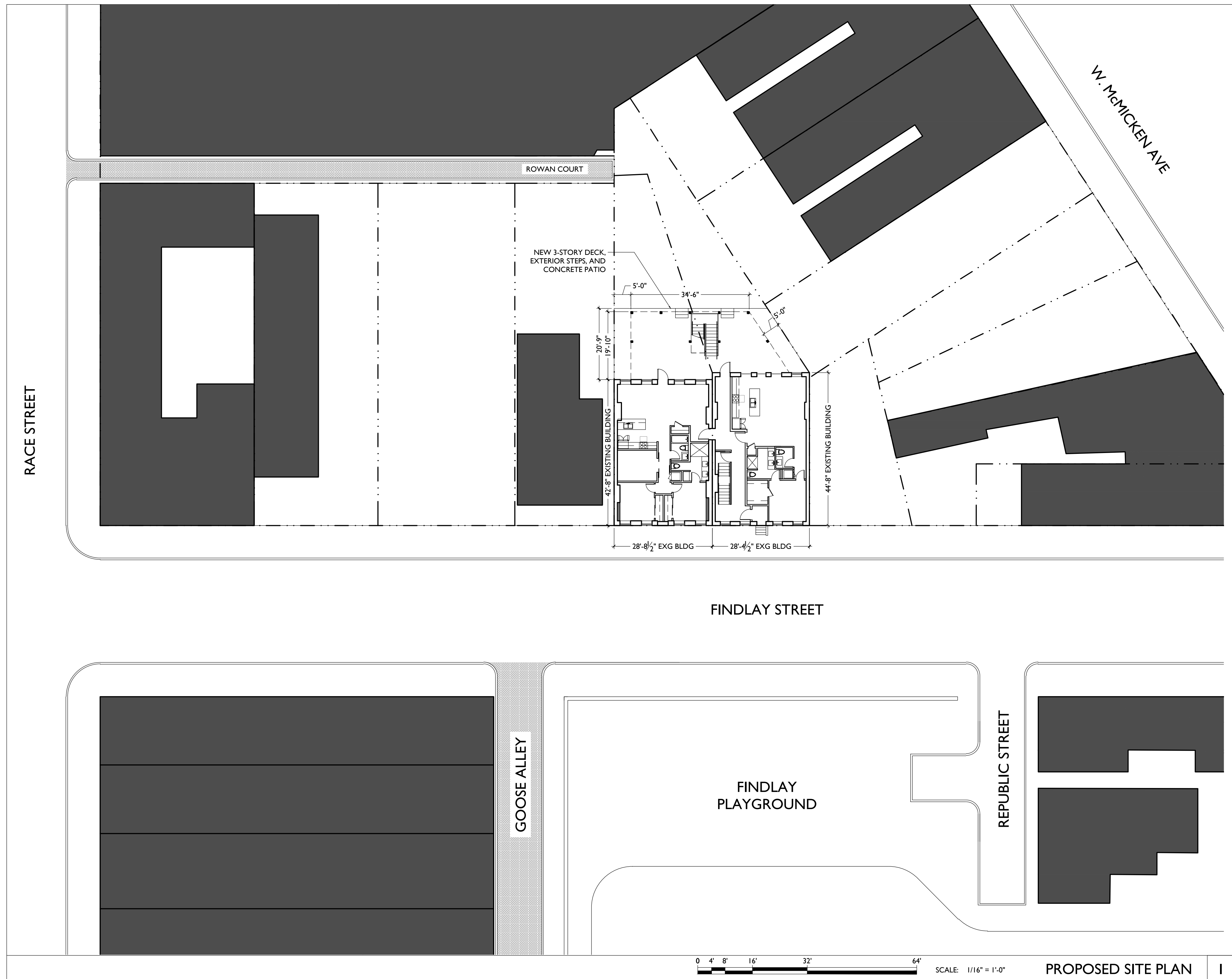
Revisions

Progress Dates

# PLATTE

architecture + design

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PROPOSED SITE PLAN | 1

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PROPOSED PROJECT:  
RENOVATIONS FOR

# 20-22 FINDLAY STREET

CINCINNATI, OHIO 45202

Job No: 19031 | 07.26.2019

## A0.10

Progress Dates

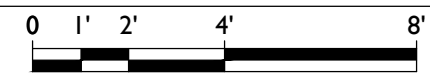
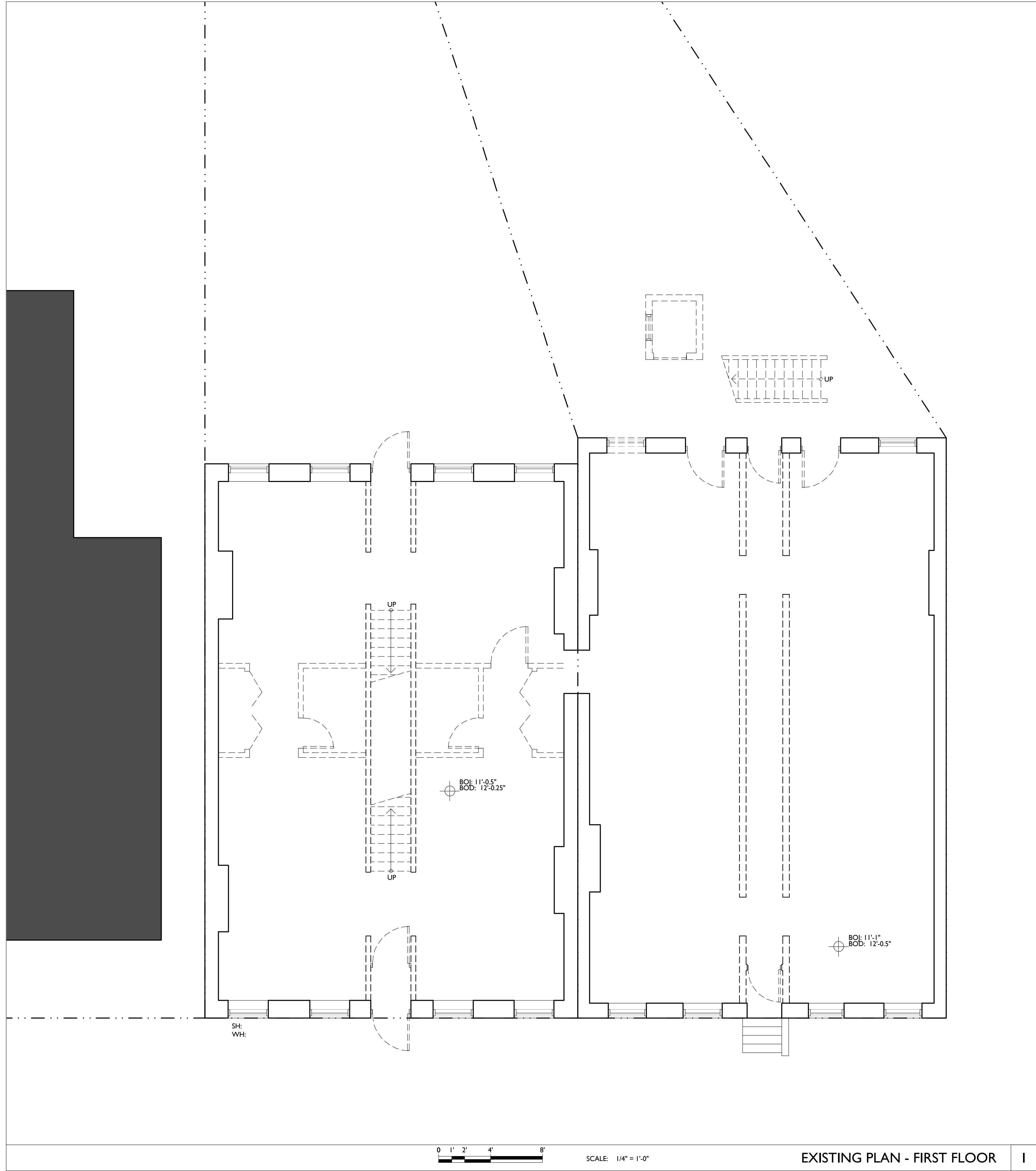
Revisions

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

EXISTING PLAN - FIRST FLOOR

1

**NOT FOR CONSTRUCTION**

PROPOSED PROJECT:

RENOVATIONS FOR

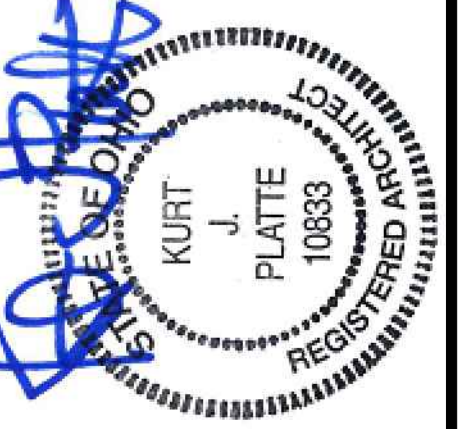
**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

Job No: 19031

07.26.2019

**A1.01**



KURT PLATTE 10833  
EXP DATE 12.31.2019

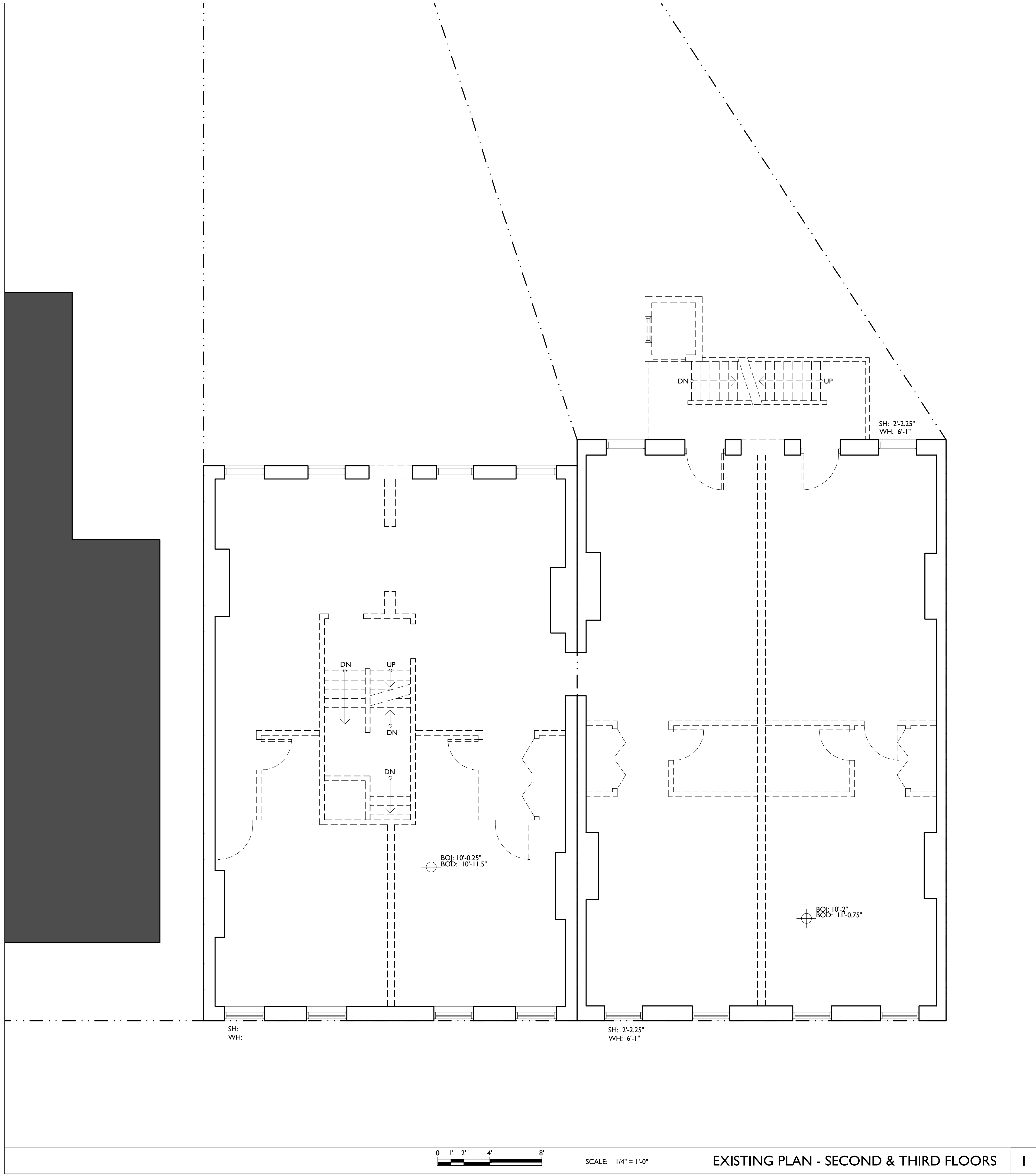
Progress Dates

Revisions

Design Team:  
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PROPOSED PROJECT:

RENOVATIONS FOR

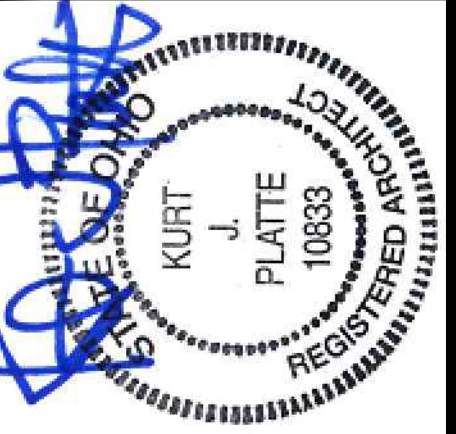
**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

Job No: 19031

07.26.2019

**A1.02**



KURT PLATTE 10833  
EXP DATE 12.31.2019

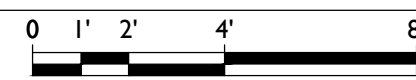
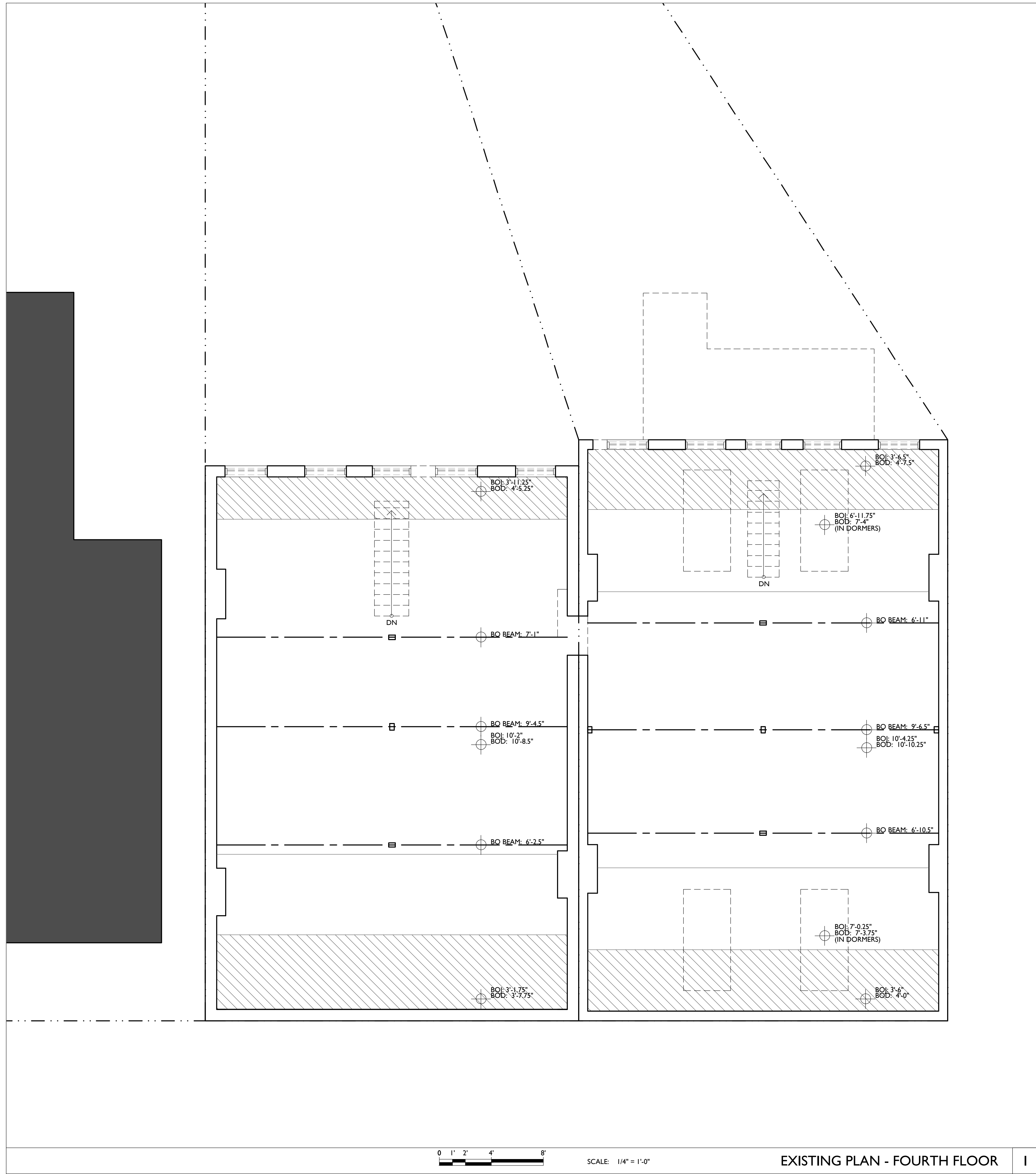
Progress Dates

Revisions

Design Team:  
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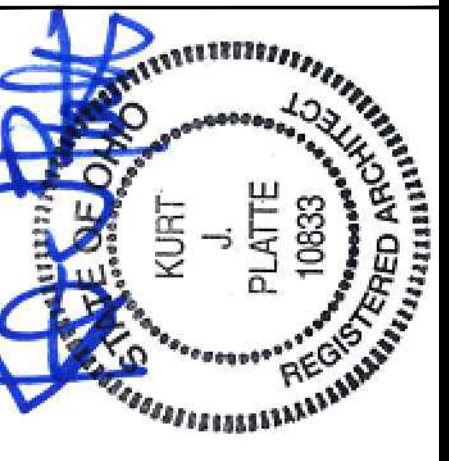


SCALE: 1/4" = 1'-0"

EXISTING PLAN - FOURTH FLOOR

1

NOT FOR CONSTRUCTION



KURT PLATTE 10833  
EXP DATE 12.31.2019

Progress Dates

Revisions

Design Team:  
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Drawn by:  
ASE, RO, LM

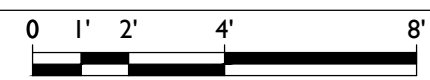
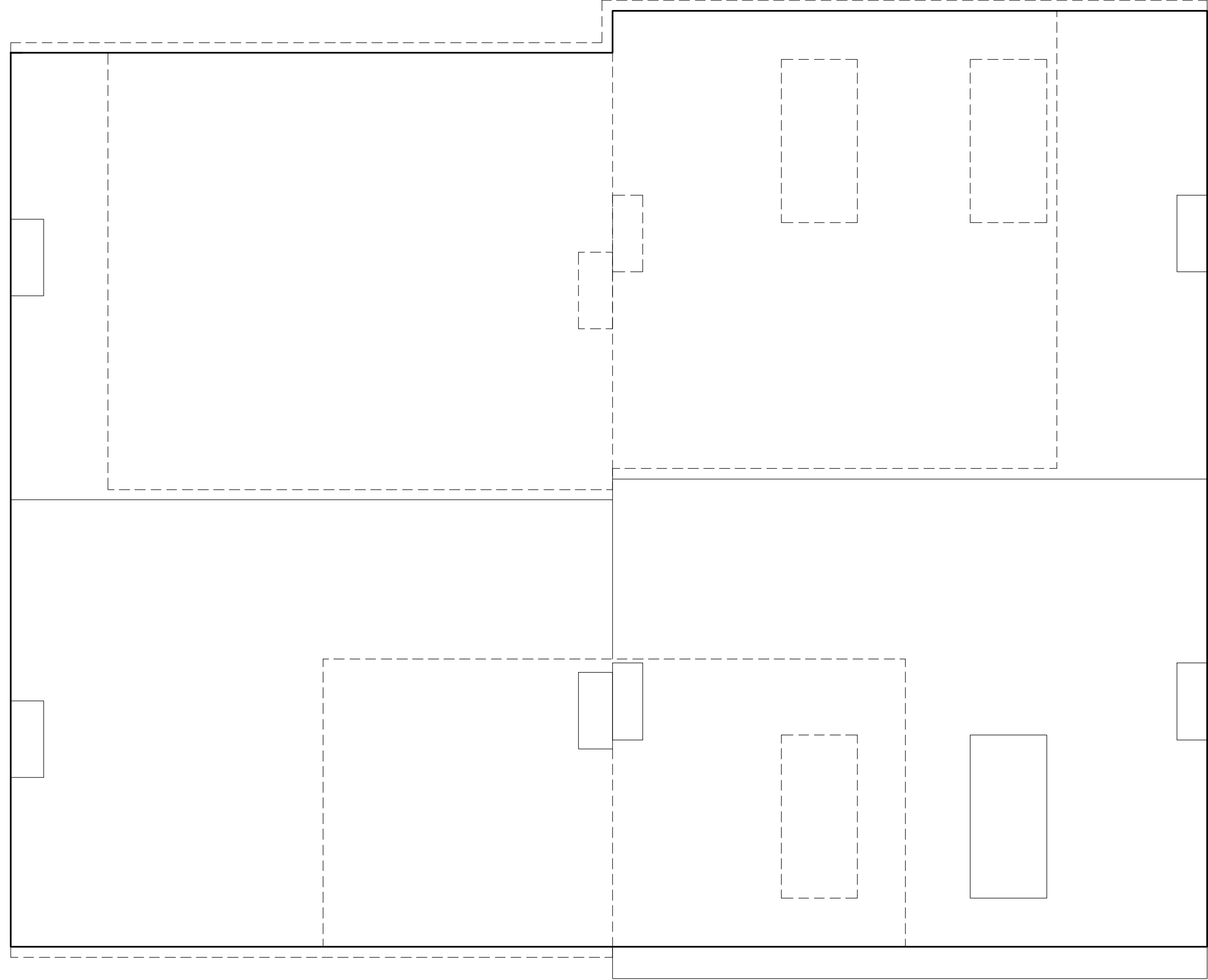
PROPOSED PROJECT:  
RENOVATIONS FOR  
**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A1.03**

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

EXISTING PLAN - ROOF

1

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PROPOSED PROJECT:

RENOVATIONS FOR

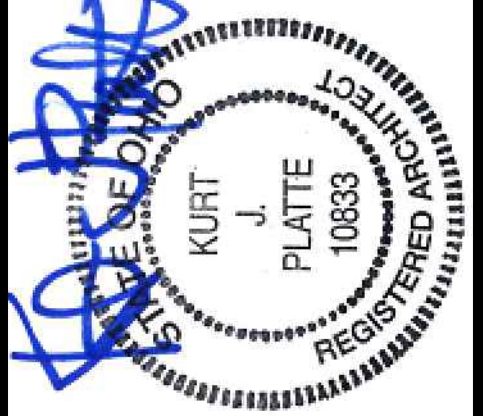
**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

Job No: 19031

07.26.2019

**A1.04**



KURT PLATTE 10833  
EXP DATE 12.31.2019

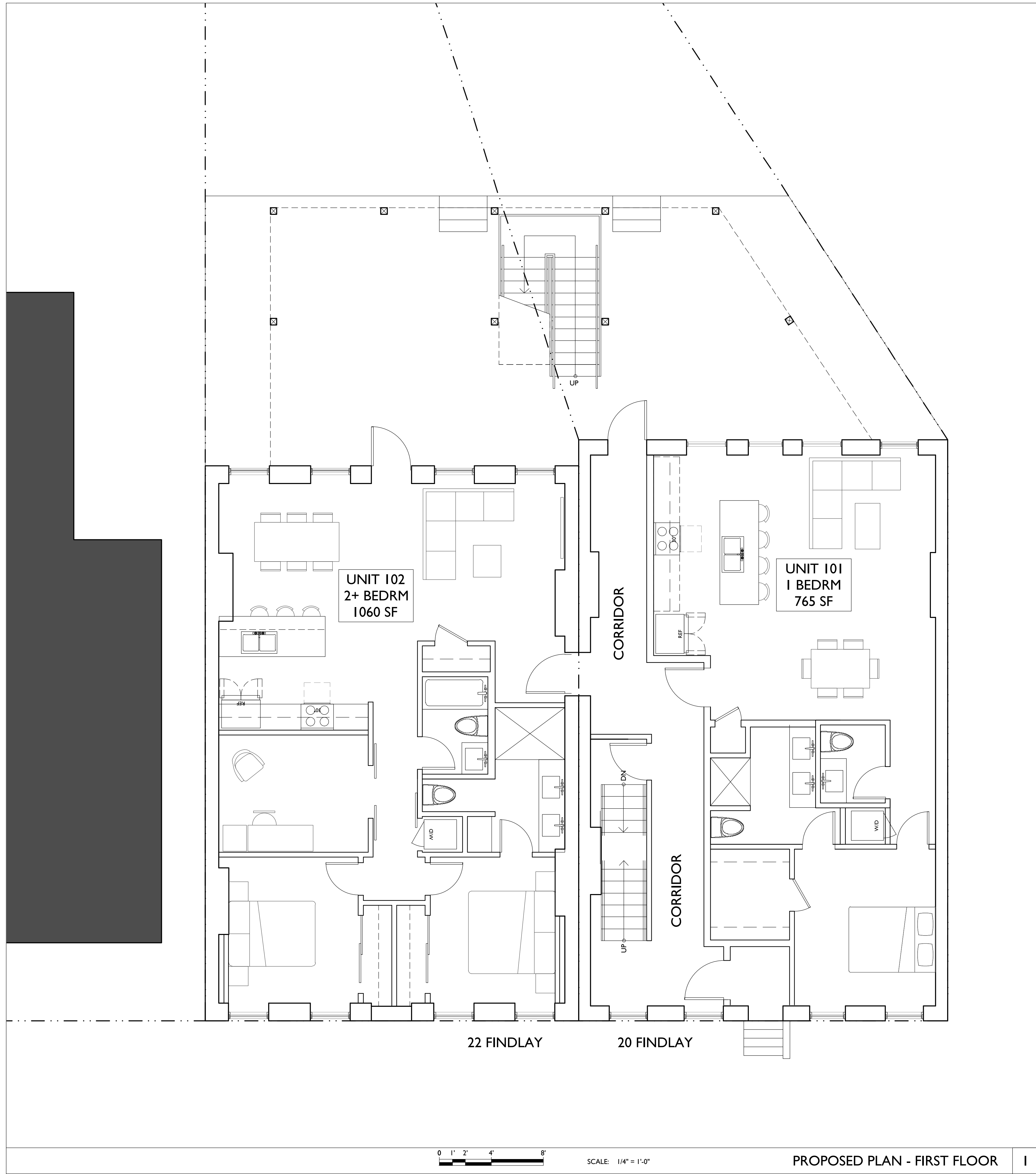
Progress Dates

Revisions

Design Team:  
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CINCINNATI, OHIO 45202

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**AI.II**

Design Team:  
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Drawn by:  
ASE, RO, LM

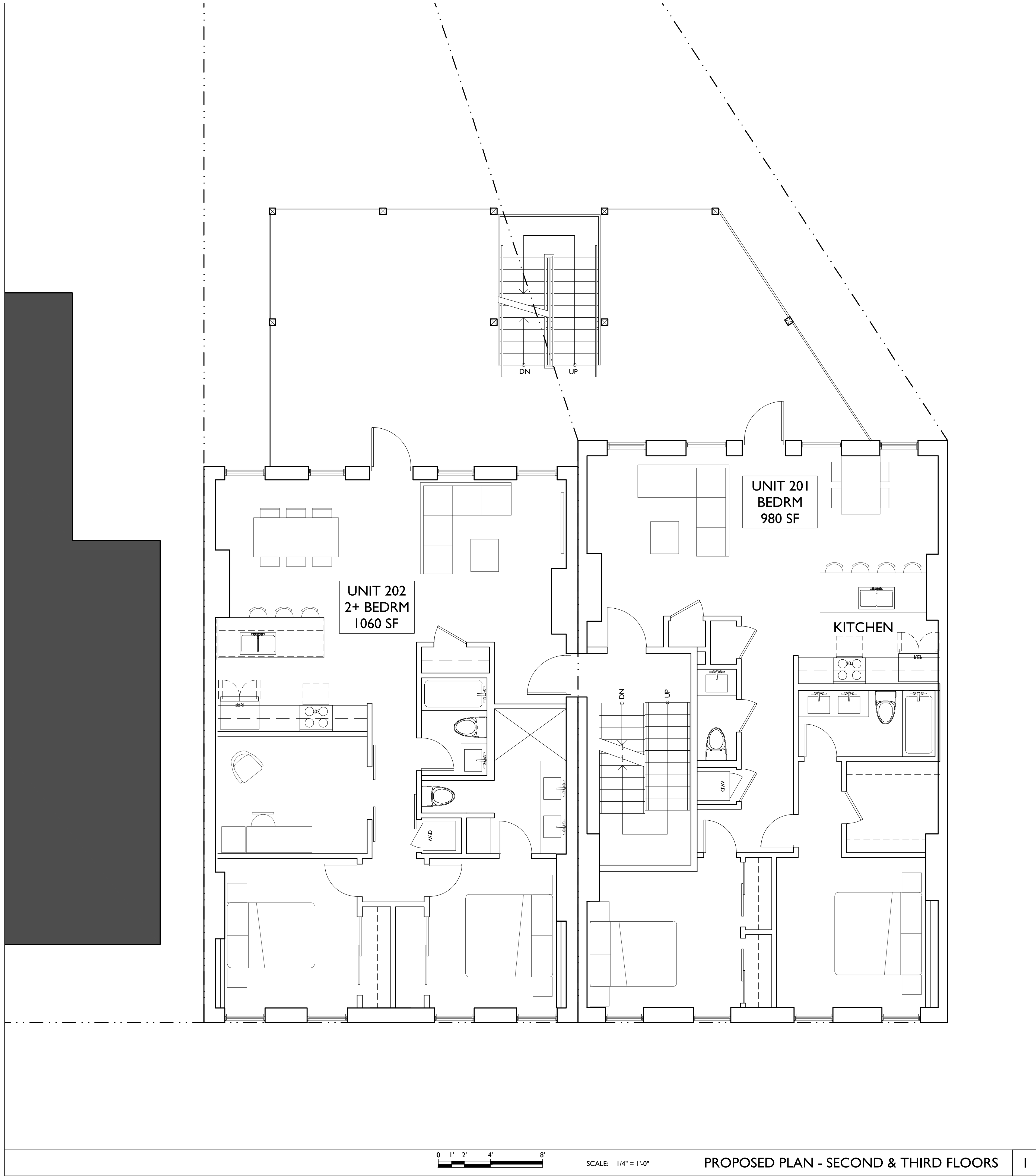
Revisions

Progress Dates

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PROPOSED PLAN - FIRST FLOOR | 1



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**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A1.12**

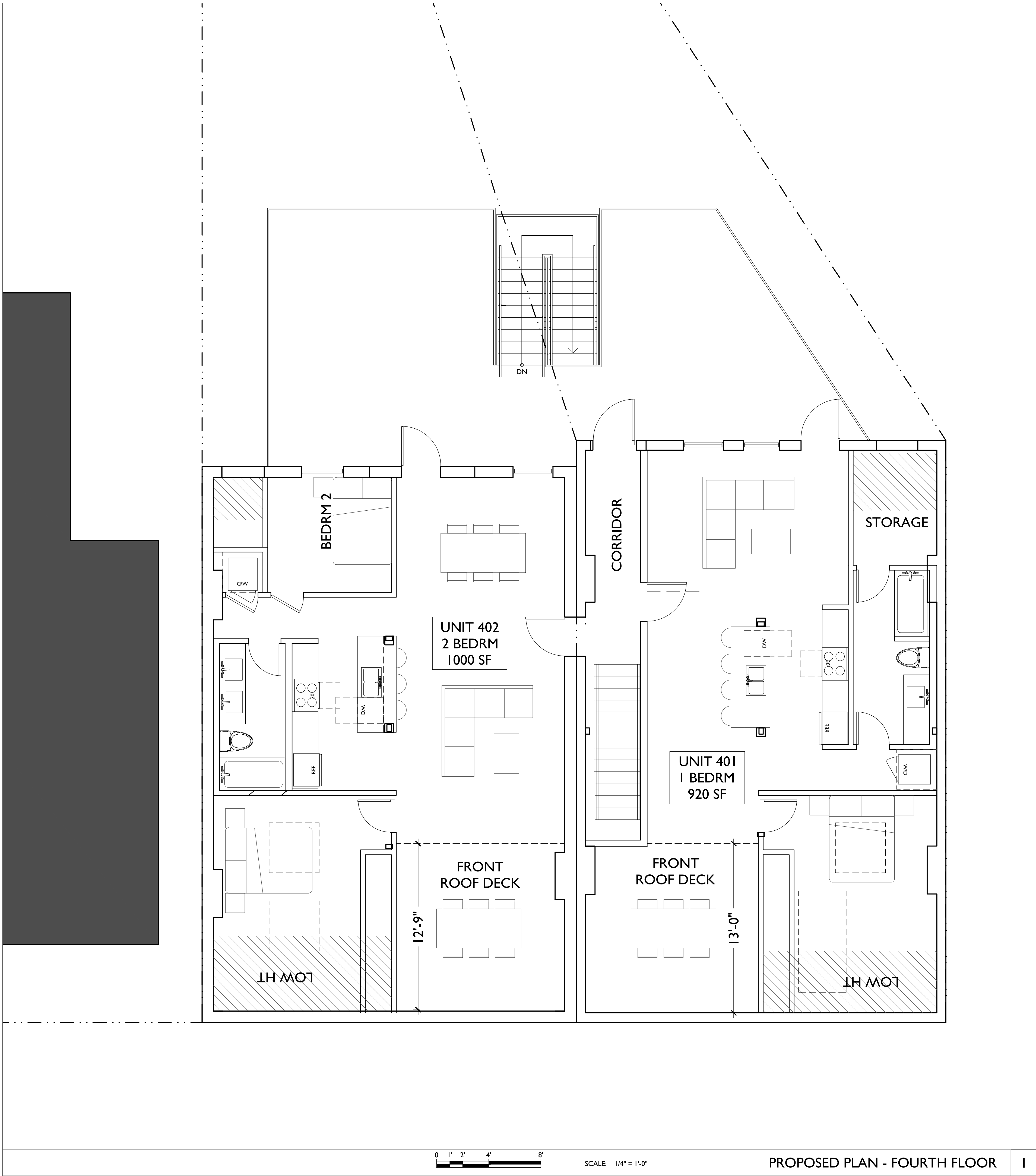
Design Team:  
ASE, RO  
Drawn by:  
ASE, RO, LM

Revisions

Progress Dates

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PROPOSED PROJECT:  
RENOVATIONS FOR

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CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A1.13**

Progress Dates

Revisions

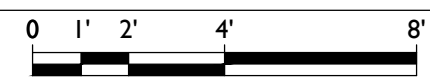
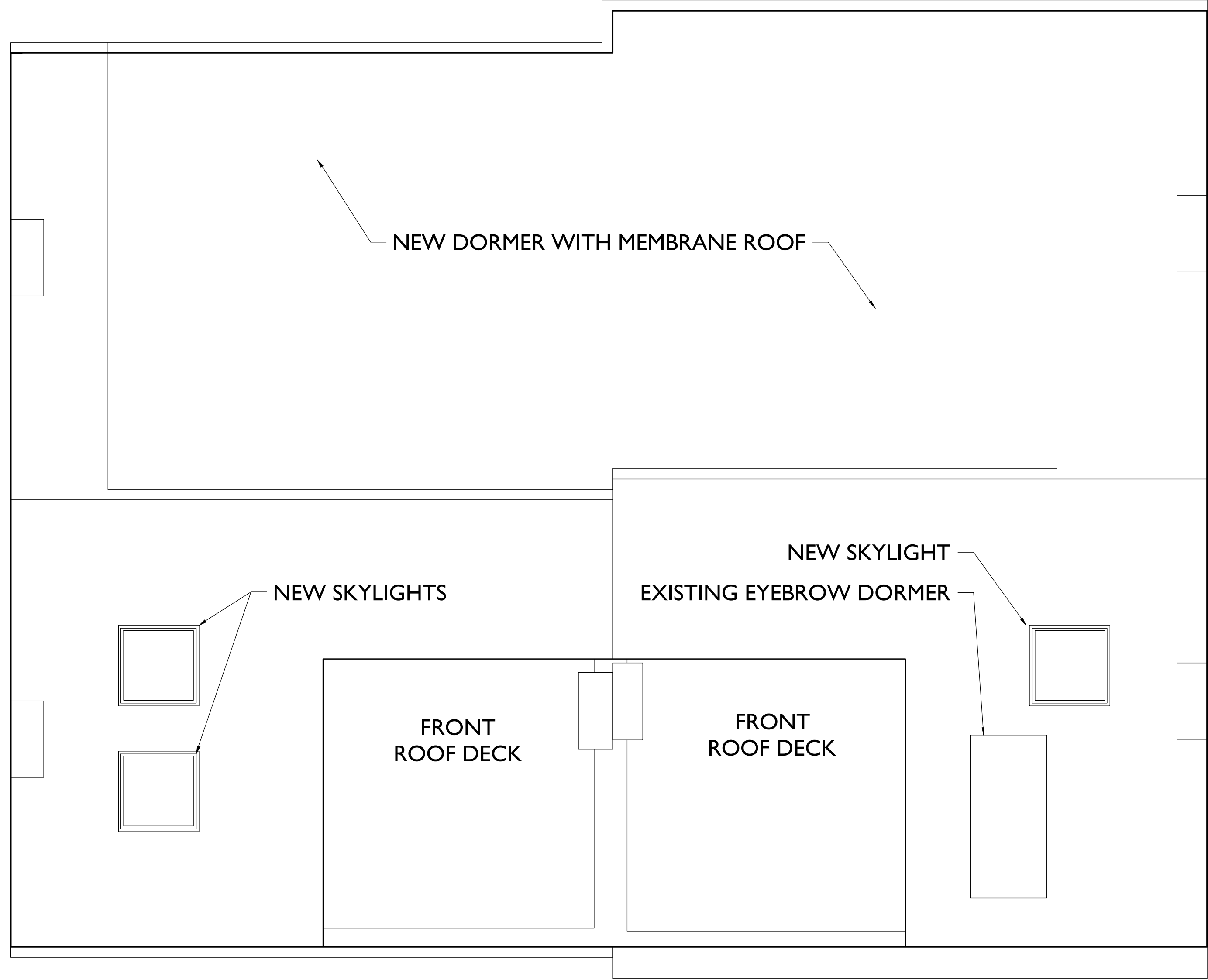
Design Team:  
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Drawn by:  
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PROPOSED PLAN - FOURTH FLOOR

1



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

PROPOSED PLAN - ROOF

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATIONS FOR

**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

Job No: 19031

07.26.2019

**AI.14**

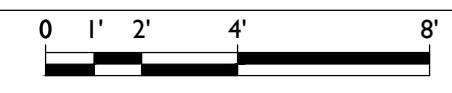
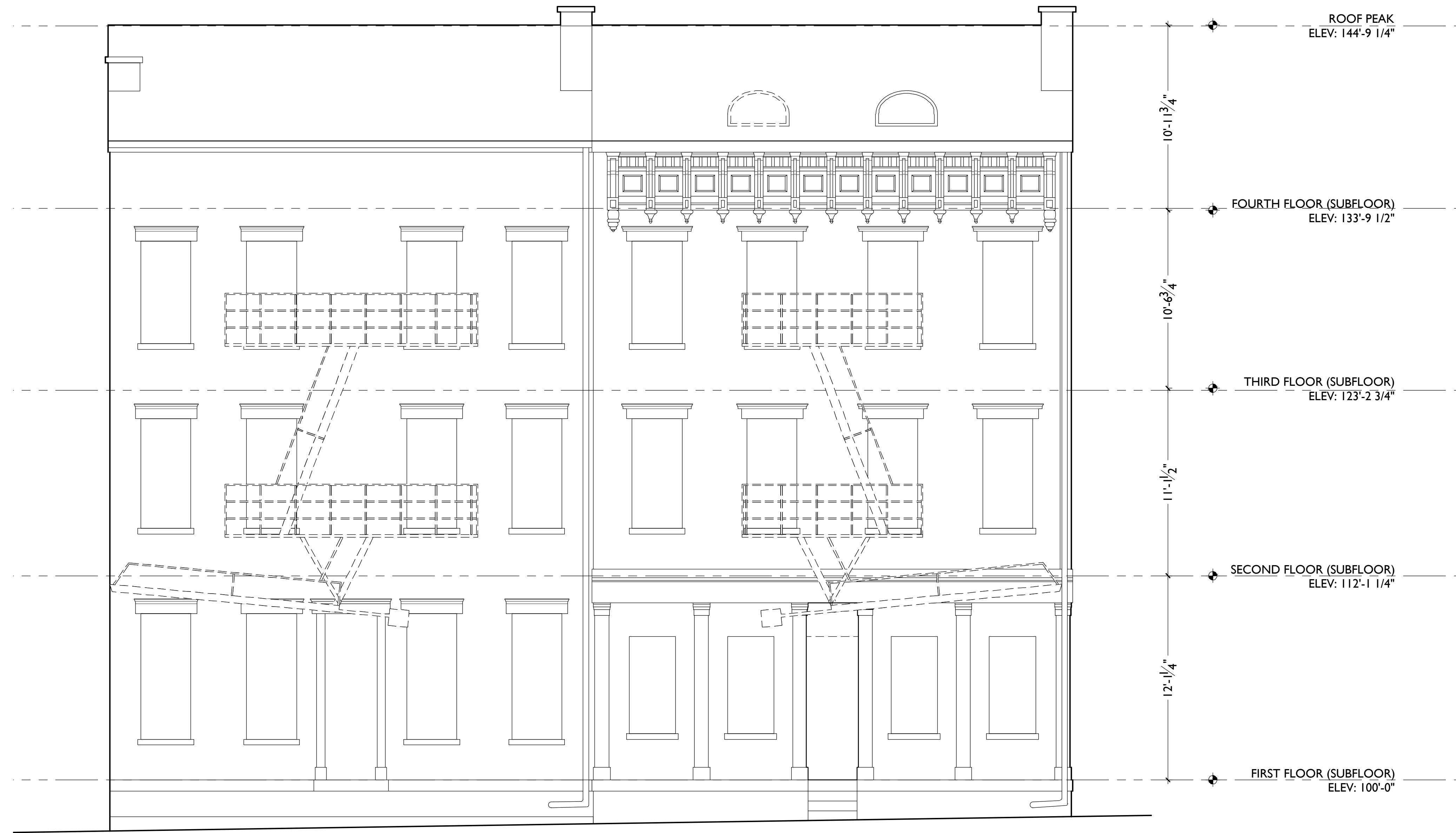
Progress Dates

Revisions

Design Team:  
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Drawn by:  
ASE, RO, LM

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

EXISTING ELEVATION- SOUTH (FRONT) | 1

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PROPOSED PROJECT:  
RENOVATIONS FOR

**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

Job No: 19031      07.26.2019

**A2.01**

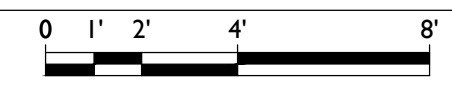
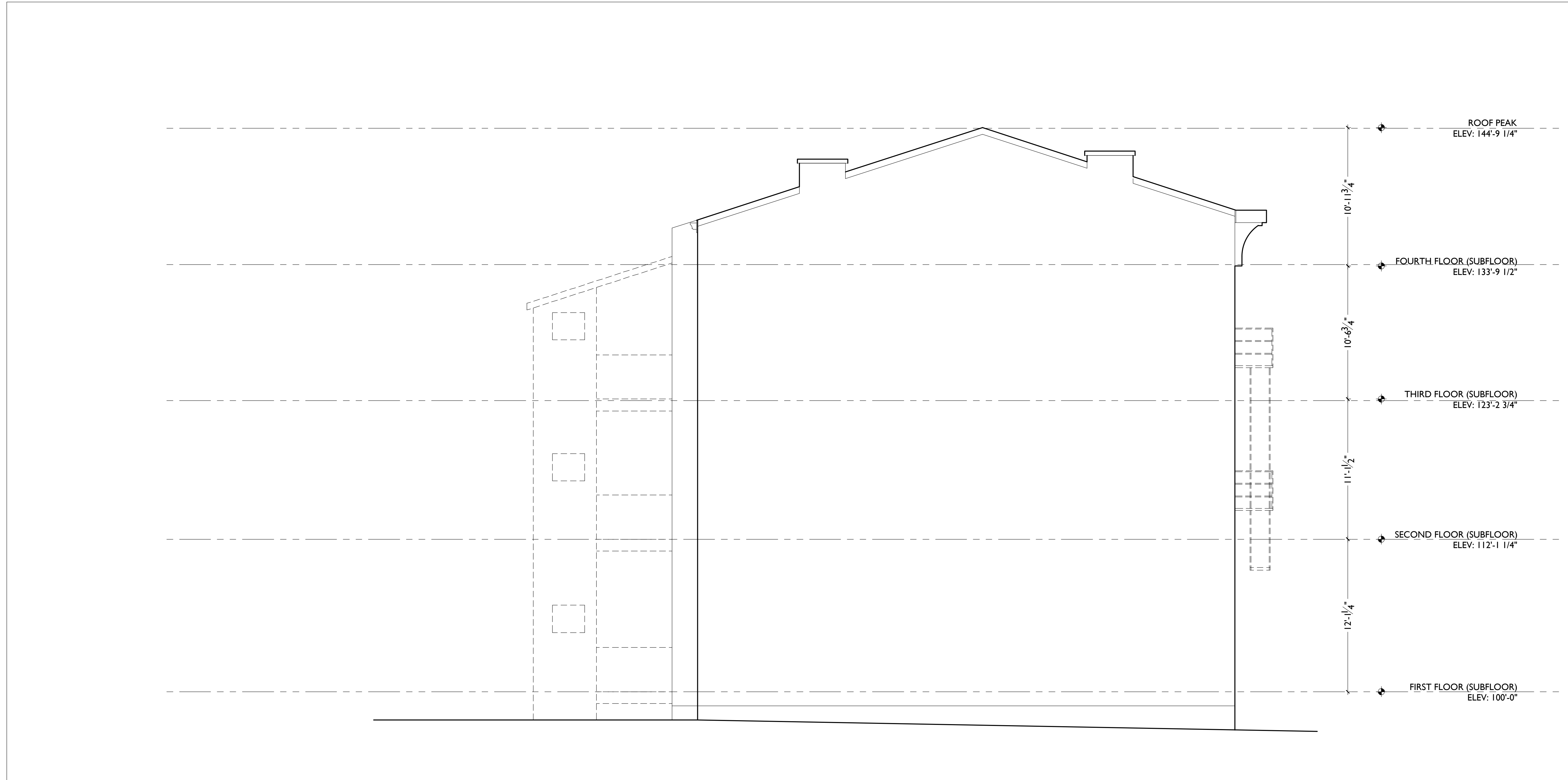
Design Team:  
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Drawn by:  
ASE, RO, LM

Revisions

Progress Dates

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

EXISTING ELEVATION- WEST (SIDE) | 1

NOT FOR CONSTRUCTION

|                          |
|--------------------------|
| Progress Dates           |
| Revisions                |
| Design Team:<br>ASE, RO  |
| Drawn by:<br>ASE, RO, LM |

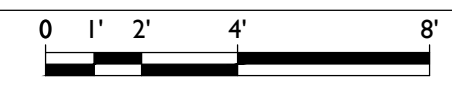
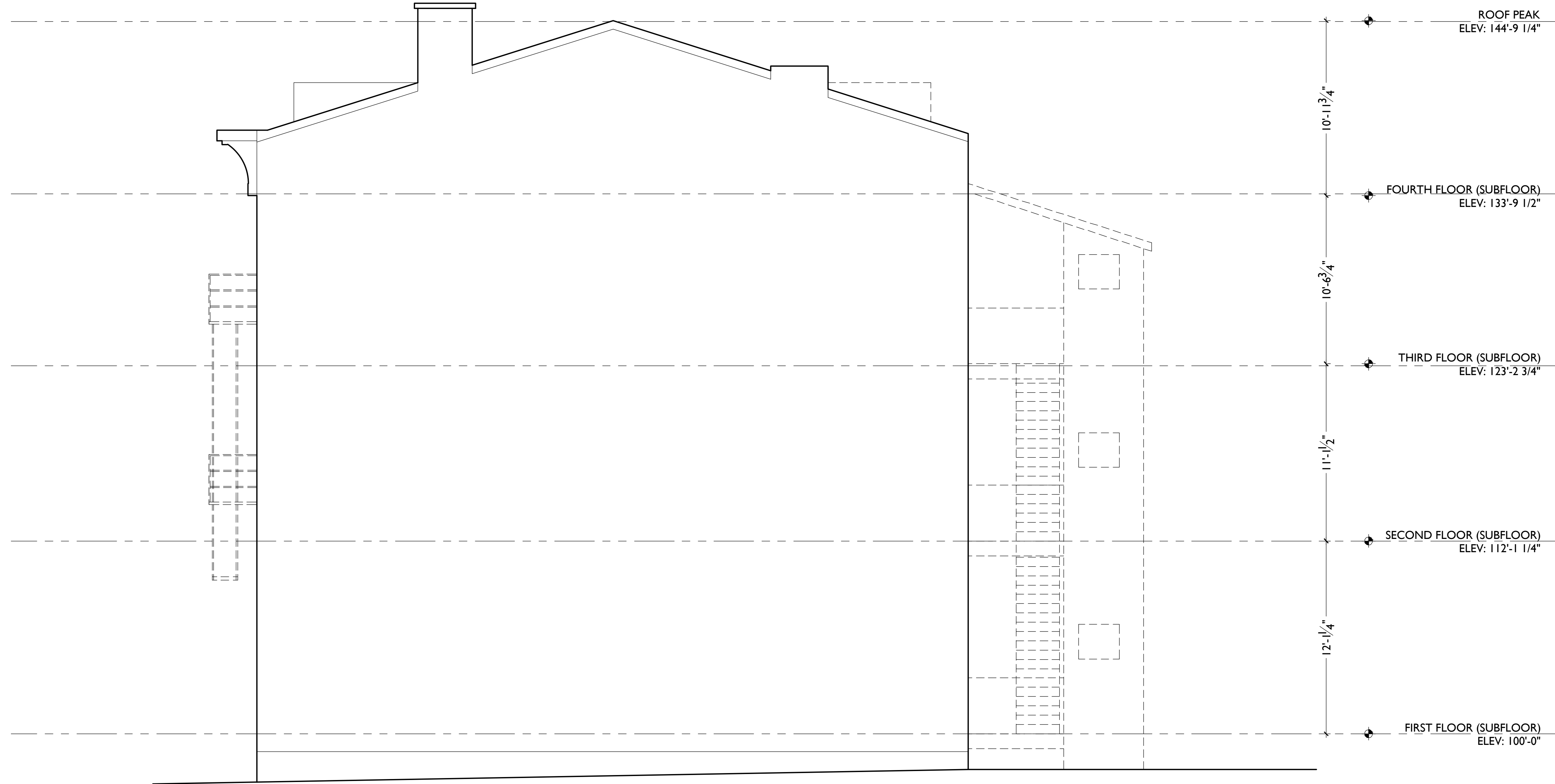
PROPOSED PROJECT:  
**RENOVATIONS FOR  
 20-22 FINDLAY STREET**  
 CINCINNATI, OHIO 45202

Job No: 19031 | 07.26.2019

**A2.02**

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

EXISTING ELEVATION- EAST (SIDE)

1

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATIONS FOR

**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

Job No: 19031

07.26.2019

**A2.03**

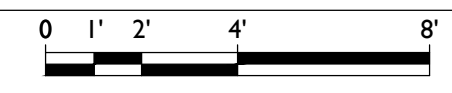
Design Team:  
ASE, RO  
Drawn by:  
ASE, RO, LM

Revisions

Progress Dates

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

EXISTING ELEVATION- NORTH (REAR) | 1

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATIONS FOR

**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

Job No: 19031 | 07.26.2019

**A2.04**

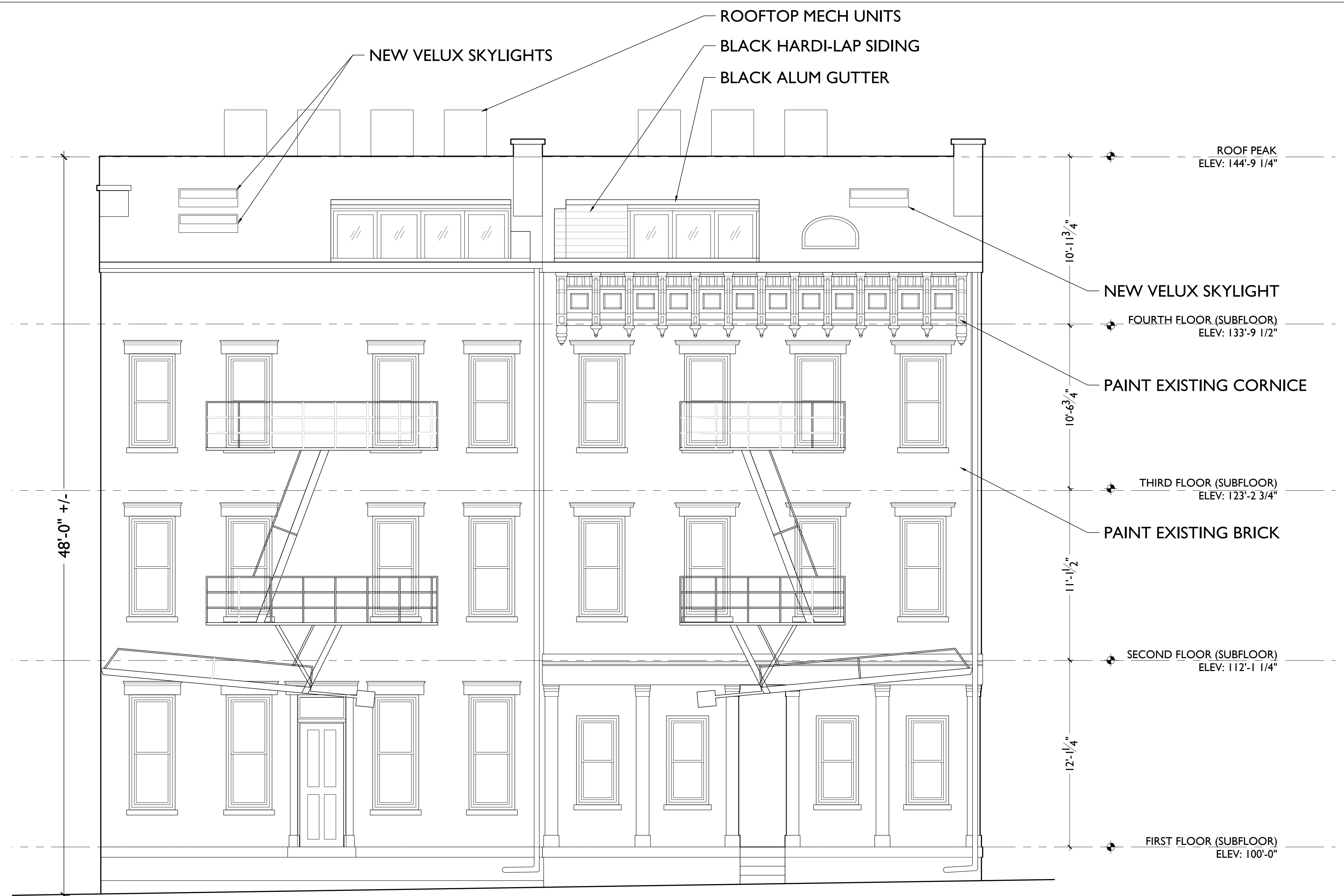
Design Team:  
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Drawn by:  
ASE, RO, LM

Revisions

Progress Dates

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48'-0" +/-

ROOFTOP MECH UNITS  
 BLACK HARDI-LAP SIDING  
 BLACK ALUM GUTTER

NEW VELUX SKYLIGHTS

ROOF PEAK  
 ELEV: 144'-9 1/4"

10'-11 3/4"

NEW VELUX SKYLIGHT

FOURTH FLOOR (SUBFLOOR)  
 ELEV: 133'-9 1/2"

10'-6 3/4"

PAINT EXISTING CORNICE

THIRD FLOOR (SUBFLOOR)  
 ELEV: 123'-2 3/4"

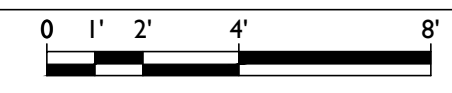
PAINT EXISTING BRICK

11'-1/2"

SECOND FLOOR (SUBFLOOR)  
 ELEV: 112'-1 1/4"

12'-1/4"

FIRST FLOOR (SUBFLOOR)  
 ELEV: 100'-0"



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

PROPOSED ELEVATION- SOUTH (FRONT)

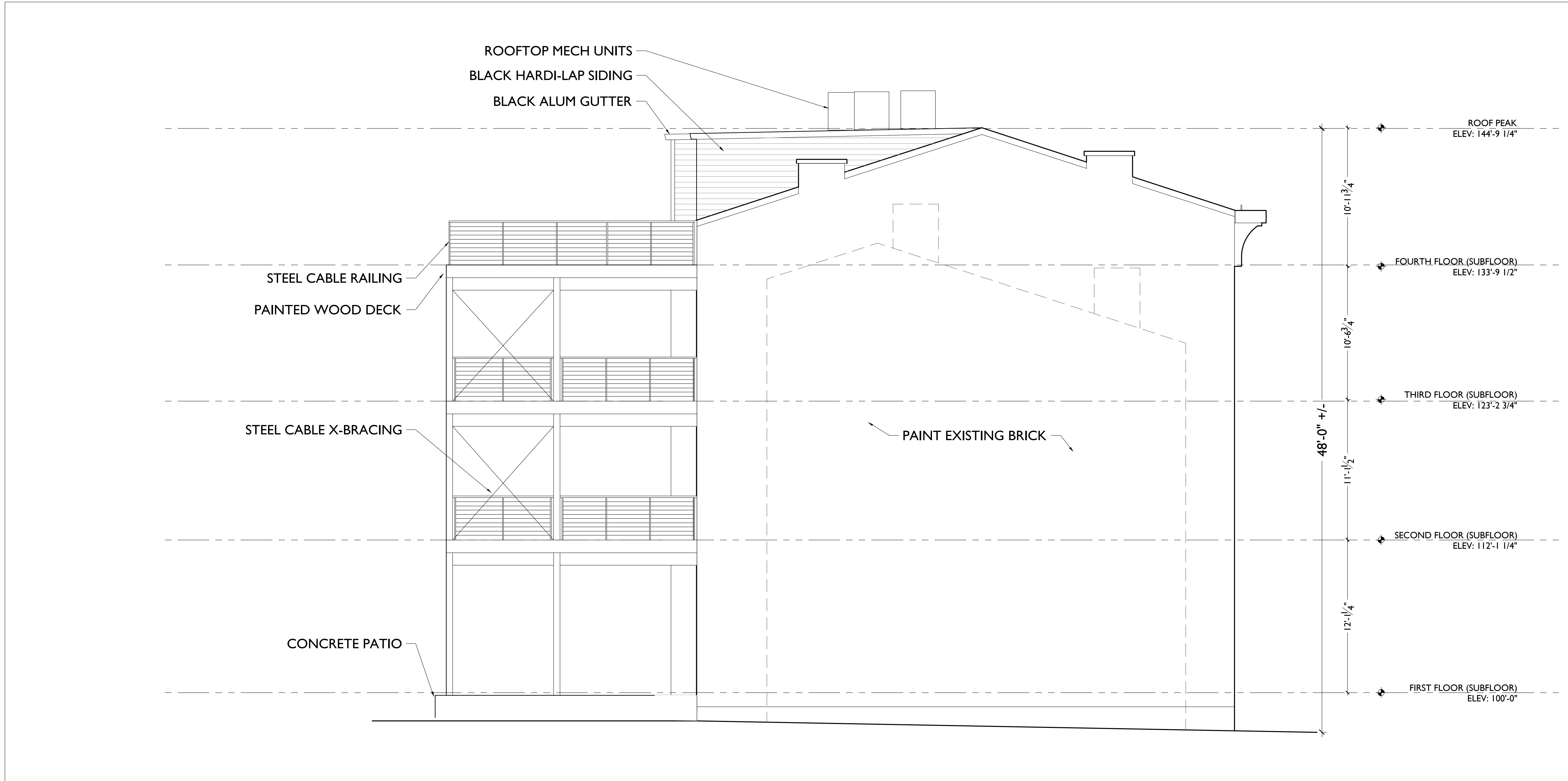
NOT FOR CONSTRUCTION

|   |
|---|
| Progress Dates                                      |
| Revisions   |
| Design Team:<br>ASE, RO<br>Drawn by:<br>ASE, RO, LM |

PROPOSED PROJECT:  
 RENOVATIONS FOR  
**20-22 FINDLAY STREET**  
 CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A2.11**

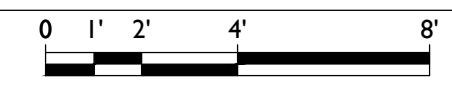


NOT FOR CONSTRUCTION

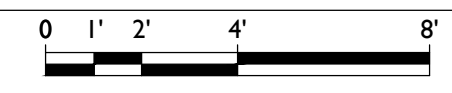
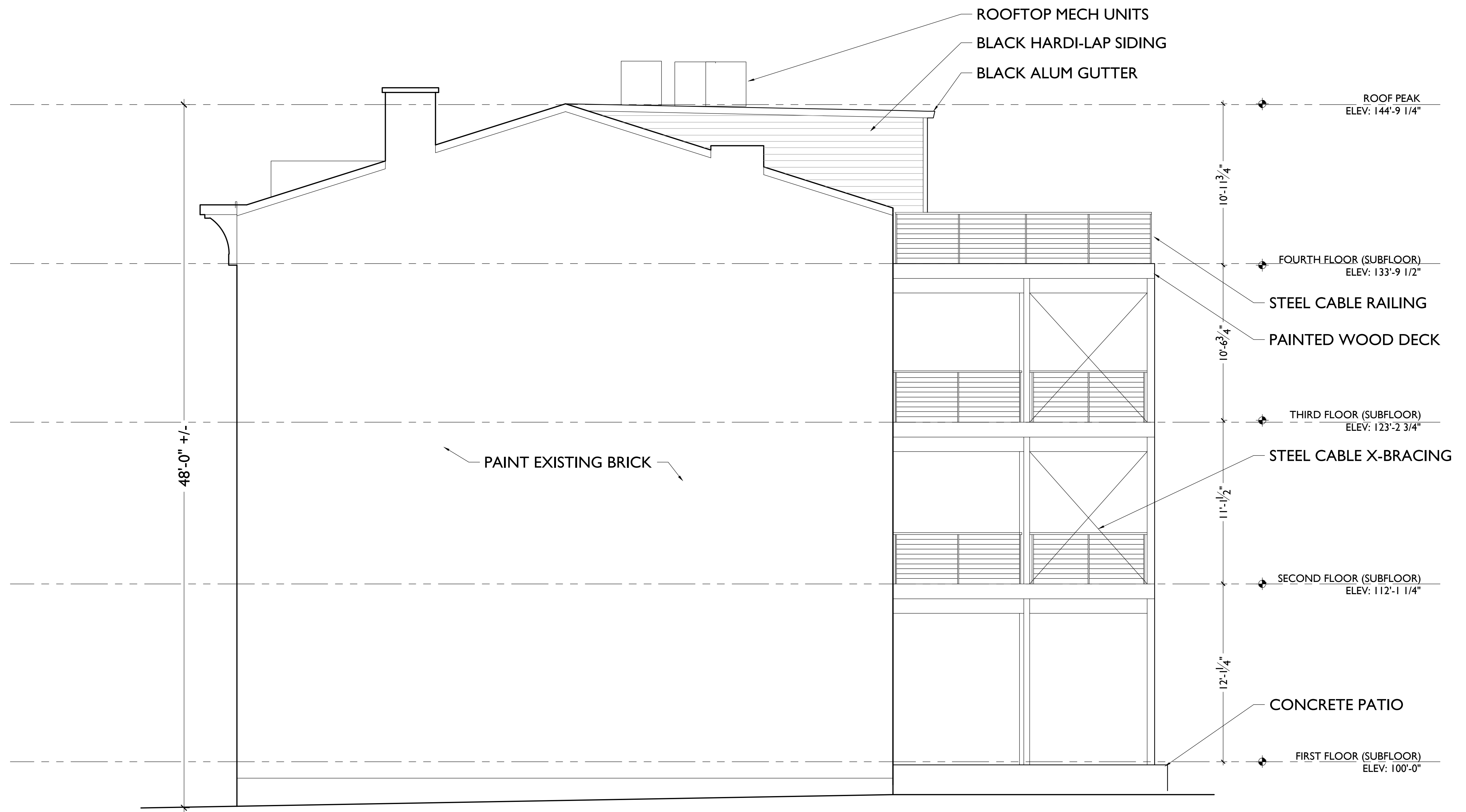
|   |
|---|
| Progress Dates                                      |
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PROPOSED PROJECT:  
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**20-22 FINDLAY STREET**  
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SCALE: 1/4" = 1'-0"



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

PROPOSED ELEVATION- EAST (SIDE)

1

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATIONS FOR

**20-22 FINDLAY STREET**  
CINCINNATI, OHIO 45202

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**A2.13**

Progress Dates

Revisions

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ROOFTOP MECH UNITS  
 BLACK HARDI-LAP SIDING  
 BLACK ALUM GUTTER

NEW MEMBRANE ROOF  
 NEW SHINGLE ROOF



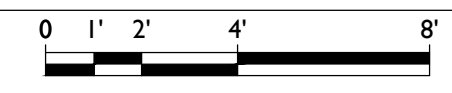
ROOF PEAK  
 ELEV: 144'-9 1/4"

FOURTH FLOOR (SUBFLOOR)  
 ELEV: 133'-9 1/2"

THIRD FLOOR (SUBFLOOR)  
 ELEV: 123'-2 3/4"

SECOND FLOOR (SUBFLOOR)  
 ELEV: 112'-1 1/4"

FIRST FLOOR (SUBFLOOR)  
 ELEV: 100'-0"



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

PROPOSED ELEVATION- NORTH (REAR)

NOT FOR CONSTRUCTION

|   |
|---|
| Progress Dates                                      |
| Revisions   |
| Design Team:<br>ASE, RO<br>Drawn by:<br>ASE, RO, LM |

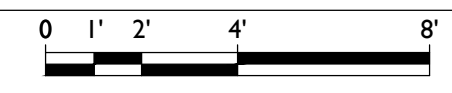
PROPOSED PROJECT:  
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**A2.14**

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

PROPOSED ELEVATION- NORTH (REAR) DECK

1

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PROPOSED PROJECT:

RENOVATIONS FOR

**20-22 FINDLAY STREET**

CINCINNATI, OHIO 45202

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**A2.15**

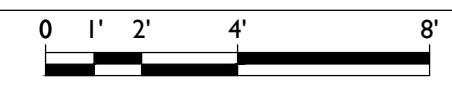
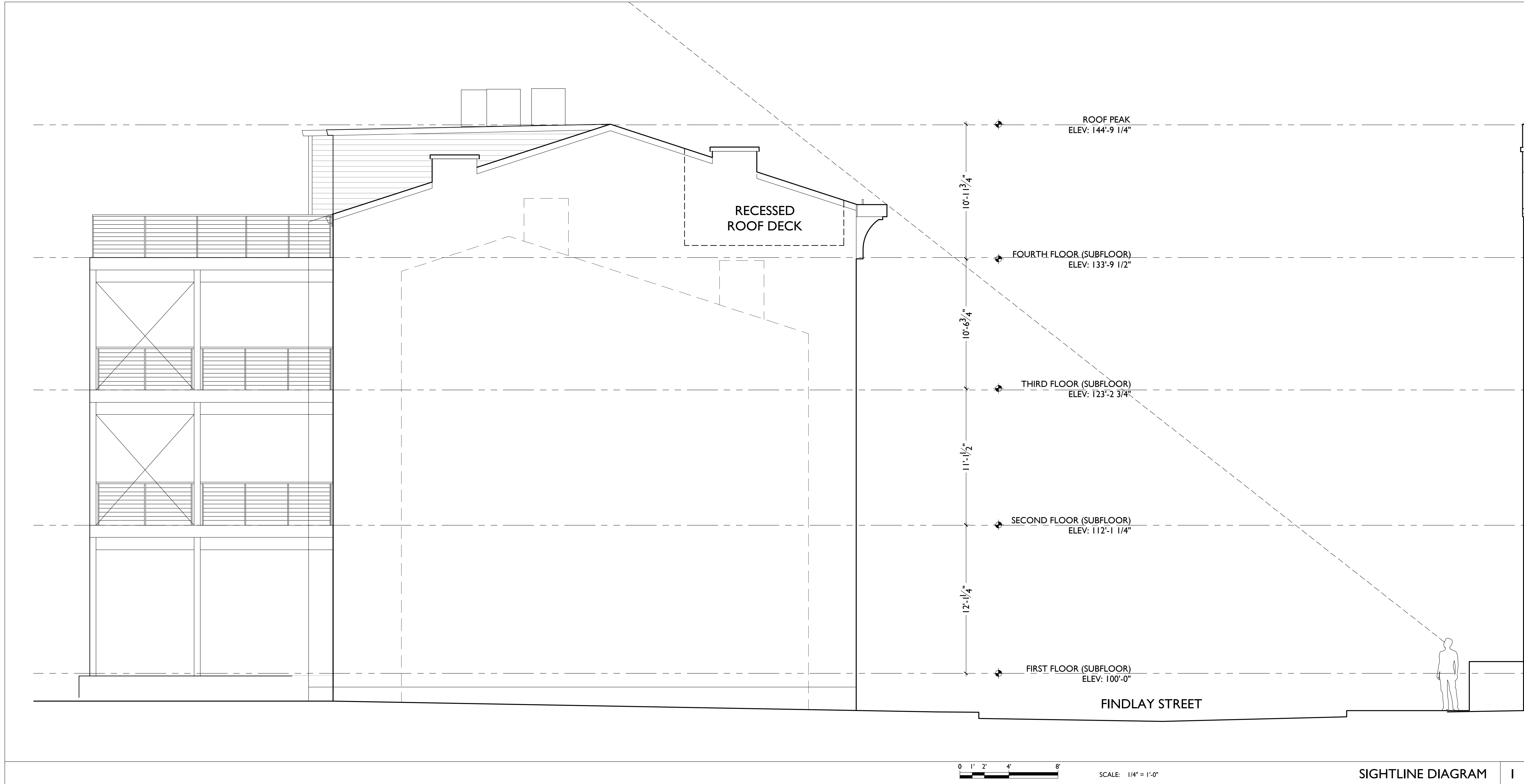
Design Team:  
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Revisions

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

SIGHTLINE DIAGRAM

NOT FOR CONSTRUCTION

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RENOVATIONS FOR

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**A2.20**

Progress Dates

Revisions

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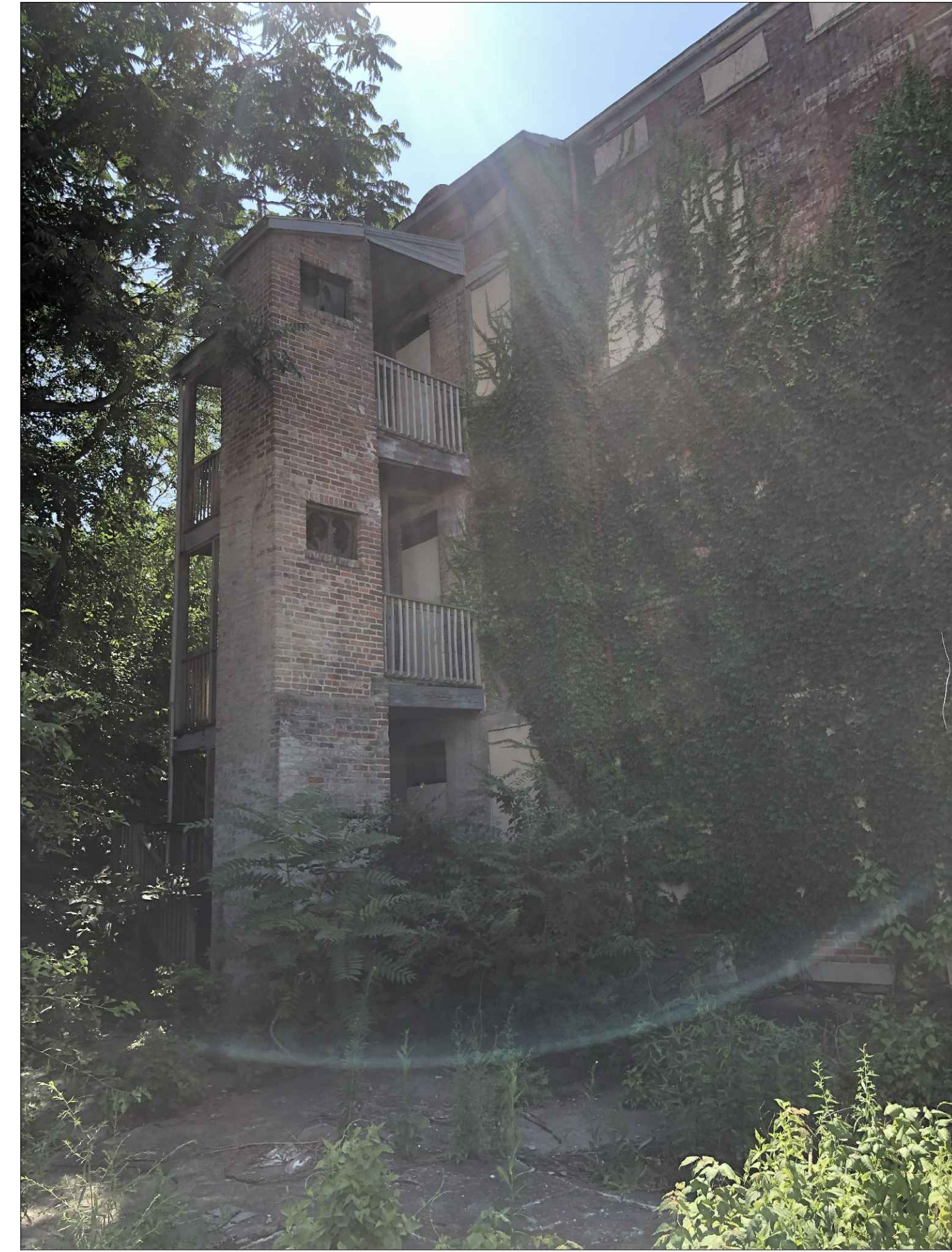
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WEST ELEVATION - 22 FINDLAY 6



NORTH ELEVATION - 22 FINDLAY 5



NORTH ELEVATION - 20-22 FINDLAY 4



SOUTH ELEVATION - 22 FINDLAY 3



SOUTH ELEVATION - 20 FINDLAY 2



EAST ELEVATION - 20 FINDLAY 1

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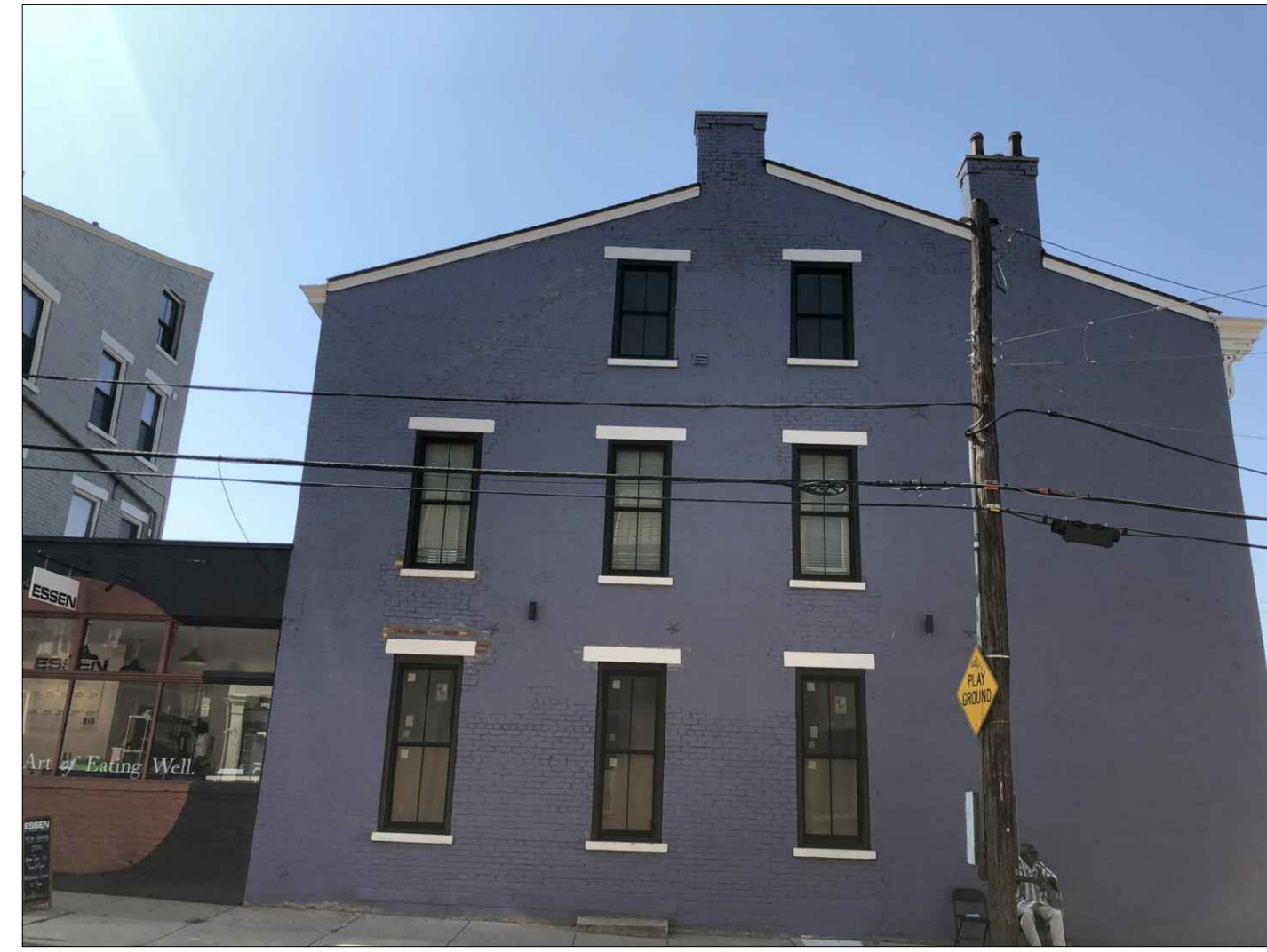
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NOT FOR CONSTRUCTION

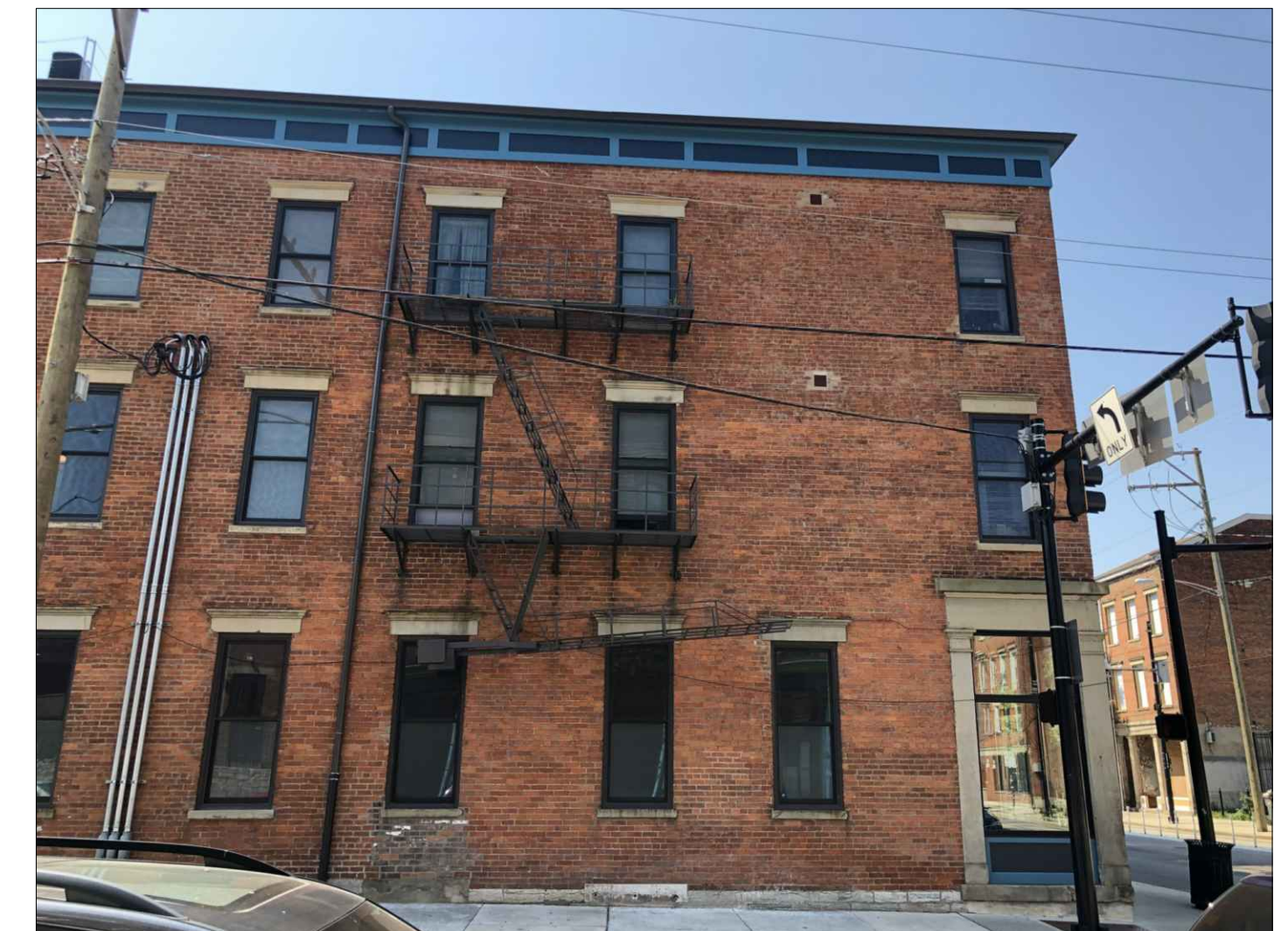
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CINCINNATI, OHIO 45202

Job No: 19031 07.26.2019

**A3.00**



STREETSCAPE - 1 BLOCK EAST AND ACROSS THE STREET FROM 20-22 FINDLAY 4



STREETSCAPE - 1 BLOCK WEST AND ACROSS THE STREET FROM 20-22 FINDLAY 3



STREETSCAPE - 1 BLOCK WEST OF 20-22 FINDLAY 2

STREETSCAPE - 1 BLOCK EAST OF 20-22 FINDLAY 1

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CINCINNATI, OHIO 45202

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**A3.01**