

HISTORIC CONSERVATION BOARD AGENDA

Monday, October 11, 2021 at 3:00 pm

Due to the ongoing COVID-19 pandemic, there have been important changes to hearing procedures and rules for participation. To comply with social distancing, this hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

CONSENT ITEMS

Item 1. 1835 BAYMILLER ST The applicant requests zoning relief for off-street parking and loading requirements in the Dayton Street Historic District.

Applicant: ACEVEDO SANTIAGO ABDIEL L

Owner: ACEVEDO SANTIAGO ABDIEL L

Staff Report: DOUG OWEN

Item 2. 427 E 13TH ST The applicant requests a Certificate of Appropriateness to construct a roof deck on the 4th floor of a residential structure in the Over-the-Rhine Historic District.

Applicant: HENLEY JENNIFER S & JOSE VASQUEZ

Owner: HENLEY JENNIFER S & JOSE VASQUEZ

Staff Report: DOUG OWEN

Item 3. 1601 RACE ST The applicant requests a Certificate of Appropriateness to install new commercial signage on the storefront in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to signage area, size and transparency.

Applicant: CITY STUDIOS ARCHITECTURE

Owner: WILLKOMMEN HOLDING LLC

Staff Report: DOUG OWEN

Item 4. 1401 RACE ST The applicant requests conditional use approval for outdoor dining in the Over-the-Rhine Historic District.

Applicant: CROWN ON RACE LLC

Owner: 1415 VINE LLC

Staff Report: BETH JOHNSON

Item 5. 602 MAIN ST The applicant requests a Certificate of Appropriateness to rehabilitate an existing commercial building, including façade improvements, window replacement, new rooftop deck, 3rd floor addition, including the construction of new dormers and third floor in the Over-the-Rhine Historic District

Applicant: PWWG ARCHITECTS

Owner: 602 MAIN STREET LLC

Staff Report: BETH JOHNSON

DISCUSSION ITEMS

Item 6. 216 FINDLAY ST The applicant requests a Certificate of Appropriateness to rehabilitate an existing two-family residence, including the construction of new dormers and third floor roof decks in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to side yard parking

Applicant: LAUREN KLAR & NEIL MARQUARDT
Owner: KLAR LAUREN
Staff Report: BETH JOHNSON

Item 7. 1617 RACE ST The applicant requests a Certificate of Appropriateness to rehabilitate an existing mixed-use building and the construction of a new three-story building in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density and setbacks.

Applicant: GBBN ARCHITECS
Owner: YUKON INVESTMENTS LLC
Staff Report: BETH JOHNSON

Item 8. 228 E LIBERTY ST The applicant requests a Certificate of Appropriateness to construct a new commercial structure in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to buffer yard requirements, setbacks and building articulation regulations. This case was continued on 6/21/21.

Applicant: JOSE GARCIA DESIGN, LLC
Owner: FOTOFOCUS CINCINNATI
Staff Report: BETH JOHNSON

Item 9. 3500 MONTGOMERY RD ST MARK’S CHURCH The applicant requests a Local Historic Landmark Designation for 3500 Montgomery Rd known as St. Mark’s Church located within the Evanston community.

Applicant: EVANSTON COMMUNITY COUNCIL
Owner: ARCHDIOCESE OF CINCINNATI
Staff Report: BETH JOHNSON

OTHER BUSINESS

August 2021 COA approvals

ADJOURN

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20210133
APPLICANT: Abdiel Acevedo
OWNER: Acevedo Santiago Abdiel L
ADDRESS: **1835 Baymiller Street**
PARCELS: 184-0003-0122-90
ZONING: RM-0.7
OVERLAYS: Dayton Street Historic District
COMMUNITY: West End
REPORT DATE: September 22, 2021
HEARING DATE: October 11, 2021
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1425-19 –Numerical Variance** of two (2) to allow zero (0) parking spaces, short of the two (2) required.

Existing Conditions:

The existing building is a two-story former church building located at the southwest corner of Baymiller Street and York Street in the West End neighborhood and the Dayton Street Historic District. The building has been vacant for several years. The property occupies the majority of the 50' x 100' lot, with a footprint of approximately 48' x 95'.

Proposed Conditions:

The applicant is proposing to renovate the existing building into a two-family dwelling. All proposed work is interior with no changes proposed for the building exterior. As the existing building occupies the vast majority of the lot, no parking will be provided.

Applicable Zoning Code Sections:

Zoning District: [Section 1411-39](#)
Variance Authority: [Section 1445-07](#)
HCB authority: [Section 1435-05-4](#)
Variance Standard: [Section 1445-13](#) General Standards: Public Interest
[Section 1445-15](#) Standards for Variances
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: [Court Street Historic District](#)
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



Figure 1. Location of 1835 Baymiller Street. Image courtesy of CAGIS.



Figure 2. View of 1835 Baymiller Street ca. May 2019. Image from Google.

Previous Reviews: The project has not been previously reviewed.

Zoning Analysis:

The proposed conversion of the building from a Religious Assembly use to a Two-Family Dwelling requires a total of two (2) parking spaces. As the building occupies the vast majority of the lot, no additional open space is available on the lot to provide parking. The applicant has requested a variance to waive the two (2) required spaces.

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 parking variance is appropriate to the property and will not negatively affect the character of the building or the surrounding district. As the existing building occupies nearly the entire lot, there is no space available to provide parking without demolishing a portion of the existing building. Adequate street parking exists on surrounding streets to provide for the two required parking spaces without overburdening existing street parking. It should be noted, the previous Religious Assembly use was a much larger traffic generator during service and activity hours.

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

The denial of the requested variances may deprive the property of all economically viable uses. The building has sat vacant for several years without attracting another Religious Assembly use, which is the most likely user for the building. The building is too large to reasonably be converted to a single-family dwelling, and commercial uses are generally prohibited in the RM-0.7 residential zoning district. The proposed two-family dwelling is appropriate and is permitted by right, with the lack of on-site parking being the only Zoning regulation that cannot be met.

General Standards; Public Interest

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

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

The underlying zoning is RM-0.7. Two-family dwellings are a permitted use in the district. The proposed work is in harmony with the intent of the 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 proposed use conforms to the guidelines for the district.

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

Streets are adequate to carry the anticipated traffic. Street parking is readily available on surrounding streets. The parking generated by the proposed two-family use is not expected to create adverse effects.

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

The proposed use is compatible with the RM-0.7 district and will not have an adverse impact on the neighborhood.

(j) **Adverse Effects.** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

There are no adverse impacts anticipated for the proposed use.

(k) **Blight.** *The elimination or avoidance of blight.*

Rehabilitation of a vacant and underutilized building will help eliminate blight in the area.

(l) **Economic Benefits.** *The promotion of the Cincinnati economy.*

The property will become a tax generating parcel.

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

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is not required for the proposed project as all work is interior.

Other Considerations:

Prehearing Results: A prehearing was held on September 22, 2021. The applicants were in attendance. No members of the public joined the meeting.

Consistency with *Plan Cincinnati (2012)*:

“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. NUMERICAL VARIANCE

1. Section 1425-19 – **APPROVE – Numerical Variance** of two (2) to allow zero (0) parking spaces per plans by Studiyo-b Architects dated 8.13.21.

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

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

ZONING HEARING EXAMINE

Application for Zoning Relief

1835 BAYMILLER ST
COA2021048
ZH20210133 ✓

Section 1. SUBJECT PROPERTY
 ADDRESS 1835 Baymiller St. COMMUNITY West End
 PARCEL ID(S) 84-0003-0122-90 **HILLSIDE DISTRICT** Yes No
 BASE ZONING CLASSIFICATION RM-0.7 **ZONING OVERLAY** (if applicable) _____
 HISTORIC DISTRICT: No Yes: (name) Dayton Street
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME Abdiel Acevedo CONTACT PERSON (if legal entity) _____
 ADDRESS 809 Dayton St. CITY Cincinnati STATE OH ZIP 45214
 EMAIL alacevedo05@gmail.com RELATIONSHIP TO OWNER (if not owner) Owner
 TELEPHONE 214-384-0480

Section 3. OWNER
 NAME Abdiel Acevedo CONTACT PERSON (if legal entity) _____
 ADDRESS 809 Dayton St. CITY Cincinnati STATE OH ZIP 45214
 EMAIL alacevedo05@gmail.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 214-384-0480

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

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)
We are proposing an adaptive reuse converting the existing church to a two-family residential building. The zoning code requires 1 off-street parking space/dwelling unit. There is no room on the lot to accommodate off-street parking spaces. We are seeking a parking relief variance for the (2) required parking spaces.

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 Abdiel Acevedo Signature [Signature] Date 8/25/21

ADJUDICATION/DENIAL LETTER

Date: August 17, 2021

Location: 1835 Baymiller Street

Request: Parking Variance

Zoning District: RM 0.7/ Dayton StreetHistoric 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 Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

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

- § 1425-19. - Off-Street Parking and Loading Requirements. Required 1 off street parking spot per residential unit. No off-street parking is provided and a variance is required.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 500

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusiy Rhodes
138 East Cour St., Cincinnati, Ohio 45202 - (513)946-4000 - dusiy_rhodes@fuse.net


Online Property Access

| < First << Prev Next >> Last > |

[RETURN TO SEARCH LIST](#) Property 1 of 1

Parcel ID 184-0003-0122-90 **Address** 1835 BAYMILLER ST **Index Order** Parcel Number **Tax Year** 2020 Payable 2021

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches	
School District	CINCINNATI CSD		
Appraisal Area	02300 - WEST END	Land Use	499 - OTHER COMM STRUCTURE
Owner Name and Address	ACEVEDO SANTIAGO ABDIEL L 809 DAYTON ST CINCINNATI OH 45214 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address	ACEVEDO SANTIAGO ABDIEL L 809 DAYTON ST CINCINNATI OH 45214 <i>(call 946-4800 if incorrect)</i>
Assessed Value	15,320	Effective Tax Rate	89.090432
Property Description	SWC BAYMILLER & YORK STS 50 X 100 AVERY & KIRBY SUB		
		Total Tax	\$1,397.36

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	7/27/2021
Last Sale Amount	\$200,000
Conveyance Number	274368
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acres	0.117

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Forfeiture	No
Special Assessments	Yes
Market Land Value	20,630
CAUV Value	0
Market Improvement Value	23,130
Market Total Value	43,760
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,397.36
Tax as % of Total Value	0.0000%

Notes

I Want To...

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

View:

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

Print:

- Current Page
- Property Report

APPLICATION FOR ZONING RELIEF

August 25, 2021

Project Owner:

Abdiel Acevedo
809 Dayton St.
Cincinnati, OH

Project Location:

1835 Baymiller St.
Cincinnati, OH

SECTION 6: Summary of Reasons Why Relief Should be Granted

Project Summary

1835 Baymiller Street is located in the West End's Dayton Street Historic District. The building is a former church, located on the corner of Baymiller and York Streets. The building has not been actively used as a church for many years.

An adaptive reuse of the building is being proposed, converting the space into a Two-family Residential property. The existing Zoning for this property is RM-0.7. A Two-Family residential use is a permitted use within the zoning district.

Due to the historic significance of the building to the community, no modifications are being proposed to the exterior of the property. Additionally, while the interior modifications to the space are adapting it to the proposed residential use, the design remains sensitive to the historic value of the space and is retaining many of the buildings original details.

Problem

1425-19 in the Cincinnati Zoning Code requires that (1) off-street parking space be provided for each residential unit. Two off-street parking spaces are required for this property in order for it to be zoning compliant.

The building is situated on a 50'x100' lot. The existing building is 48' wide and 95' long, using much of the site. There is approximately 4' of open property at the rear of the building on the York Street side. This is not enough space, however, to add off-street parking.

Request for Relief

Due to the lack of physical space on the site, a variance is requested waiving the requirement for the two off-street parking spaces.

As the include photos demonstrate, there is adequate on-street parking available on both York St. and Baymiller St. to accommodate the two required spaces.

By comparison, if the building were to remain as a religious use, the off-street parking requirement would exceed 100 spaces per the current code requirements. The proposed reuse of the building as residential relieves a parking burden on the neighborhood – even with the parking relief requested.

SITE PHOTOS



Figure 1 - Looking down Baymiller toward York St.



Figure 2 - Corner of Baymiller and York Streets



Figure 3 - View down York St. from Baymiller



Figure 4 - View down Baymiller from York St.

1835 BAYMILLER STREET
Zoning Variance for Parking Relief

LIST OF WITNESSES

Abdiel Acevedo – Property Owner

Todd Yoby – Architect for the project

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
 - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; and
 - b. how the project meets either of the following conditions:
 - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; or
 - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE VARIANCE

Applicants requesting a use variance must demonstrate through **"CLEAR AND CONVINCING EVIDENCE"** in the form of credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 **AND** Cincinnati Municipal Code 1445-16. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-16, an applicant must show that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required. An applicant can show this by providing **clear and convincing evidence** demonstrating **all** of the following criteria are met:
 - a. the property cannot be put to any economically viable use under any of the permitted uses in the zoning district;
 - b. the variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;
 - c. the hardship condition is not created by actions of the applicant;
 - d. the granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - e. the granting of the variance will not adversely affect the community character, public health, safety or general welfare;
 - f. the variance will be consistent with the general spirit and intent of the zoning code; and
 - g. The variance sought is the minimum that will afford relief to the applicant.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A SPECIAL EXCEPTION

Applicants requesting a special exception must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-19. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-19, an applicant must demonstrate all of the following:
 - a. the zoning code allows for a special exception in the district in which the property is located;
 - b. the proposed project meets any special standards for the specific special exception requested; and
 - c. the proposed project will meet all of the following standards:
 - i. be consistent with the purposes of the zoning code and the district where the use is located.
 - ii. not substantially diminish or impair the value of property within the neighborhood in which it is located.
 - iii. not have an adverse effect on the character of the area or the public health, safety and general welfare, and be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.
 - iv. comply with all other standards imposed on it by this zoning code.

INSTRUCTIONS FOR APPLICATIONS REQUESTING AN EXPANSION OR SUBSTITUTION OF A NONCONFORMING USE

Applicants requesting an expansion or substitution of a nonconforming use must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1447-17. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

1. To meet the standard outlined in Cincinnati Municipal Code 1447-17, an applicant must demonstrate how the proposed project relates to one or more of the following standards:
 - a. consistency with the general purposes and intent of the zoning code;
 - b. promotion of the safe and efficient use of land;
 - c. compatibility with other adjacent land uses and buildings existing in the surrounding area;
 - d. consistency with the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property; or
 - e. location in a building that is specially equipped or structurally designed for that use.

INSTRUCTIONS FOR APPLICATIONS REQUESTING DEVELOPMENT PERMISSION IN A HILLSIDE OVERLAY DISTRICT

Applicants requesting development permission in a Hillside Overlay District must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1433-19 AND Cincinnati Municipal Code 1433-23. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for development permission in a Hillside Overlay District:

1. To meet the standard outlined in Cincinnati Municipal Code 1433-19, an applicant must demonstrate how the proposed project complies with all base development requirements for a Hillside Overlay District. The list of base development requirements is found in Cincinnati Municipal Code 1433-19.

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1433-23, an applicant must demonstrate the proposed project is in harmony with adjacent buildings and the hillside environment. A list of standards considered by the Zoning Hearing Examiner to determine whether the proposed project is in harmony with adjacent buildings and the hillside environment is found in Cincinnati Municipal Code 1433-23.

*****Please note that applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.**

INSTRUCTIONS FOR APPLICATIONS REQUESTING DEVELOPMENT PERMISSION IN AN URBAN DESIGN OVERLAY DISTRICT

Applicants requesting development permission in an Urban Design Overlay District must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1437-09. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for development permission in an Urban Design Overlay District:

1. To meet the standard outlined in Cincinnati Municipal Code 1437-09, an applicant must demonstrate how the proposed project complies with the standards found in Cincinnati Municipal Code 1437-09 that apply to the particular district in which the proposed project will be located.

INSTRUCTIONS FOR APPLICATIONS REQUESTING APPROVAL FOR A DD DISTRICT PHASED DEVELOPMENT

Applicants requesting approval for a DD District Phased Development must provide all information required by Cincinnati Municipal Code 1411-45.

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

1. For projects that intend to phase development by first erecting a building and then enlarging that building or erecting one or more additional buildings or both, the applicant must:
 - a. provide a site master plan to the Zoning Hearing Examiner. The site master plan must be a schematic of the intended development of the entire site showing the locations, uses, heights and gross floor areas of every building. The master plan must contain such other information as necessary to determine whether the intended development conforms to the requirements of this zoning code. The master plan may be amended from time to time, provided any amended master plan be filed with the Zoning Hearing Examiner; and
 - a. comply with all other applicable requirements set forth in Cincinnati Municipal Code 1411-45.

INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL

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

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

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

AND

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE PERMIT

Applicants requesting approval Use Permit must demonstrate through credible testimony, documentary evidence, or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applicants that are not supported by testimony, documentary evidence, or written statements may be denied.

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

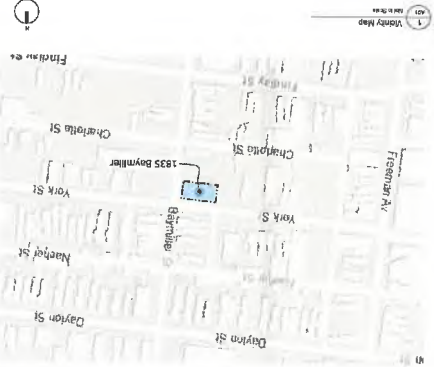
1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project “is in the public interest.” A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project “is in the public interest” is found in Cincinnati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

AND

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

INTERIOR REMODEL

1835 Baymiller
Cincinnati, OH



SHEET INDEX

No.	Sheet Title	Date Issued
A.01	Cover Sheet and Site Plan	6.13.21
A.02	Remodel & 1st Floor Duplication	6.13.21
A.03	Second Floor Duplication	6.13.21
A.04	First Floor Remodel Plan	6.13.21
A.05	Second Floor Remodel and Mezzanine Plan	6.13.21
A.06	Interior Elevations	6.13.21
A.07	Section	6.13.21

PROJECT SCOPE SUMMARY

Interior work consists of the following:
 Convert existing church building into a two-family unit. Complete interior remodel. No work to existing basement.
 1st floor = 2 bedrooms with separate entrance/egress
 1st floor = 2 bedrooms w/ mezzanine space at 2nd floor and bonus space on 1st floor
 Mezzanine for each unit shall be separate

ZONING CODE SUMMARY

Jurisdiction: City of Cincinnati
 Zoning Classification: RM-O.7 - Multi-Family
 Min. setbacks:
 Front Yard: 5'
 Side Yard: 20'
 Width: 20'
 Proposed Setbacks:
 Interior Remodel - No Change
 Existing - No Change
 Min. Lot Size: 2,000 sq. ft.
 Allowable Height: 2 stories
 Max. Height: 35'

STRUCTURAL NOTES

- Min. required slab on grade.
- Min. required slab on grade. (See grid)
 - Min. slab = 4" (See grid)
 - Min. slab = 4" (See grid)
 - Min. slab = 4" (See grid)
- Min. required slab on grade. (See grid)
 - Min. slab = 4" (See grid)
 - Min. slab = 4" (See grid)
 - Min. slab = 4" (See grid)

GENERAL NOTES

GOVERNING CODE - 2019 RESIDENTIAL CODE OF OHIO
 ALL WORK SHALL CONFORM TO THIS CODE AND ALL OTHER LOCAL AND APPLICABLE CODES.
BUILDING AREA
 UNFINISHED BASEMENT AREA 4,438SF
 FIRST FLOOR AREA 4,485SF
 SECOND FLOOR AREA 4,485SF
 MEZZANINE AREA 800SF

ALL INTERIOR DIMENSIONS NOTED ARE FACE OF SHEATHING
 ALL EXTERIOR DIMENSIONS NOTED ARE FACE OF STUD IO
 TO FACE OF STUD IO OR FACE OF CONCRETE TO FACE OF STUD IO.
 CONSTRUCTION SHALL EXHIBIT ALL SITE CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION FOR ACCURACY AS SHOWN WITH THE INTENT OF THESE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCY.
 INSTALL ALL MATERIAL AND FINISHES TO MANUFACTURERS' INSTALLATION GUIDELINES/SPECIFICATIONS.
 CONTRACTOR TO PROVIDE ALL ENGINEERING DRAWINGS FOR FRAMING (TRUSSES, WOOD 1 JOISTS, LVL'S) AS REQUIRED BY BUILDING DEPARTMENT.
 IF INCONSISTENCIES EXIST BETWEEN THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, REPORT THEM TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. AT ANY REQUIREMENT SHALL APPLY UNLESS OTHERWISE DETERMINED BY THE ARCHITECT.
 SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INCREASES IN THESE DRAWINGS, WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK. FAILURE TO REPORT SUCH ABOVE MENTIONED DISCREPANCIES OR ANY ON SITE CONDITIONS, INCLUDING AVERSES NOT BEARING CONDITIONS, TIME WAIVES AND CASES SHALL BE MADE BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. VARY FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK. FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WITH ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS.

NOTE: Separate Permits are required for HVAC, Electrical, and Plumbing work

FRIBLOCKING: Shall be provide to cut of all concealed draft openings (both vertical and horizontal) to form an air and a roof space. FRIBLOCKING shall be installed where required per RCD 302.11. Approved materials shall be per RCD 302.11.1.1

BUILDING CODE REVIEW - Change of Use to Residential and applicability of RCO

Chapter 34 - Existing Buildings and Structures
 3401.1 Scope - The provisions of this chapter shall control the maintenance, alteration, repair, addition and change of occupancy of existing structures.
3401.1.2 Occupancy and use - The occupancy and use of a building shall be determined in accordance with Chapter 3 (IBC).
3404 Alterations - Alterations shall comply with the requirements of the code for new construction. Portions of the structure not altered and not affected by the alterations are not required to comply with the code requirements for new construction.
3408 Change of occupancy - A change of occupancy of an existing building or space shall be permitted without conforming to all the requirements of this code, provided the proposed use is not more hazardous than the existing use.
USE AND OCCUPANCY
 Previous Use: A-3, Religious (RCD 303.4)
 New Use: Residential, Two-Family (RCD 310.1)
 The Residential Code of Ohio shall apply to structures comprised of one, two, or three-family dwellings (having independent exits).
 New Use = Two-Family w/ Independent exits = RCD applies
 RCD 302.3 - Two-family dwellings shall be separated from each other by wall and floor assemblies having not less than 1-hour fire resistance.



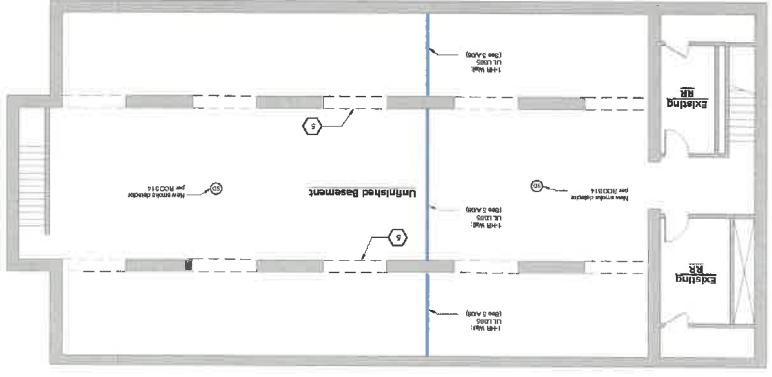
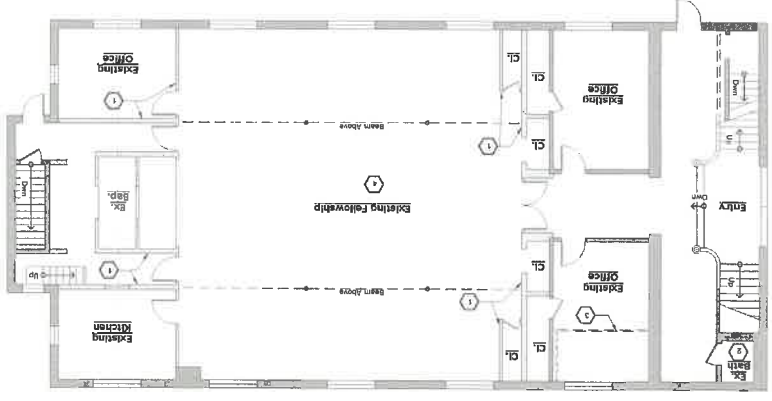
ARCHITECT
 Matthew B. Berman
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 Email: mberman@studio-b.com

CLIENT
 PROJECT
 1835 Baymiller St
 Cincinnati, OH 45214
 021.1.000000

ISSUE
 3.3.21
 DRAWING BY
 MVB

Cover Sheet &
 Site Plan
 A.01

[studio-b] architects



EXISTING WOOD FRAMING NOTES

1. Contractor shall inspect existing floor joists, walls, framing, and rafters. Damaged or decayed framing in walls, the ones sections has been diminished shall be replaced as follows:
 - Sister new 2x framing of the same original depth to the existing framing. Extend the sistered framing members from bearing to bearing.
 - Headed, if not present, should be added to window or door locations in all load-bearing walls. Headers should be added for the header studs indicated on the remodel plans.
2. Simpson joist and beam hangers shall be installed at all previously replaced or filled framing where none existed or where the condition of the original hanger shows any signs of damage or decay.
3. Refer to plan notes for replacement of existing floor framing as required.

WALL LEGEND

	Demo Walls
	Existing Wall

KEYED DEMOLITION NOTES

1. Remove existing partition wall entirely. Patch and repair wall as needed.
2. Demo existing plumbing fixtures. Cap lines as required and prep for new installation per remodel plan.
3. Demo existing floor for new stair opening per remodel plan. Double joist to header off new opening.
4. Existing masonry bearing. (No work)

GENERAL DEMOLITION NOTES

1. The demolition plan is to be used as a reference for the general location of wall demolition and openings in existing walls.
2. Interior flooring, base, trim and other finish materials may be demolished at the discretion of the Owner and Contractor.
3. Refer to floor plan for dimensions of openings, etc.
4. Verify that walls indicated are non-loadbearing prior to demolition. Notify architect if different bearing conditions are found prior to removing any loadbearing walls.

Basement & First Floor Demo Plans

PROJECT INFORMATION:
 PROJECT: 1155 SUN VALLEY ST
 PROJECT NO.: 021-150259

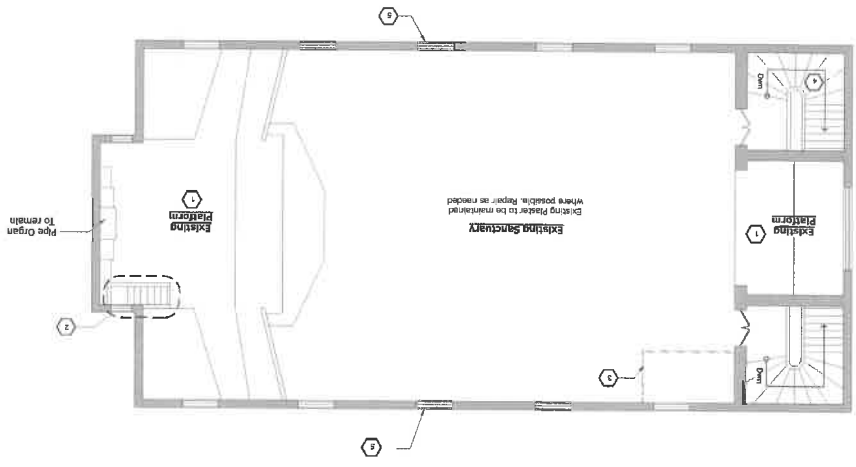
CLIENT:
 ADRIAL KOONCE
 1155 SUN VALLEY ST
 CHICAGO, IL 60634

ARCHITECT:
 STUDIO-YO-YO ARCHITECTS
 7000 WEST CHESTER, CHICAGO, IL 60639
 TEL: 773.530.0146
 E: studioyo@studioyo.com

ISSUE: 8/13/21
DRAWN BY: TAY

DATE: 10-1-22

studio-yo-hj architects



1. Contractor shall finish exposed existing floor joists, wall framing, and rafters. Damaged or decayed framing in which the cross section has been diminished shall be replaced as follows:
 - Siller may 2x framing of the same original depth to the existing framing. Extend the elevated framing members from bearing to bearing.
2. Headers, if not present, should be added to window or door locations in all load-bearing walls. Headers should be added per the header schedule indicated on the remodel plans.
3. Simpson Jakt and beam hangers shall be installed at all previously replaced or added framing where knee braced or where the condition of the original hanger shows any signs of damage or decay.
4. Refer to plan notes for replacement of existing floor framing as required.

EXISTING WOOD FRAMING NOTES



WALL LEGEND

1. Demo existing raised platforms
2. Demo existing state: Infill floor opening w/ 2x joists @ 16" o.c. & 2x4" T&G plywood. Match existing floor elevation.
3. Demo existing floor for new stair opening per remodel plan. Double joists to header off new opening.
4. Damaged steel studs to be removed and new studs to be installed to match to existing.
5. Existing windows to be made operable in new bedroom area. Windows for non-bedroom areas to be replaced at the discretion of the owner. (Typical)

KEYED DEMOLITION NOTES

1. The demolition plan is to be used as a reference for the general location of wall demolition and openings in existing walls.
2. Interior flooring, base, trim and other finish materials may be demolished at the discretion of the Owner and Contractor.
3. Refer to floor plan for dimensions of openings, etc.
4. Verify that walls indicated are non-loadbearing prior to demolition. Notify architect if different bearing conditions are found prior to removing any loadbearing walls.

GENERAL DEMOLITION NOTES

PROJECT LOCUS
 1855 SANWILLIEST ST
 OAKLAND, CA 94612

CLIENT
 Aerial America
 2000 Broadway
 Channahon, IL 61424

ARCHITECT
 Studio-yo-hi Architects
 1500 Broadway
 West Chester, OH 45389
 TEL: 513.330.0149
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 WWW.STUDIO-YO-HI.COM

ISSUE
 8.13.21
ISSUE
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 TAY

PROJECT NO.
 211100009

Second Floor Demo Plan

A.03



[studio-yo-hi]
 architects

PLAN NOTES

1. Provide new smoke detectors and CO detectors in compliance with FCO 314 and 316 and per the following requirements:
 - a. Install a new smoke detector and carbon monoxide detector in each bedroom.
 - b. Install an ionization or dual sensing smoke detector in each bedroom.
 - c. Install a smoke detector and carbon monoxide detector in the common areas outside the bedrooms with the length as follows:
 - 1. At least 10 feet from the bedrooms.
 - 2. At least 10 feet from the bedrooms.
 - 3. At least 10 feet from the bedrooms.
2. GFCI outlets to be provided at Bathrooms and Kitchen
3. Microwave hood to be exhausted per manufacturer's installation requirements
4. Provide new bathroom exhaust fans; Fans must vent directly to the outside.
5. New Dryer Vent, Vent directly to the outside.
6. If glass is used on bathroom enclosures, the glass must be tempered.

WALL LEGEND

- Existing Wall
- New Partition Wall
- 1-1/2" Wall
- Finish Full-Height Corers
- Single Doorcase
- Carbon Monoxide Detector

ELECTRICAL NOTES

- Existing outlets within the related areas indicated by connection traces are to be removed and replaced with new outlets as follows:
 1. Receptacles are required on all wall spaces 24" away from wall openings. Max. spacing between receptacles.
 2. Receptacles opening should be a maximum of 6" from wall.
 3. GFCI receptacles are required in all bedrooms, bathrooms and within 6' of all kitchen, living and dining areas.
- Receptacles are required by code.

STAIRS:

1. Stairways shall comply with IBC 1011.7
2. Min. 36" wide
3. Headroom shall be 6'-8" min.
4. Max. tread height = 8-1/4"
5. Min. tread depth = 9"
6. Nosing b/c 3/4" and 1-1/4"
7. Landings shall be provided at the top and bottom of the stair, min. 3'-0" wide x width of the stair.

HANDRAILS:

8. Provide handrails on at least one side of the stair.
9. Handrails shall be 36" above the nosing.
10. Handrails shall not project more than 4-1/2" and shall have a min. 1-1/2" clearance from the adjacent wall.
11. Handrails shall be continuous for the full length of the flight of stairs.
12. Handrail circular cross section shall be 1 1/2" in diameter, if not circular, the handrail shall have a perimeter of not less than 4" and not greater than 6-1/4" and a cross section of not greater than 2-1/4".

ILLUMINATION:

13. Stairways shall be provided with illumination per ICCO 303.7 and 303.8.

GUARDS:

14. Guards shall be provided at open-sided walking surfaces more than 30" above the floor.
15. Guards shall be 36" high and shall not have openings that allow the passage of a 4" dia. sphere.
16. Guards and handrails shall comply with load requirements per ICCO Table 301.5.

STAIR AND HANDRAIL NOTES

1 Stair Section

2 Stair Section

1 First Floor Remodel Plan

CLIENT
 Agent Name: Carbon Monoxide Detector
 Address: 1505 BIRCHWOOD ST, CHICAGO, IL 60624

PROJECT
 PROJECT NO: 2011-000000
 DRAWING NO: 1505 BIRCHWOOD ST

DATE
 6/13/21

PROJECT
 PROJECT NO: 2011-000000

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STUDIO b architects

First Floor Remodel Plan

DATE
 6/13/21

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 TAY

PROJECT
 PROJECT NO: 2011-000000

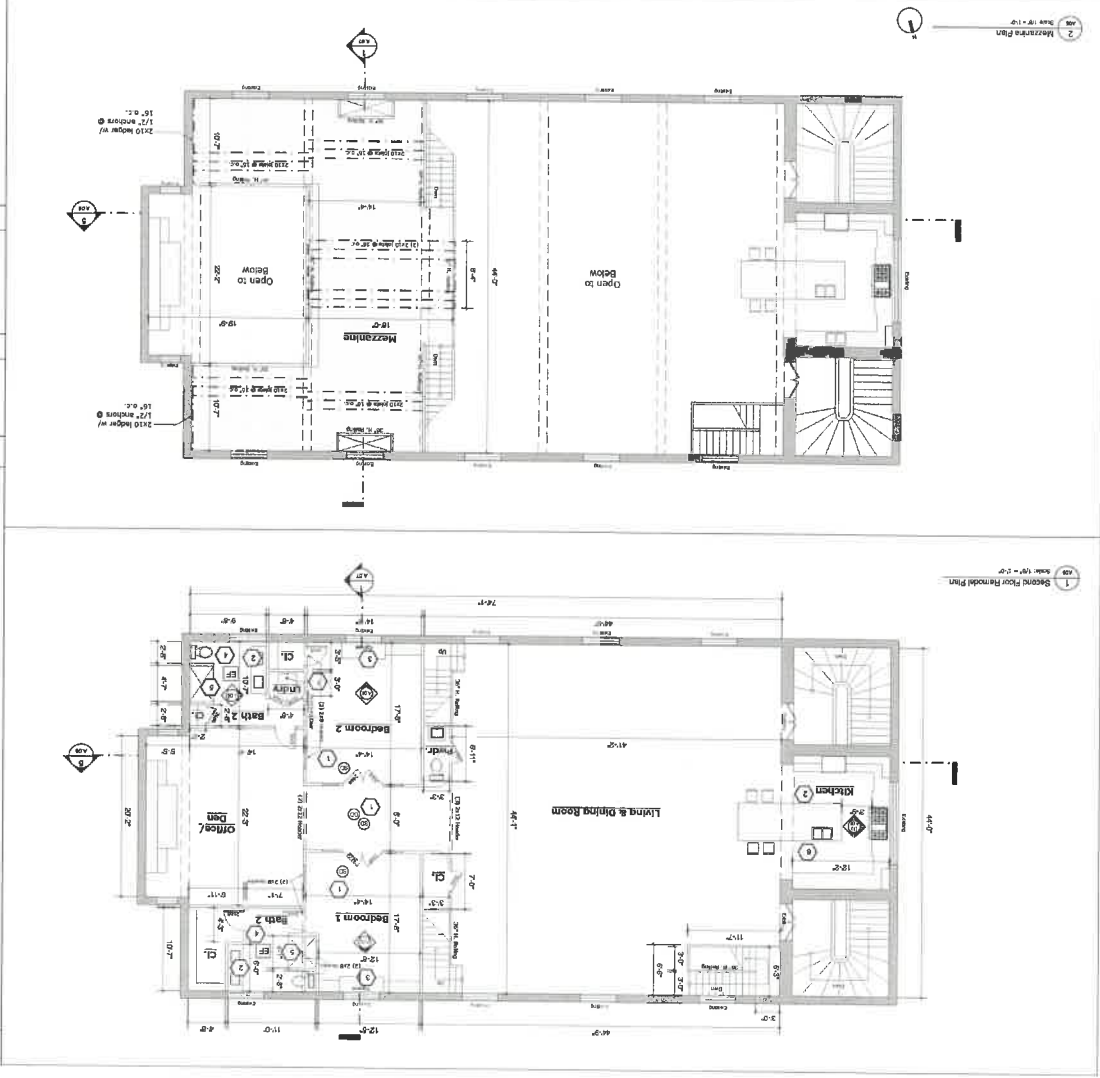
CLIENT
 Agent Name: Carbon Monoxide Detector
 Address: 1505 BIRCHWOOD ST, CHICAGO, IL 60624

PROJECT
 PROJECT NO: 2011-000000

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PLAN NOTES

- Provide new Gypsum Drywall and CO detectors in compliance with ICC IBC 714 and 715.
 - Install a CO detector (photoelectric and ionization) on the ceiling near the bedroom, and a new or smoke detector outside of the bedroom, and a new or photoelectric detector outside of the bedroom.
 - Install a smoke detector or dual sensing smoke detector in each bedroom.
 - Smoke detectors shall be hardwired and interconnected per ICC 314.5.
 - Smoke detectors shall be interconnected and hardwired per ICC 314.5.
 - Install a CO detector inside the bedroom.
 - Install a CO detector inside the bedroom.
 - Install a CO detector inside the bedroom.
 - Install a CO detector inside the bedroom.
- GFCI outlets to be provided at Bathroom and Kitchen.
- Egress windows shall meet the following requirements:
 - Min. Clear Opening: 5' 7" ft
 - Min. Opening Height: 20"
 - Min. Opening Height: 24"
 - Max. Sill Height Above Floor: 44"
- Provide new bathroom exhaust fans. Fans must vent directly to the outside.
- If glass is used on tub/shower enclosures, the manufacturer's installation requirements must be followed.
- Microban hood to be installed per manufacturer's installation requirements.
- New Dryer Vent. Vent directly to the exterior.

FIGURE LEGEND

- Existing Frame/Flgnt Combo
- Smoke Detector
- Carbon Monoxide Detector

WALL LEGEND

- Existing Wall
- New Partition Wall

ELECTRICAL NOTES

A. Existing outlets may be reused where permitted by code. Provide new outlets in recessed and newly finished areas as follows:

- Recessed are required on wall spaces 2'-0" long or longer.
- Recessed are required on all bathroom vanity.
- 2'-0" long or longer.
- 2'-0" long or longer.
- 2'-0" long or longer.
- 2'-0" long or longer.
- 2'-0" long or longer.
- 2'-0" long or longer.

B. Provide electrical connections and circuits for equipment and appliances indicated on plans. Circuits shall be labeled/typed per manufacturer's requirements. Provide necessary ground fault protection as required by code.

Second Floor & Mezzanine Plan

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DRAWN BY: MN

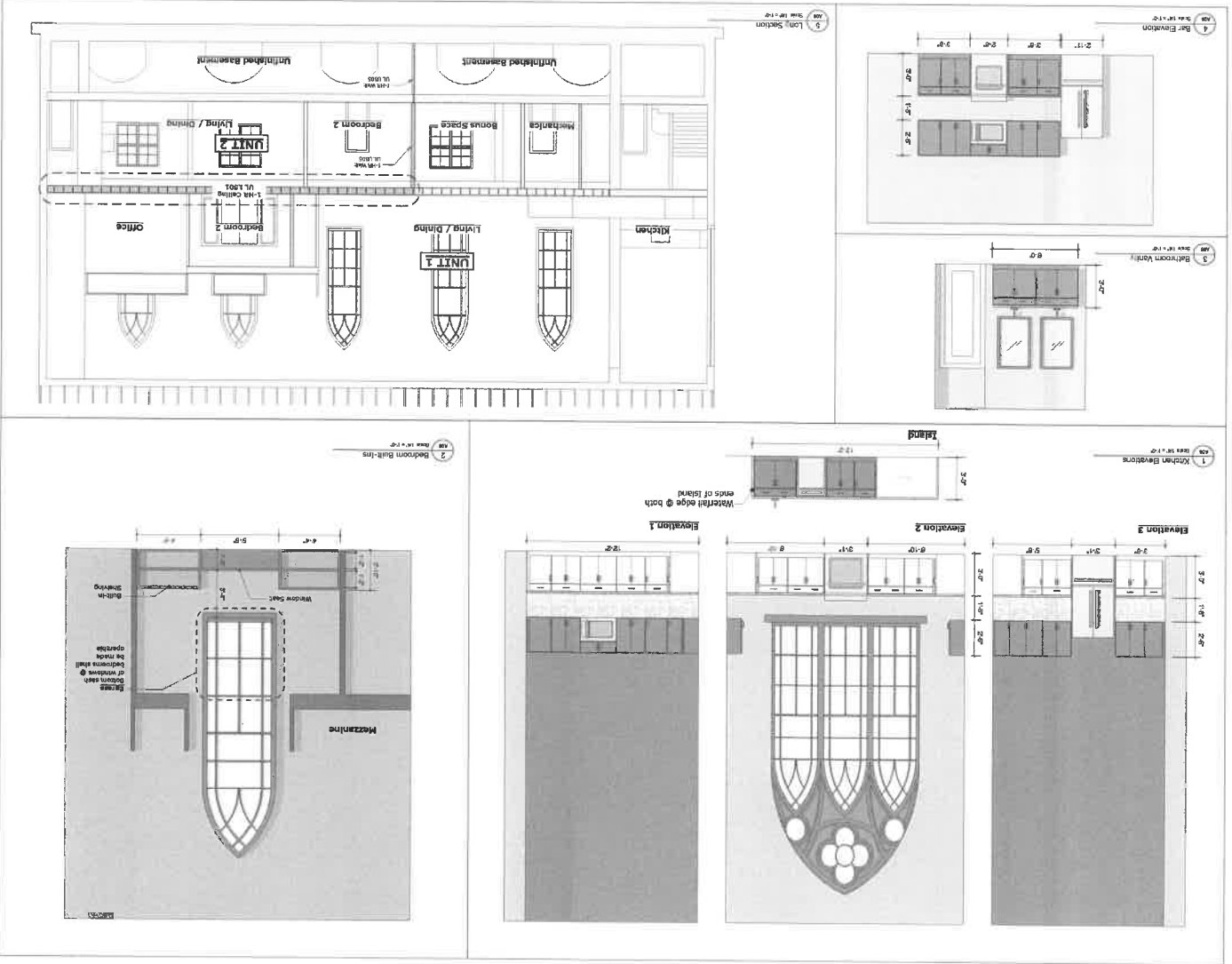
PROJECT: INTERIOR RENOVATION
 1835 SAWYLLER ST
 PRODUCE, MO.
 621-855559

CLIENT: [Redacted]
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ARCHITECT: [Redacted]
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 Chicago, IL 60624
 Erik.miyoshi@studiyo-bj.com

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A05



A.06
Interior Elevations

ISSUE
8.13.21
DRAWING BY
M.V.

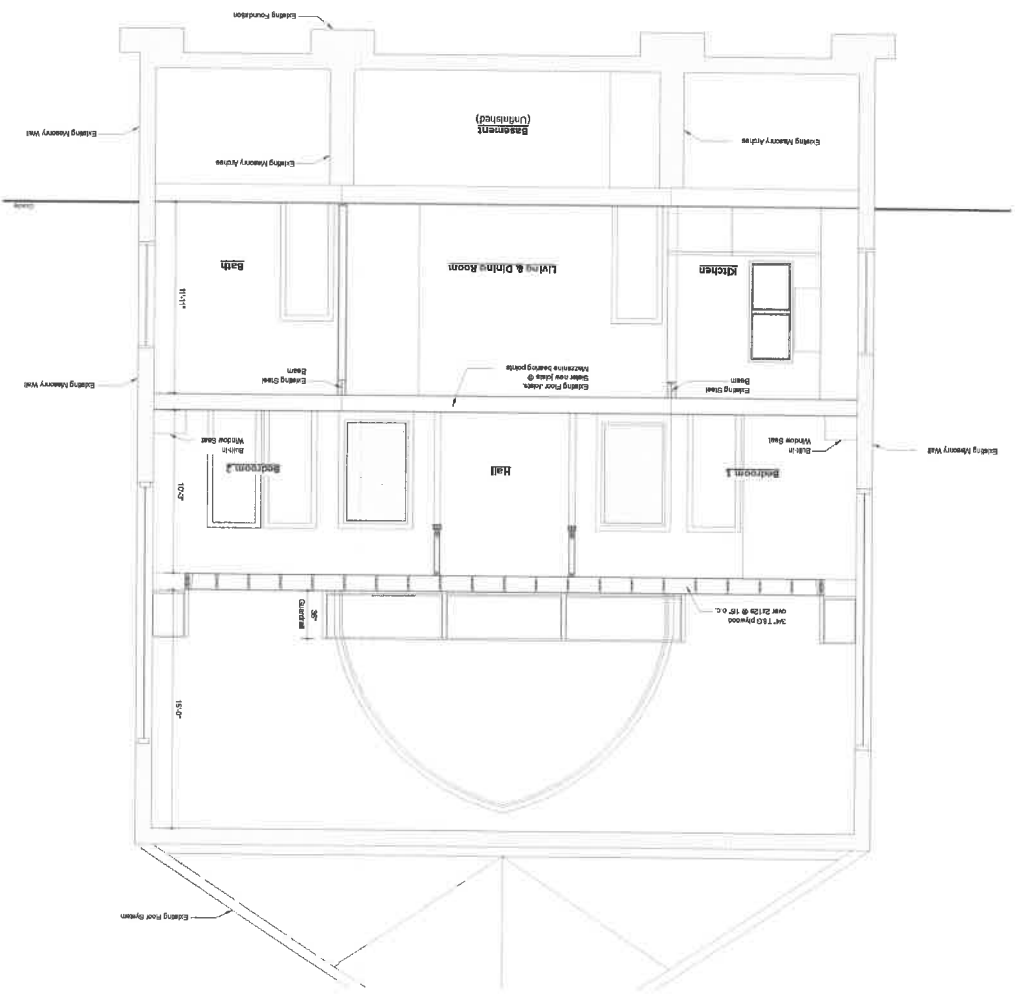
PROJECT
INTERIOR RENOVATION
1833 BRAWLEY ST
PROJEST NO.
D21.1833B3

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CHICAGO, IL 60614

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A.07
 Building Sections

DATE
 8.13.21
DESIGNED BY
 TUV

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 PROJECT NO.
 021103389

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 Channah, OH 43024

ARCHITECT
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 The Woodlands, OH 44099
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 E: tim@studio-arch.com





ISSUE
8.13.21
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PROJECT
INTERIOR REMODEL
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PROJECT NO.
021-1835Bay

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Tel: 513.510.6149
Em: tmyob@studiyo-b.com



Todd Vebj, RA
OH License #1615782
Expiration: 12/31/21

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

APPLICATION #: COA2021047
 APPLICANT: Jose Vasquez & Jennifer Henley
 OWNER: Jennifer Henley & Jose Domingo Vasquez
 ADDRESS: **427 E. 13th Street**
 PARCELS: 075-0003-0060
 ZONING: RM-0.7
 OVERLAYS: Over-the-Rhine Historic District
 COMMUNITY: Pendleton
 REPORT DATE: September 22, 2021
 HEARING DATE: October 11, 2021
 STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the south side of E. 13th Street between its intersection with Spring Street on the west and Pendleton Street on the east in the Pendleton neighborhood (Figure 1). The property consists of a three-and-one-half story building dating to ca. 1865 that serves as a two-family dwelling. The building was recently renovated.

Proposed Conditions

The applicant is proposing to complete the renovation that began in 2018 under a previous owner. The roof deck was originally submitted under a previous permit but was denied pending Historic Conservation Board review. While the previous owner did not ultimately seek approval from the Historic Conservation Board, the roof deck was installed, regardless. The new owner is now applying for approval to complete the roof deck and receive the Certificate of Occupancy. The roof deck is located on the rear (south) roof slope.

Applicable Zoning Code Sections:

Zoning District: [Section 1405](#) Multi-Family Residential Districts
 Overlays: [Section 1435](#) Historic Preservation
 Historic District/Reg: [Over the Rhine Historic District](#)
 COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review



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



Figure 2. View of subject property facing southeast ca. November 2020. Image from Google.

Previous Reviews: The existing rear deck was previously approved at the Staff level on permit 2018P03034, along with other interior renovations. A proposed roof deck was removed from the scope of the 2018 permit; however, the roof deck was installed without approval by the previous owner. The current applicant is now applying for the roof deck.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the construction of the roof deck.

Applicable Guidelines

SITE IMPROVEMENTS

A. INTENT AND GENERAL GUIDELINES

1. *Site Improvements such as... decks... should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.*

B. SPECIFIC GUIDELINES

4. *DECKS: Wood decks should be stained or painted Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.*

The roof deck proposed for the rear (south) slope of the building roof and will be inset into the roof while leaving the side and rear walls intact. The building parapet and cornice will be left to serve as the required safety rail. The new exterior wall will be clad with horizontal Hardie siding. No portion of the roof deck will extend above the existing roofline. The roofline will not otherwise be altered as the side walls will remain in place. No portion of the roof deck will be visible from any surrounding streets, as the property backs up to a narrow alley with buildings on the edges of the block extending to the rear lot lines. The roof deck will allow for additional outdoor living space on a small lot where such outdoor space is limited.

Other Considerations:

Prehearing Results: A prehearing was held on September 22, 2021. Neither the applicant, nor any members of the public were in attendance.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 427 E. 13th Street per plans by Synthesis Architecture dated 5.25.21 including any revisions submitted for permit subject to staff review and approval.

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

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

ADJUDICATION/DENIAL LETTER

Date: August 23, 2021
Location: 427 E. 13th Street
Request: COA – Roof Deck
Zoning District: RM-0.7/ OTR Historic District

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

All documents **that are checked** on the “Documents Required for Historic Conservation Board Review” sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,



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



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

Office Use Only

Application #: _____
 Date Accepted: _____
 Staff Review Board Review
 Paid: _____
 Date Perfected: _____
 Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 427 E 13th St.
 Hamilton Co. Parcel ID No.: 075-0003-0060-00 Zoning District: RM.7
 Historic District: Over the Rhine Overlay District: _____

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

Name: Jose Vasquez and Jennifer Henley
 Contact Person (if legal entity): _____
 Address: 26 E 6th St., Ste. 505
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 5174146183 E-mail: jd1825@yahoo.com

PROPERTY OWNER INFO **SAME AS ABOVE**

Name: Jose Vasquez and Jennifer Henley
 Contact Person (if legal entity): _____
 Address: 26 E 6th St., Ste. 505
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 5174146183 E-mail: jd1825@yahoo.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
This is the 4th floor of a Row home which is being renovated. It includes ~400 Sq Ft. interior space and 225 Sq Ft of deck space.
The deck will have 37" brick walls (the building) and is not visible from the street/alleyway.

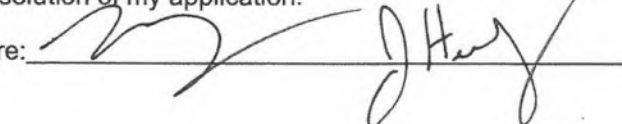
ZONING RELIEF Yes No

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: 8/23/21

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

< First << Prev Next >> Last > |

[RETURN TO SEARCH LIST](#)

Property 1 of 1

Parcel ID
075-0003-0060-00

Address
427 E THIRTEENTH ST

Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
01900 - PENDLETON
[Sales](#)

Land Use
520 - TWO FAMILY DWLG

Owner Name and Address
HENLEY JENNIFER S & JOSE DOMINGO
VASQUEZ
26 E 6TH ST #505
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
HENLEY JENNIFER S & JOSE DOMINGO
VASQUEZ
26 E 6TH ST #505
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Assessed Value
45,470

Effective Tax Rate
75.946900

Total Tax
\$3,339.05

Property Description
427 E 13TH ST 20 X 88.50 LOT 19 J FERNEDINGS SUB

Appraisal/Sales Summary

Year Built	1865
Total Rooms	12
# Bedrooms	6
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	1/13/2021
Last Sale Amount	\$235,000
Conveyance Number	255419
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.044

Tax/Credit/Value Summary

Board of Revision	YES(95)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	65,360
CAUV Value	0
Market Improvement Value	64,540
Market Total Value	129,900
TIF Value	116,100
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,164.07
Tax as % of Total Value	2.357%

Notes

1) 7-14-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

I Want To...

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- [Aerial Imagery](#)
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Statement of Intent for 427 E 13th St. and Applicable Historical Zoning Guidelines

The 4th floor of this Row House remodel is approx.. 400 Sq Ft (Interior) and 250 Sq Ft. (Exterior). The Trex deck will be installed ~37In below the Brick walls. The deck opens up to the back of the house and roof top has not been altered. The exterior of the entire house looks similar to adjacent homes.

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. **Previous owner replaced deteriorating brick as appropriate. Style was not altered.**

2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate. **There are no visible doors/windows/openings from street level.**

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

4. 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 distinctive features help identify and distinguish the buildings in Over-the-Rhine. Don't remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material. Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape and texture of material. Some synthetic materials including fiberglass castings may be approved on a case-by-case basis. **No ornamental items were removed/altered.**

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood

shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis. **No alterations to the roof has/will been made.**

6. Cleaning: Clean exterior surfaces with the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Some types of chemical cleaning can be used, but test patches should be carried out in inconspicuous areas first. Don't sandblast or use other abrasive cleaning methods that destroy the surface of brick and stone and shorten the life of the building. Don't use wire brushes, because they can also damage masonry surfaces. **Brick walls have been cleaned and painted.**

7. Repointing Masonry: Repoint historic masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness. The mortar joints in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. A typical lime-based mortar has the following formula: 8 parts sand, 2 parts lime, and 1 part portland cement. This mortar is softer than the portland cement-based mortar of today. Hard modern mortar used on historic masonry causes bricks to crack or spall during the freeze-thaw cycle. **Masonry repair was completed by previous owner.**

8. Water-Repellent Coatings: Don't use water-repellent coatings on historic masonry. Most historic structures have survived without the need of water-repellent coatings. Water-related damage on the interior of buildings is usually the result of a failing roof, deteriorated or faulty gutters and downspouts, deteriorated mortar, rising damp or condensation. Water-repellent coatings will not solve these problems and may make them worse. 9. Painting: Repaint buildings that were historically painted. Most buildings built before 1890 in Over-the-Rhine were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style. Varying the choice of color between neighboring buildings is preferred. **Brick walls have been painted.**

10. Wood Siding: Retain and repair original wood siding. When replacement is necessary, the new wood should match the original in size, shape, profile and detail. All wood siding should be painted. Aluminum or vinyl siding is not appropriate for replacing or covering original wood siding. Artificial stone, asbestos, asphalt siding and other similar resurfacing materials are not acceptable. The use of composite cement siding may be approved on a case-by-case basis. **Wood siding will not be used.**

11. Shutters and other outside attachments: Original shutters should be repaired and retained. Many buildings in Over-the-Rhine have or had wood shutters for the windows. Reintroducing missing shutters must be based on physical evidence and the shutters must fit the opening and be operable. Exterior light fixtures should be appropriate to the style of the building. Colonial "coach" lights are not appropriate. Mercury vapor and other streetlights are not appropriate for attachment to the façade. Exterior light fixtures should be mounted in a way that does not cast undue glare onto neighboring properties. **Not applicable.**

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

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. **Not Applicable.**

14. Awnings: The installation of fabric awnings on storefronts is encouraged. Awnings add color and variety to commercial buildings and highlight the businesses. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Awnings of metal, plastic, vinyl (not vinyl coated fabric) or wood will be reviewed on a case-by-case basis. Internally illuminated awnings are not acceptable. **Not applicable**

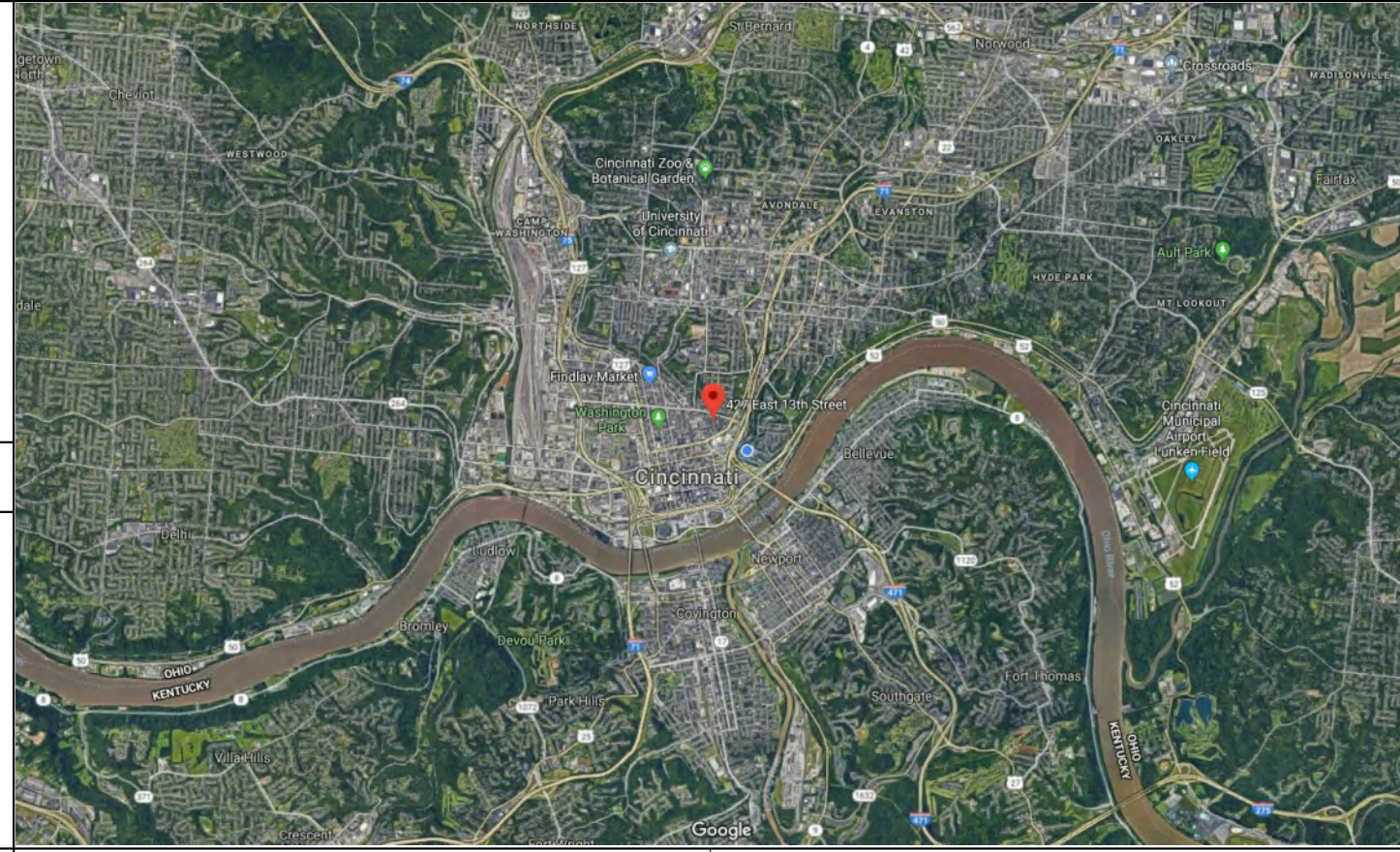
Jose Vasquez and Jennifer Henley

517.414.6183

INTERIOR REMODELING OF 4TH FLOOR

ADDRESS: 427 E. 13TH ST
CINCINNATI, OH 45202

VICINITY MAP



OWNER:
MR & MRS. GARY & EMILY BAILEY

CONTRACTOR:
EDGAR CONSTRUCTION LLC
9468 TOWNE SQUARE AVE.
CINCINNATI, OH 45242

ARCHITECT:
SYNTHESIS ARCHITECTURE
1077 CELESTIAL ST
CINCINNATI, OH 45202

DRAWING INDEX

SHEET #	SHEET TITLE
A100	COVER SHEET
A101	EXISTING FLOOR PLANS
A102	EX. & PROPOSED PLAN
A103	ELEVATIONS
A104	SECTIONS
GN	GENERAL NOTES

SCOPE OF WORK

THE WORK ENTAILS THE FOLLOWING:
-INTERIOR REMODEL OF 4TH FLOOR ONLY
- MECHANICAL PERMIT WILL BE FILED SEPARATELY

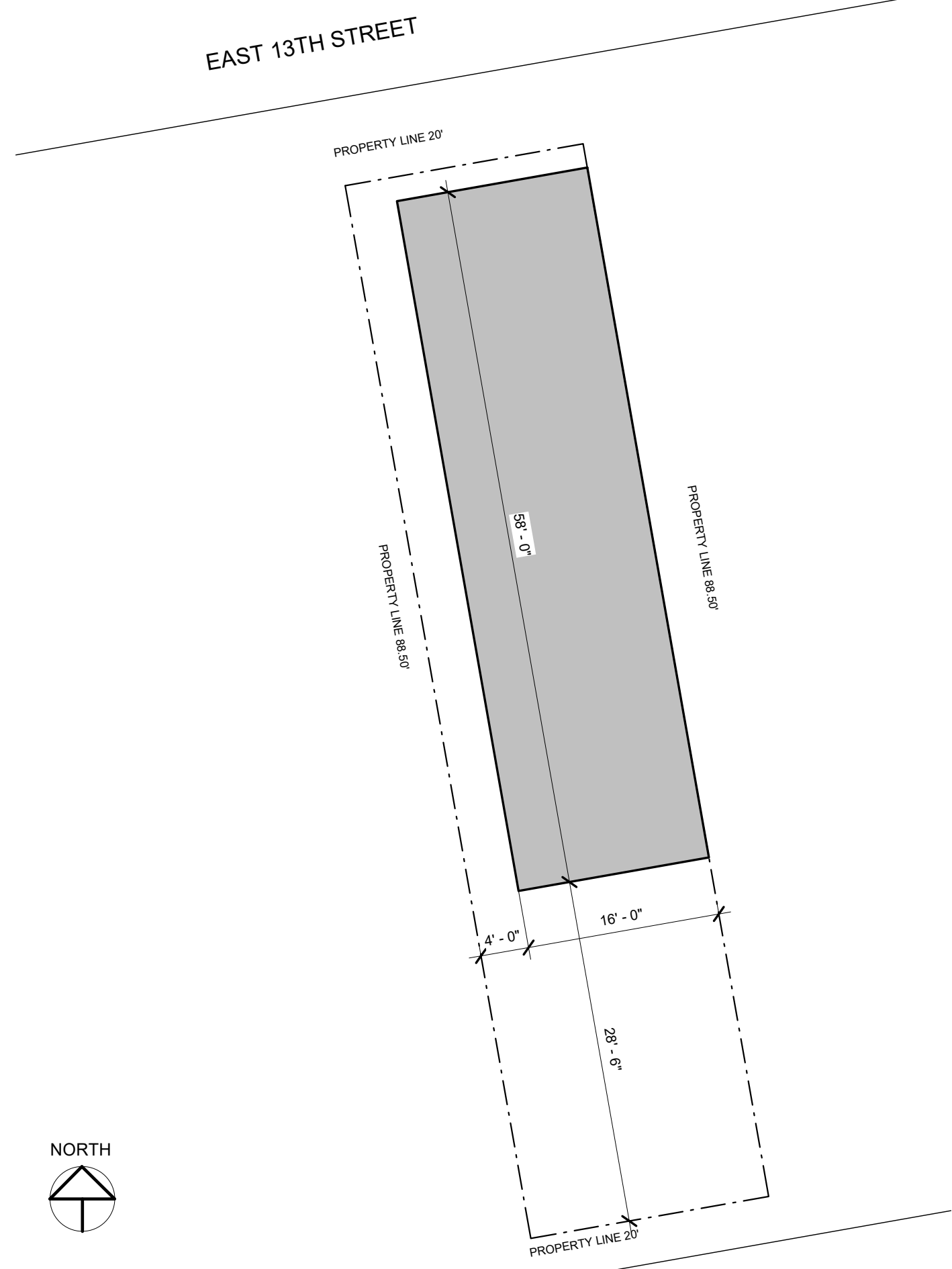
OWNER INFO

JOSE D VASQUEZ & JENNIFER HENLEY
26 E 6TH ST., # 505
CINCINNATI 45202

BUILDER INFO

ALLEN & FREY BUILDERS (JOHN FOVEL)
3151 MADISON RD, CINCINNATI 45209
JOHN CELL: 513 615-8636

SITE MAP



1 SITE PLAN
3/32" = 1'-0"

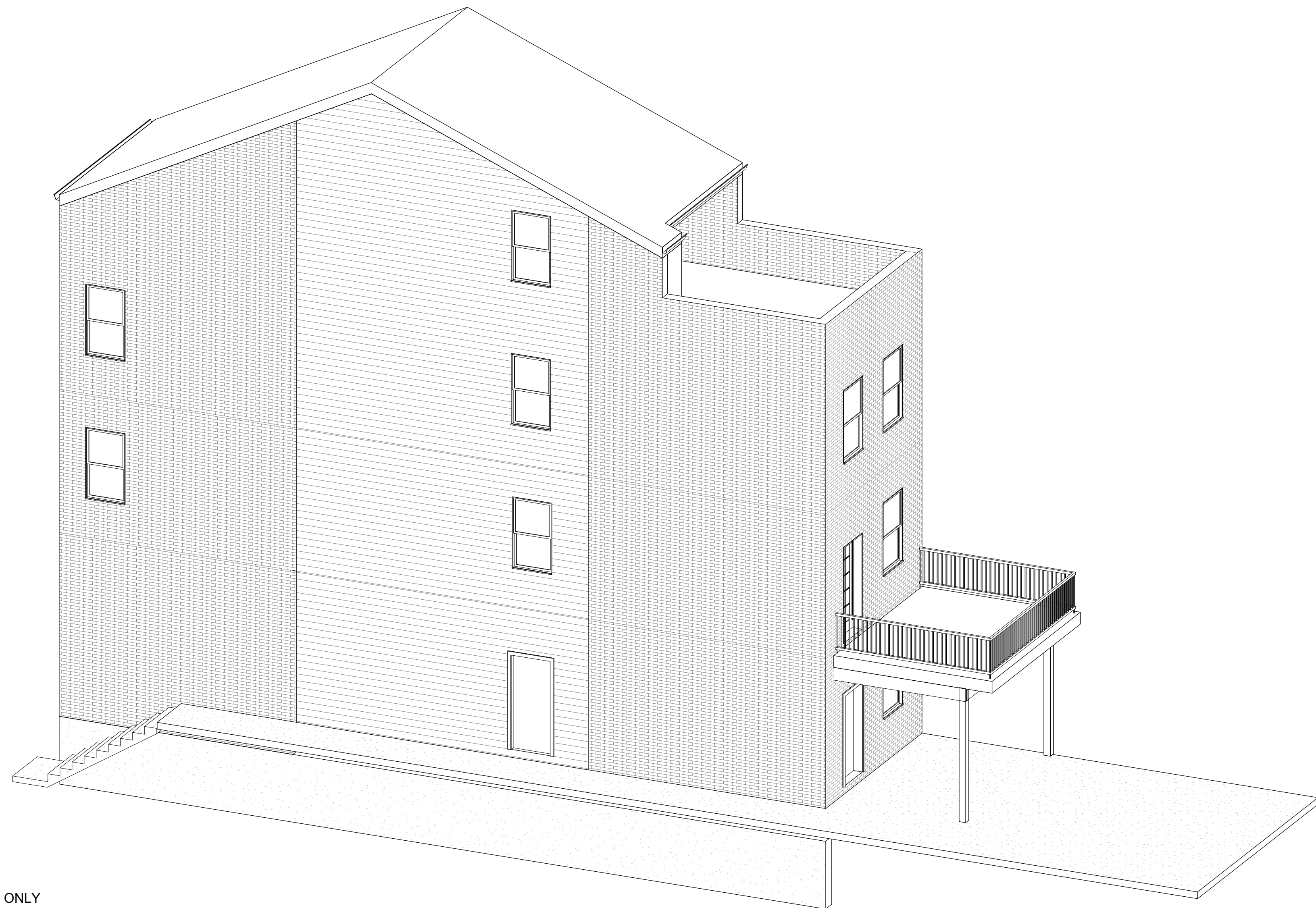
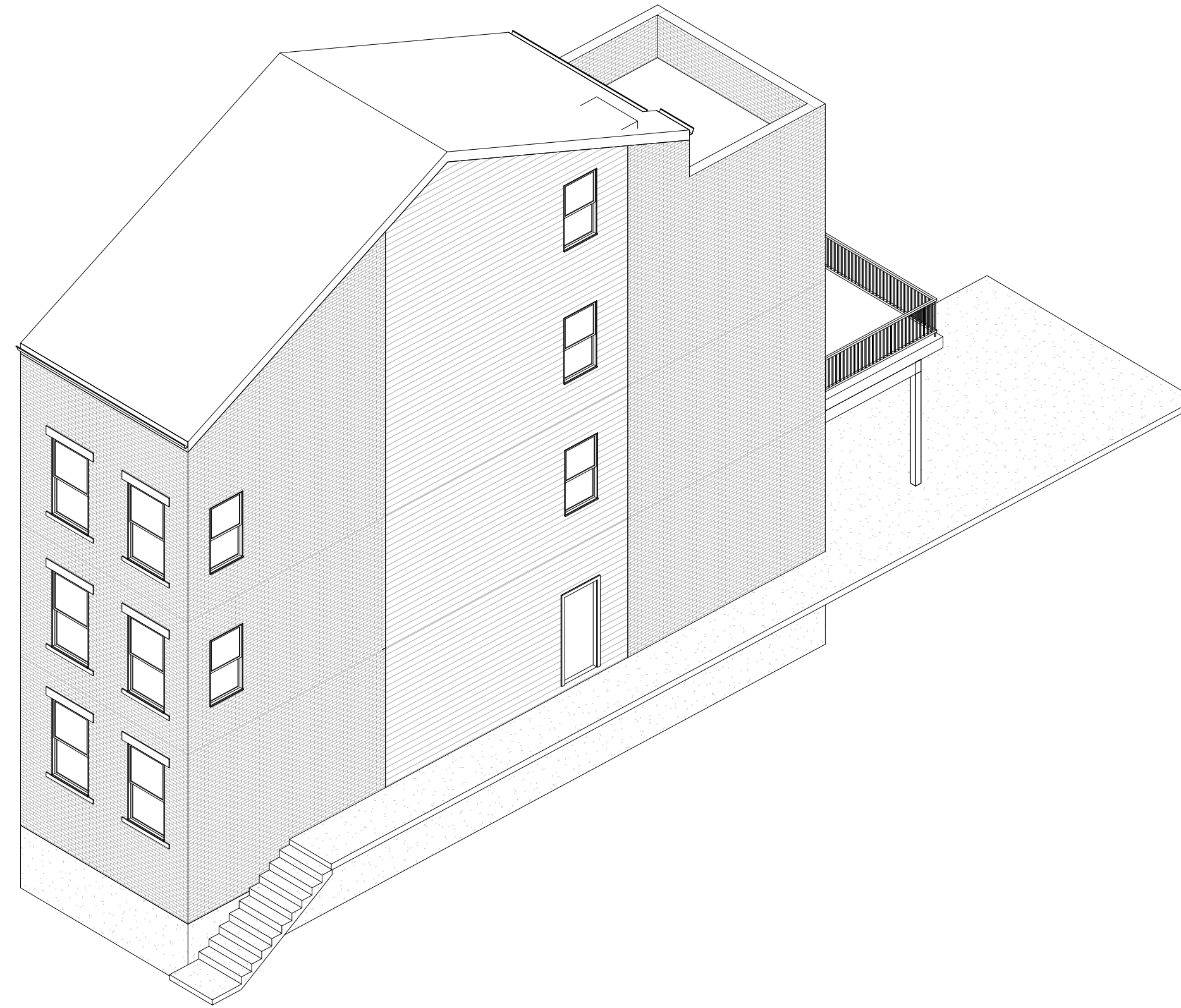


ILLUSTRATION PURPOSE ONLY

INTERIOR REMODELING OF
4TH FLOOR

427 E. 13TH ST
CINCINNATI, OH 45202

SYNTHESIS
ARCHITECTURE + PLANNING + INTERIORS

1077 CELESTIAL ST. SUITE 205, CINCINNATI, OH 45202
o. 513.223.5023 | studio@synthesisarchitecture.com
synthesisarchitecture.com



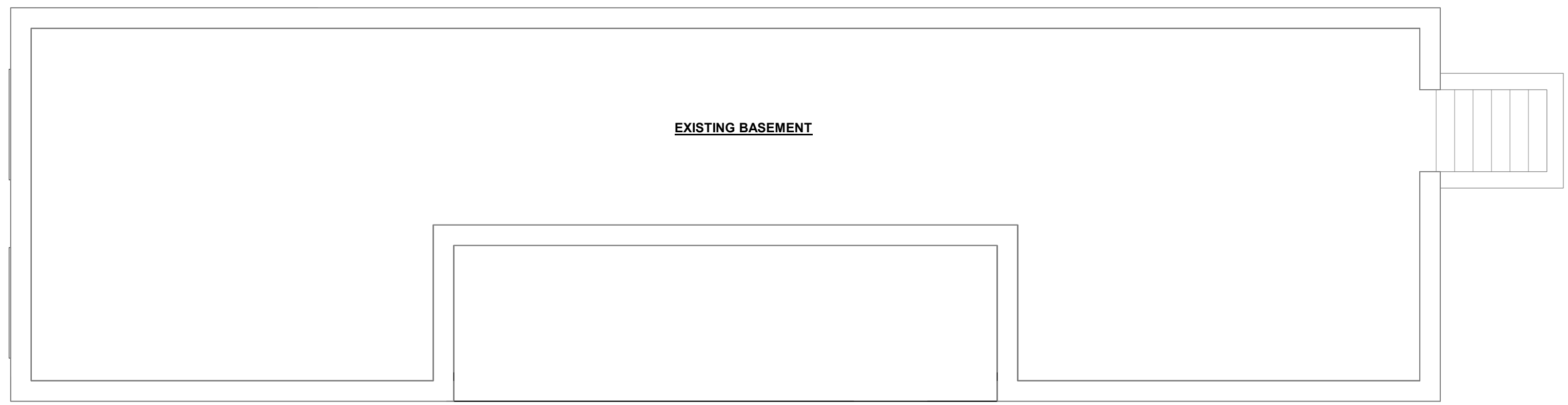
Rev. No.	Description	Date

COVER SHEET

Project Number	Project Number
Date	04/09/2018
Drawn By	MK/TV
Checked By	NP

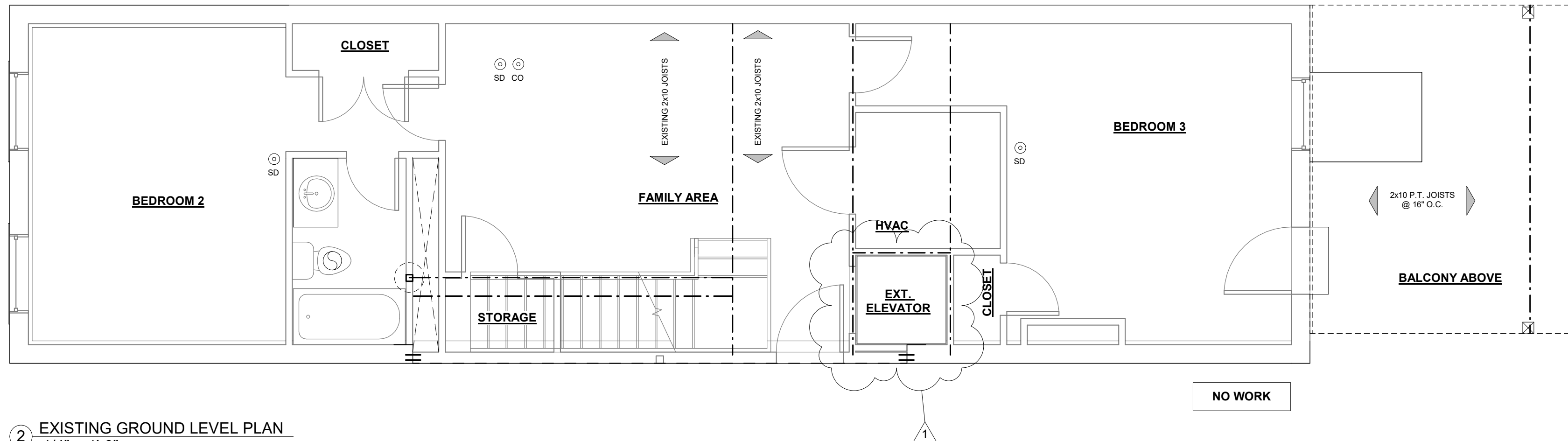
A100

Scale 3/32" = 1'-0"



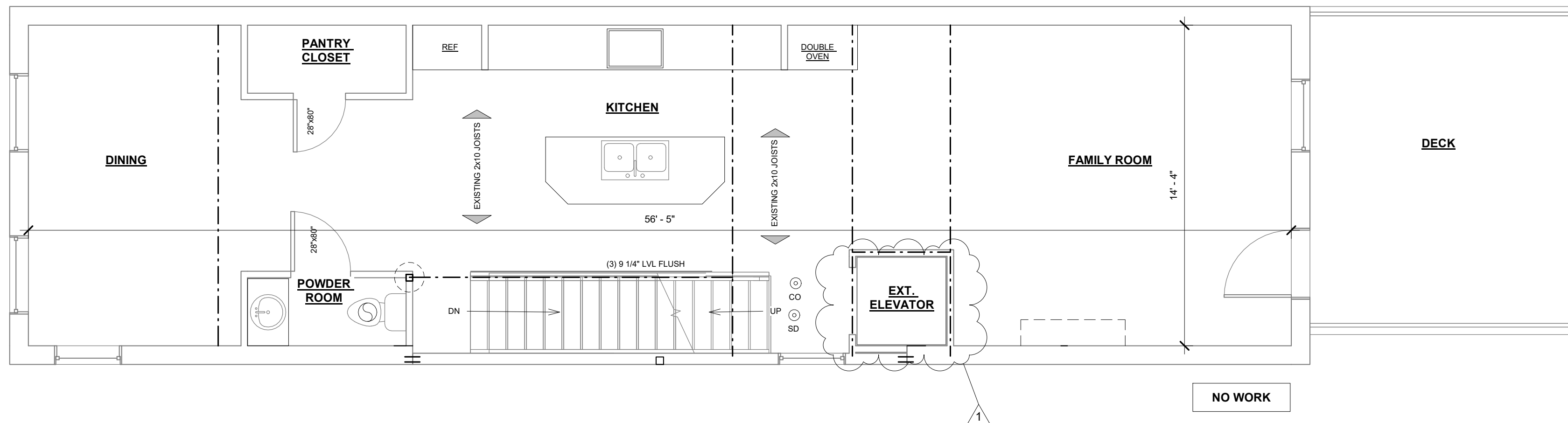
1 EXISTING BASEMENT/FDN PLAN
1/4" = 1'-0"

NO WORK



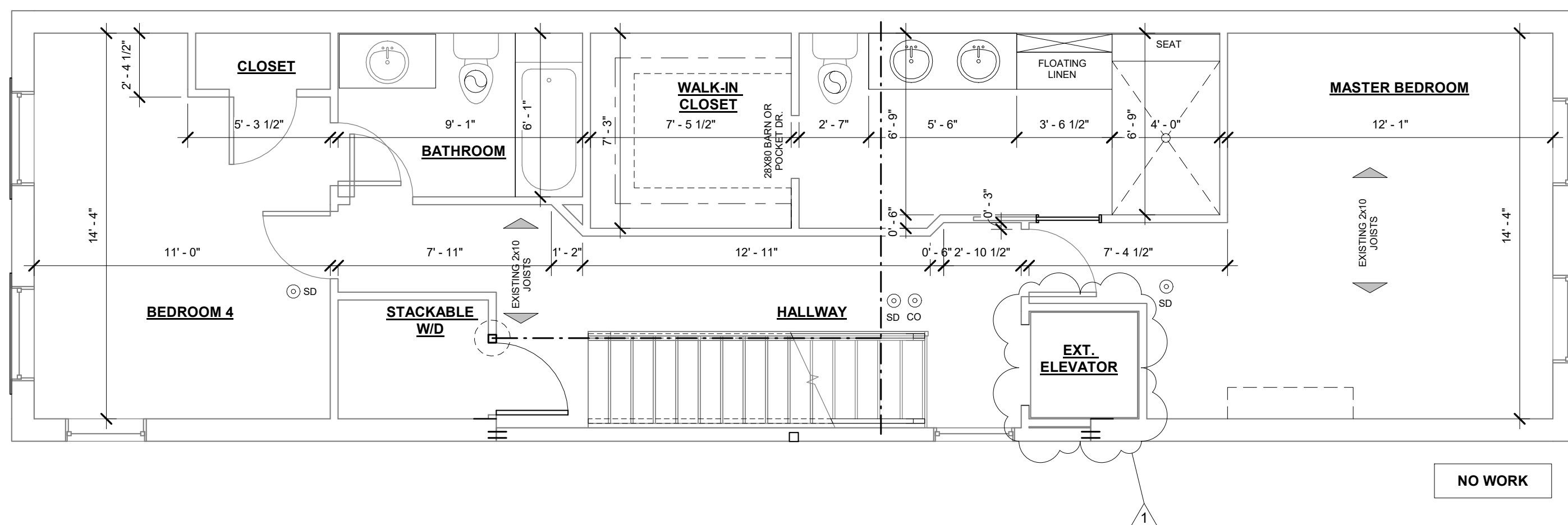
2 EXISTING GROUND LEVEL PLAN
1/4" = 1'-0"

NO WORK



3 EXISTING SECOND LEVEL PLAN
1/4" = 1'-0"

NO WORK



4 EXISTING THIRD LEVEL PLAN
1/4" = 1'-0"

NO WORK

INTERIOR REMODELING OF
4TH FLOOR

427 E. 13TH ST
CINCINNATI, OH 45202

SYNTHESIS
ARCHITECTURE + PLANNING + INTERIORS

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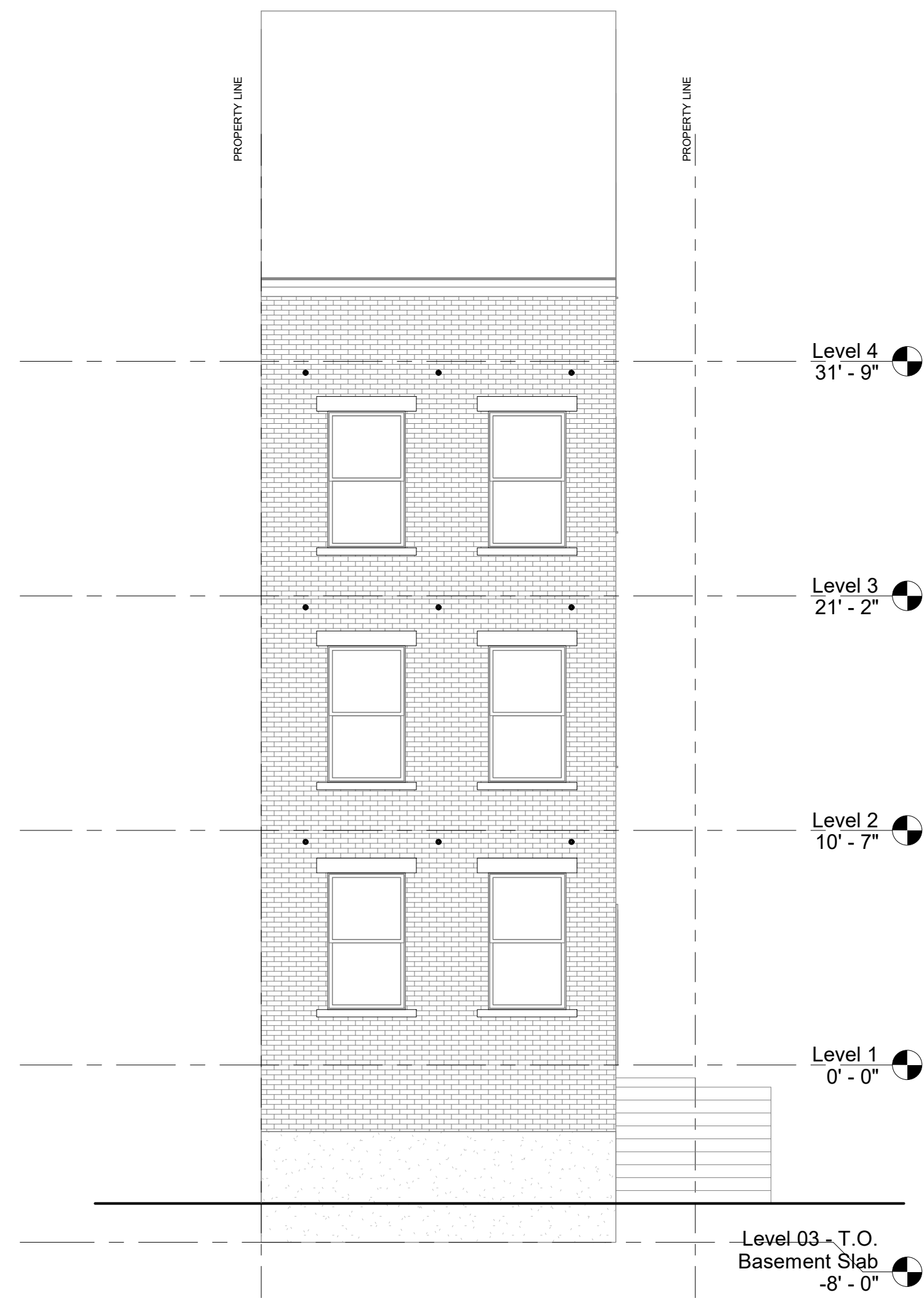
Rev. No.	Description	Date
1	Revision 1	05.25.2021

EXISTING FLOOR PLANS

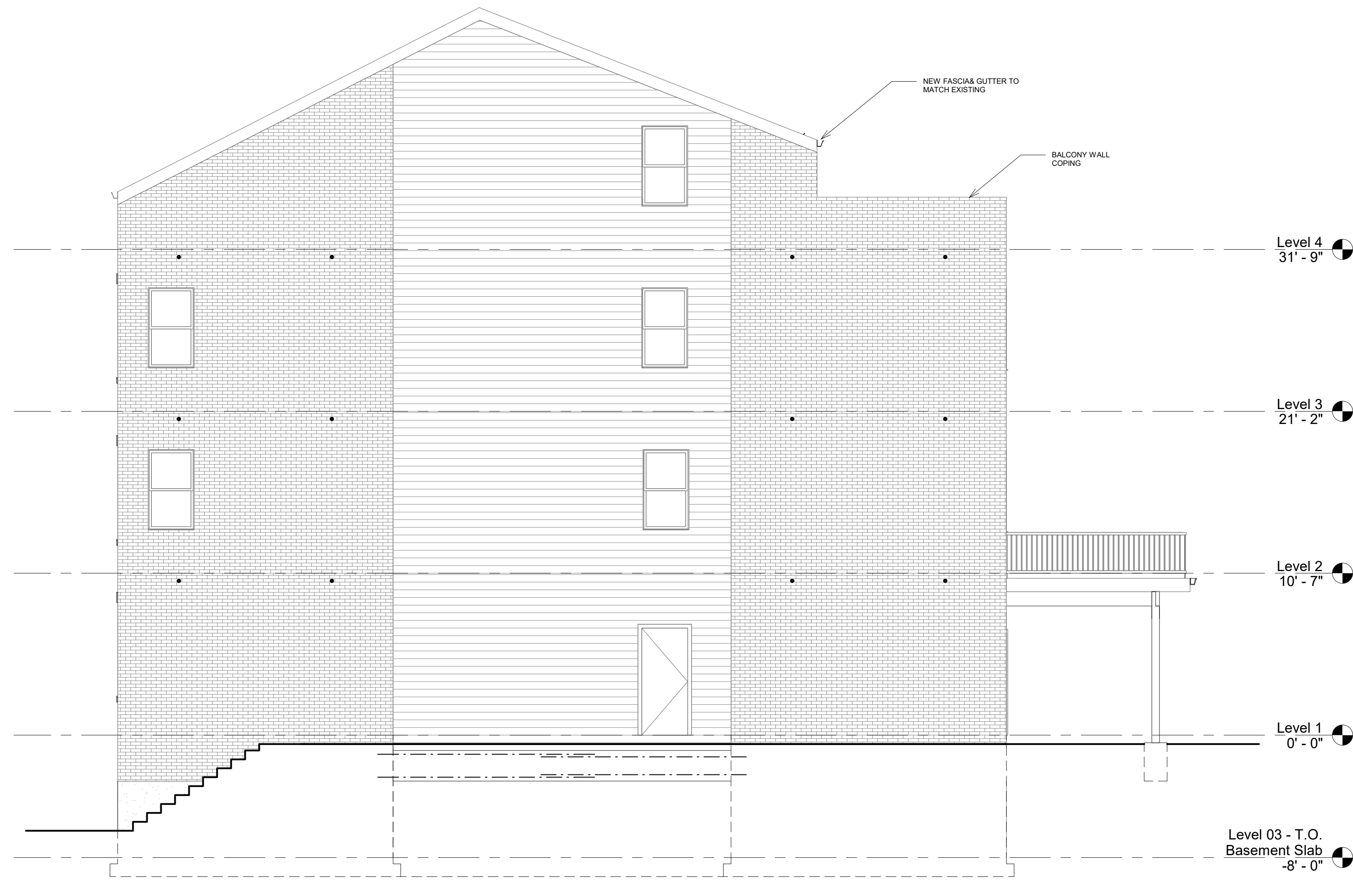
Project Number	Project Number
Date	04/09/2018
Drawn By	MK
Checked By	NP

A101

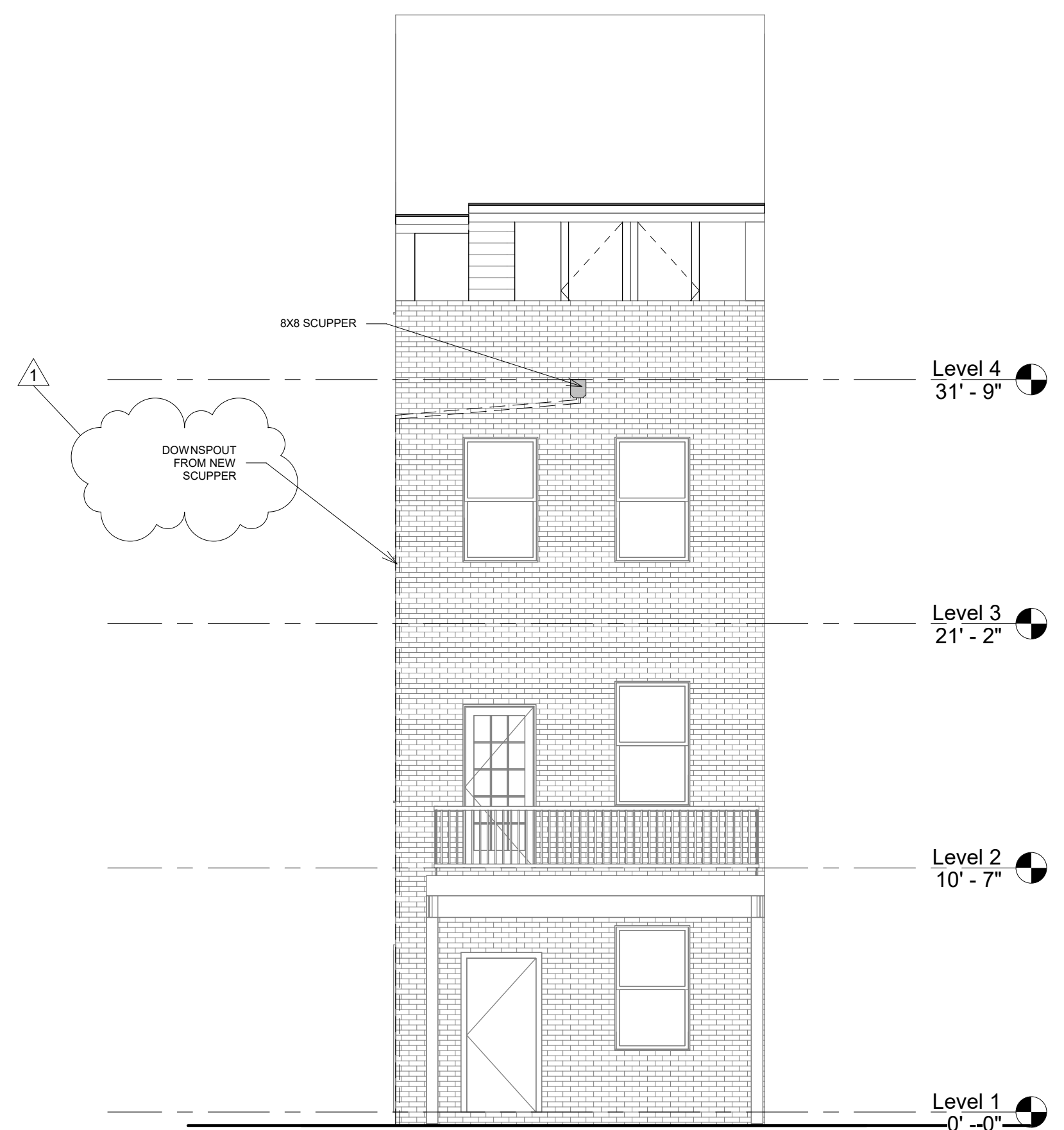
Scale 1/4" = 1'-0"



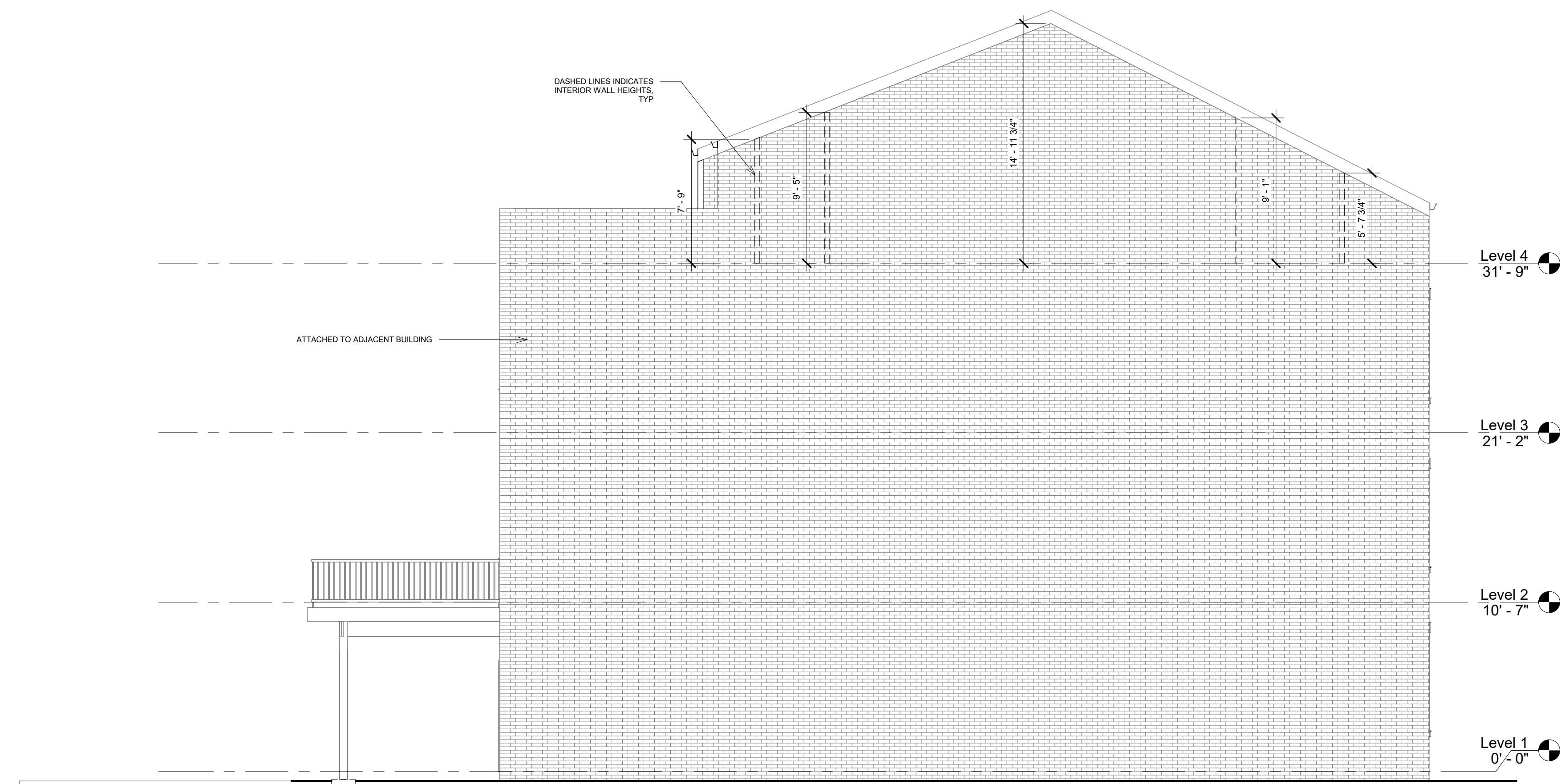
③ NORTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"



④ SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

INTERIOR REMODELING OF
4TH FLOOR

427 E. 13TH ST
CINCINNATI, OH 45202

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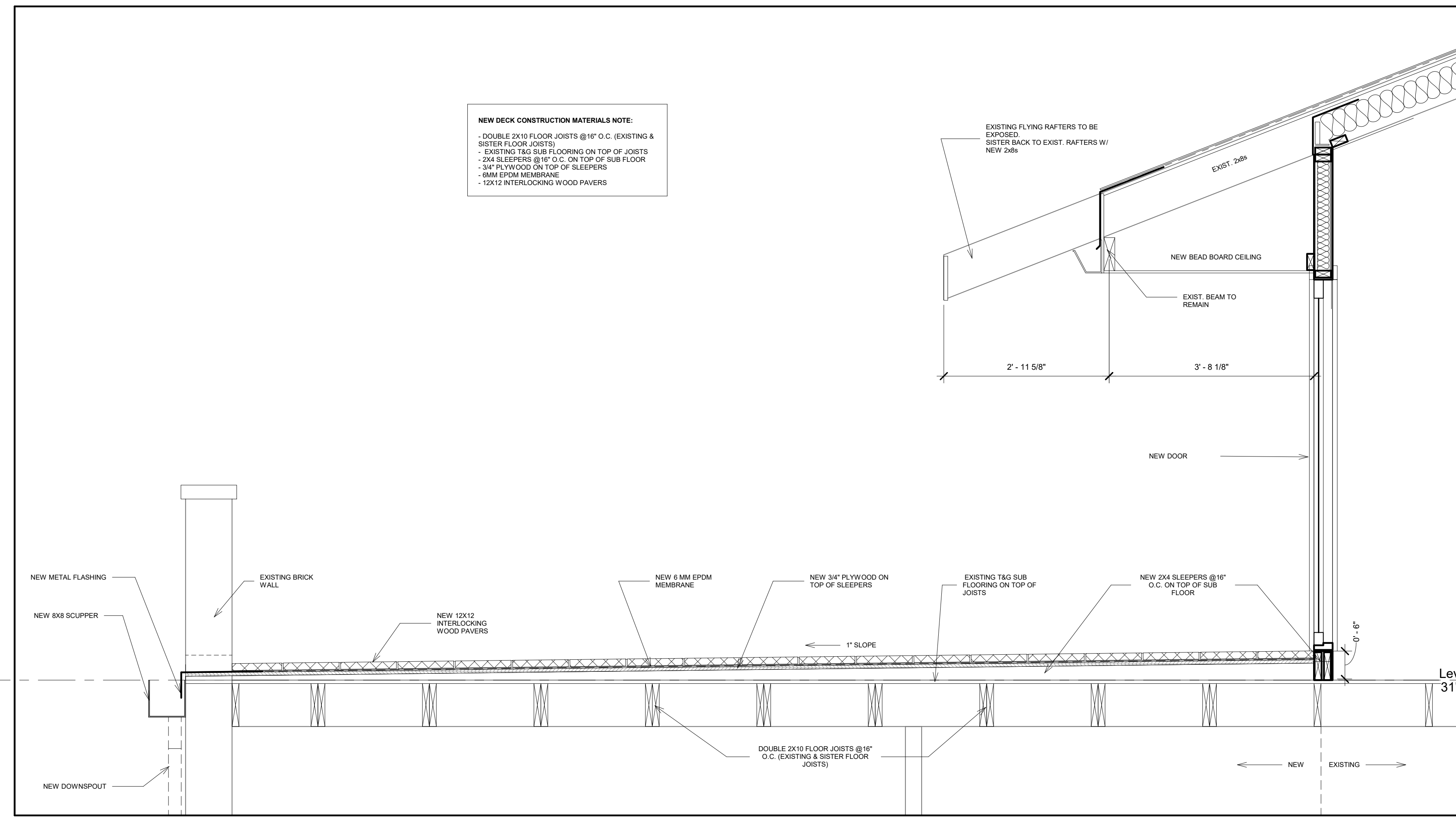
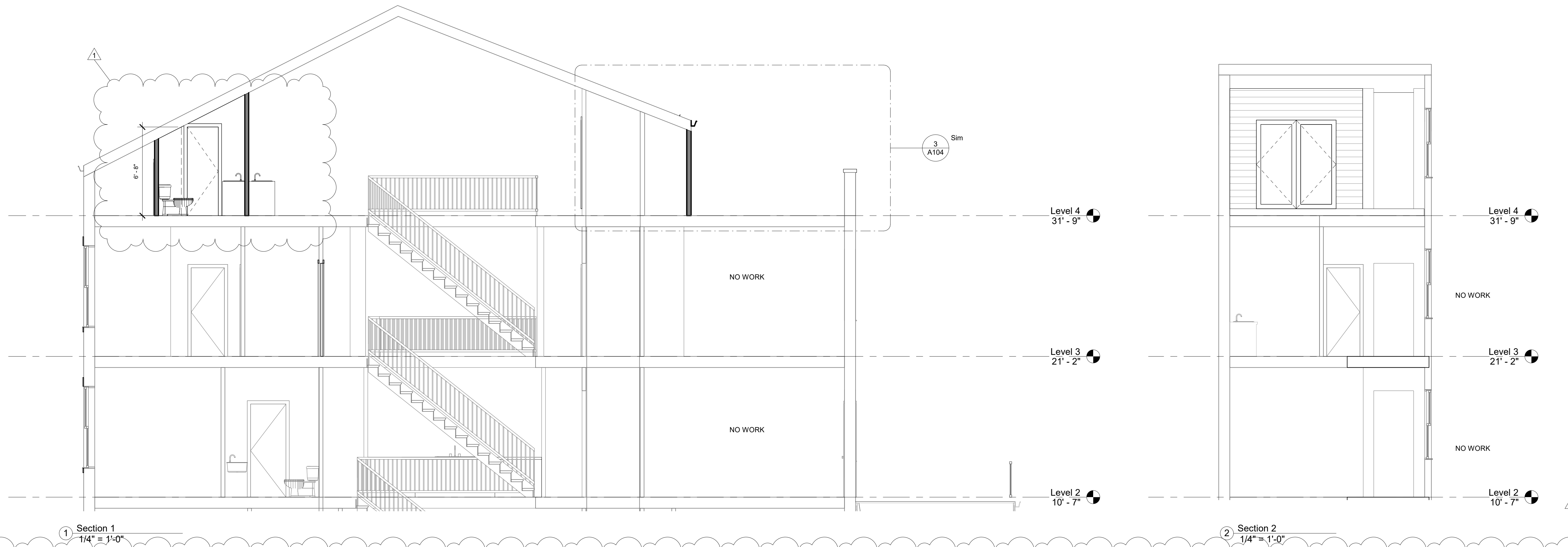
Rev. No.	Description	Date
1	Revision 1	05.25.2021

ELEVATIONS

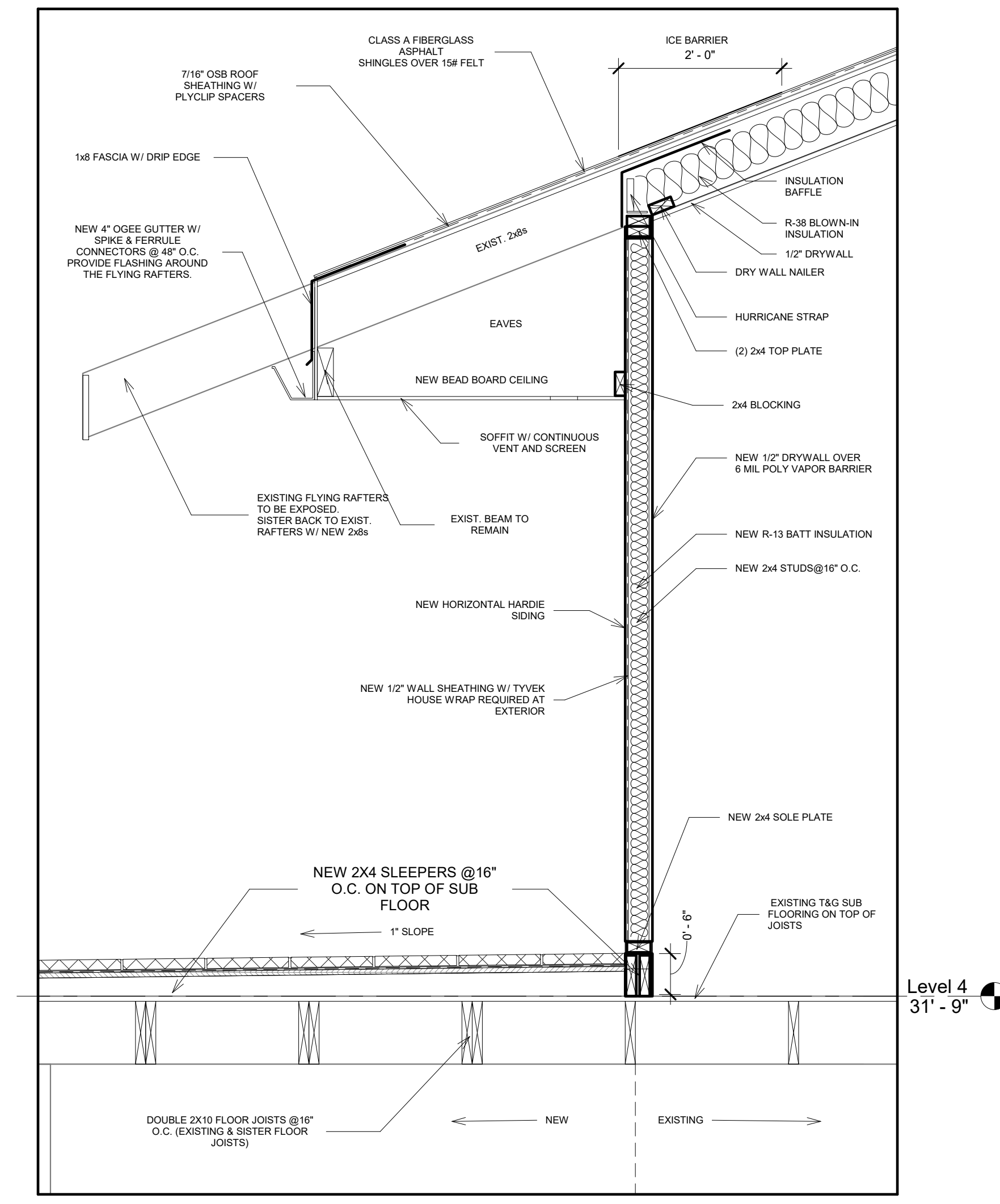
Project Number	Project Number
Date	04/09/2018
Drawn By	MK/TV
Checked By	NP

A103

Scale 3/16" = 1'-0"



3 Section 3
3/4" = 1'-0"



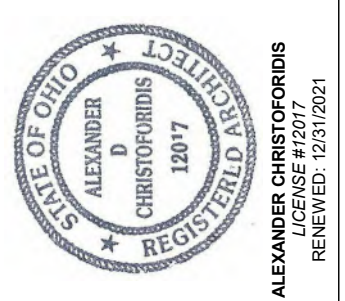
4 Section 3 EXT. WALL DETAILS
3/4" = 1'-0"

INTERIOR REMODELING OF
4TH FLOOR

427 E. 13TH ST
CINCINNATI, OH 45202

SYNTHESIS
ARCHITECTURE + PLANNING + INTERIORS

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synthesisarchitecture.com



Rev. No.	Description	Date
1	Revision 1	05.25.2021

SECTIONS	
Project Number	Project Number
Date	04/09/2018
Drawn By	MK/TV
Checked By	NP

A104
Scale As indicated

GENERAL NOTES / SPECIFICATIONS

THIS DOCUMENT REPRESENTS AN ORIGINAL DESIGN AUTHORED BY SYNTHESIS AND SUBJECT TO FULL COPYRIGHT PROTECTION AS A DESIGNER WORK UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED ON DECEMBER 1, 1990. THIS DOCUMENT IS TO BE USED STRICTLY WITH THIS PROJECT. UNAUTHORIZED REUSE OF THIS DOCUMENT FOR OTHER PROJECTS IS PROHIBITED. NEITHER THIS DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE REPRODUCED OR USED WITHOUT THE EXPLICIT CONSENT OF SYNTHESIS ARCHITECTURE & PLANNING.

1 DIVISION 1 - GENERAL DATA

Contractor's Instruction / Use of Construction Documents:

Contractor shall verify all existing conditions (including buildings), dimensions, site conditions, soil bearing pressure and information in these construction drawings. Should any discrepancy be found, contractor shall notify SYNTHESIS immediately of the condition. All errors, omissions, and inconsistencies shall be reported to SYNTHESIS before proceeding with the work. Failure to do so will release SYNTHESIS of all responsibility. Any change from these documents is the responsibility of the contractor. These construction drawings are not to be scaled. SYNTHESIS shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor. The Contractor is solely responsible for construction methods, techniques, work schedules and procedures. SYNTHESIS is not responsible for the contractor's workmanship or methods and means of the contractor's construction techniques, and is not responsible for construction damage or future damages resulting from improper installation of materials specified on these construction documents. This includes home damage from improper flashing and drainage issues, improper solid blocking for beam and lintel supports, improperly installed joist and truss hangers, or improper stud spacing. Any job or site condition, including adverse soil bearing conditions that arise and cause contractor or sub-contractor to vary from contract documents shall be analyzed by and are the responsibility of the contractor if they are not reported to SYNTHESIS before proceeding with the work. If insufficient information exists, contact SYNTHESIS for clarification before proceeding with the work. By proceeding with construction using these construction documents, the contractor consents and agrees to the above mentioned terms and conditions of use.

1.1 Contractor shall comply with all applicable codes and safety regulations. Contractor shall brace entire structure as required to maintain stability until complete and functioning as the designed unit. All work shall comply with state and/or local codes or ordinances having authority bearing on the performance of the work. All work shall be done to the highest standards of craftsmanship by the respective trades.

1.2 Exterior plan dimensions are to face of foundation walls and to the outside face of sheathing on wood stud walls. Interior dimensions are to face of wood studs or face of masonry. All wood studs are 16" o.c. unless noted otherwise. All exterior and interior studs are 2x4's unless noted otherwise.

1.3 STRUCTURAL DESIGN LOADS:

Table with 3 columns: USE, LIVE LOAD (lbs/sq. ft.), DEAD LOAD (lbs/sq. ft.). Rows include Residential Floor Loads, Residential Roof Loads, Stairs, Attics accessible by scuttle, Exterior Balconies, Exterior Decks, Garages, Wind Pressure, Basic Wind Speed (MPH), Maximum Wind Velocity (MPH), and Minimum Soil Bearing Pressure.

1.4 All stairways shall have a minimum clear, finished width of 36" and a minimum, clear finished headroom dimension of 6'-8" from any tread nosing.

1.5 Attic Access Panels shall be a minimum of 22" x 30" and located per plans

1.6 Crawlspace Access Panels to be 24" x 36" minimum and located per plans

Treads and Risers:

A maximum riser height of 8 1/4" and a minimum tread width of 9" exclusive of tread nosing. Riser height within one flight of stairs shall not exceed the smallest by 3/8". Minimum dimension for any tread at its narrowest point is 6". All treads shall have a nosing or effective projection of 1" when risers are closed.

Handrails and Guardrails:

Each stair having three (3) or more risers shall have a handrail between 34-38" in height measured vertically from any tread nosing, on at least one side, returned to the wall or terminated into a post. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have a guardrail not less than 34" in height measured vertically from the nosing of the treads. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 42" in height. Required guardrails shall have intermediate rails or ornamental closures which will not allow passage of a 4" diameter object. The triangular opening formed by the tread, riser and bottom rail of a guard at the open side of a stairway may be of such a size that a 6" sphere cannot pass through. The handgrip portion of the handrails shall be from 1 1/4" to 2 1/4" in cross-sectional dimension with a smooth surface and no sharp corners. Handrails projecting from a wall must have at least 1 1/2" between the wall and the handrail. Handrails may project from each side of a stairway a distance of 3 1/2" into the required width.

1.7 The design assumes ideal conditions of existing structure for all attachments, bearing conditions and moisture protection.

2 DIVISION 2 - SITEWORK

2.1 Soil treatment to pass a 5-year test as conducted by the U.S. Forest Service, U.S. Department of agriculture and per local codes.

2.2 Foundation elevations shown are for estimation purposes and may vary to suit subsurface soil conditions. Elevation and bearing strata shall be approved by Contractor.

2.3 All Footings shall bear on level undisturbed soil or engineered fill. Allowable soil bearing pressure below footings = 1500 PSF. The foundation design and general foundation notes are based on the assumption of favorable soil conditions (i.e. Conditions consistent with the parameters assumed for the design) and must be verified by Contractor prior to construction.

2.4 Perforated foundation drain with full height (by 24" minimum) less top 12" (for compacted clay material) washed #57 gravel backfill shall be provided at outside all perimeter footings and located next to the vertical face of the footing.

2.5 Contractor shall contact utility companies for location of underground services and is responsible for their protection and support. All utility lines by each branch shall be extended from building to utility connections. Connection charges shall be included in cost of this work.

2.6 Fill below floor slabs:

2.6.1 Top 8" of subsurface below interior floor slab to be compacted to 98% standard Proctor density prior to place of slab.

2.6.2 Areas requiring vapor barrier: 6-mil polyethylene vapor barrier to be placed over compacted sub-base.

2.6.3 All areas requiring fill or backfill within the footprint of the building must be free of any wet/or soft areas prior to placement of fill material or slab.

Backfilling and compaction:

A. Fill below footings: Engineered fill beneath footings with minimum compaction 98% standard proctor density at the optimum moisture content.

B. Backfill foundation walls only after the first floor framing and sheathing are in place.

1. Backfill along interior face of garage & porch foundation walls shall be well graded granular material compacted in 6" lifts; at the bottom of the granular backfill place a 4" diameter perforated foundation drain pipe. Provide a positive slope to daylight, or sump pump eject.

2. Backfill along exterior face of basement or along retaining walls shall be a well-graded granular material compacted to 95% standard Proctor density up to within 24 inches of the finished grade. Top 24" of backfill shall be compacted clayey material. At the bottom of the granular material, place a continuous, 4" perforated foundation drain tile with positive drainage to daylight, or sump pump eject.

3. Backfill along exterior face of shallow wall foundation to be compacted clayey material; compacted to 95% standard Proctor density.

3 DIVISION 3 - CONCRETE

3.1 Concrete work shall conform to all requirements of ACI 301-89, "Specifications for Structural Concrete for Buildings", except as modified by the supplemental requirements below, the ACI 318 Building Code Requirements for Reinforced Concrete and Recommended Practice For Residential Concrete Construction ACI-332R-04. All concrete requiring vibration for sufficient placements shall be done so in a workmanlike manner and as per ACI-323-84.

3.3 Concrete Materials:

A. Concrete unless noted otherwise: fc = 3,000 psi (5%-7% entrained air), normal aggregate (within 28 days). Concrete for garage slab to be fc= 3,500 psi. Concrete for exterior flatwork to be fc = 3,500 psi (5%-7% entrained air), minimum cement content = 520 lbs./CY, Maximum water / cementitious ratio = 0.50. Concrete for footings to be fc = 2,500 psi (5%-7% entrained air). Reinforcing steel to be ASTM A615 60 ksi yield deformed bars and ASTM A185 mesh, (sheets only). Admixtures containing chlorides are not permitted in reinforced concrete or concrete containing metals.

B. Reinforcing Steel: ASTM A 615 60 ksi yield deformed bars and ASTM A 185 mesh. All reinforcing steel to be Fy- 40,000 ksi (grade 40) unless noted otherwise. Lap splice reinforcing bars 4d diameters unless noted otherwise. When the temperature is less than 40 degrees F, the temperature of the concrete shall be maintained between 50 degrees and 70 degrees F for 7 days. During hot weather, when necessary, provide for protective measures in advance of placement.

3.4 All continuous footings to be 20" wide w/ (2) #4 bars continuous unless noted otherwise.

3.5 At corners and intersections of footings, walls and grade beams, provide bent bars of equal size and at same spacing as typical reinforcing around corner and/or abutting wall or grade beam. Bars shall have embedment of 30 diameters (18" min.)

3.7 Interior concrete slabs shall be 4" thick with 6 mil poly vapor barrier over 4" minimum washed gravel (3/4" diameter minimum). Place control joints at 10' o.c. maximum ea. way. Slope slab gradually to drain(s). Slope garage slabs 1/8"/ft minimum toward garage doors.

3.8 Machine trowel finish floor slab and cure using "Cure and Seal" type curing compound meeting federal specification TT-C-00800 VOC compliant, 30% minimum solids content, for applications exposed to sunlight use light broom finish and acrylic based curing compound.

3.9 Control joints in slabs-on-grade shall be hand troweled or saw-cut within 6 hours of placing concrete or when concrete is strong enough to withstand cutting without raveling at the edges.

3.10 De-water excavation prior to placing concrete. No more than 1" of standing water shall be allowed prior to placing concrete. Place concrete immediately after completion of excavation.

3.11 Non-reinforced concrete piers at exterior decks and screened-in-porches to be 16" diameter minimum and at least 30" below grade. Use pressure treated posts and attach to concrete piers with Simpson "PB" post base or equal.

4 DIVISION 4 - MASONRY

4.1 Contractor shall provide all necessary labor materials and equipment to lay up masonry as shown or specified in these documents. All work shall be laid plumb, true, and square with filled joints. All opening sizes and locations shall be coordinated with the general Contractor to maintain standard masonry unit openings (whenever possible). Masonry work shall conform to all requirements of "Building Code Requirements for Engineered Masonry" 1969, Brick Institute of America.

4.2 Materials:

A. Mortar: ASTM C270 Type N above grade, type S below grade.

- 1. Portland Cement: Type I
2. Hydrated Lime: Type S
3. Masonry Cement: At Contractors option

B. Face Brick: ASTM C216 Grade SW

4.3 Running bond pattern shall be used for all unit masonry work. End units used at rowlock or soldier courses may be mitered or solid units. All walls shall be adequately braced until securely tied to the structure. No work shall be done subject to freezing conditions.

4.4 Masonry veneer (4" Brick or 6" Stone) with an air/mortar space of 1" minimum, shall have 18 gauge corrugated, galvanized steel wall ties at 24" o.c. vertically and 16" o.c. horizontally (stagger each consecutive row). Additional wall ties shall be provided around all wall openings greater than 16" in height or width. Place metal ties around openings at a maximum of 36" o.c. and within 12" of openings. See Division 7 for moisture protection and flashing requirements.

4.5 Provide weep holes at 32" o.c. at the base of masonry veneer. Provide a 1/4" diameter cotton wick or "sponge" at each weep hole. Attach wick to wall with cap head nail.

4.6 Steel angle lintels in masonry veneer frame construction openings unless otherwise noted or spans up to 4'-0"; 3 1/2" x 3/8". For spans between 4'-0" and 6'-0"; 4" x 3 1/2" x 3/8" LLV. For spans between 6'-0" and 8'-0"; 6" x 3 1/2" x 3/8" LLV. For spans between 8'-0" and 9'-0"; 7" x 4" x 3/8" LLV. For spans exceeding 9'-0" - consult with SYNTHESIS. Provide a minimum of 4" solid bearing at each end of steel angle.

5 DIVISION 5 - METALS

5.1 All detailing, fabrication, and erection shall conform to AISC Specifications for "Design, Fabrication, and Erection of Structural Steel for Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges," Ninth Edition. Fabricator is responsible for design of connection. Unless specific end moments and reactions are indicated on drawings, design and fabricate connections to resist the maximum uniform load capacity of the member for the span.

5.2 Fabricator is responsible for design of connections, field connections are indicated on the drawings. Welding shall be in accordance with the American Welding Society, AWS D1.1-92

5.3 All structural steel shall conform to the following ASTM Specifications:

Field bolts (Type E or S, Grade B): ASTM A307, 3/4" diameter unless noted otherwise

Rolled shapes: ASTM A-36

Anchor bolts: A-36.

Field welds: A233 Class AWS E70xx, low hydrogen electrodes or better.

Non-Shrink Grout: ASTM C1107

All exposed steel to be galvanized

Provide a pressure treated 2x6 wood plate pinned & glued.

5.4 All lumber framing connection hardware specified on the drawings shall be as manufactured by the Simpson Strong-Tie Company and shall be fastened /utilized as specified in the Simpson Produce and instruction Manual. Field connections shall be bolted except where welded connections are indicated on the Construction Documents. Welding shall be in accordance with the American Welding Society (AWS D1.1-86).

6 DIVISION 6 - WOOD AND PLASTICS

6.1 Contractor shall provide all necessary blocking in walls, ceilings, and/or floors as required for attachment of all cabinetry/millwork, handrails, handicap grab bars, lighting fixtures, etc.

6.2 Framing Lumber: 2x10 floor joists to be #1 Southern Yellow Pine, kiln dried or better FB=1450-1700 PSI, Fv=90 PSI. 2x4 and 2x6 studs to be kiln dried Spruce-Pine-Fir. All exterior lumber and wood in contact with concrete to be CCA or CZC pressure treated.

6.3 Subfloor sheathing to be 48/24 APA rated tongue and groove, Exposure 1. Structural wall sheathing to be 24/16 APA rated, Exposure 1. Roof sheathing to be 32/16 APA rated, Exposure 1. All sheathing to be nailed w/ 8d nails at 6" o/c at panel edges and 12" o/c at intermediate supports unless noted otherwise. Provide adequate 2x blocking behind joints between wall sheathing in order to maintain a nailing pattern of 6" o/c around the perimeter.

6.4 Install laminated veneer lumber per manufacturer's instructions.

6.5 Install manufactured wood floor or roof joists per manufacturer's instructions.

6.6 All plywood subflooring shall be glued and nailed. Adhesive for glued and nailed plywood subfloor shall conform to performance specification AFG-01 developed by the APA.

6.7 Unless noted otherwise, connectors shall be made per table 602.3(1) "Fastening Schedule for Structural Members". Staples are not permitted for fastening APA rated sheathing and subflooring. All connection hardware specified on the drawings shall be fastened in accordance with the manufacturer's recommendations.

6.8 Wall studs shall align with floor joists above and below. Double joists shall be provided below all interior partitions that run parallel with the joists. At first floor joists that are parallel to the basement foundation wall, provide full depth solid blocking at 24" o.c. between the rim joist and the first interior joist.

6.10 Notches in floor joists and roof rafters shall not be located in the middle 1/3 of the span. Notches in the top or bottom of the member are not to exceed 1/6 of the member depth. Holes shall not be bored larger than 1/3 of the member depth, or within 2" of the top or bottom of the member, or edge of adjacent hole, or within 2" of bearing. No holes or notches are allowed in beams unless approved by the architect, notches in exterior wall or interior bearing wall studs are not to exceed 1/4 of the stud width and no holes are to be bored greater than 40% of the stud width.

6.11 All bearing points under concentrated loads, at the support points of beams and headers, and where indicated in a wall in the drawings, shall be at least the width of the bearing structural member, and/or a minimum of (1) 2x stud cripple nailed together with 8d nails @ 16" o.c. to (1) full height stud for spans up to 6'-0" unless noted otherwise. Bearing points should be continuously blocked through the floor framing down to solid bearing on foundation wall, footing, thickened slab or steel beam.

6.12 All beams are to be considered "dropped" below the joists which bear on them unless they are marked "Flush" or "Flush Frame" on the drawings. Contact SYNTHESIS if necessary.

6.13 Typical header size to be (2) 2x12's unless noted otherwise.

6.14 Fire-stopping of two inch nominal lumber shall be provided to form an effective fire barrier between all concealed draft openings both vertical and horizontal.

6.15 4'-0" wide APA-rated structural wall sheathing shall be located at each end of each exterior wall and at least every 25'-0" of wall length.

6.16 All wood used in contact with concrete shall be pressure treated (Type ACQ, or AZOLE) unless otherwise specified by Synthesis.

6.17 EXTERIOR WOOD DECKS:

All wood used in the construction of wood decks shall be pressure treated (Type ACQ, or AZOLE) unless otherwise specified by the SYNTHESIS

All metal connections (bolts, hangers, nails, etc.) to pressure treated wood shall be ZMAX coated.

P.T. wood decking to be placed cup-side down and secured to P.T. wood joists using hot dipped galv. ringed shank nails.

Notch top of P.T. deck joists and let-in 1x4 diagonal bracing prior to the attachment of the decking, (Top of 1x4 let-in to be flush with the top of the deck joists).

Provide a 2-Ply 2x pressure treated ledger board to support deck joist at house. Connection is to be as follows:

For ledger board connections at floor-line, attach though wall material and bandboard w/ 5/8" dia. thru-bolts at 12" o.c. (staggered top and bottom). Fill hole around bolt with construction mastic.

For ledger board connections at or below concrete foundation, attach with 5/8" dia. lag screws with anchor sleeves at 12" o.c. (staggered top and bottom). Fill hole around screw with construction mastic.

For ledger board connections into a stud wall, attach through wall material into each vertical stud with 5/8" lag screws at each stud (staggered top and bottom). Fill hole around screw with construction mastic.

Provide a "Simpson" H-2DA hold down anchor at outside/perimeter deck joists. Connection is to be as follows:

For decks at floor line, tie through wall material and bandboard to floor joist of house with a 5/8" threaded rod.

For decks at or below concrete foundation wall, tie into concrete foundation with 5/8" dia. Lag screws with anchor sleeves.

For decks at a stud wall, tie through wall material and into solid stud with 5/8" dia. lag screws.

7 DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 A 6-mil polyethylene vinyl sheet vapor barrier shall be installed under all slabs, in crawl spaces and on exterior walls between gypsum wallboard and insulation (in unfaced insulation is used). (Refer to Thermal and Moisture Protection Section 7.2). Vapor barrier to be placed between gypsum board and framing and joints taped with non-permeable tape. Vapor barrier shall have 6" lap at edges, be placed under 6" of dense aggregate fill at crawl spaces.

7.2 Unless otherwise noted, insulation to be blown cellulose R-13 in walls (Refer to Thermal and Moisture Protection, Section 7.1).

7.3 When Tyvek house wrap is specified, house wrap is to be installed per Tyvek manufacturer's specifications. Use crown staples to attach house wrap to sheathing and cover all vertical seams with Tyvek tape. Provide Tyvek tape or approved equivalent at all window and door openings.

7.4 Caulk seal all exterior and interior joints between similar or dissimilar materials, at joints between window and door frames and siding at corner formed by side, at sills where structure meets the foundation, around exterior water faucets, electrical outlets, HVAC ducts and piping.

7.5 With masonry veneer (4" brick or 6" stone), provide 24" wide continuous CCW-705-TWF flashing as manufactured by Carlisle or approved equivalent, at connection between brick and concrete foundation wall, cover all seams between wall sheathing with seam tape. Provide Tyvek house wrap over wall sheathing.

7.6 With low slope roof, provide one layer of CertainTeed's WinterGuard™ Waterproofing Shingle Underlayment (or equivalent, meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select or underlayment product meeting ASTM d226, d4869, or d6757) lapped 19" must be applied over entire roof, ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation.

7.8 Energy efficiency design shall meet prescriptive requirements per Table 1102.1 for climate Zone 4. Provide Fiberglass insulation of the following minimum R- values:

Location R-Value

Ceiling/Attic R-38

Floors over unheated space R-19

Crawlspace R-13

Exterior Wall (2x4) R-13 or better

Exterior Wall (2x6) R-19

Perimeter at Foundation Wall R-10 (2" Rigid Insul.)

Perimeter under Floor Slab R-10 (2" Rigid Insul.)

7.9 The total net free venting area of any enclosed attic space shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced 1 to 300, provided at least 50% of the required ventilated area is provided by ventilators located in the upper portion of the space to be ventilated, at least 3'-0" above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. The net free cross ventilation area may not be less than 1 to 300 of the area of the space ventilated when the vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.

7.10 "Mar-Kote 5000" brand exterior foundation waterproofing system (with protection board), or equal, shall be applied on all foundation walls and footings below grade. Use Marflex Aqua drainage board in finished below grade applications.

8 DIVISION 8 - DOORS AND WINDOWS

8.1 The following glazing locations shall require the use of laminated, heat-strengthened, tempered glass:

A. Glazing ingress and means of egress doors except wired glass in required fire doors and jalousies.

B. Glazing in fixed and sliding panels of sliding-type doors (patio and mall type) and panels in swinging doors.

C. Glazing in storm doors.

D. Glazing in all unframed swinging doors.

E. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing in any part of a building wall enclosing these components where the bottom edge of the glazing is less than 60 inches above the drain inlet and 36" horizontally from the inside edge of the tub or compartment.

F. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.

G. Glazing in an individual fixed or operable panel, other than those locations described in items E and F above, that meets all of the following conditions:

- 1. Exposed area of an individual pane greater than 9 square feet.
2. Bottom edge less than 18 inches above the floor.
3. Top edge greater than 36 inches above the floor.
4. One or more walking surfaces within 36 inches horizontally of the glazing.
5. Glazing in item D above when there is an intervening wall or other permanent barrier between the door and the glazing.
6. Glazing in item G above when a protective bar is installed on the accessible side(s) of the glazing 36 inches +/- 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 lbs. per linear foot without contacting the glass and be a minimum of 1 1/2 inches in height.
7. Louvered windows and jalousies with glazing no thinner than 3/16 inch nominal and no longer than 48 inches and smooth, exposed edges.

H. All glazing in railings regardless of an area or height above a walking surface, included are structural baluster panels and nonstructural in-fill panels.

I. Bedroom and basement doors shall not be less than 2'-6" in width and 6'-8" in height.

J. Every sleeping room shall have one operable window or exterior egress door limited to 44" maximum sill height x 20" minimum clear opening width x 24" clear opening height x 5.7 sq. ft. minimum net clear opening. Grade floor egress windows shall comply except requiring 5.0 sq. ft. net clear opening.

9 DIVISION 9 - FINISHES

9.1 All walls and ceilings shall have 1/2" gypsum wallboard, U.S. Gypsum (or equal), applied with screws and accessories as recommended by the manufacturer's printed instructions. All corners shall be reinforced and all joints and corners shall have three- (3) coats joint compound over drywall tape. All surfaces shall be sanded and skim coated with this solution of joint compound, and given a "smooth finish" unless otherwise noted. Areas designated as have "MB" or "WR" gypsum wallboards shall utilize moisture board, or water resistant gypsum wallboard, drywall compound and accessories as designated by the manufacturer for use in damp areas. Wallboard shall have a flame spread rating of 15 and a smoke developed rating of 15 in accordance with ASTM E-84.

9.2 Install all carpeting, resilient flooring, ceramic and/or quarry tile as per manufacturer's standards and specifications over surfaces that are smooth, clean and debris free.

9.3 Fire separation between the residence and the garage shall have (1) one layer Type "X" Fire-rated drywall on the garage side of all shared walls and the ceiling. Fire code drywall shall wrap and seal all dropped interior beams, exposed columns, and any other structural members supporting second floor or roof above.

10 DIVISION 10 - SPECIALTIES

10.1 Contractor shall provide all necessary blocking in walls, ceiling, and/or floors, as required for the attachment of all cabinetry/millwork, handrails, handicap grab bars, lighting fixtures, etc.

11 DIVISION 11 - EQUIPMENT

12 DIVISION 12 - FURNISHINGS

13 DIVISION 13 - SPECIAL CONSTRUCTION

14 DIVISION 14 - CONVEYING SYSTEMS

15 DIVISION 15 - MECHANICAL

15.1 The HVAC contractor shall take his own measurements and shall be responsible for same. He shall provide all incidental items necessary to complete the heating, ventilating and air-conditioning work as outlined on the construction drawings and as required. All work, materials and methods shall comply with all codes, rules, laws and regulations in effect in the locality of the job and shall meet with the approval of inspecting bureaus having jurisdiction. The Contractor shall take out and pay for all permits and inspection fees necessary for the proposed work.

15.2 The plumbing contractor shall take his own measurements and shall be responsible for same. He shall provide all incidental items necessary to complete the plumbing work as outlined on the construction drawings and as required.

INTERIOR REMODELING OF 4TH FLOOR 427 E. 13TH ST CINCINNATI, OH 45202

SYNTHESIS ARCHITECTURE + PLANNING + INTERIORS logo and contact information including address, phone, email, and website.

Table with 3 columns: Rev. No., Description, Date.

GENERAL NOTES section with Project Number, Date, Drawn By, Checked By, and a large GN logo.

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

APPLICATION #: ZH20210131 – COA2021045
APPLICANT: City Studios Architecture
OWNER: Willkommen Holdings, LLC
ADDRESS: **1601 Race Street**
PARCELS: 094-0008-0049
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 22, 2021
HEARING DATE: October 11, 2021
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1427-29 – Dimensional Variances** to allow window coverage of 44.7% on the south elevation and 38.8% on the east elevation, in excess of the 20% limit.
2. **Section 1427-37 – Dimensional Variance** of 6.4 sf to allow 39.06 sf of signage on the south elevation, in excess of the 32.66 sf permitted.
3. **Section 1409-23 – Special Exception** to allow ground floor transparency of 20% on the secondary (south) elevation, short of the required 30% transparency.

Existing Conditions:

The existing building is a four-story building, built ca. 1898, that that is currently undergoing extensive renovations. The building features a ground-floor commercial space with upper floor residential. The commercial space is occupied by the Alabama Fish Bar, a carryout restaurant. The storefront is currently clad in plywood siding, some of which is covered with legal nonconforming signage, and replacement storefront windows and doors.

Proposed Conditions:

The ground-floor commercial space is being renovated as part of the Willkommen project. Alabama Fish Bar will remain as the ground floor tenant after renovations are complete. The current scope of the renovation under consideration includes the replacement of the signage.



Figure 1. Location of 1601 Race Street. Image courtesy of CAGIS.



Figure 2. View of 1601 Race Street ca. November 2020. Image from Google.



Figure 3. Detail of existing East Elevation. Image from Google.

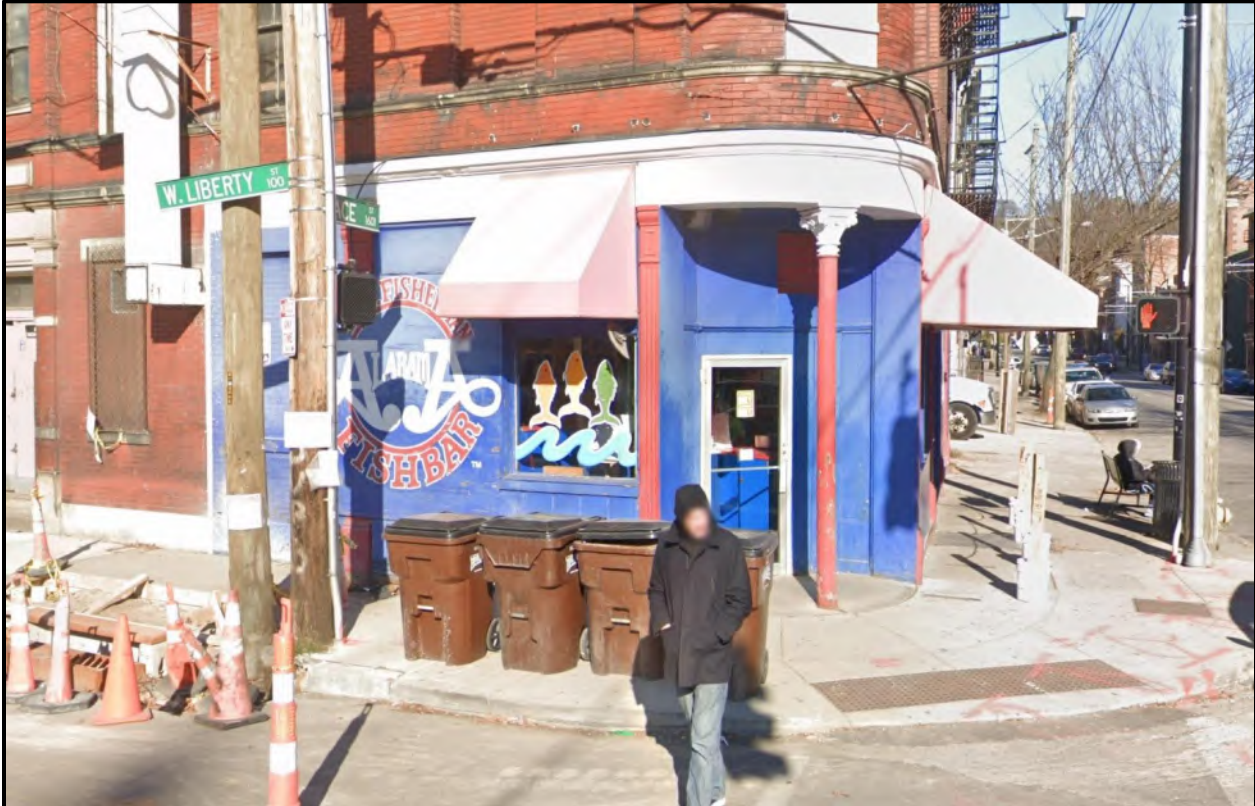


Figure 4. Detail of existing South Elevation. Image from Google.

Applicable Zoning Code Sections:

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

Previous Reviews: The new storefront was previously reviewed at the Staff Level and found to comply with the Conservation Guidelines. The project has received Historic Tax Credits. The storefront, not including the proposed window signage was approved under 2019P07991.

Zoning Analysis:

The proposed renovations to the signage on the south and east elevations require Zoning Relief, as the Zoning Code allows a specific amount of signage and window coverage to reduce sign clutter and promote ground floor transparency. Zoning Relief is required for the size of the signage, and the proposed window coverage and transparency amounts.

Standards for Variances per Section 1435-05-4

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

The proposed signage is appropriate to the district and will not negatively affect the character of the building or the surrounding district. The signage is simple in nature, is compatible with the building on which it is located and will help to provide wayfinding for the commercial tenant. The window signage proposed serves not only to advertise the business, but also to block the “back-of-house” functions of the restaurant from public view, including the kitchen area along Liberty Street and the office area along Race Street. It should be noted that the proposed changes will improve the existing transparency and will reduce the overall square footage of signage on the building from the existing. No adverse effects are anticipated.

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

The denial of the requested variances would not deprive the property of all economically viable uses; however, the signage does help to promote the business and screen the less desirable visuals including the back kitchen and office areas, improving the overall aesthetics of the business and street frontage.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the proposed signage on the south and east elevations:

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

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

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

Signage will consist of two (2) window signs for the commercial tenant, one on the south and one on the east elevation. These signs will be approximately 38 sf and 35.5 sf, respectively. An awning sign will be located on the east elevation and a window sign will be placed on the entry door. The proposed window signage is slightly larger than permissible on the south elevation and covers a greater percentage of the windows on both elevations than permissible.

That being said, the proposed signage is a net reduction in square footage from the existing signage. The applicant desires to block the specific windows proposed in order to screen the back-of-house activities of the restaurant, as well as the restaurant office. Staff feels that the proposed window signs are appropriate as they increase the transparency from the existing level, while still allowing for privacy and screening of the portions of the use that are not accessible to the public.

14. AWNINGS: The installation of fabric awnings on storefronts is encouraged. Awnings add color and variety to commercial buildings and highlight the businesses. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Awnings of metal, plastic, vinyl (not vinyl coated fabric) or wood will be reviewed on a case-by-case basis. Internally illuminated awnings are not acceptable.

The existing awning will be recovered with the metal frame remaining in place. The awning will not cover or require the removal of any original architectural features.

Other Considerations:

Prehearing Results: A prehearing was held on September 22, 2021. The applicant was in attendance. No members of the public joined the meeting.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions. All recommendations are based on plans by City Studios Architecture dated 8.27.2021:

I. ZONING RELIEF

A. DIMENSIONAL VARIANCE

1. Section 1427-29 – **APPROVE – Dimensional Variances** to allow window coverage of 44.7% on the south elevation and 38.8% on the east elevation, in excess of the 20% limit.
2. Section 1427-37 – **APPROVE – Dimensional Variance** of 6.4 sf to allow 39.06 sf of signage on the south elevation, in excess of the 32.66 sf permitted.
3. Section 1409-23 – **APPROVE – Special Exception** to allow ground floor transparency of 20% on the secondary (south) elevation, short of the required 30% transparency,

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for 1601 Race Street including any revisions submitted for permit subject to staff review and approval with the following conditions:

1. The proposed awning covering shall be of fabric material and shall not be internally illuminated.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

ADJUDICATION/DENIAL LETTER

Date: August 18, 2021

Location: 1601 Race St

Request: Zoning Relief for signage size and transparency requirements

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 and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1427-29 (a): Signage Area. Window signs cannot cover more than 20% of the window which it is attached. We review bays of windows together. A Variance is required to let the sign cover 44.7% of the window area on the south face window bay. A Variance is required to let the sign cover 38.8% of the sign area on the east side, north bay.
2. 1427-37- Max Size Sign allowance is 1 sf per lineal foot. A variance is required for the south face as the sign area is 39.06sf. A variance of 6.4 sf is required
3. 1409-23: Transparency. The required transparency is 30% for a secondary street with frontage below 40 ft. A variance is required to have a transparency of 20% on the south elevation.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 1601 Race Street COMMUNITY Over-the-Rhine
 PARCEL ID(S) 094-0008-0049-00 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
 HISTORIC DISTRICT: No Yes: (name) Over-the-Rhine Historic District
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME City Studios Architecture CONTACT PERSON (if legal entity) Chantelle Noble
 ADDRESS 1148 Main Street CITY Cincinnati STATE OH ZIP 45202
 EMAIL cnoble@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) architect
 TELEPHONE 513-621-0750

Section 3. OWNER
 NAME Willkommen Holdings, LLC CONTACT PERSON (if legal entity) Katie Westbrook
 ADDRESS 1203 Walnut Street, 4th Fl CITY Cincinnati STATE OH ZIP 45202
 EMAIL kwestbrook@3cdc.org RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-977-8054

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

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)
Installation of new signage on the renovated storefront at Alabama Fish Bar. Storefront renovation was approved under previous permit application.

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 Chantelle Noble Signature Chantelle Noble Date 08 / 26 / 21

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING VARIANCE, SPECIAL EXCEPTION, or CONDITIONAL USE WITHIN A HISTORIC DISTRICT

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1435-05 and applicable section sections of 1445. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

1. 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 or Historic Asset;

OR

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

(aa)A property's current level of economic return;

(bb)Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

(cc)The feasibility of alternative uses for the property that could earn a reasonable economic return;

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

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

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

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

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

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: Chantelle Nicks Date: _____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

- (aa) A property's current level of economic return;
- (bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

August 27, 2021

Historic Conservation Office
Cincinnati Zoning Department
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

**Re: Certificate of Appropriateness
Zoning Variance
1601 Race Street, Cincinnati, OH 45202
Alabama Fish Bar Signage**

This letter is to submit a Certificate of Appropriateness and Zoning Variance application for the installation of new signage at Alabama Fish Bar, located at 1601 Race Street.

The following information is included in addition to this narrative:

1. Adjudication Letter dated August 18th and checklist
2. Completed Certificate of Appropriateness Application
3. Completed Zoning Hearing Examiner Application for Zoning Relief
4. Section 6 written statement.
5. Historic Conservation Board Review Submission (Index of drawings on cover sheet)
6. Check for \$624.95.

Project Narrative:

1601 Race Street is located at the corner of Race Street and W. Liberty Street. The location falls within the Over-the-Rhine Historic District (CC-P).

The existing first floor commercial space on the corner has been occupied by Alabama Fish Bar for over 20 years. The overall building is being renovated as part of Willkommen, a multi-building historic tax credit project, and the existing storefront is scheduled to be replaced under that permit. The renovation work will restore the storefront to its historic configuration, including re-introducing glass to previously boarded up areas and exposing the original cast iron structure.

The scope of this project is to provide new signage on the renovated storefront for Alabama Fish Bar (since their current signage will be removed with the demolition), including three new window signs and one awning sign.

1601 Race – Alabama Fish Bar Signage
August 27, 2021
Page 2 of 2

Three variances are requested:

1427-29 (a): Signage Area.

Window signs cannot cover more than 20% of the window which it is attached. A Variance is requested to let the sign cover 44.7% of the window area on the south face window bay. A Variance is requested to let the sign cover 38.8% of the sign area on the east side, north bay.

1427-37: Signage Standards

Max Size Sign allowance is 1 sf per lineal foot. A variance is requested for the south facade as the sign area is 39.06 SF. A variance of 6.4 sf is requested.

1409-23: Transparency

The required transparency is 30% for a secondary street with frontage below 40 ft. A variance is requested to have a transparency of 20% on the south elevation.

The required transparency is 70% for a primary street with frontage between 41-80 ft. A variance is requested to have a transparency of 57% on the east elevation.

These variances are necessary to maintain visual screening of existing back of house operations that are located adjacent to the renovated storefront. There are minimal renovations to the interior layout that do not include reconfiguring the floor plan, leaving an existing office and existing kitchen adjacent to the glass. Installing opaque window signage allows these areas to be concealed, which is necessary for the safety and privacy of the employees. As window decals, the installations of the signs do not permanently alter the configuration or transparency of the renovated storefront and have no negative affect on the historic character of the building. In addition, the requested larger sizes of the signs maintain the vibrant known presence of Alabama Fish Bar as an anchor business in the community.

In addition to this narrative, City Studios has created a graphic package (attached) that provides visuals of the proposed signage configuration on the renovated storefront.

Sincerely,



Chantelle Noble
City Studios Architecture
1148 Main Street
Cincinnati, Ohio 45202
P: 513-621-0750

August 27, 2021

Historic Conservation Office
Cincinnati Zoning Department
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

**Re: Zoning Relief Application – Section 6 Statement
1601 Race Street, Cincinnati, OH 45202
Alabama Fish Bar Signage**

Relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located as the proposed signage:

- a. Is non-permanent (window decals)
- b. It increases the aesthetics of the property by hiding unsightly equipment near the storefront
- c. It increases the safety of the property by concealing the owner's office where money is counted

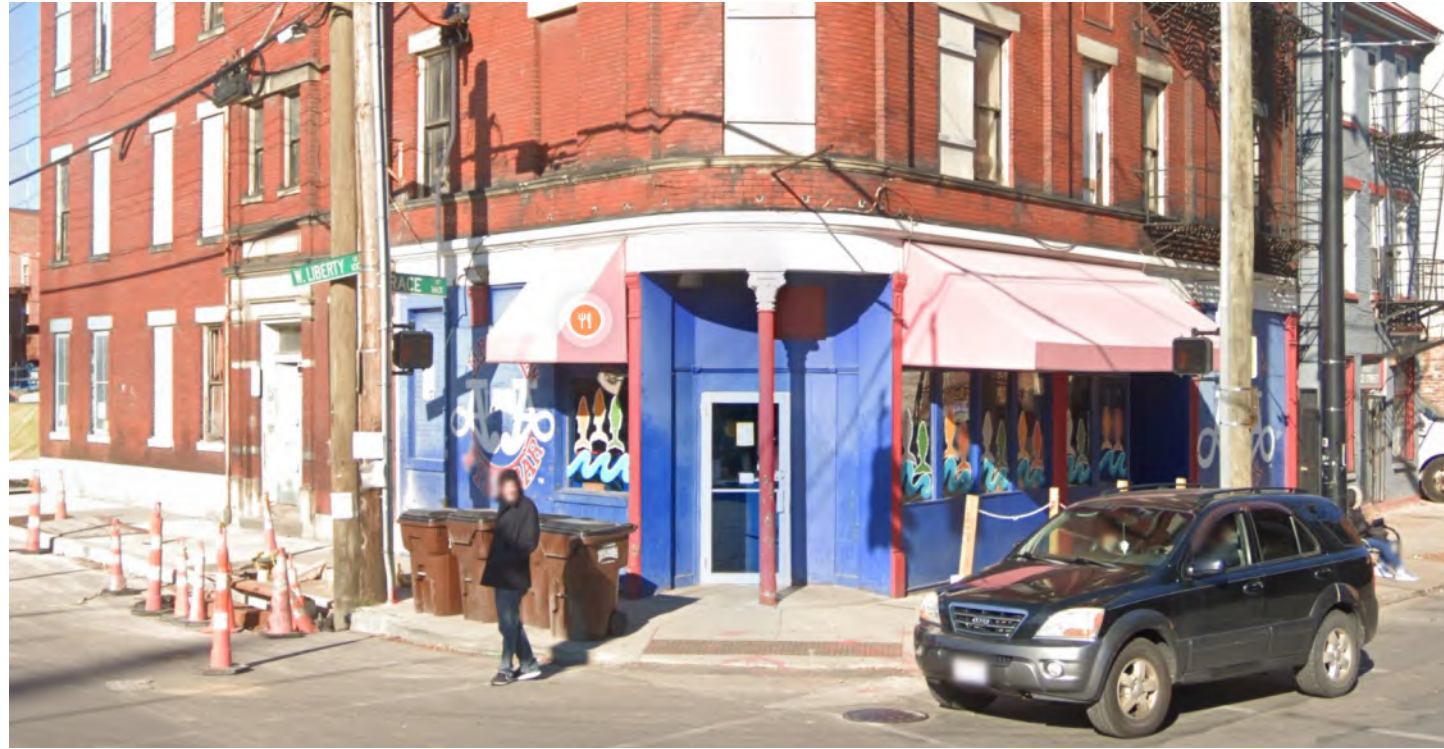
Relief from the zoning code is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset as the proposed signage:

- a. Allows for maintaining an existing business while renovating a highly altered non-historic storefront back closer to the original configuration. The cost to reconfigure the interior space of Alabama Fish bar was not possible with the limited budget. By installing opaque signage, it allows their existing layout to work with the new storefront configuration, which will visually contribute to the Historic District.

Sincerely,



Chantelle Noble
City Studios Architecture
1148 Main Street
Cincinnati, Ohio 45202
P: 513-621-0750



1601 Race Street

Proposed Signage at Alabama Fish Historic Conservation Board - Review Submission 08/27/2021

Drawing Index:

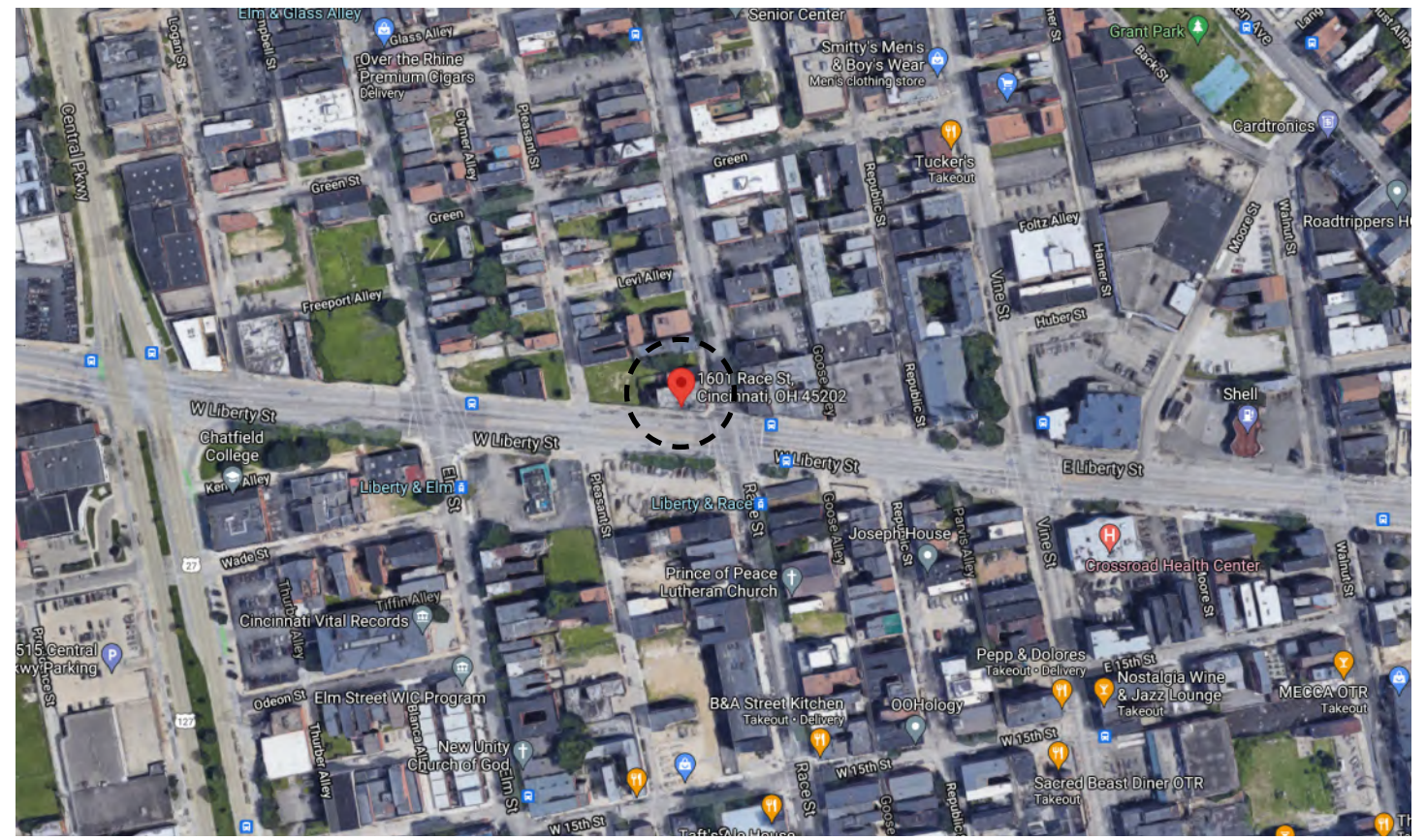
- 1 Title Page
- 2 Project Description

- 3 Existing Condition
- 4 Proposed Signage - East Elevation
- 5 Signage Calculation - East Elevation
- 6 Proposed Signage - South Elevation
- 7 Signage Calculation - South Elevation

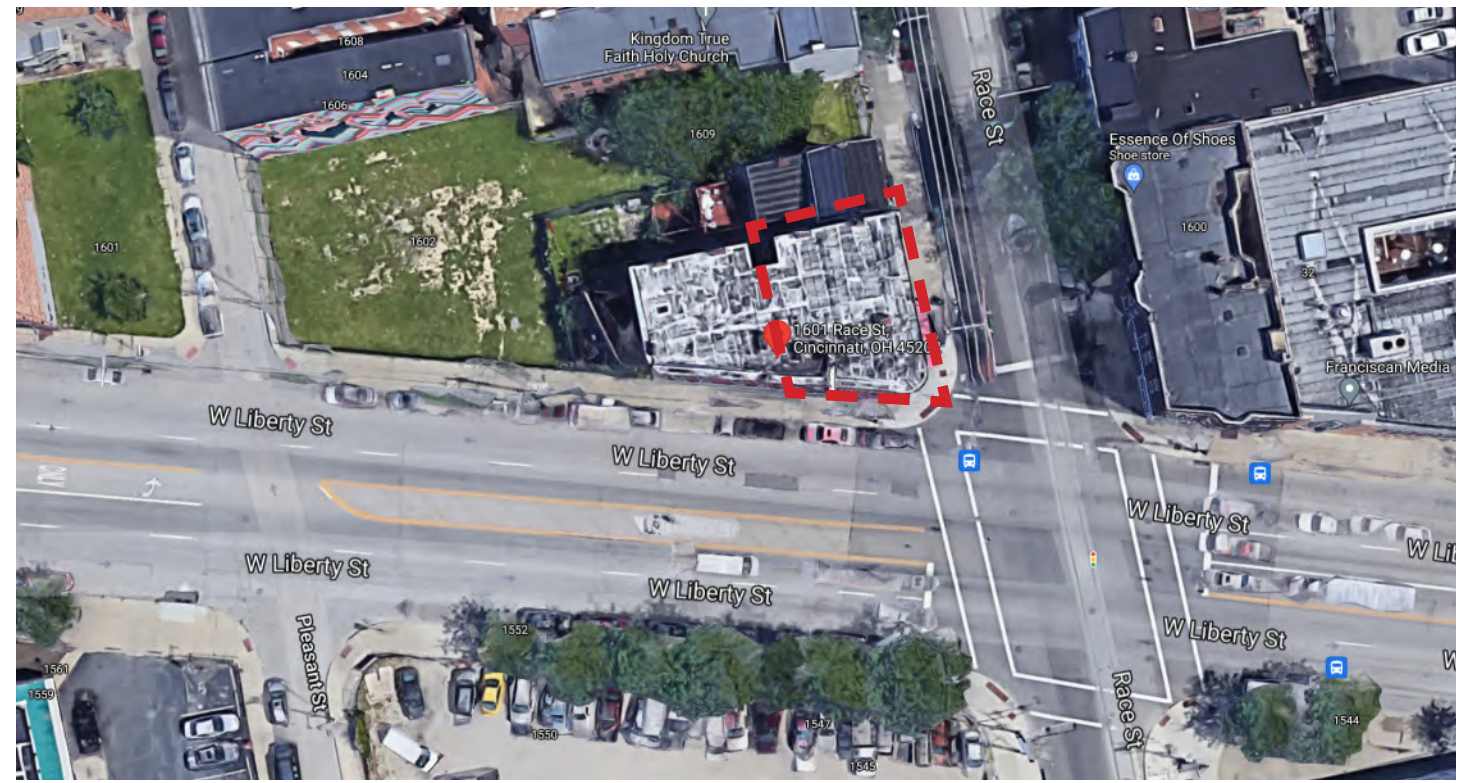


PROJECT DESCRIPTION

Alabama Fish Bar - Signage



Location Map (NTS)



Aerial View of Site (NTS)

1601 Race Street is located at the corner of Race Street and W. Liberty Street. The location falls within the Over-the-Rhine Historic District (CC-P).

The existing first floor commercial space on the corner has been occupied by Alabama Fish Bar for over 20 years. The overall building is being renovated as part of Willkommen, a multi-building historic tax credit project, and the existing storefront is scheduled to be replaced under that permit. The renovation work will restore the storefront to its historic configuration, including re-introducing glass to previously boarded up areas and exposing the original cast iron structure.

The scope of this project is to provide new signage on the renovated storefront for Alabama Fish Bar (since their current signage will be removed with the demolition), including three new window signs and one awning sign.

Three variances are requested:

1427-29 (a): Signage Area.

Window signs cannot cover more than 20% of the window which it is attached. A Variance is requested to let the sign cover 44.7% of the window area on the south face window bay. A Variance is requested to let the sign cover 38.8% of the sign area on the east side, north bay.

1427-37: Signage Standards

Max Size Sign allowance is 1 sf per lineal foot. A variance is requested for the south facade as the sign area is 39.06 SF. A variance of 6.4 sf is requested.

1409-23: Transparency

The required transparency is 30% for a secondary street with frontage below 40 ft. A variance is requested to have a transparency of 20% on the south elevation.

The required transparency is 70% for a primary street with frontage between 41-80 ft. A variance is requested to have a transparency of 57% on the east elevation.

As illustrated in the following pages, these variances are necessary to maintain visual screening of existing back of house operations that are located adjacent to the renovated storefront. The installations of the signs do not permanently alter the configuration or transparency of the renovated storefront and have no negative affect on the historic character of the building. In addition, they maintain the vibrant known presence of Alabama Fish Bar as an anchor business in the community.



EXISTING CONDITION

The existing storefront consists of non-historic windows with a painted plywood kneewall and solid plywood panels at the north bay on the east side and solid plywood panels partially covering the south window bay. These plywood panels currently contain large painted signs.

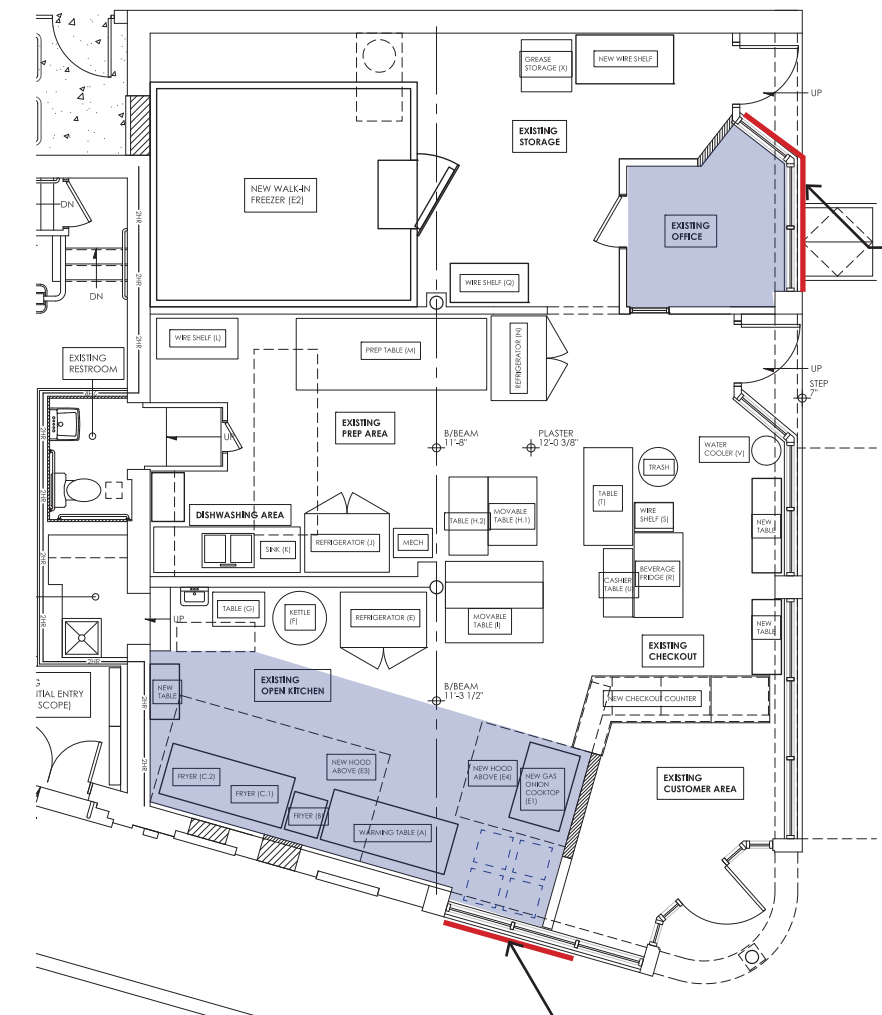
While the storefront is being replaced (approved under separate permit), there is limited work to the existing interior configuration. The solid plywood infills currently conceal areas that are located adjacent to the storefront where glass is not desirable (see the plan below).



Existing East Facade (Primary)



Existing South Facade (Secondary)

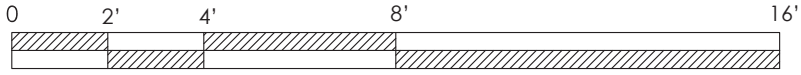


Existing Interior Layout (NTS)

Opaque signage requested to conceal existing office for security and privacy (currently blocked by plywood sign)

Opaque signage requested to conceal existing kitchen area - bread carts get stored next to window (currently blocked by plywood sign).





PROPOSED SIGNAGE
EAST ELEVATION 1/4" = 1'-0"

Alabama Fish Bar - Signage

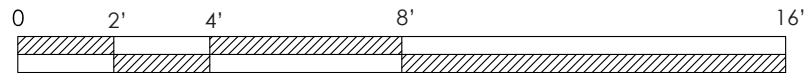
EXISTING AWNING
(FABRIC REPLACED)
WITH LOGO



OPAQUE WINDOW
SIGN DECAL WITH
LOGO

OPAQUE WINDOW
DECAL (NO SIGN)

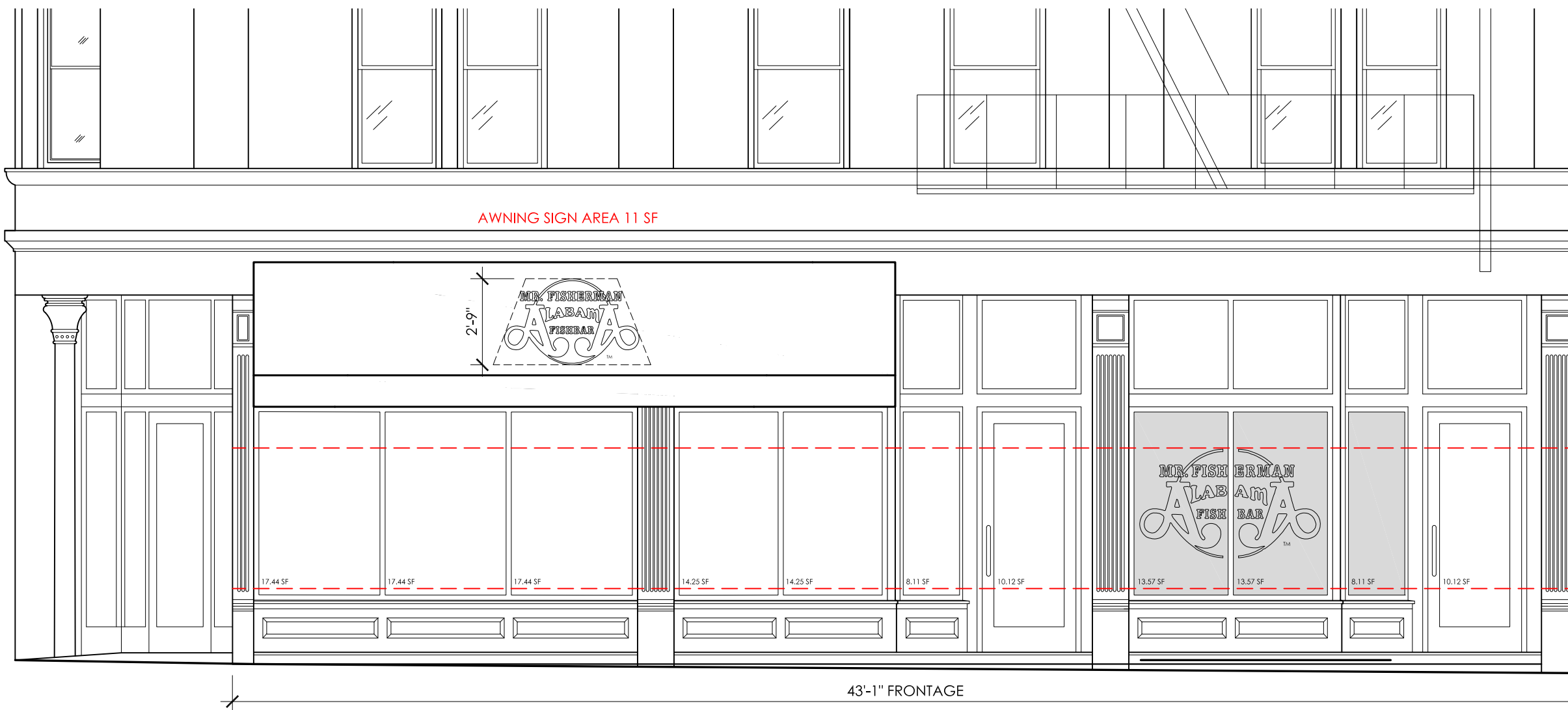




SIGNAGE CALCULATION

EAST ELEVATION 1/4" = 1'-0"

Alabama Fish Bar - Signage



TRANSPARENCY CALCULATION:

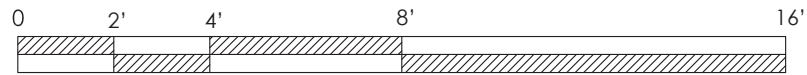
PRIMARY FACADE = 43'-1" + 5'-0" = 48'-1" FRONTAGE @ COMMERCIAL SPACE
 48.08' X 4.5' = 216 SF * .70 = 151.2 SF REQUIRED TRANSPARENCY (70%)
 RENOVATED STOREFRONT TRANSPARENCY UNDER PREVIOUS PERMIT = 159 SF (74%)
 PROPOSED TRANSPARENCY WITH DECAL = 124 SF (57%)

NORTH BAY WINDOW SIGNAGE CALCULATION:

WINDOW BAY AREA = 91 SF
 SIGN AREA = 35.3 SF
 PERCENTAGE OF SIGN AREA = 38.8%

TOTAL SIGNAGE AREA THIS FACADE = 35.3 SF + 11 + 1.06 SF = 47.36 SF





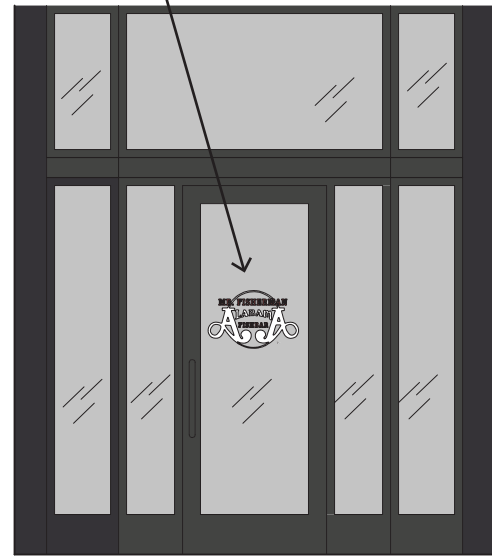
PROPOSED SIGNAGE
SOUTH ELEVATION 1/4" = 1'-0"

Alabama Fish Bar - Signage



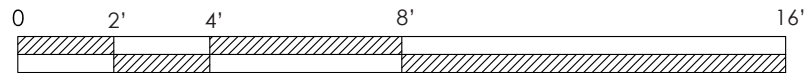
OPAQUE WINDOW
SIGN DECAL WITH
LOGO

WINDOW SIGN
WITH LOGO



Elevation @ corner entry

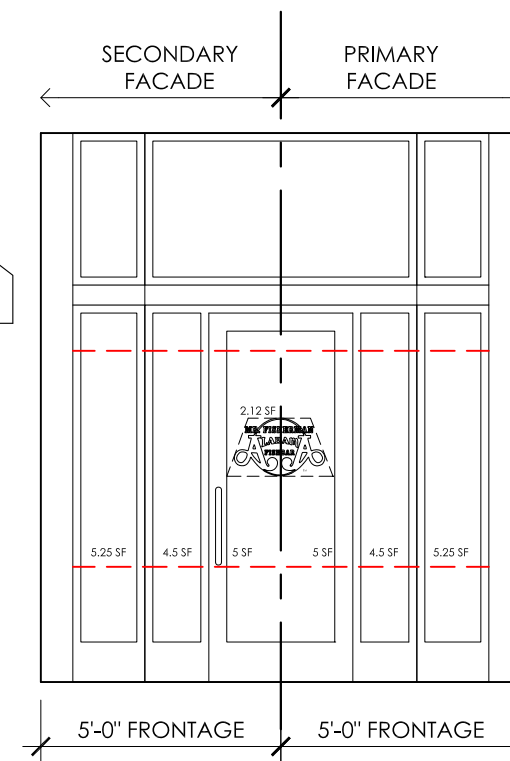




SIGNAGE CALCULATION

SOUTH ELEVATION 1/4" = 1'-0"

Alabama Fish Bar - Signage



TRANSPARENCY CALCULATION:

SECONDARY FACADE = 27'-8" + 5'-0" = 32'-8" FRONTAGE @ COMMERCIAL SPACE
 32.67' X 4.5' = 147 SF * .30 = 44.1 SF REQUIRED TRANSPARENCY (30%)
 RENOVATED STOREFRONT TRANSPARENCY UNDER PREVIOUS PERMIT = 58.6 SF (40%)
 PROPOSED TRANSPARENCY WITH DECAL = 29.4 SF (20%)

WINDOW BAY SIGNAGE CALCULATION:

WINDOW BAY GLASS AREA = 85 SF
 SIGN AREA = 38 SF
 PERCENTAGE OF SIGN AREA = 44.7%

WINDOW BAY SIGNAGE CALCULATION:

WINDOW BAY GLASS AREA = 66 SF
 SIGN AREA = 2.12 SF
 PERCENTAGE OF SIGN AREA = 3.2%

TOTAL SIGNAGE AREA THIS FACADE = 38 SF + 1.06 SF = 39.06 SF



Parcel ID 094-0008-0049-00 **Address** 1601 RACE ST
Index Order Parcel Number **Tax Year** 2020 Payable 2021

I Want To...


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

View:

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

Print:

- Current Page
- Property Report

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	Land Use	
01801 - OVER THE RHINE 01	640 - MUNICIPALITY OWNED	
Owner Name and Address	Mailing Name and Address	
WILLKOMMEN HOLDING LLC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	WILLKOMMEN HOLDING LLC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>	
Assessed Value	Effective Tax Rate	Total Tax
0	0.000000	
Property Description		
1601-05 RACE ST 50.5X100 LOT 1 FINDLAY & GERRARDS BLK E		

Appraisal/Sales Summary	
Year Built	1898
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	6/12/2020
Last Sale Amount	\$0
Conveyance Number	236197
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	2
Acreage	0.084

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	56,250
CAUV Value	0
Market Improvement Value	50,180
Market Total Value	106,430
TIF Value	0
Abated Value	0
Exempt Value	106,430
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

**2020 6/15 CG-PER NEW CONDO FOR TY 2021 VOID PARS 94-8-(2 & 19) & 49/NEW PARS 443 THRU 447 1) 10-6-97 ADD FENCING FOR 1-1-97.

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20210135
APPLICANT: Losanti OTR
OWNER: 3CDC
ADDRESS: **1401 Race Street**
PARCELS: 081-0002-0441
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 14, 2021

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1419-21 (b) – Conditional Use** for an Outdoor Area associated with an eating and drinking establishment for a property within 100 feet of a residential zone. The property is adjacent to an RM district.

Existing Conditions

The subject property is situated at the corner of W. 14th Street and Race Street. The building is an existing historic building with an eating and drinking establishment on the first floor. The property is across the street from the north end of Washington Park.

Proposed Conditions

The applicant is proposing a parklet located on W. 14th Street. It will be 30 feet long 8 feet wide that would allow for outdoor seating associated with the establishment located in the corner tenant space.



Figure 1. Location of 1401 Race Street. Image from CAGIS.



Figure 2. Street view of 1401 Race St. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1419	Outdoor Eating and Drinking
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Standards for Conditional Uses per Section 1435-05-4

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

The outdoor area provides additional area for the business to use. This is a new construction building.

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

A denial of the conditional uses would not result in the deprivation of all economically viable use, but it is providing more space and atmosphere for the eating and drinking establishment.

General Standards; Public Interest

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

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

The underlying zoning is CC-P. Outdoor Dining is a conditional use in this zoning district when the property is within 100 ft. of a residential zoning district.

- 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 project is within Over-the-Rhine Historic District. There is no exterior work in this request that requires a Certificate of Appropriateness. The City has determined that the parklets are an infrastructure improvement that their construction is exempt from COA review.

- 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.*
Plan Cincinnati states as a goal to: Cultivate our position as the most vibrant and healthiest part of our region through targeting investment to geographic areas where there is already economic activity.
- 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.*
Parking is not required for developments within the Urban Parking Overlay Zone.
- e. **Buffering.** *Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*
The parklet design does include planters and plants which provides a visually appropriate design for the parklet.
- f. **Landscaping.** *Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*
The parklet includes vegetation within the planters.
- g. **Hours of Operation.** *Operating hours of the venue are compatible with adjacent land uses and illustrated below. They are compliant with Sec. 1419-21(g):*
The hours of operation will comply with 1419-21. Extended hours are not being requested as part of this application.
- h. **Neighborhood Compatibility.** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*
The proposed outdoor eating and drinking area for a previously permitted eating and drinking establishment is in keeping with an area that is zoned as a mixed-use area. Within the Over-the-Rhine Neighborhood and historic district, there are several outdoor areas associated with eating and drinking establishments.
Taft's Ale House at the north end of the block has outdoor areas associated with the use. 14th Street between Vine and Race Street also has outdoor eating associated with establishments along that block.
- i. **Proposed Zoning Amendments.** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*

N/A

- j. **Adverse Effects.** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*
There are no anticipated adverse effects to the extent of access to fire, police or other public services.
- k. **Blight.** *The elimination or avoidance of blight.*
This property is not blighted.
- l. **Economic Benefits.** *The promotion of the Cincinnati economy.*
The proposed work will increase income gained from use of the parklet.
- m. **Job Creation.** *The creation of jobs both permanently and during construction.*
The proposed project will create temporary jobs during construction and will provide permanent jobs at the commercial space.
- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*
None anticipated.
- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*
There will be an economic benefit to the operator of the business with the increased commercial space.
- p. **Public Benefits.** *The public peace, health, safety or general welfare.*
The project will result in no identified adverse effects to the public peace, health, safety, or general welfare and will add to the vibrancy of the neighborhood.

Certificate of Appropriateness Review:

No COA is required on this review as the City has determined that the parklet installation is an infrastructure improvement that is exempt from Certificate of Appropriateness requirements.

Other Considerations:

Prehearing Results: A prehearing was held on September 22, 2021. No one was present at the meeting other than staff.

Comments Provided to Staff: NA

Consistency with *Plan Cincinnati (2012)*:

“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF** for the property at 1401 Race Street per plans from City Studios dated 08/26/2021:

A. **Section 1419-21 (e) – APPROVE a Conditional Use** for an Outdoor Area associated with an eating and drinking establishment for a property within 100 feet of a residential zone.

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

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

August 26, 2021

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

**Re: Conditional Use Request
1401 Race Street**

Historic Board members,

This letter is to request a Conditional Use Approval for an outdoor dining area for the Losanti Restaurant located in a first floor commercial space at 1401 Race Street. The property is located in the CC-P zoning district, and is within the boundaries of the Over-the-Rhine Historic District.

The following documents and information are included with this application:

- Adjudication Letter, dated August 24, 2021
- Zoning Hearing Examiner Application Form
- Copy of the Hamilton County Auditor's Report
- Location plan / Context map
- Site plan and Proposed New Work Plan
- Site photographs
- A list of witnesses who can testify at the hearing on this application

The property is bounded by Race Street to the east, West 14th Street to the south, Comer alley to the west.

This application for Conditional Use approval requests for a new outdoor dining area under the City of Cincinnati's Sreatery Program for the Losanti Restaurant. The goal of the program is to increase outdoor seating capacity to help businesses and restaurants adapt to Covid-19.

The existing building, 1401 Race Street, and subsequently, the new Sreatery, is located less than 100'-0" from the RM-1.2 Residential district boundary line ($\pm 55'$ -0" from the north boundary, $\pm 70'$ -0" from the west boundary).

Section 6: Summary of reasons why relief should be granted

We believe that the new Sreatery is in the public interest per the Cincinnati Municipal Code:

- The Outdoor areas of limited or full-service restaurants use is listed as a Conditional Use, per 1419-21 (b)
- The Losanti Restaurant conforms to the underlying zone district use regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code
- Since its opening in 2019, the Losanti Restaurant has been a positive contributing factor to the activation of the street and the commercial viability of the neighborhood.

- The addition of the outdoor dining Streatery will be located on 14th Street and directly across from Washington Park, and thus is compatible with the neighborhood's vibrant and energized community. The restaurant's use of outdoor dining conforms to the city's comprehensive plan for Race Street as one of the major arterial neighborhood links, and is compatible with the predominant land use in this area where the Commercial Community – Pedestrian District and the Medium-density Residential districts often intersect. The proposed Streatery thus will not have an adverse impact on the neighborhood.
- The proposed Streatery is approximately 30'-0" long and 8'-0" wide, and is designed with a barrier consisting of heavy planters and fence, providing a safe space between the pedestrian and the vehicular traffic. The outdoor dining area provided by the Streatery is shielded by the (3) existing trees and the building itself (1401 Race Street) from the adjacent residential area because of its location near the corner of 14th Street and Race Street. Appropriate buffering thus is provided to protect local residents from light, noise, and visual impacts.

Based on the information conveyed through this zoning relief application, the restaurant owner and building owner respectfully request that the Historic Conservation Board grants the proposed conditional use for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Sitek', written in a cursive style.

Anthony Sitek
Crown on Race LLC dba Losanti OTR

ADJUDICATION/DENIAL LETTER

Date: August 24, 2021

Location: 1401 Race St

Request: Conditional Use for outdoor dining

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 and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the location of the outdoor Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions and Conditional Uses. The property is adjacent to a residential a zoning district.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 500.00

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

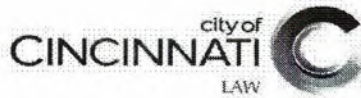
- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
 Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 1401 Race Street COMMUNITY Over-the-Rhine
 PARCEL ID(S) 0081-0002-0411-00 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
 HISTORIC DISTRICT: No Yes: (name) Over-the-Rhine
 Non-Residential Project **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
 NAME Crown on Race, LLC dba Losanti CONTACT PERSON (if legal entity) Anthony Sitek
 ADDRESS 1401 Race Street CITY Cincinnati STATE OH ZIP 45202
 EMAIL anthony@crgcincy.com RELATIONSHIP TO OWNER (if not owner) Tenant
 TELEPHONE 609-915-3579

Section 3. OWNER
 NAME 1415 Vine LLC CONTACT PERSON (if legal entity) Scott Betz
 ADDRESS 1203 Walnut Street, 4th Floor CITY Cincinnati STATE OH ZIP 45202
 EMAIL sbetz@3cdc.org RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-621-5900

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

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)
Proposal for a new outdoor dining under the City of Cincinnati's Streatery Program for an existing restaurant - Losanti, located on the First floor of 1401 Race Street. The new Streatery will be within 100'-0" of the boundary line of the RM-1.2 Residential area, and therefore the application is to request Conditional Use approval for the proposed Streatery. See attached letter for further description.

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 Anthony Sitek Signature [Signature] Date 8/25/2021

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL

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

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

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

AND

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING VARIANCE, SPECIAL EXCEPTION, or CONDITIONAL USE WITHIN A HISTORIC DISTRICT

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1435-05 and applicable section sections of 1445. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

1. 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 or Historic Asset;

OR

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

(aa)A property's current level of economic return;

(bb)Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

(cc)The feasibility of alternative uses for the property that could earn a reasonable economic return;

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

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

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



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

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

Parcel ID 081-0002-0411-00 **Address** 1401 RACE ST **Index Order** Parcel Number **Tax Year** 2020 Payable 2021

I Want To...

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


View:

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

Print:

- Current Page
- Property Report

Property Information

Tax District 001 - CINTI CORP-CINTI CSD		Images/Sketches 
School District CINCINNATI CSD		
Appraisal Area 01830 - CITY HOME CONDO	Land Use 450 - CONDOMINIUM OFFICE BUILDI	
Owner Name and Address 1415 VINE LLC 1203 WALNUT ST FL 4 CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address 1415 VINE LLC 1203 WALNUT STREET 4TH FLR CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 82,710	Effective Tax Rate 89.090432	Total Tax \$7,618.33
Property Description UNIT 1401 13.36% CITY HOME CONDOMINIUM SECOND AMENDMENT		

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/28/2017
Last Sale Amount	\$0
Conveyance Number	150252
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	4
Acreage	0.000

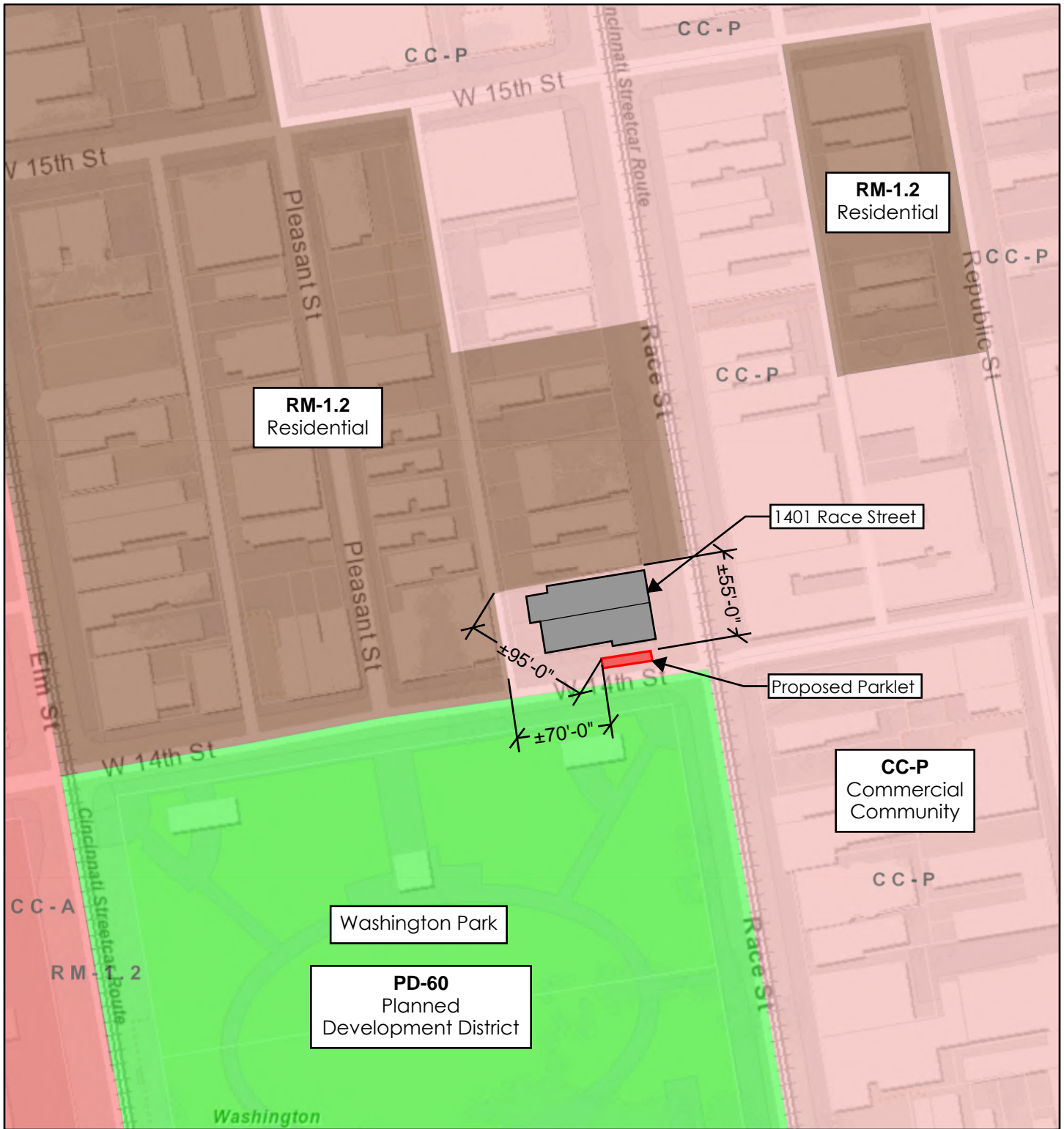
Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	43,750
CAUV Value	0
Market Improvement Value	192,580
Market Total Value	236,330
TIF Value	201,510
Abated Value	0
Exempt Value	0
Taxes Paid	\$7,618.33
Tax as % of Total Value	0.000%

Notes

1) 5-20-2013 NEW PARCEL CREATED F/30&31 FOR 2013

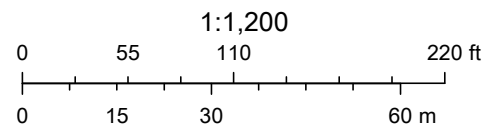
Context / Zoning Map



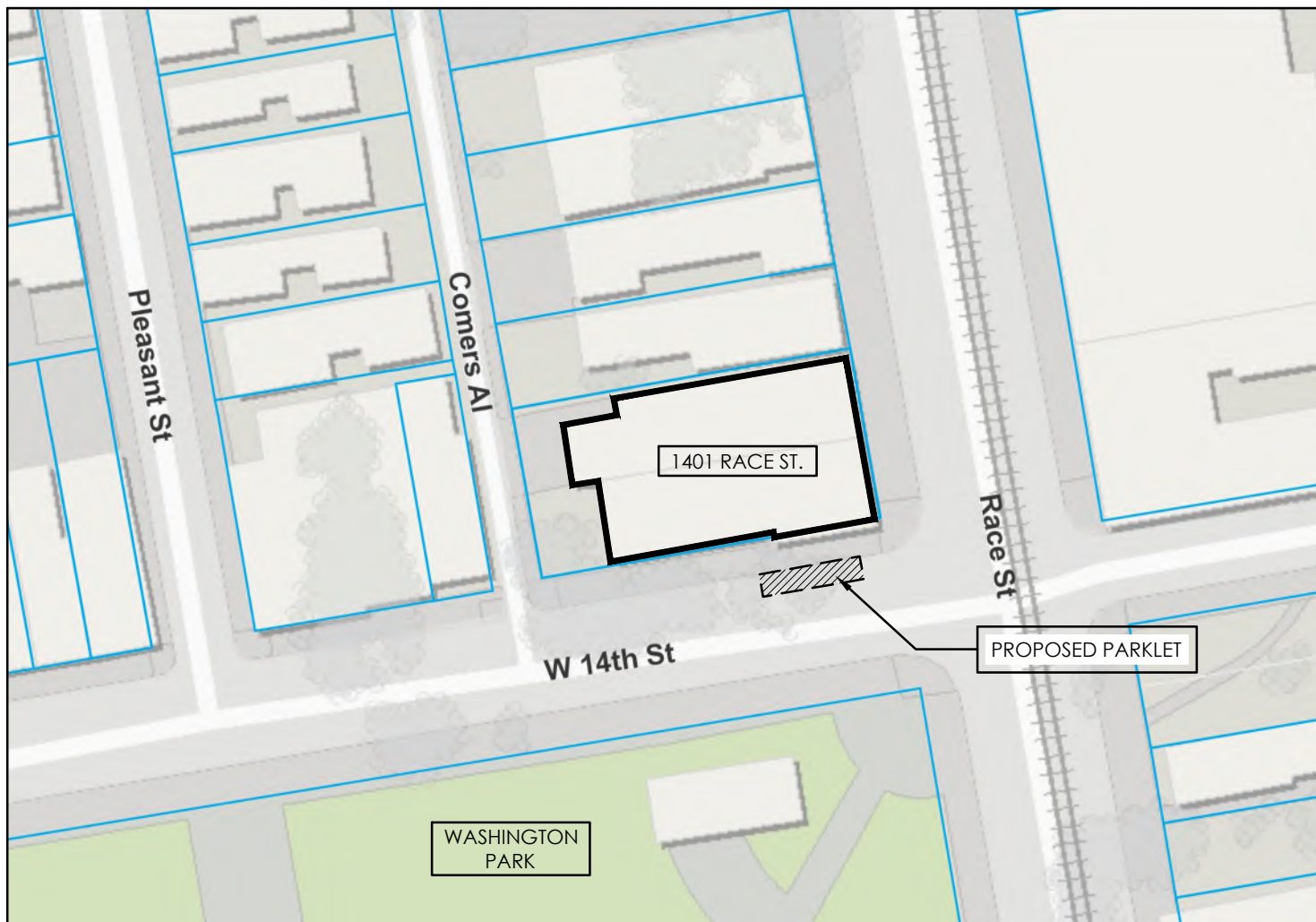
8/26/2021, 8:37:14 AM

Zoning Designation (Cincinnati Only)

- CC-A Commercial Community - Auto
- CC-M Commercial Community- Mixed
- CC-P Commercial Community - Pedestrian
- CG-A Commercial General
- CN-M Commercial Neighborhood - Mixed
- CN-P Commercial Neighborhood - Pedestrian



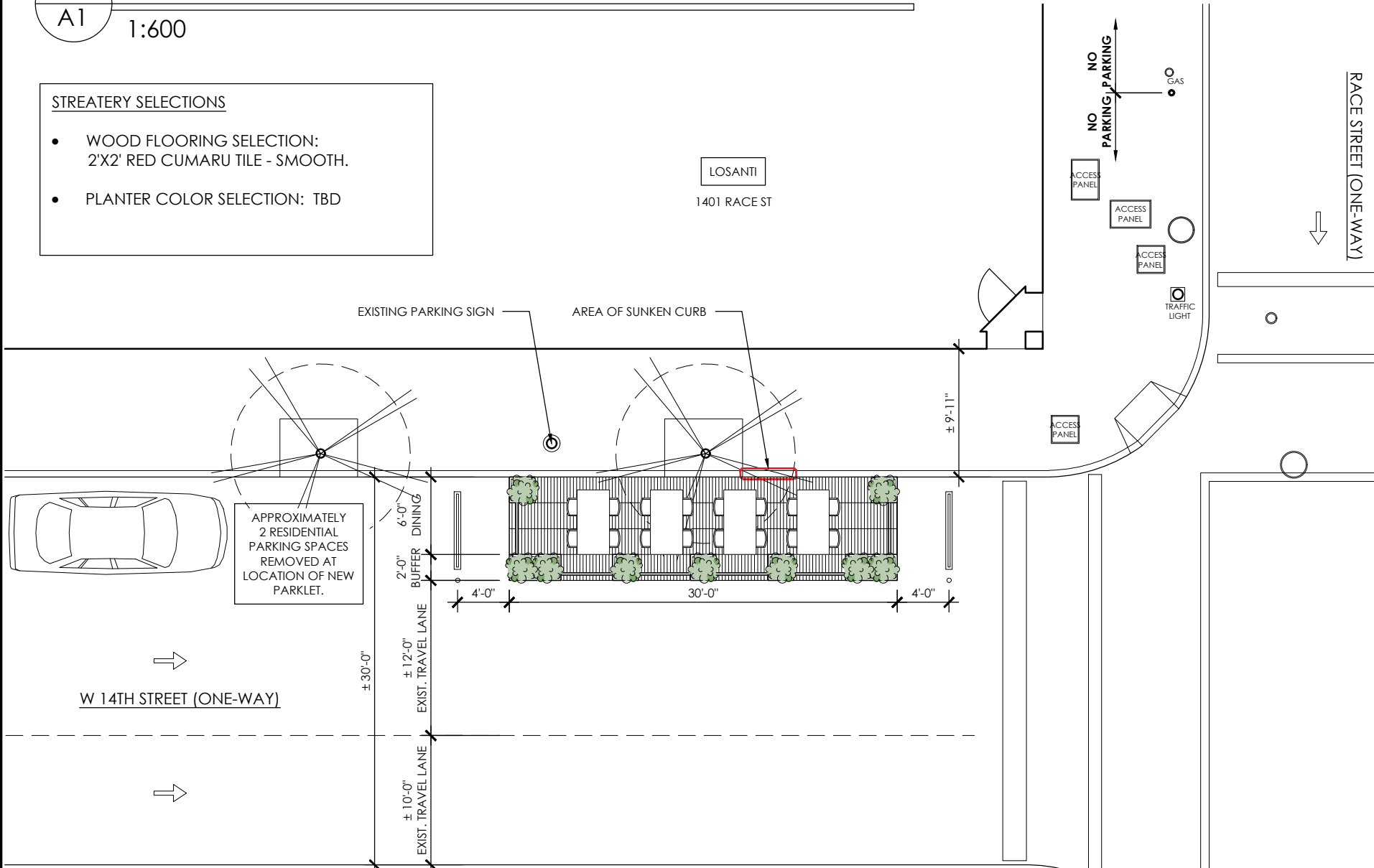
<p>LOSANTI - PARKLET 70 1401 RACE STREET CINCINNATI, OH 45202</p> <p>ZONING RELIEF APPLICATION AUGUST 27, 2021</p>	<p>A0</p>
--	-----------



Property Boundaries

1
A1
SITE PLAN
1:600

- STREATERY SELECTIONS**
- WOOD FLOORING SELECTION:
2'X2' RED CUMARU TILE - SMOOTH.
 - PLANTER COLOR SELECTION: TBD



- NOTES:**
- SEATING SHALL FOLLOW CURRENT STATE GUIDELINES FOR SOCIAL DISTANCING.
 - FIRE HYDRANTS (FH) SHALL NOT BE BLOCKED AND SHALL REMAIN ACCESSIBLE.
 - STORM DRAIN INLETS SHALL NOT BE BLOCKED AND SHALL REMAIN ACCESSIBLE.
 - NEW PARKLET SHALL MEET ADA REQUIREMENTS.
 - NEW PARKLET SHALL BE LEVEL WITH EXISTING SIDEWALK CURB. PARKLET TO FOLLOW SLOPE OF EXISTING SIDEWALK. REPAIR OR REPLACE DAMAGED SIDEWALK/CURB IF REQUIRED FOR ADA COMPLIANT LEVEL SURFACE.

2
A1
PROPOSED NEW WORK PLAN
3/32" = 1'-0"



LOSANTI - STREATERY PLAN
1401 RACE STREET
CINCINNATI, OH 45202
ZONING RELIEF APPLICATION
AUGUST 26, 2021

A1

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

1401 RACE STREET - LOSANTI RESTAURANT
SITE PHOTOGRAPHS
AUGUST 26, 2021



1401 Race St. - East (Front) Elevation (Google street view)



1401 Race St. - South Elevation (Google street view)

1401 RACE STREET - LOSANTI RESTAURANT
SITE PHOTOGRAPHS
AUGUST 26, 2021



View of corner of Race St. and 14th St. (Google street view)



View looking east on 14th Street (Google street view)

List of Witnesses or Expert Witnesses:

- **Anthony Sitek**
Crown on Race, LLC dba Losanti OTR
Email: anthony@crgcincy.com
- **Scott Betz**
1415 Vine, LLC
Email: sbetz@3cdc.org
- **Chantelle Noble**
City Studios Architecture
Email: cnoble@citystudiosarch.com

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

APPLICATION #: COA2021049
APPLICANT: PWWG ARCHITECTS
OWNER: 602 MAIN STREET LLC
ADDRESS: **602 Main Street**
PARCELS: 007900040001, 007900040003, 007900040006
ZONING: DD-C
OVERLAYS: Main Street Historic District
COMMUNITY: Downtown/CBD
REPORT DATE: September 14, 2021

Nature of the Request

The request is for a Certificate of Appropriateness for additions including, roof top dormers, roof top decks, roof top amenity additions on the shorter buildings.

Existing Conditions:

602 Main Street, known as the Gwynne Building is a complex of 3 buildings with a 13 story building oriented at the corner, a 4 story building to the north, and a 2 story building to the east.

Proposed Conditions:

The proposal includes the following:

- 1) Full rehabilitation of the building to Secretary of the Interior's (SOI) Standards or Rehabilitation through the State and Federal Historic Tax Credit programs.
- 2) Dormers at the roof level of the 13-story building.
- 3) 4th floor addition/rooftop addition of the building to the north for roof top amenities and egress circulation
- 4) Roof top addition for egress for a roof top deck at the east building.
- 5) Rehabilitation, repair, and basic in-kind replacement of façade materials that meet the guidelines per staff review to include:
 - a. Removing non original storefronts and reinstalling storefronts to match closer to the original design.
 - b. Adding windows to secondary façade to match existing fenestration patterns.
 - c. New windows on secondary facades to match historic window design and patterns.

Applicable Zoning Code Sections:

HCBA authority: [Section 1435-05-4](#)
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: Main Street Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

Zoning Review: The proposal conforms to all zoning regulations.



Figure 1: Image 602 Main Street. Image from Google.

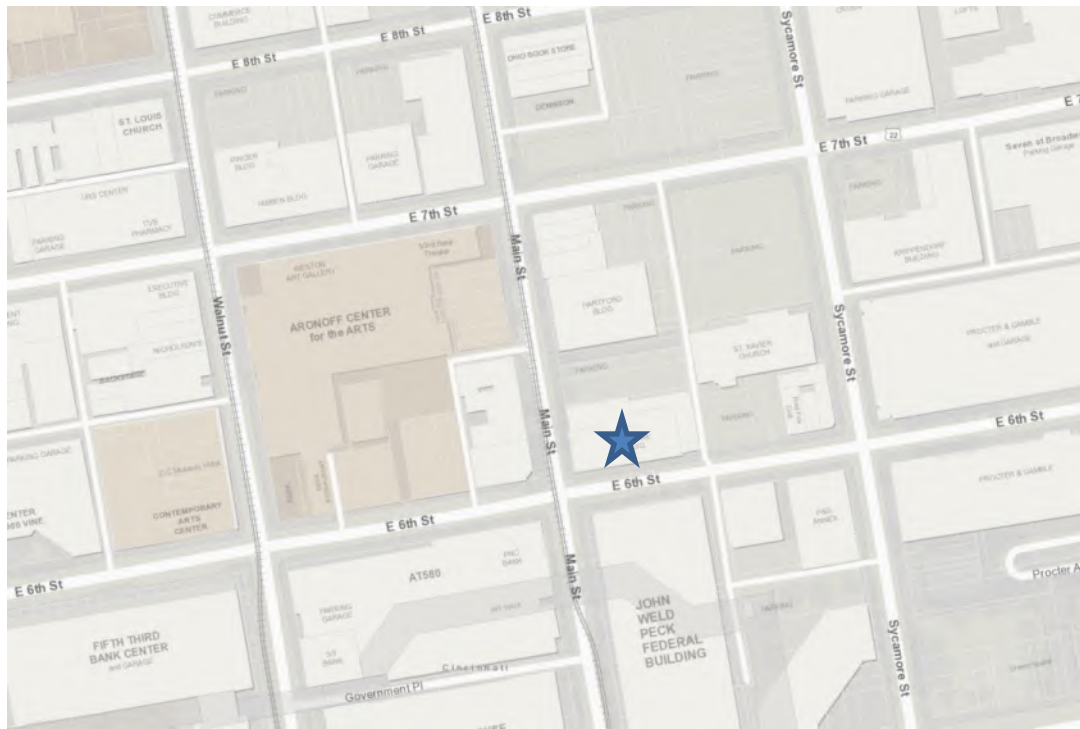


Figure 2: Location of 602 Main Street. Image from CAGIS.

Previous Review: NA

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Main Street Historic District. The project design has been approved by the Ohio Historic Preservation Office for the Historic Rehabilitation Tax Credit program. A requirement of the program is that the changes to the buildings must meet the Secretary of the Interior's Standards for Rehabilitation. The foundation of the Main Street Guidelines is the SOI Standards.

ADDITIONS

A. Intent and General Guidelines

1. Appropriate additions are encouraged as a means of providing for current and future needs and providing for continued use of existing district buildings.

The additions requested are to encourage the rehabilitation and reuse of the building as a hotel. The roof top amenities additions are to help promote the reuse of the building. The stair tower addition is to provide required egress for the buildings, and the dormer additions provide for additional hotel rooms and useable area within the building.

2. Additions should respond architecturally to adjacent buildings in general and to the building they are a part of in particular.

The dormer additions respond to the classical architectural language of the building. They are placed in a consistent rhythm on the building and are placed in a way that they align with vertical window columns.

The roof top additions on the shorter buildings are placed in such a way as to not impact the architectural integrity of the building,

3. If the original building is architecturally significant, the addition should take a respectful "back seat" to it. The addition should not overpower the original. An addition may be taller than the original building if site considerations and care design still allow the old building to remain dominant.

The Gwynne Building is an architecturally significant building and while part of the Main Street Historic District, it is also listed individually on the National Register of Historic Places. All proposed additions are set in a way that they are minimally visible from the right of way. When they are visible, they do not overwhelm the main historic buildings. While the additions on the shorter buildings do add additional height, due to sight conditions, they will remain minimally visible from the street.

4. In general, additions should follow New Construction guidelines. They should appear contemporary but compatible in character with the original. They should be sympathetic but not imitative in design.

Both of the roof top additions on the shorter buildings are contemporary but compatible. They are simple in detailing with mostly glazing on the walls facing the street. The simple design provides a contemporary design, but the glazing and setback on the additions are sympathetic to the massing and character defining features of the façade by remaining minimally visible.

The dormer additions are also very simple with minimal detailing and a very minimal profile. The use of the same roofing material on the dormers as on the historic roofing makes them a sympathetic and appropriate addition.

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

The additions are all sympathetic through their placement and inconspicuous nature compared to the overall building. The materials used are based off existing materials on the building to help blend the new additions in to the existing fabric. These additions will help facilitate the overall reuse of the buildings, including providing for additional hotel rooms, and roof top amenity space for commercial enterprises/eating and drinking establishments in the complex.

Other Considerations:

Prehearing Results: A pre-hearing was held on 9/22/2021. The applicants were present.

Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness at 602 Main Street for the construction of additions and rehabilitation and storefront replacement work per plans provided by PWWG Architects dated 8/12/2021 with the following conditions:

1. The building permit must be issued within 2 years or the COA shall expire.
2. Any changes to the approved plans that are required for the Historic Rehabilitation Tax Credits can be approved at staff level.

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

1. The proposed project substantially conforms to the Main Street Historic Guidelines.
2. The project has been approved for Historic Rehabilitation Tax Credits.
3. The additions are minimal, respond to the architecture of the building and do not overwhelm or detract from the architectural integrity of the building.

ADJUDICATION/DENIAL LETTER

Date: August 16, 2021

Location: 602 Main Street

Request: Dormer and rear/side additions

Zoning District: DD-C/ Main Street Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

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

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

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: _____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

- (aa) A property's current level of economic return;
- (bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

GWYNNE BUILDING

602 MAIN STREET, CINCINNATI, OH

HISTORIC RENOVATION & HOTEL CONVERSION

CERTIFICATE OF APPROPRIATENESS DRAWINGS
AUGUST 12, 2021

DRAWING LIST - ZONING COA

GENERAL

AP001	COVER SHEET	8/12/21
AP002	CONTEXT MAP	8/12/21
AP003	CONTEXT PLAN	8/12/21
AP004	SANBORNE MAPS	8/12/21
AP005	HISTORICAL IMAGES - EXTERIOR	8/12/21
AP006	HISTORICAL IMAGES - INTERIOR	8/12/21
AP007	ORIGINAL BUILDING DRAWINGS	8/12/21

ARCHITECTURAL

AP011	SITE PLAN	8/12/21
AP101	FIRST FLOOR PLAN	8/12/21
AP102	SECOND FLOOR PLAN	8/12/21
AP103	THIRD FLOOR PLAN	8/12/21
AP104	FOURTH FLOOR PLAN	8/12/21
AP105	FIFTH FLOOR PLAN	8/12/21
AP107	TYPICAL FLOOR PLAN (6-12)	8/12/21
AP113	PENTHOUSE FLOOR PLAN	8/12/21
AP201	SOUTH ELEVATION	8/12/21
AP202	WEST ELEVATION	8/12/21
AP203	NORTH ELEVATION	8/12/21
AP204	EAST ELEVATION	8/12/21
AP301	BUILDING SECTION AT DORMERS	8/12/21
AP302	BUILDING SECTION AT TERRACE BAR	8/12/21
AP303	BUILDING SECTION AT AMENITY ROOFTOP	8/12/21
AP501	WINDOW DETAILS	8/12/21
AP901	3D VIEWS	8/12/21
AP902	3D VIEWS	8/12/21
AP903	3D VIEWS	8/12/21
AP904	3D VIEWS	8/12/21
AP905	3D VIEWS	8/12/21
AP906	3D VIEWS	8/12/21
AP907	CORNER STREET VIEW	8/12/21
AP908	LIGHTING DESIGN	8/12/21

Grand total: 31



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PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

GWYNNE

COVER SHEET
AP001



MAIN STREET
HISTORIC DISTRICT OVERLAY

GWYNNE BUILDING
602 MAIN STREET

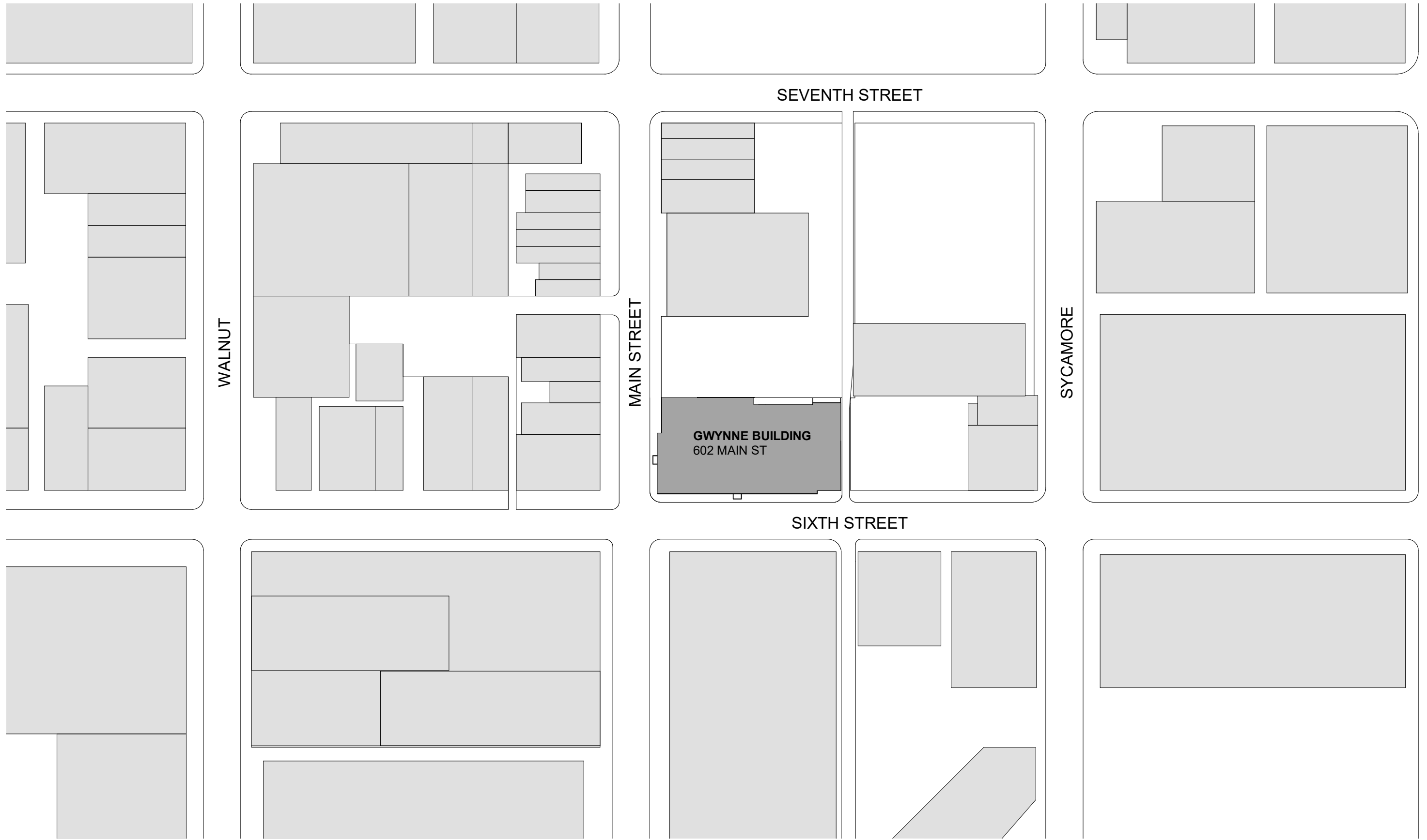
412.391.2884 // WWW.PWVGARCH.COM © COPYRIGHT PERFIDO WEISKOPF WAGSTAFF + GOETTEL 2021

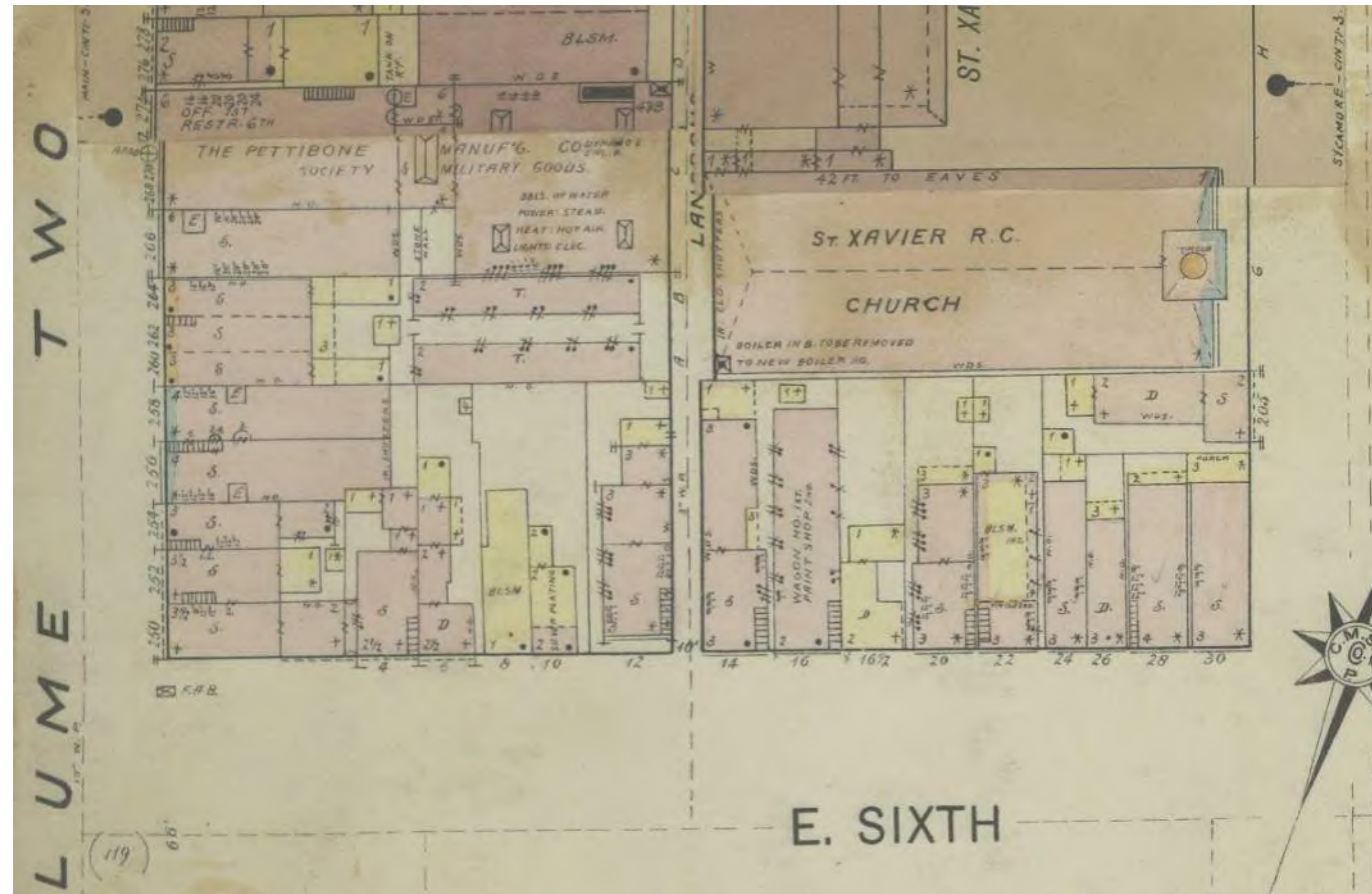
PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

GWYNNE



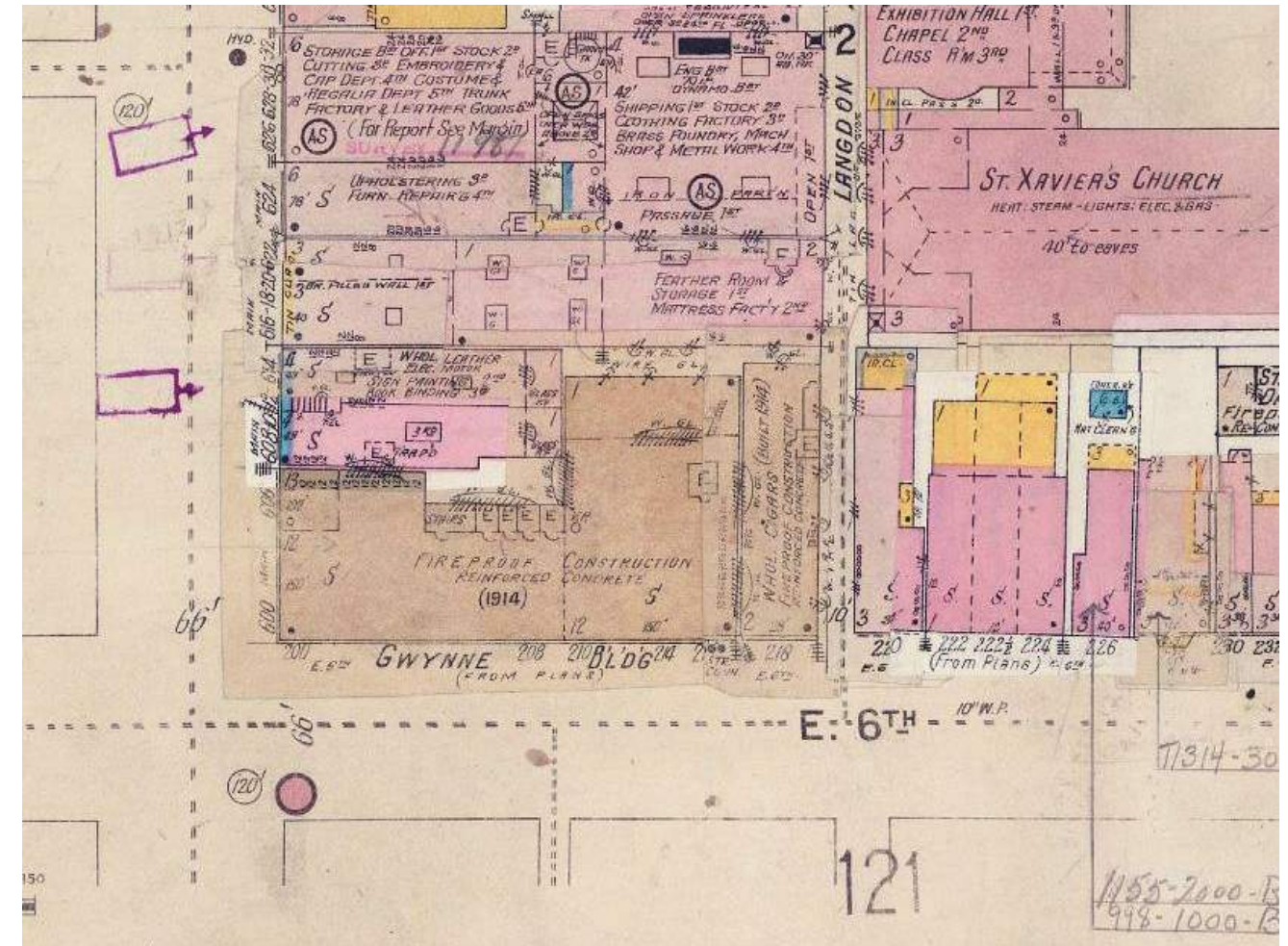
CONTEXT MAP
AP002





Sanborne Map 1891-1900 Volume 1 Page 03 enlarged view

- Buildings on site prior to construction of Gwynne Building
- Most buildings were low rise masonry and wood structures
- St Xavier Church landmark



Sanborne Map 1901-1910 Volume 2 Page 133 enlarged view

The Gwynne Building consists of three structures:

- 602 Main Street (Gwynne Building) built 1914
- 218 E. Sixth St (2 story addition) built 1914-1916
- 610 Main Street (Annex) built 1938 - not shown on map



VIEW FROM MAIN ST. 1914



VIEW OF NORTH FACADE, c. 1950



VIEW FROM MAIN STREET, c. 1940



VIEW FROM WEST ON 6TH ST, c. 1930



VIEW FROM CORNER, c. 1930



MAIN LOBBY LOBBY FROM 6TH STREET ENTRANCE



MAIN LOBBY FROM MAIN ST.



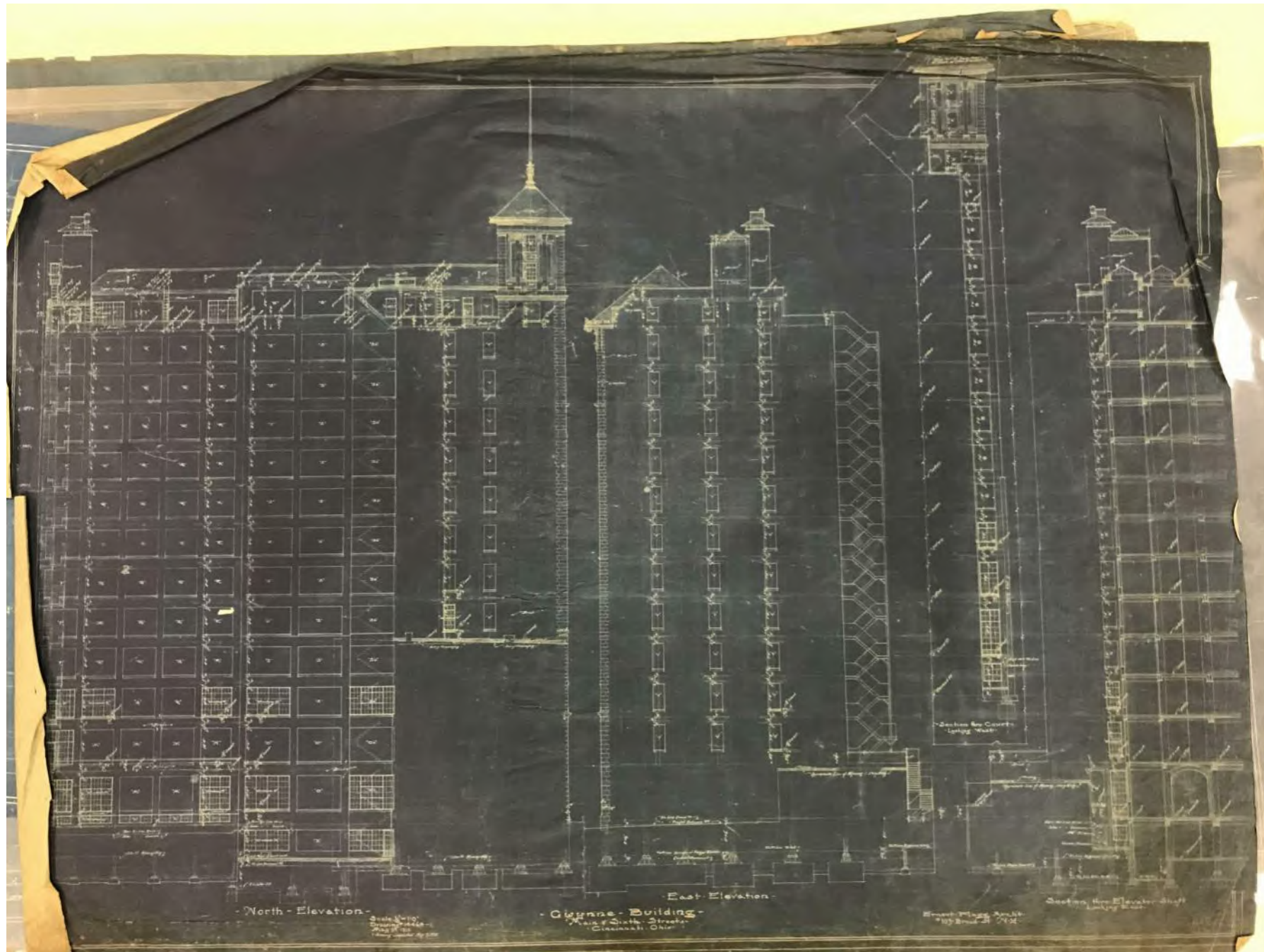
ORIGINAL OFFICE SPACE, c. 1920



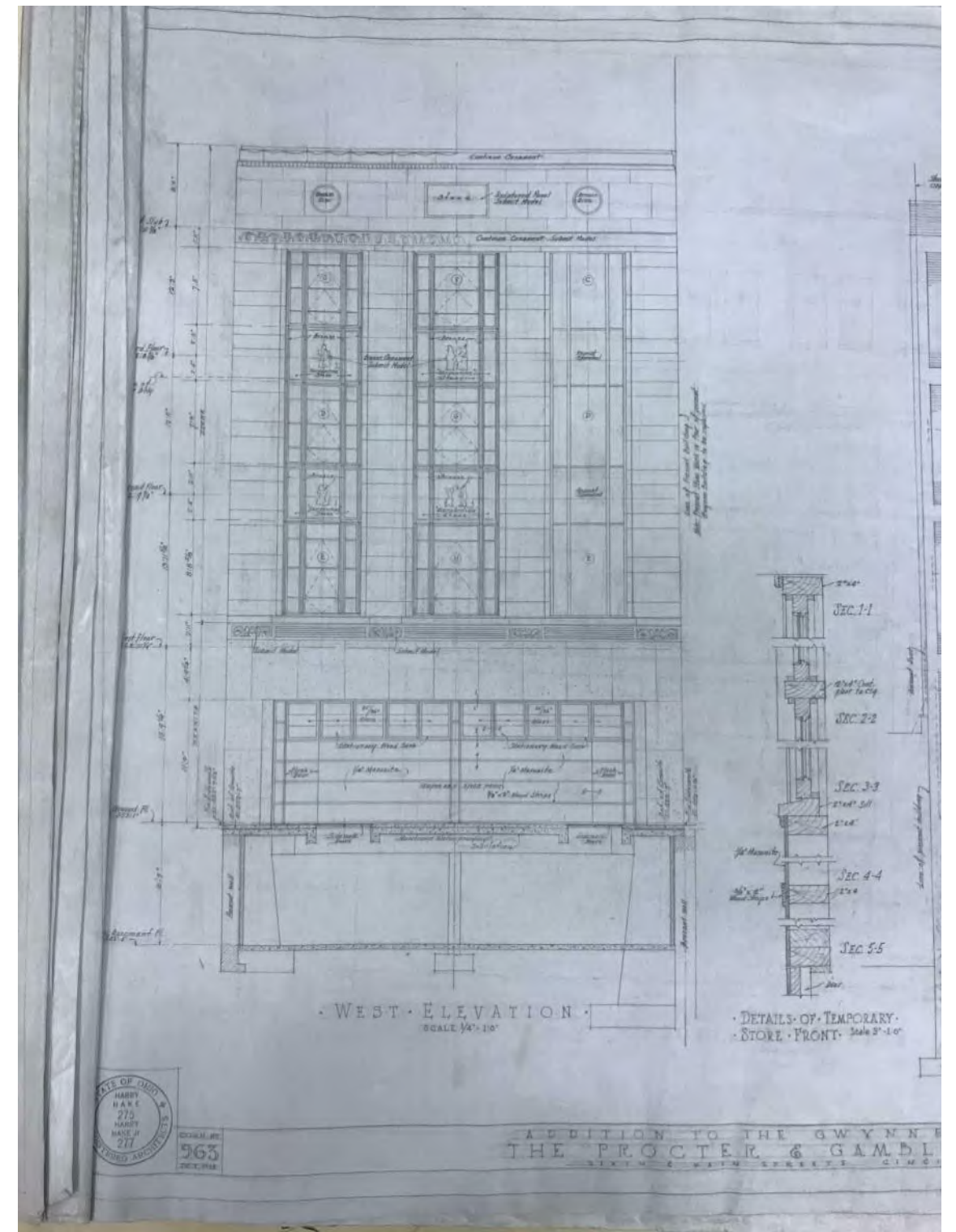
ORIGINAL PRIVATE OFFICE



OPEN OFFICE, c. 1960



Original Building Drawings
 Gwynne Building
 Ernest Flagg Architect
 1914



Original Building Drawings
 Annex
 Hake and Hake
 1938

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EXISTING SURFACE PARKING LOT

PROPERTY LINE

SERVICE AREA

602 MAIN STREET

RESTAURANT ENTRY

MAIN STREET

HOTEL ENTRY

LESLIE ALLEY

STAFF ENTRY

BAR ENTRY

HOTEL ENTRY

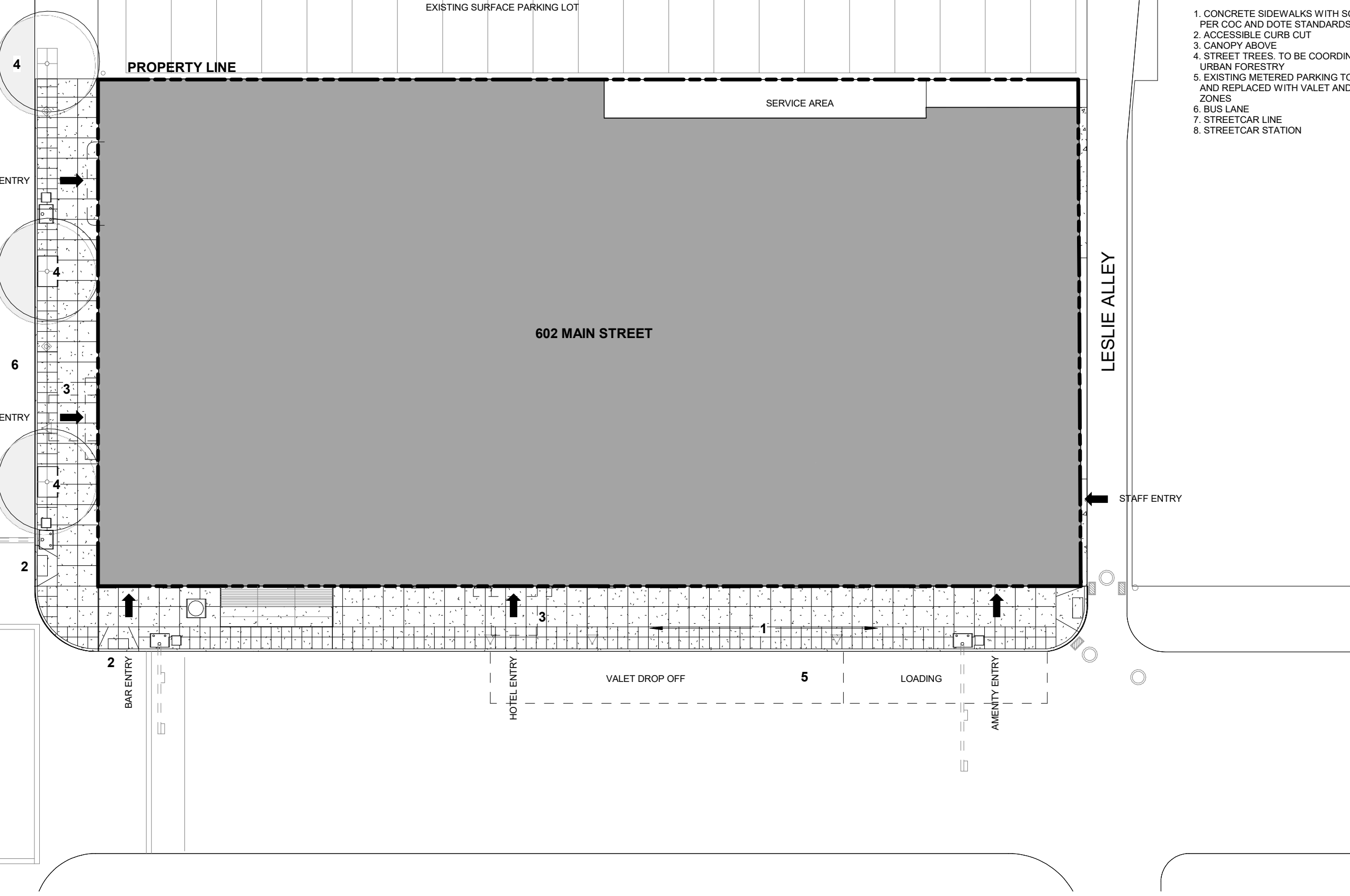
VALET DROP OFF

LOADING

AMENITY ENTRY

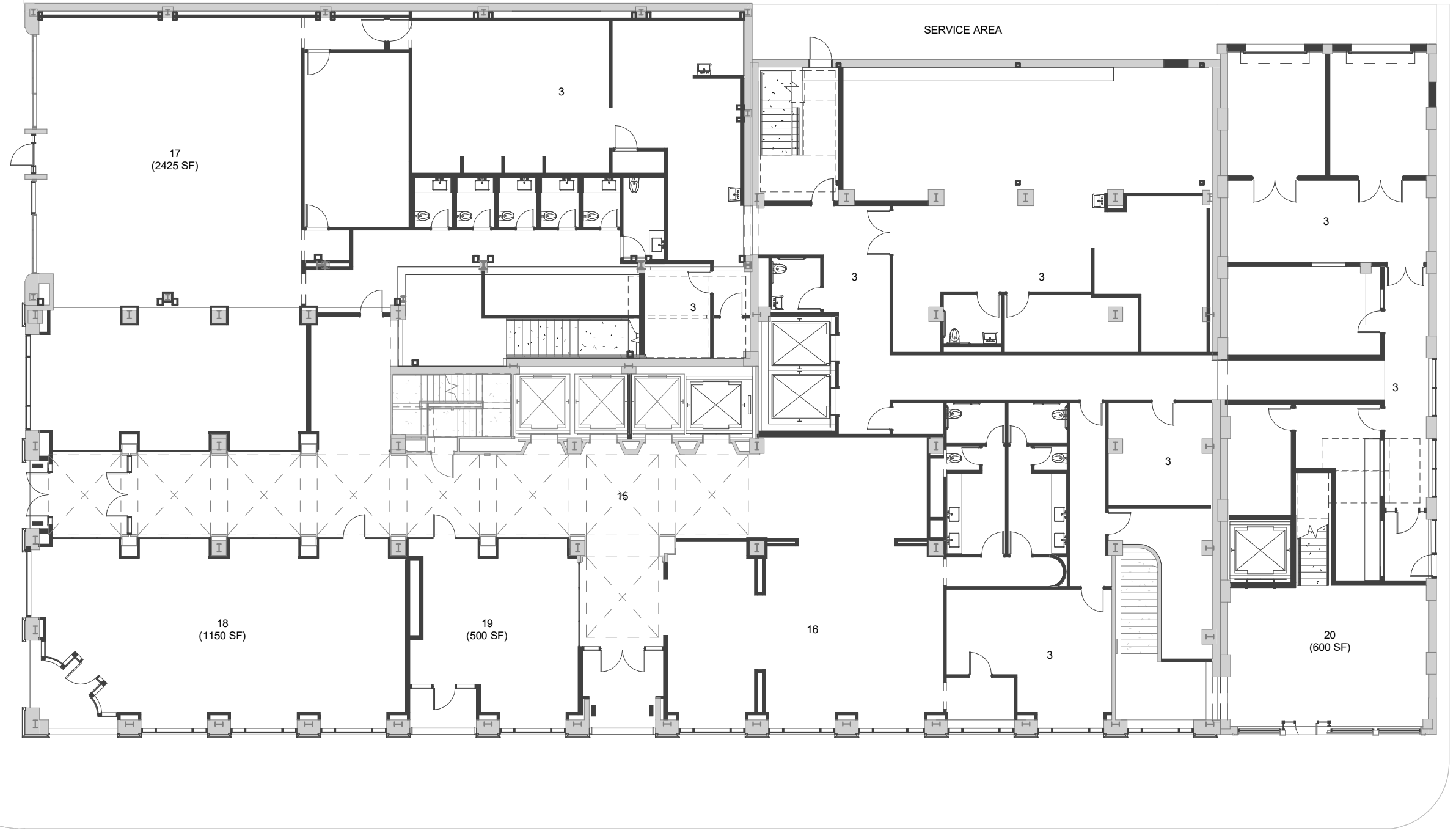
SITE PLAN NOTES

1. CONCRETE SIDEWALKS WITH SCORE PATTERN PER COC AND DOTE STANDARDS
2. ACCESSIBLE CURB CUT
3. CANOPY ABOVE
4. STREET TREES. TO BE COORDINATED WITH URBAN FORESTRY
5. EXISTING METERED PARKING TO BE REMOVED AND REPLACED WITH VALET AND LOADING ZONES
6. BUS LANE
7. STREETCAR LINE
8. STREETCAR STATION



PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

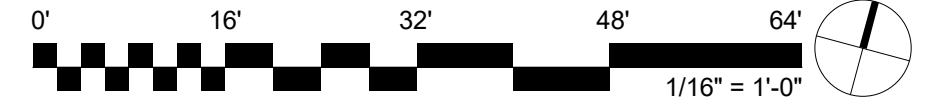


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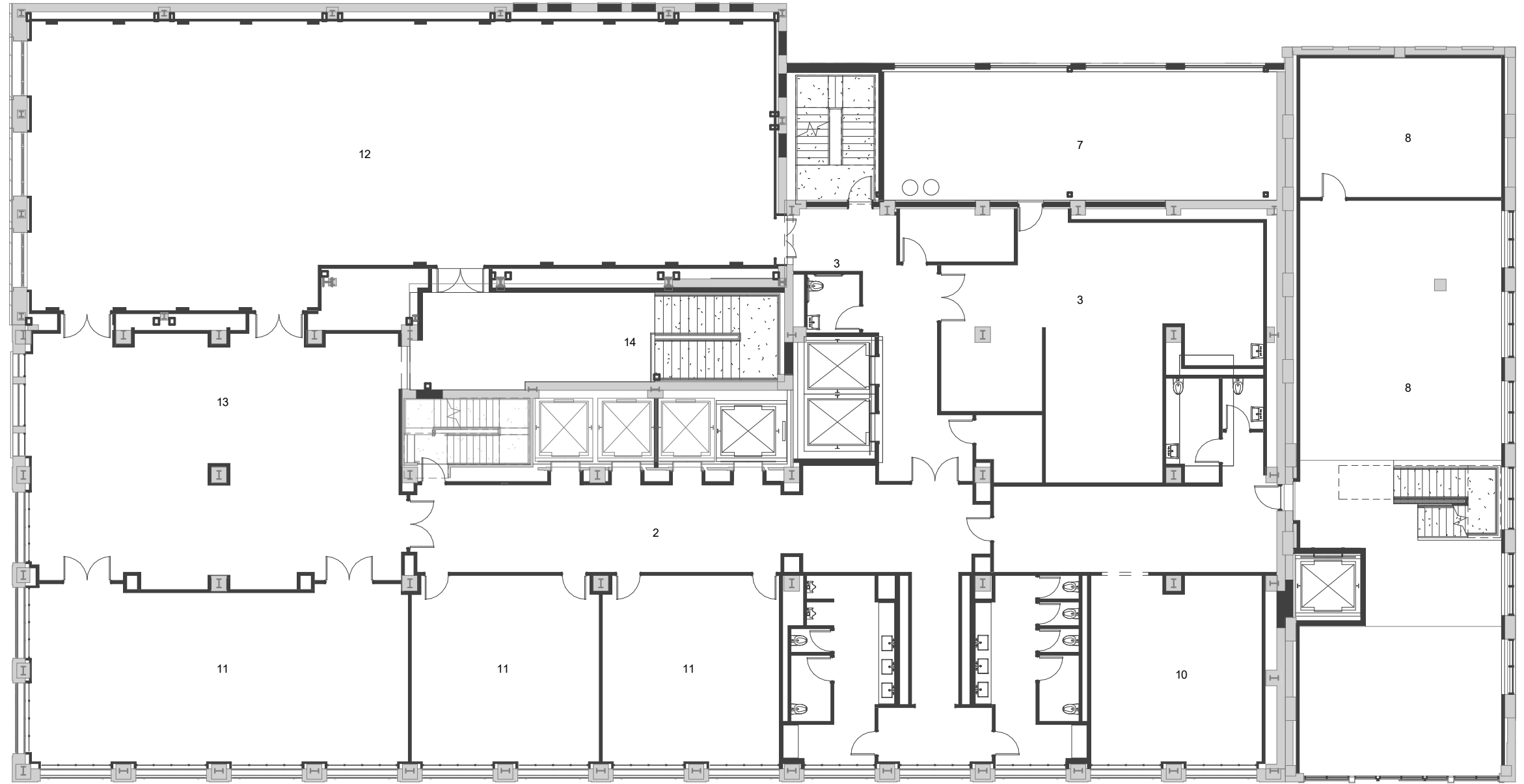
GWYNNE



FIRST FLOOR PLAN
AP101

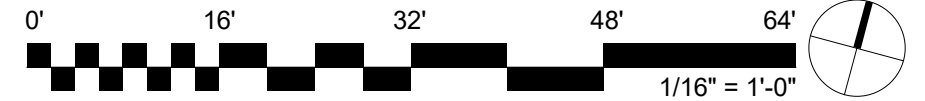
PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
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- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY



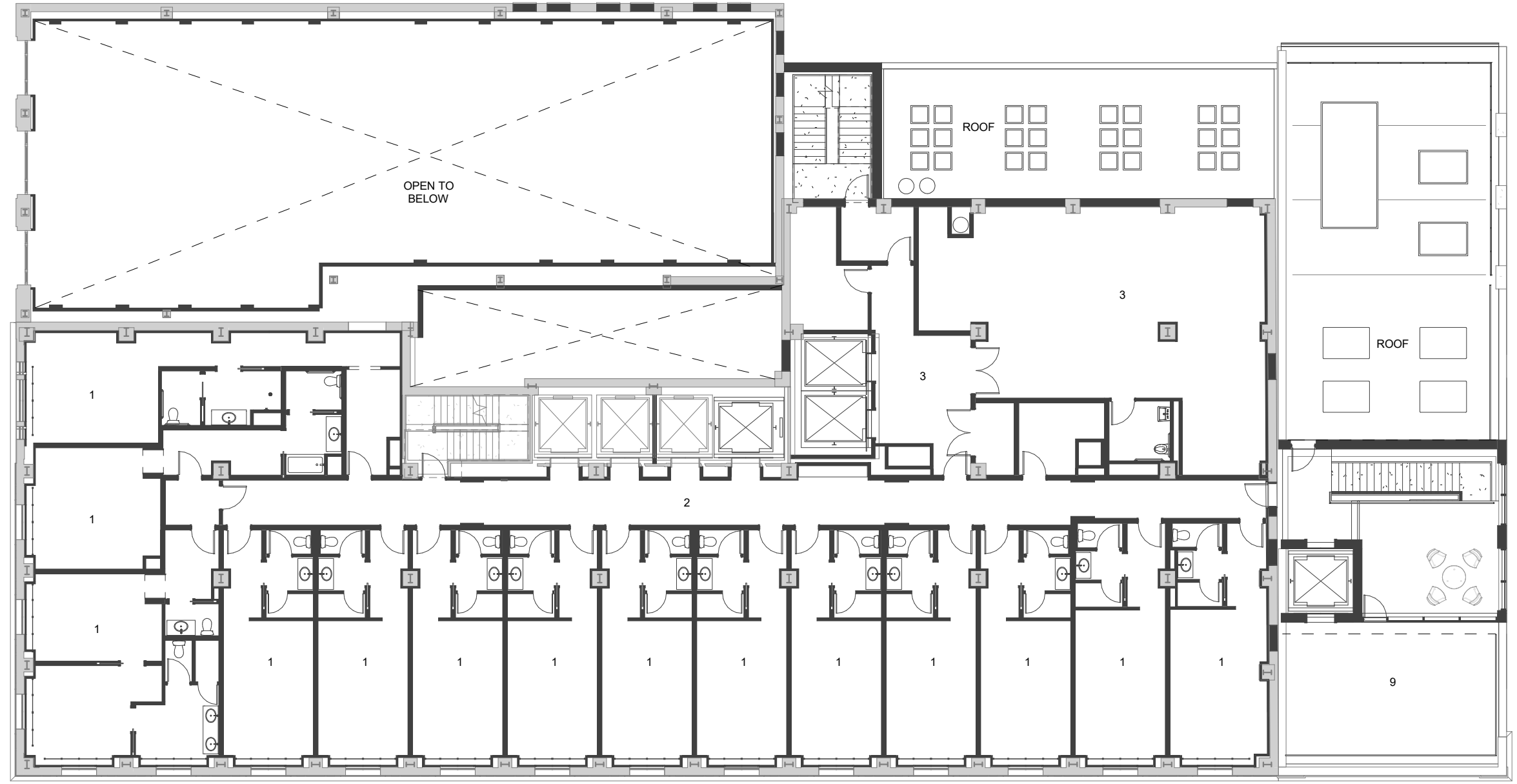
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PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

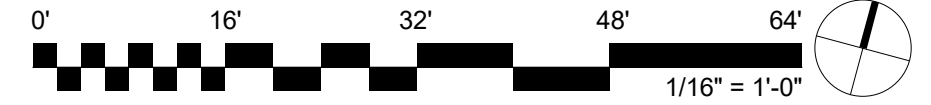


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THIRD FLOOR PLAN
AP103

PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

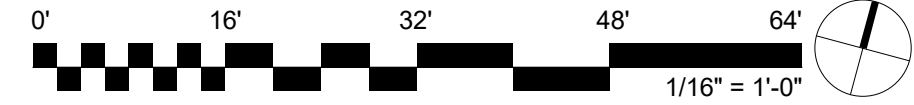


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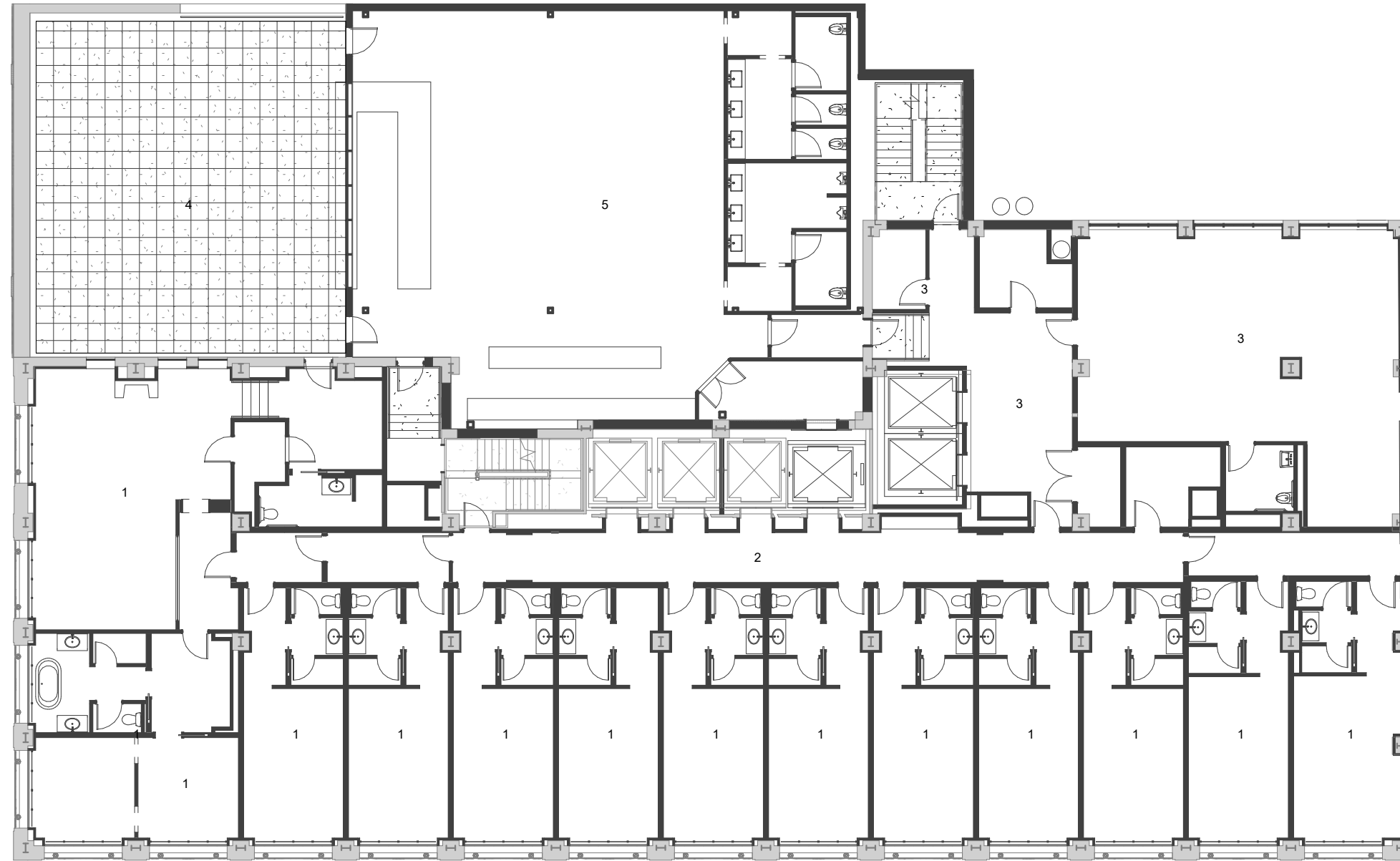
GWYNNE



FOURTH FLOOR PLAN
AP104

PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

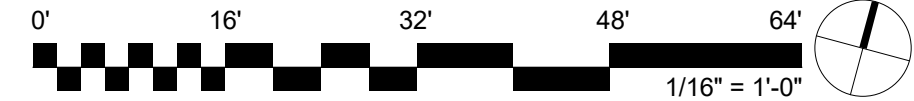


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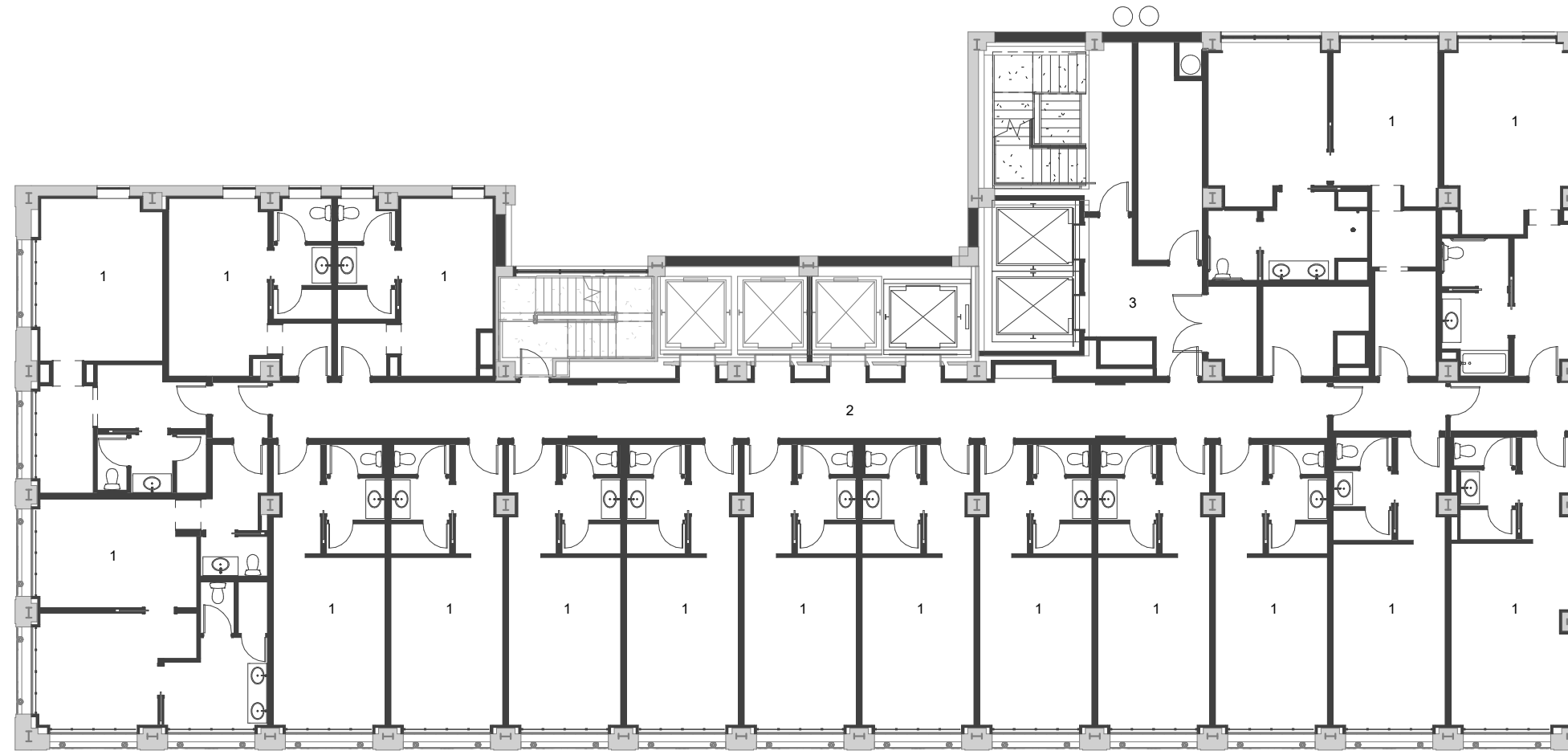
GWYNNE



FIFTH FLOOR PLAN
AP105

PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

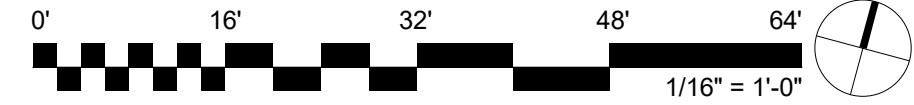


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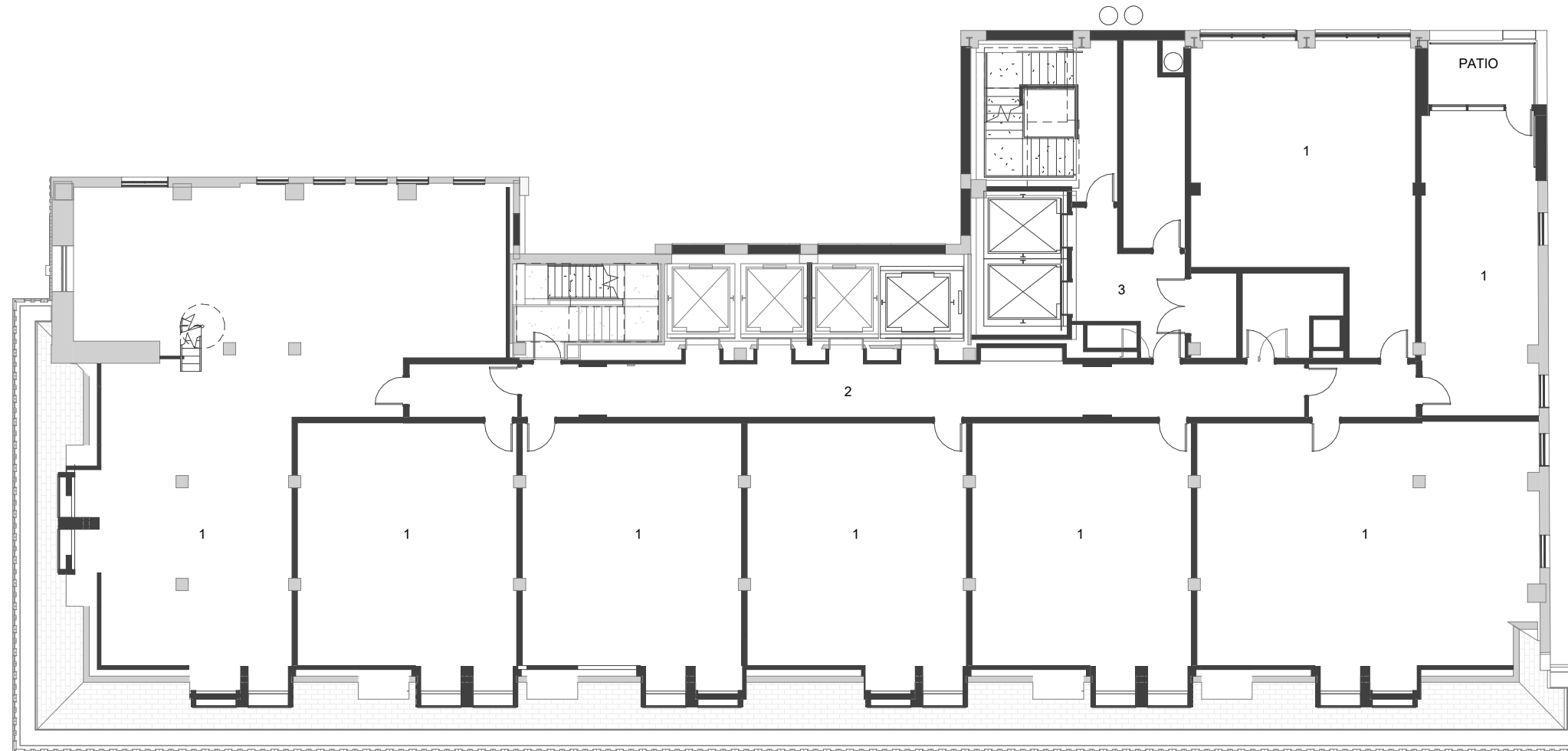
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TYPICAL FLOOR PLAN (6-12)
AP107

PROPOSED PLANS KEY

- 1. GUESTROOM
- 2. CORRIDOR
- 3. BACK OF HOUSE
- 4. ROOFTOP TERRACE
- 5. ROOFTOP BAR
- 6. OFFICES
- 7. MECHANICAL
- 8. AMENITY
- 9. AMENITY TERRACE
- 10. AMENITY
- 11. MEETING
- 12. BALLROOM
- 13. PREFUNCTION
- 14. GRAND STAIR
- 15. HISTORIC LOBBY
- 16. HOTEL LOBBY
- 17. RESTAURANT
- 18. COCKTAIL LOUNGE
- 19. RETAIL
- 20. AMENITY LOBBY

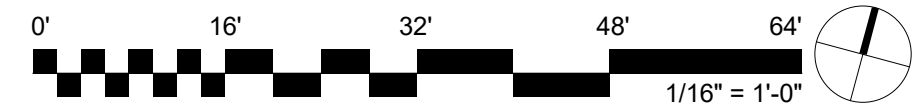


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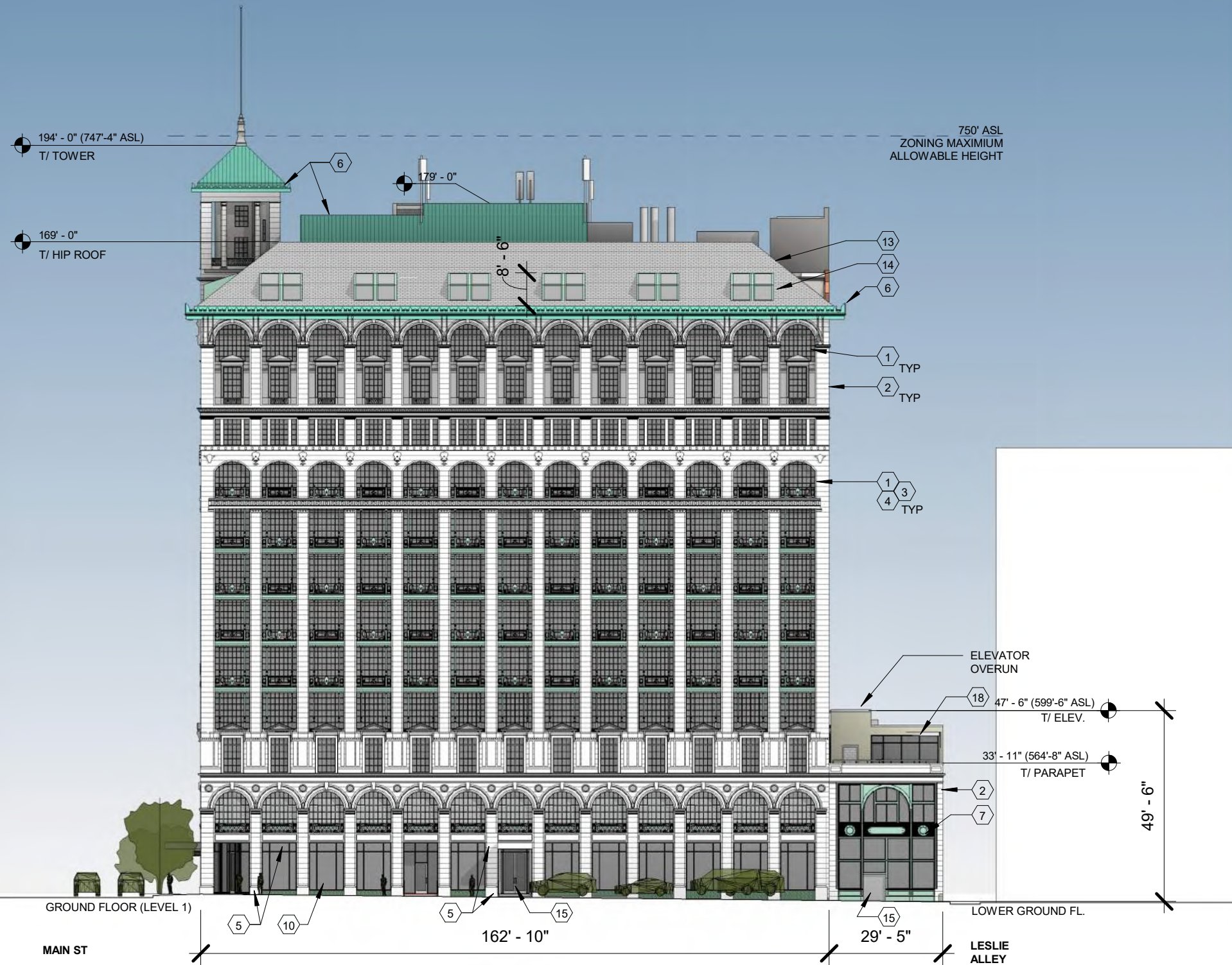
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PENTHOUSE FLOOR PLAN
AP113

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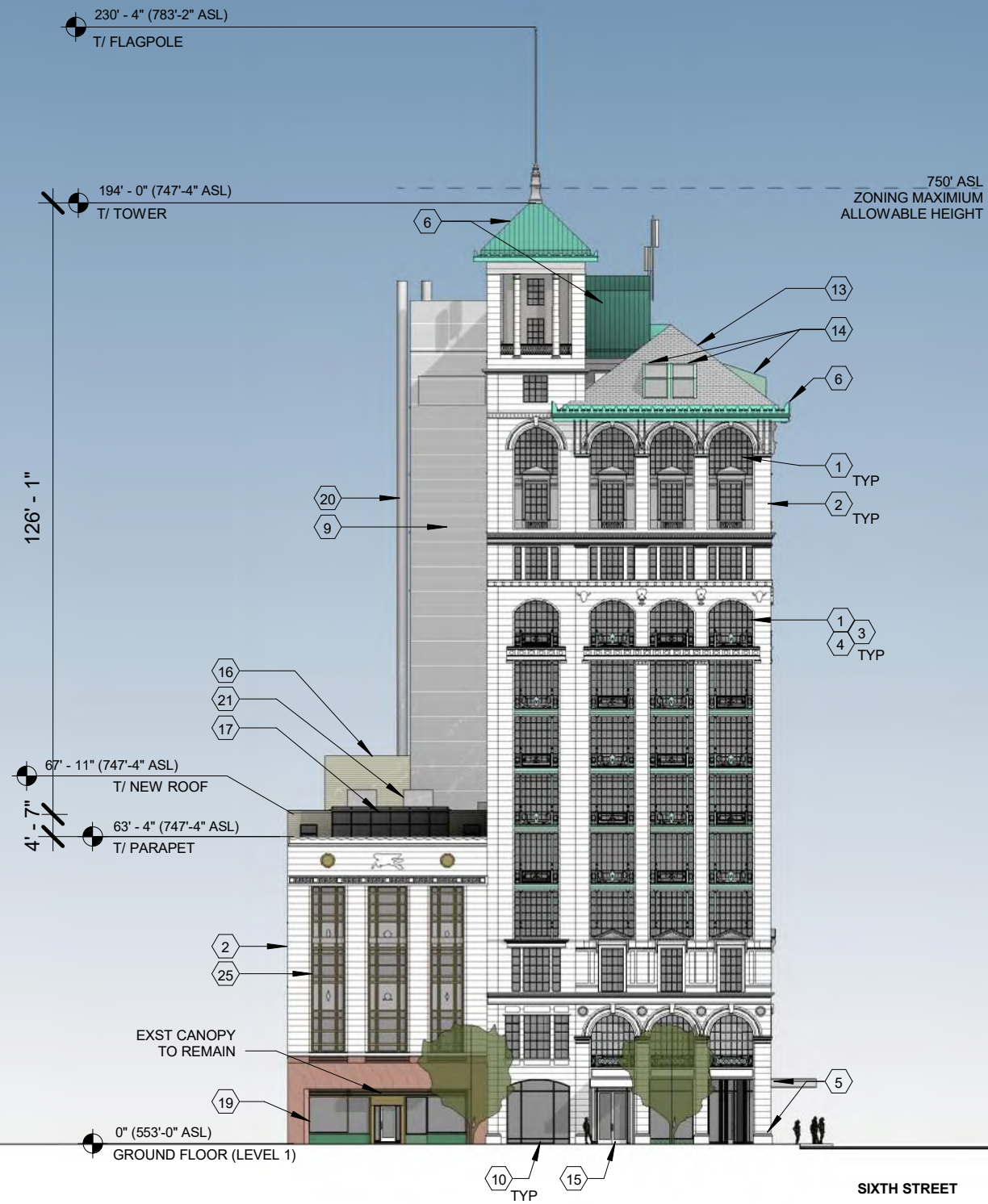


PROPOSED ELEVATIONS KEYNOTES

- 1 EXISTING STEEL WINDOW - RESTORE STEEL FRAME, FIX SHUT, REPLACE DAMAGED GLASS, PAINT INTERIOR AND EXTERIOR. ADD INTERIOR STORM (BOD: ALLIED WINDOW, MONUMENTAL)
- 2 EXISTING LIMESTONE VENEER - CLEAN AND REPAIR AS REQ.
- 3 EXISTING DECORATIVE CAST-IRON RAILINGS - CLEAN AND REPAINT
- 4 EXISTING AWNING HARDWARE - CLEAN, PAINT, AND FIX IN PLACE.
- 5 EXISTING NON-ORIGINAL STOREFRONT - CLEAN AND REPAIR STAINLESS STEEL AND GRANITE "FRAME" AND ENTRY PORTALS, REMOVE ALL EXISTING NON-ORIGINAL STOREFRONT FRAMING AND GLAZING
- 6 EXISTING PATINAED COPPER ROOF, SIDING, & GUTTERS - REPAIR AS REQ.
- 7 EXISTING CAST IRON STOREFRONT - CLEAN, REPAIR AND PAINT MAIN STOREFRONT MEMBERS, RESTORE ARCH TO SECOND FLOOR, REPLACE ALL GLAZING WITH NEW ALUMINUM STOREFRONT WITH PATTERN TO MATCH ORIGINAL FENESTRATION.
- 8 EXISTING BRICK - CLEAN & REPAIR AS REQ.
- 9 EXISTING PAINTED BRICK OR STUCCO OVER BRICK - REPAINT AND REPAIR AS REQ.
- 10 NEW STOREFRONT SYSTEM IN ORIGINAL STOREFRONT OR WINDOW LOCATION (BOD: OLDCASTLE RELIANCE)
- 11 NEW WINDOW IN ORIGINAL OPENING, MUNTINS TO MATCH HISTORIC PATTERN. (BOD=GRAHAM SR6700).
- 12 NEW WINDOW IN NON-ORIGINAL OPENING, NO MUNTINS. (BOD=GRAHAM SR6700)
- 13 NEW ROOFING - ARCHITECTURAL ASPHALT SHINGLES OVER EXISTING ROOF FRAMING AND SHEATHING. (BOD: TBD)
- 14 NEW SKYLIGHT/DORMER - CUSTOM SKYLIGHT WITH ANGLED TOP PLANS AND VERTICAL FACE, OVER STEEL FRAME. (BOD=OLD CASTLE)
- 15 NEW GLASS ENTRY DOOR (BOD = CRL BLOOMCRAFT ALL-GLASS ENTRANCES.)
- 16 NEW STAIR TOWER - WHITE INSULATED METAL PANEL (BOD=KINGSPAN) OVER STEEL FRAMING
- 17 NEW TERRACE BAR OVERBUILD
 - FOLDING/ TELESCOPING WINDOW SYSTEM (BOD: SOLAR INNOVATIONS)
 - BRICK VENEER EXTERIOR WALL, (BOD= BELDEN BRICK)
- 18 NEW AMENITY OVERBUILD
 - ALUM STOREFRONT FRAMING AND INSULATED GLAZING (BOD: OLDCASTLE RELIANCE)
 - BRICK VENEER EXTERIOR WALL, (BOD=BELDEN BRICK)
- 19 EXISTING STOREFRONT - CLEAN AND RESTORE ORIGINAL BRASS CANOPY AND FRAME, REPLACE ALL GLAZING AND ENTRY DOORS WITH NEW ALUMINUM STOREFRONT WITH FRAME, FINISH TO MATCH BRASS
- 20 NEW HOOD EXHAUST/ DUCT EXHAUST
- 21 NEW ROOFTOP MECHANICAL EQUIPMENT
- 22 NEW LOUVER/ VENT
- 23 NEW OVERHEAD DOOR
- 24 BRICK INFILL OF EXISTING OPENING
- 25 EXISTING BRONZE WINDOW/ STOREFRONT

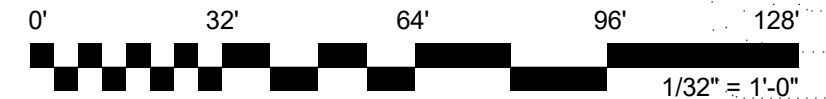


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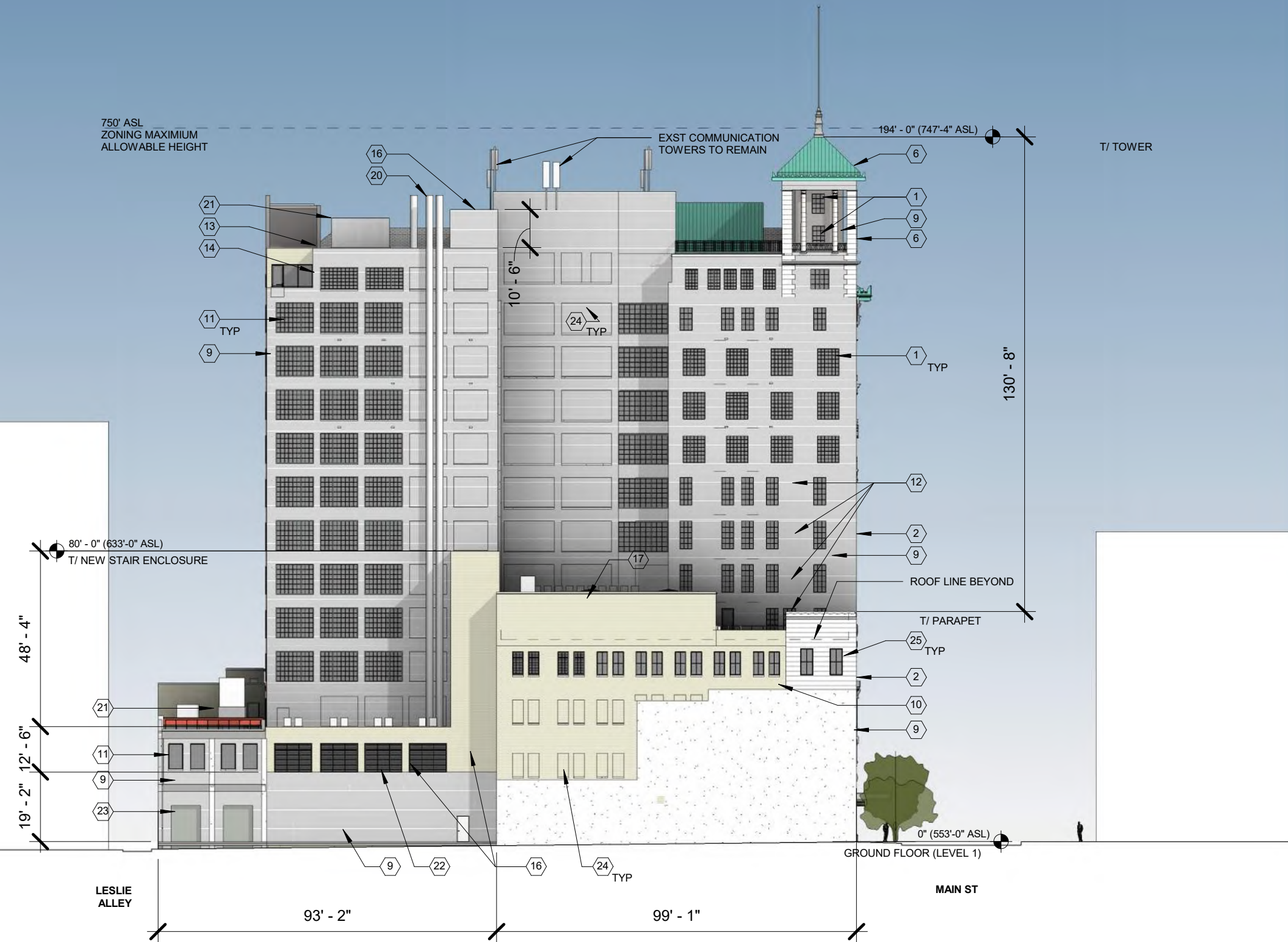


PROPOSED ELEVATIONS KEYNOTES

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- 24 BRICK INFILL OF EXISTING OPENING
- 25 EXISTING BRONZE WINDOW/ STOREFRONT

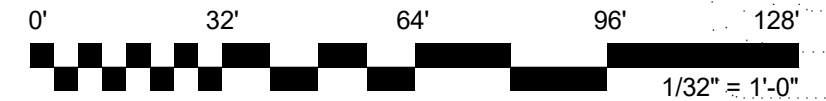


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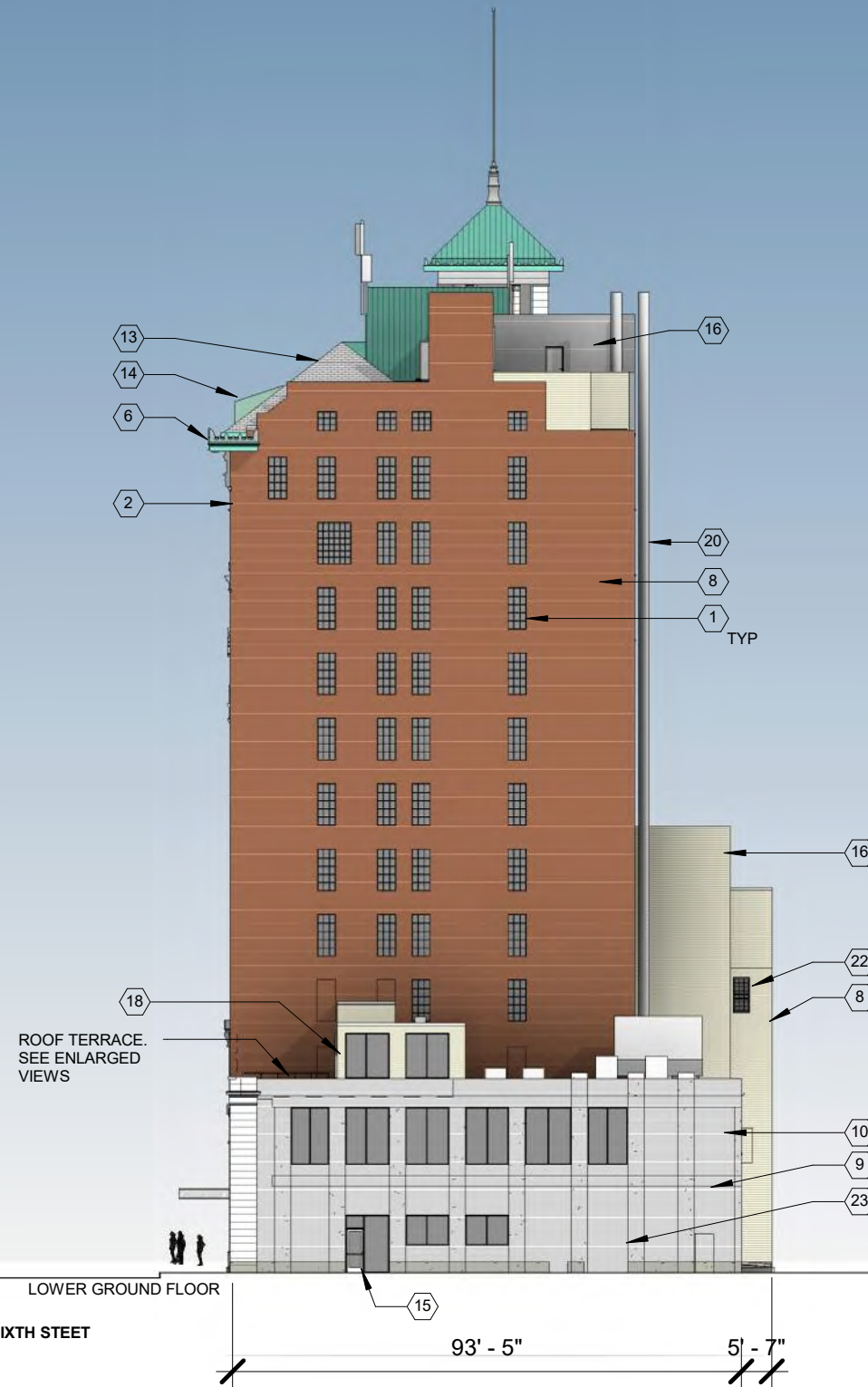


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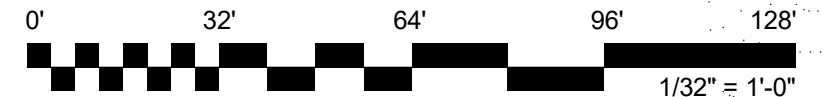


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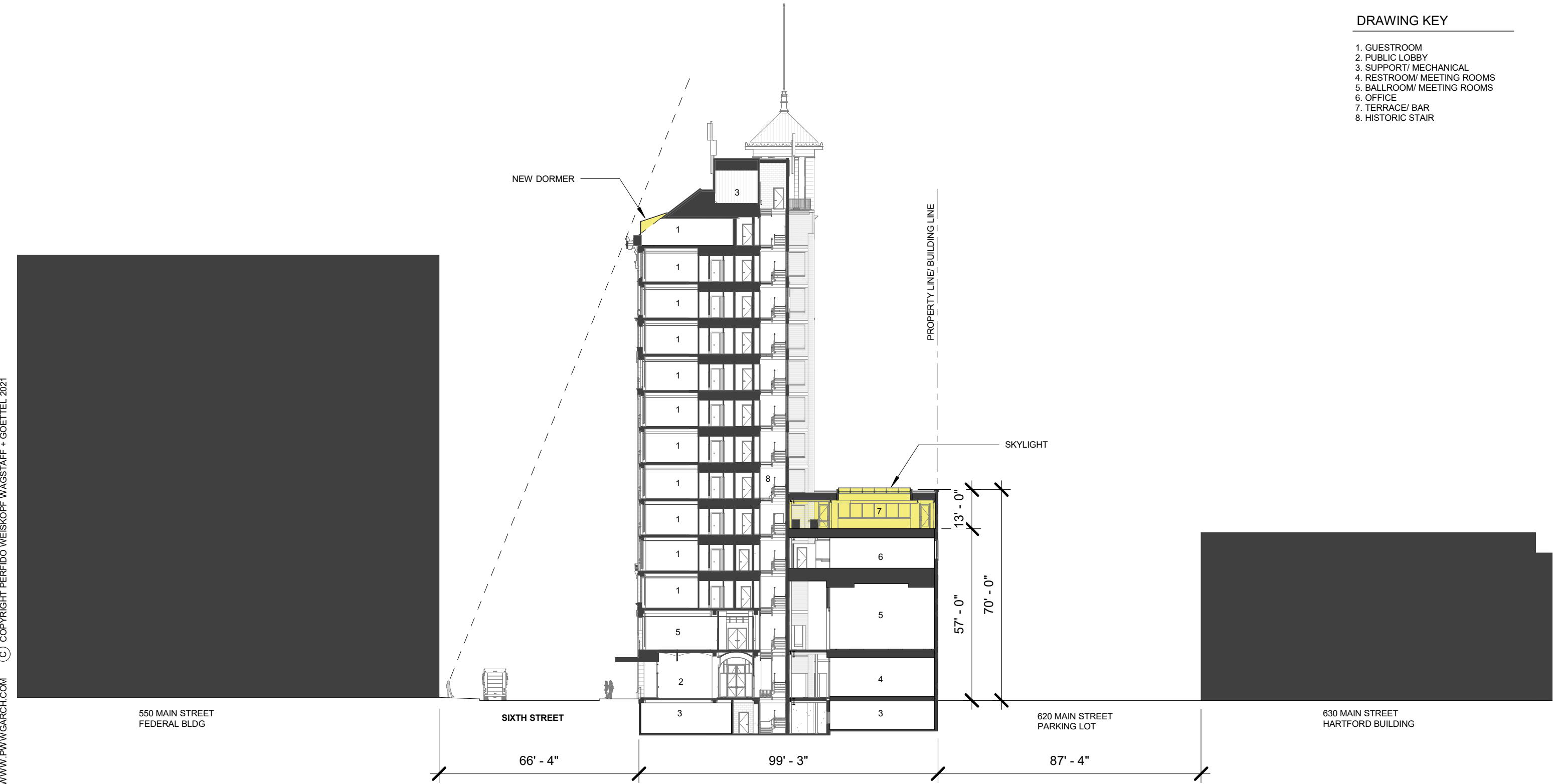
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DRAWING KEY

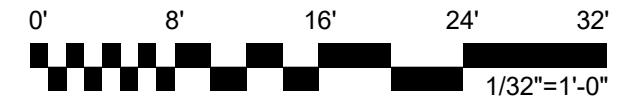
- 1. GUESTROOM
- 2. PUBLIC LOBBY
- 3. SUPPORT/ MECHANICAL
- 4. RESTROOM/ MEETING ROOMS
- 5. BALLROOM/ MEETING ROOMS
- 6. OFFICE
- 7. TERRACE/ BAR
- 8. HISTORIC STAIR



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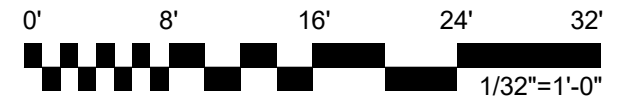
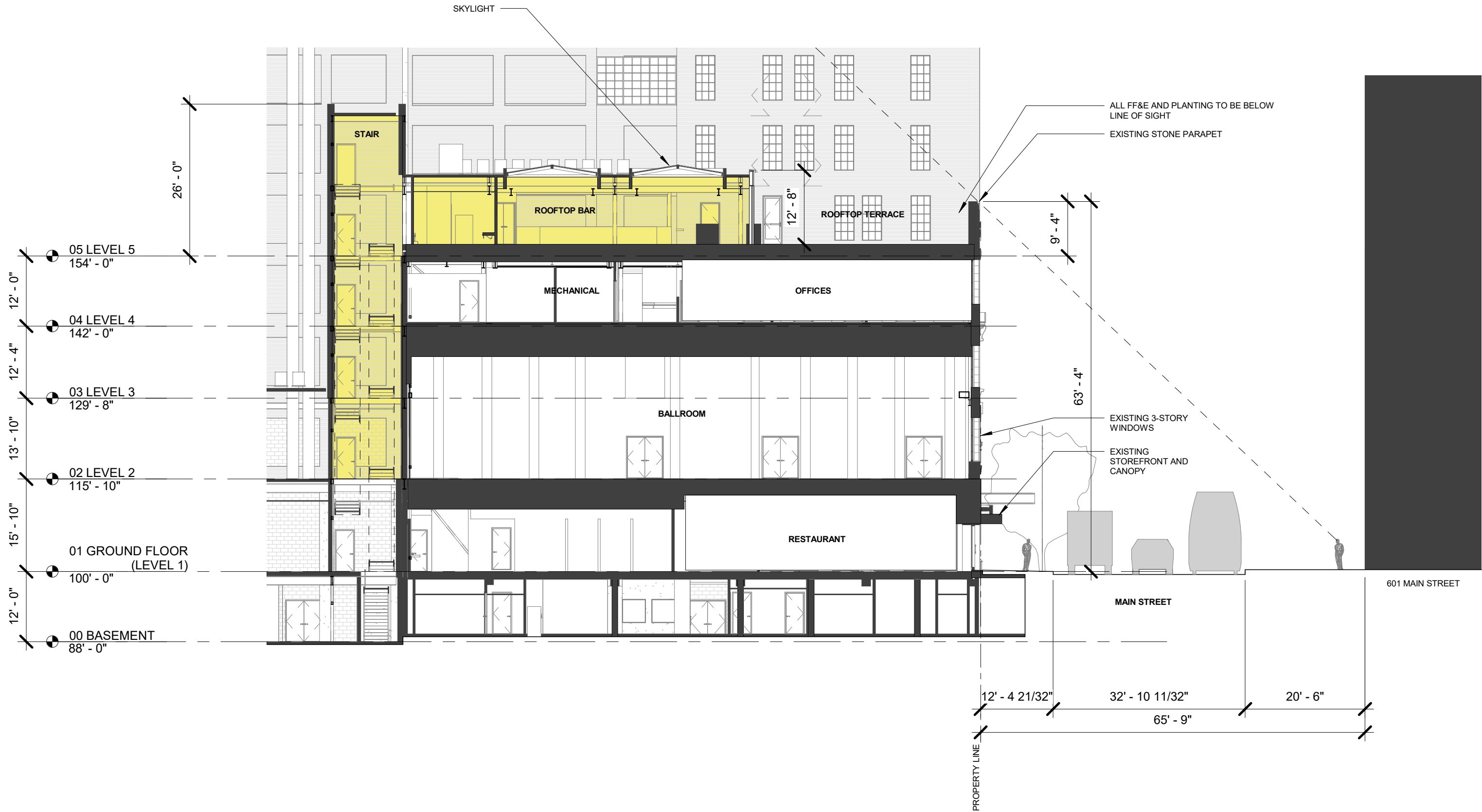
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GWYNNE

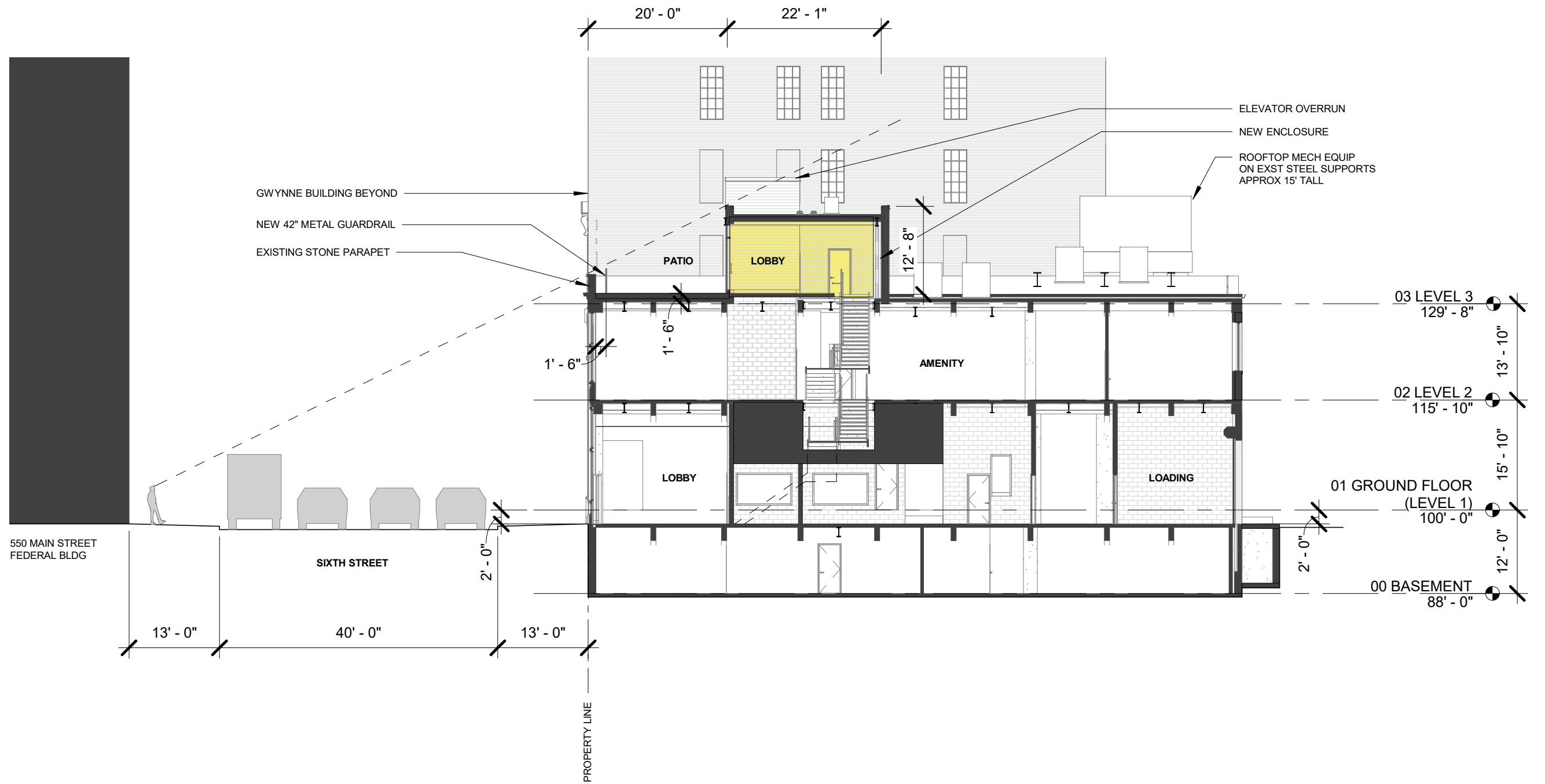


BUILDING SECTION AT DORMERS
AP301

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EXTERIOR VIEW OF WINDOW



INTERIOR VIEW OF WINDOW

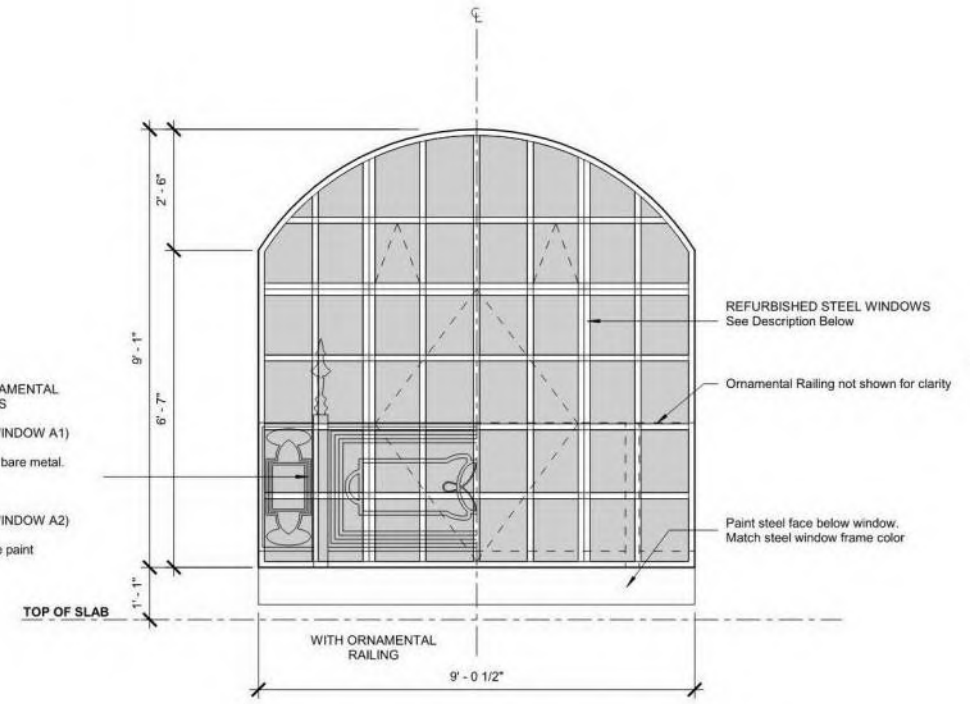
REFURBISHED ORNAMENTAL CAST IRON RAILINGS

REPAIR SCOPE 1 (WINDOW A1)

- Remove paint to bare metal.
- Prep and paint

REPAIR SCOPE 2 (WINDOW A2)

- Remove all loose paint
- Prep and paint



Window Type A1 Shown
All Type A Windows similar.
Dimensions and Arch Tops vary. See
Exterior Elevations

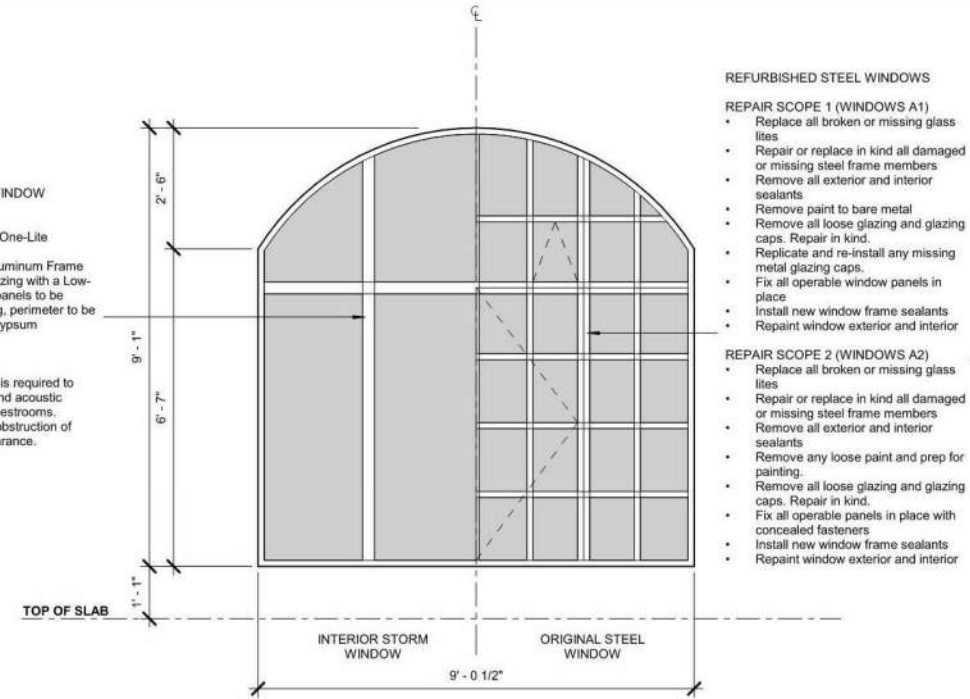
EXT WINDOW TYPE A - EXTERIOR ELEVATION | 3
1/2" = 1'-0" A-631

INTERIOR STORM WINDOW

Basis of Design:
Allied Storm Window, One-Lite

Custom-Fabricated Aluminum Frame with 1/8" tempered glazing with a Low-E coating applied, all panels to be removable for cleaning, perimeter to be sealed to new furred gypsum partitions.

Design Intent:
Interior Storm window is required to improve the thermal and acoustic environment of the Guestrooms. Historic will not allow obstruction of exterior window appearance.



Window Type A1 Shown
All Type A Windows similar.
Dimensions and Arch Tops vary. See
Exterior Elevations

EXT WINDOW TYPE A - INTERIOR ELEVATION | 1
1/2" = 1'-0" A-631



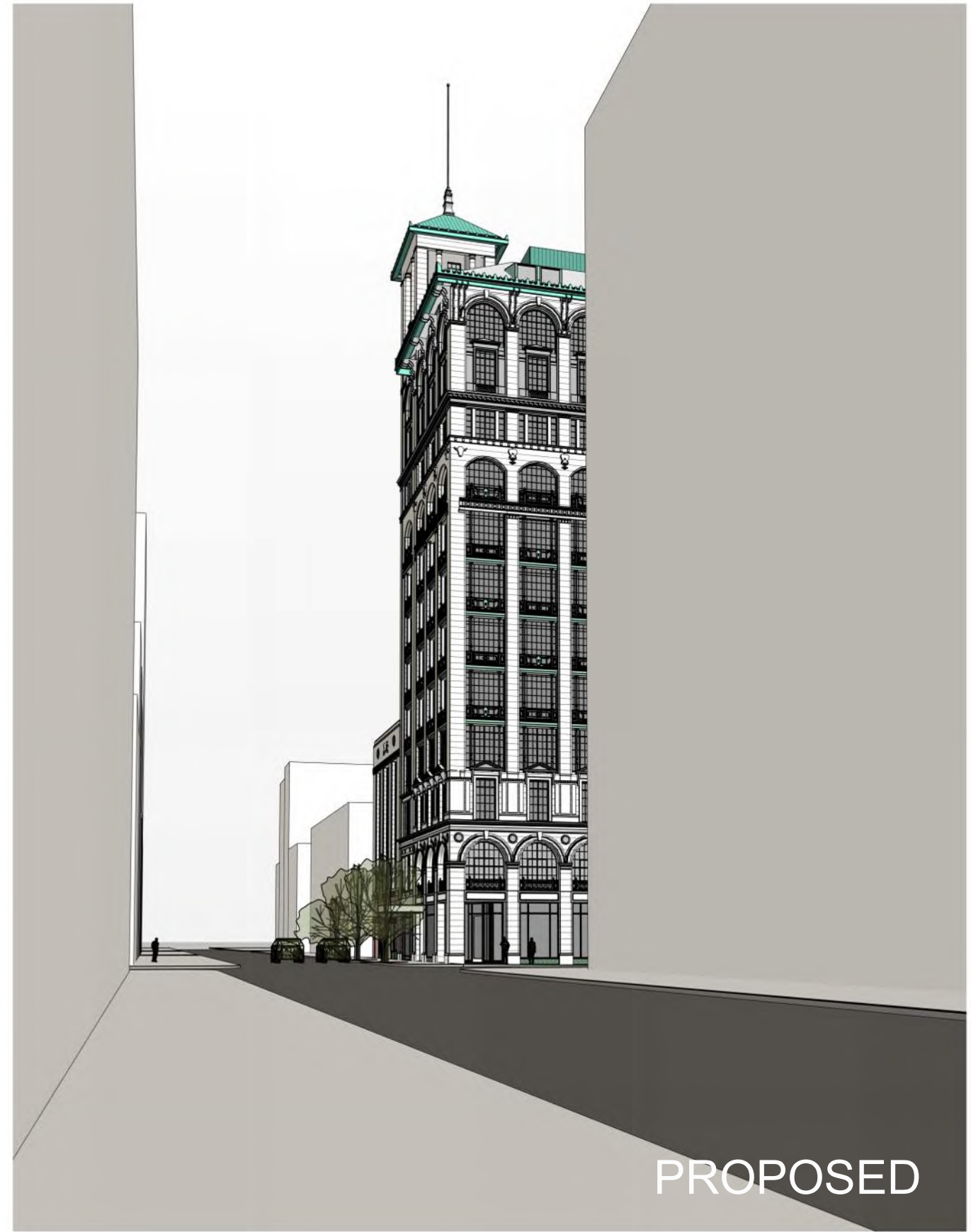
EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING

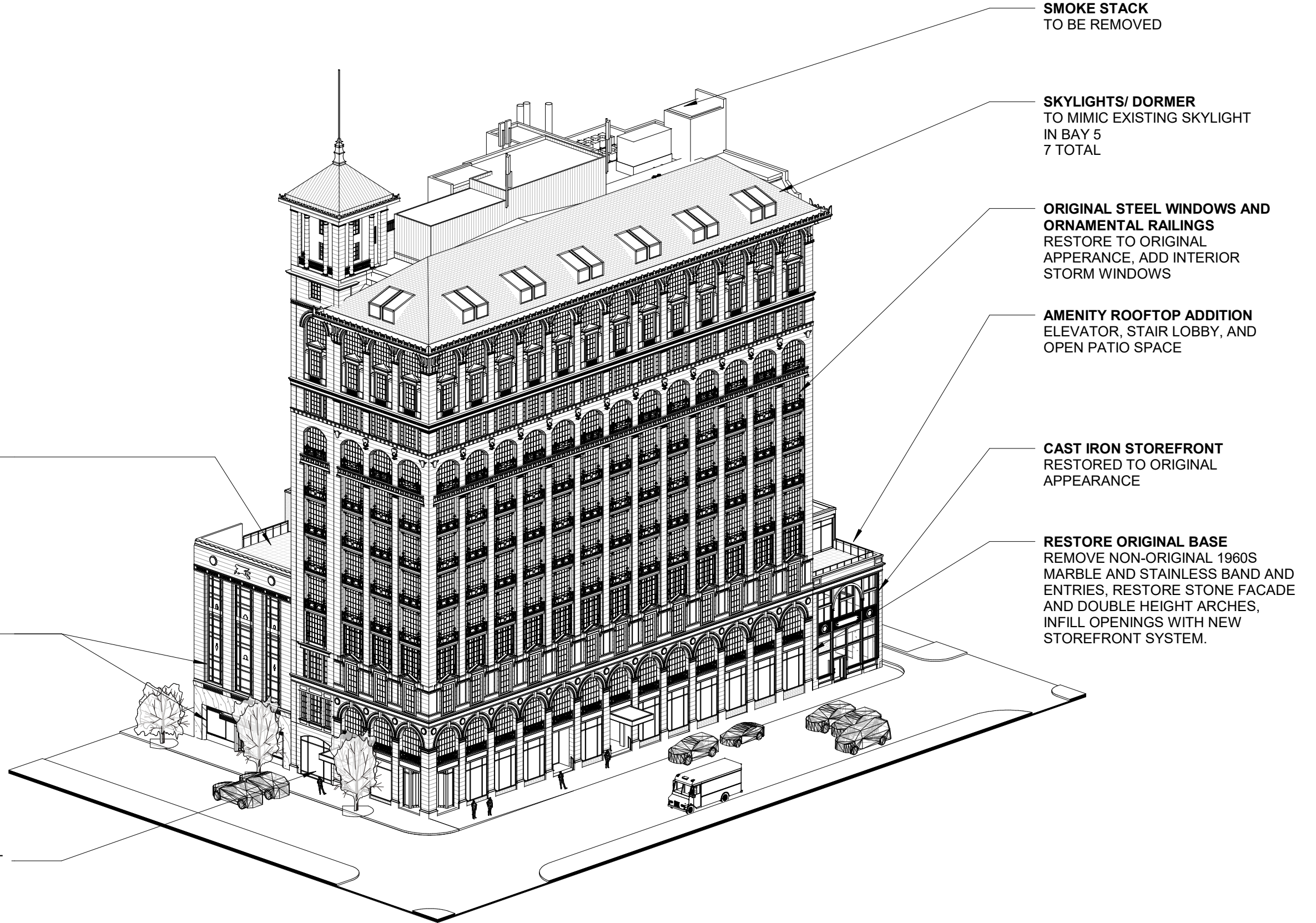


PROPOSED

ROOFTOP TERRACE
OPEN PATIO BEYOND
EXISTING PARAPET

**ORIGINAL WINDOWS AND
RETAIL STOREFRONT**
REFURBISH IN PLACE,
RESTORE ORIGINAL
APPEARANCE

NEW STOREFRONT
GROUND LEVEL
STOREFRONT TO REPLACE
NON-ORIGINAL STOREFRONT



SMOKE STACK
TO BE REMOVED

SKYLIGHTS/ DORMER
TO MIMIC EXISTING SKYLIGHT
IN BAY 5
7 TOTAL

**ORIGINAL STEEL WINDOWS AND
ORNAMENTAL RAILINGS**
RESTORE TO ORIGINAL
APPEARANCE, ADD INTERIOR
STORM WINDOWS

AMENITY ROOFTOP ADDITION
ELEVATOR, STAIR LOBBY, AND
OPEN PATIO SPACE

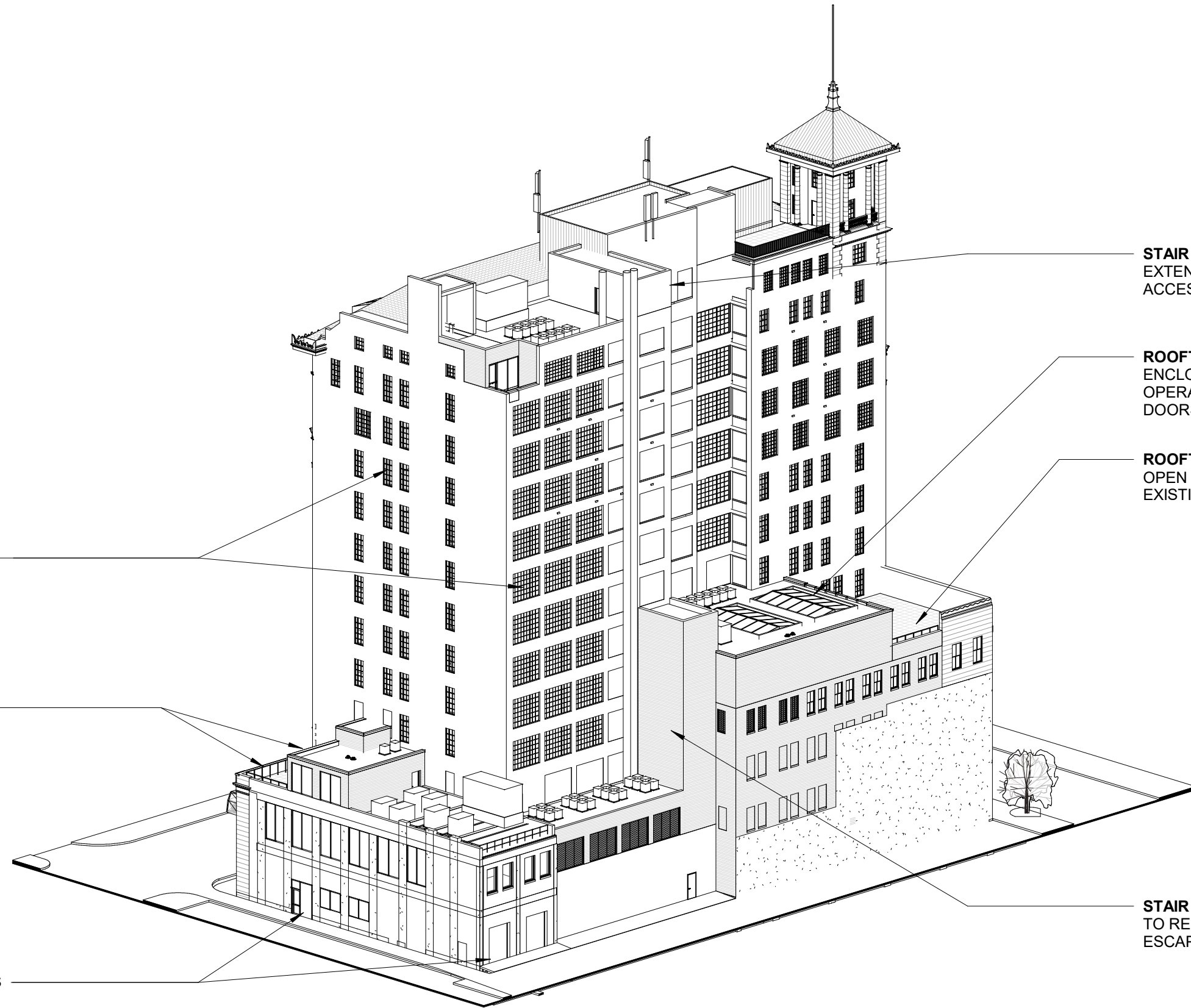
CAST IRON STOREFRONT
RESTORED TO ORIGINAL
APPEARANCE

RESTORE ORIGINAL BASE
REMOVE NON-ORIGINAL 1960S
MARBLE AND STAINLESS BAND AND
ENTRIES, RESTORE STONE FACADE
AND DOUBLE HEIGHT ARCHES,
INFILL OPENINGS WITH NEW
STOREFRONT SYSTEM.

REPLACEMENT WINDOWS
REMOVE NON-ORIGINAL
STOREFRONT WINDOWS AND
DAMAGED STEEL WINDOWS
BEYOND REPAIR, REPLACE WITH
HISTORIC REPLICA WINDOWS
THAT MIMIC ORIGINAL
APPEARANCE.

AMENITY ROOFTOP

SERVICE AREA
OPENINGS AND DOORS FOR
STAFF AND BACK OF HOUSE USES



STAIR ENCLOSURE
EXTENSION FOR ROOFTOP
ACCESS AND EGRESS

ROOFTOP BAR
ENCLOSED AREA WITH
OPERABLE TELESCOPING
DOORS AND STOREFRONT

ROOFTOP TERRACE
OPEN PATIO BEYOND
EXISTING PARAPET

STAIR ENCLOSURE
TO REPLACE EXISTING FIRE
ESCAPE



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LIGHTING CONCEPT RENDERING



LIGHTING DETAILS



LIGHTING DETAILS

August 25, 2021

602 Main Street, The Gwynne Building
Certificate of Appropriateness
Narrative of Compliance with Main Street Historic District

Project Summary

The Project will be a complete renovation and restoration of the Gwynne Building at 602 Main Street. The building will be converted from an office building to a luxury hotel.

The property consists of three existing structures. The primary building is a 13-story commercial office building built in 1913. Designed by Ernest Flagg in the Beaux Arts style, it retains most of its original ornamentation and proportions. A two-story concrete-framed building to the east was built in 1916. Designed by S.S. Godley & G. H. Godley Architects, the south façade mimics some of the limestone detailing of the original structure. A concrete-frame four story addition to the north was constructed in 1943. Designed by Hake and Hake Architects, the addition expanded the office footprint of the original tower. The west elevation is clad in limestone and has strong Art Deco styling and ornamentation.

The 1913 Gwynne building is listed on the National Register of Historic Places. Its significance is primarily tied to Flagg's architectural body of work. The Gwynne is an excellent example early steel-framed high-rise construction and exhibits unique characteristic of Flagg's design philosophy. The highly detailed classical ornamentation, emphasis mid-rise cornice, and figurative tower set back from the corner are all elements found in much of Flagg's other works. The building also has local historic significance as the headquarters for Procter and Gamble from 1914 to 1955.

The current Project seeks to restore the original building with limited modifications to the exterior, most of which will be to restore the original appearance. The non-original storefront banding added to the first floor in the 1950s will be removed in order to restore the original stone pilasters and arched openings above. The recessed corner entry will be recreated. Existing steel windows on the primary facades will be refurbished and non-original windows will be removed and replaced with windows that match the original design.

The Project will add a new rooftop terrace to the north addition. This rooftop will be divided between internal bar and restaurant space and an outdoor patio. A small addition is also planned for the east building at level three to provide for circulation and accessible access to amenity spaces.

The Project will also add modern building systems and life-safety improvements. The building will be accessible per code requirements. The existing exterior egress stair will be removed and replaced by an internal egress stair. The elevators will be modernized and hoistways will be rehabilitated to current code requirements. The MEP systems will be replaced completely. Finally, the project will seek LEED Silver certification for Hospitality.

The Project received approval for Round 26 State Historic Tax Credits and will seek Federal Tax Credits also. As required by these programs, the renovations will meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Compliance with Main Street Historic District Guidelines

The following chart describes in detail how the project will meet the requirements of the Main Street Historic Guidelines. The left column includes the itemized design guidelines. The right column includes general responses to each of those guidelines.

Main Street Historic District Guideline	Proposed Work
Rehabilitation and Alteration	
A. Intent	
<p>1. Avoid removing or altering historic material or distinctive architectural features: if it's original and in good shape, try to keep it.</p>	<p>Primary existing original architectural details will be repaired or refurbished. These include restoration of the original steel and bronze windows and cast iron ornamental railings on the west and south facades, repair and restoration of the limestone facades, repair and restoration of the tower, repair of original brick masonry and supports, and roof replacement.</p> <p>The project will remove non-original stone and stainless steel-framed storefront, entry portals, and signage bands added in the 1950s. The original stone pilasters will be repaired and restored to their original two-story arched appearance. New storefront will be installed in the openings to match the original scale and proportions. A recessed corner entry will be restored to the scale and proportion of the original design.</p>
<p>2. Repair rather than replace wherever possible. If replacing, replicate the original based on existing materials. Do not invent something new that "might have been."</p>	<p>Several non-original elements will be removed and replaced with buildings systems that are more compatible with the original design. The non-original aluminum storefront on the north facades will be removed and replaced with a aluminum steel-replica window that mimic the original fenestration. Non-original storefronts on the first floor will be removed and replaced with new storefront that is more compatible with the original fenestration. The new storefront frames will be painted either dark green or dark bronze and glass will be clear vision glass.</p> <p>The original second floor arch and fenestration on the 1916 addition will be replicated. Windows will be added to the east and north facades of the 1916 addition, closely matching the original fenestration patterns.</p>

<p>3. When extensive replacement of missing or severely deteriorated materials is necessary and replication to exactly match the original is not feasible, the new work should match the character of the original in terms of scale, texture, design and composition</p>	<p>All façade repairs will match, as closely as possible, the original conditions. The design team has recovered extensive drawing and photographic evidence of the original conditions.</p>
<p>4. Don't try to make the building look older than it really is. Rehabilitation work should fit the character of the original building. If your building has been substantially altered, nearby buildings of similar age and style may indicate what its original character was.</p>	<p>All restoration work will match the original character of the building. New work will generally be contemporary in character and construction.</p>
<p>5. Your building may contain clues to guide you during rehabilitation. Original detailing may be covered up with other, later materials, or there may be physical evidence of what original work was like and where it was located.</p>	<p>The existing non-original storefront banding will be removed to permit the restoration of the original historical façade behind it. Preliminary investigations indicate the existing stone and cast iron exist underneath this façade and are able to be refurbished.</p>
<p>6. A later addition to an old building or a non-original facade or storefront may have gained significance on its own. It may be significant as a good example of its style, or as evidence of changing needs and tastes. Don't assume it's historically worthless just because it's not part of the original building.</p>	<p>The date of significance for the Historic Tax Credit application is 1915, limited to the original building. The 1916 and 1940s additions will be restored, but more modifications will be made to those structures.</p>
<p>7. Surface cleaning should be done by the gentlest means possible. Never sandblast or use other abrasive methods. Cleaning or paint removal may not be necessary at all.</p>	<p>Stone will be cleaned using the gentlest methods possible. Unpainted brick will remain unpainted. Painted brick on the north façades will be repainted. Windows and decorative ironwork will be refurbished by hand scraping, cleaning, and repainting.</p>
<p>8. If no evidence of original materials or detailing exists, alterations should be simply detailed and contemporary in design, yet fit the character of the building. Ideas on how to achieve "fit" are illustrated in New Construction Guidelines.</p>	<p>All new elements will be contemporary in design, yet complimentary to the existing structure.</p>
<p>B. Specific Guidelines</p>	
<p>1. Upper Floor Windows</p>	
<p>a. Openings: Closing in window openings makes the face of a building appear to have lost its "Eyes." Reducing or enlarging window openings makes the "eyes" appear too small or too large for the face of the building wall. <i>Guideline – Original openings should not be altered.</i></p>	<p>The majority of the primary facades will remain unaltered. Historic windows and railings will be restored. Main modifications to the primary facades will be to remove non-original construction and restore the original design appearance.</p> <p>The secondary north and east facades will receive alterations to openings to accommodate code compliance and improve the building envelope. The existing non-original storefront windows will be</p>

	replaced with new windows that match the steel industrial style historic window configurations. Several window openings will be infilled with brick in order to meet the fire-rating requirements of current codes. Any infilled opening will be recessed roughly 1" to still express the original opening location.
<p>b. Trim: Removing window trim such as window heads removes the sense of depth and definition a window has and is like removing the eve brows over the "eyes" (windows) of the building face. <i>Guideline – Original window trim should not be removed.</i></p>	Windows will be restored on primary facades. Replica windows will be installed on secondary facades.
<p>c. Type: Replacing original windows with an entirely different type of window (casement replacing double-hung for example), can appear out-of-place given the type of window commonly found buildings of particular styles and particular time periods. <i>Guideline – Window replacements should match the character of the original.</i></p>	All replacement windows will match the character of the existing original steel windows. New windows will be aluminum with insulated glazing units for improved environmental performance. The appearance will match the original steel window appearance.
<p>2. Cornice – Reducing the depth of a cornice or parapet or removing the cornice makes the building look like it has lost its top. <i>Guideline – Cornices should not be removed.</i></p>	The original decorative copper cornice is to remain in place and be repaired.
<p>3. Ornamentation – Removing ornamentation or replacing it with substitutes which are of a different scale and design from the original leave a building looking stripped and bare. New ornament should match the original (if you have any left as a model) in size, shape, scale and general design character. <i>Guideline – Replacement ornamentation should match the character of the original.</i></p>	All original ornamentation is to be restored and remain in place where possible.
4. Masonry	
<p>a. Cleaning: Cleaning dirt or old paint off a building should be done by the gentlest means possible. Low pressure water, detergent, and natural bristle brushes are often adequate. Never sandblast. Sandblasting permanently damages the surface of brick. <i>Guideline – Never sandblast.</i></p>	Existing stone façade will be cleaned using the gentlest methods possible. Sandblasting will not be used.
<p>b. Pointing: Repointing masonry walls built before the turn of the century should be done with a soft lime-based mortar rather than a harder Portland cement based mortar which would be stronger than the old brick and could crack the brick itself. The mortar color,</p>	All repointing will match the neighboring historic material.

<p>texture, and type and size of joint should match the original or the wall will look like a patchwork. <i>Guideline – Repoint old masonry with care.</i></p>	
<p>c. Painting 19th Century Buildings: Removing paint from buildings originally painted, generally pre-1900, leaves the brick surface unprotected, is historically inappropriate, and results in a less lively and less colorful streetscape. Repainting of these older buildings is recommended. <i>Guideline – Generally do not remove paint from 19th century building.</i></p>	<p>The north façade and portions of the east façade are currently painted and will be repainted.</p>
<p>d. Painting Trim: Architectural trim and decorative features should be painted in a color or shade which contrasts with the wall color to enliven the facade. <i>Guideline – Trim should contrast with the wall.</i></p>	<p>All colors will be selected to closely match historic paint precedent.</p>
<p>e. Painting 20th Century Buildings: Painting hard face brick (on buildings built after 1895) and painting stone is unnecessary for the protection of the surface and is historically inappropriate. The contrast of early, painted buildings and later, unpainted buildings adds to liveliness of the street. <i>Guideline – Generally, do no paint 20th century buildings.</i></p>	<p>Stone will not be painted. The buildings do not have hard-faced brick.</p>
<p>f. Covering Masonry: Covering brick or stone walls with wood siding or aluminum or other artificial materials alters the scale and appearance of the wall and adds no real insulation value. <i>Guideline – Generally, do not cover masonry with another material.</i></p>	<p>Masonry will not be covered.</p>
<p>5. Storefronts</p>	
<p>a. Materials: Introducing designs and materials not found in the district or in buildings of a particular time period appears incongruous and often creates a hodgepodge of building materials and a mixture of images. <i>Guideline – The design of storefronts should be in character with the building.</i></p>	<p>New storefronts will match the shape and proportions of the original storefront openings which are much taller than the existing. New storefronts will meet code for energy performance.</p>
<p>b. Setback: Significantly setting back the storefront from the face of the building (not to be confused with recessed entrances which are common) as in an arcade is out of keeping with the historic character of the building and alters the continuity and storefront rhythm of the street.</p>	<p>Storefront will be set back from the face of the stone similar to the original condition.</p>

<p><i>Guideline – Arcading storefronts (setting them back from the face of the building) is inappropriate.</i></p>	
<p>c. Openings: Reducing the size of window openings, often by raising the window sill or filling in the transom, cuts down on transparency which is important to store windows and eliminates the vertical emphasis to the 1st floor. <i>Guideline – Maintain transparency.</i></p>	<p>New storefronts will match the shape and proportions of the original storefront openings which are much taller than the existing.</p>
<p>d. Features: Covering or removing significant elements such as piers, lintels, transom, panels below store windows, or original doors results in a substantial loss of historic character. <i>Guideline – Retain original storefront features.</i></p>	<p>The original cast iron spandrels on Gwynne and arched cast iron façade on the 1916 addition will be restored to their original appearance. New windows and storefronts will mimic the original appearance.</p>
<p>6. Signs</p>	
<p>a. Location: Signs are most successful visually when they work with, not against, the architecture. They are usually attached to or at the height of the storefront lintel. Signs should not project above the 2nd floor window sills or above the roof line where it would overpower the building. Signs should not cover up or require the removal of significant architectural elements. <i>Guideline – Signs should be located at the top of the storefront and should not cover up the special features of the building.</i></p>	<p>Signage is not designed at the time of this submission; however, the general design intent will be that all signage has a secondary significance that compliments the building’s architecture.</p> <p>The painted steel entry canopies on the south and west facades will incorporate signage. Final designs will be shared with the city for approval.</p>
<p>b. Size and Number: Simple, bold designs on a minimal number of signs communicate more clearly than many competing signs. Signs should not significantly reduce storefront transparency or overpower the architecture of the building in terms of size and number of signs or in the ornateness of the design. <i>Guideline – Signs should not overwhelm, oversize or clutter the storefront.</i></p>	<p>Signage is not designed at the time of this submission; however, the general design intent will be that all signage has a secondary significance that compliments the building’s architecture.</p>
<p>c. Character: Signs should capitalize on the special character of the building and district and reflect the nature of the business they are identifying. Small projecting signs such as symbol signs are appropriate. Signs painted on windows and signs on awnings are also appropriate. <i>Guideline – Signs should be as distinctive as the businesses they identify.</i></p>	<p>Signage is not designed at the time of this submission; however, the general design intent will be that all signage has a secondary significance that compliments the building’s architecture.</p>
<p>d. Prohibited signs:</p> <ul style="list-style-type: none"> • Billboards 	<p>The Project will not propose any prohibited signs.</p>

<ul style="list-style-type: none"> • Standardized, internally illuminated signs with brand names • Sandwich boards which obstruct pedestrian traffic • Temporary illuminated signs 	
<p>7. Awnings</p>	
<p>a. Materials: Fabric awnings are appropriate on most district buildings and add color to the area. Awnings and canopies made of plastic, wood, or metal are generally inappropriate. Decorative metal canopies may be appropriate on early 20th century buildings. <i>Guideline – Fabric awnings are encouraged.</i></p>	<p>The building had two aediculae at the Main Street and Sixth Street primary entrances. These were removed in the 1950s. The current project proposes replacing the original entries with new contemporary metal canopies similar in scale to the original, but contemporary in character.</p> <p>The building also had extensive awnings on the primary facades. All window openings had fabric awnings. Larger fabric awnings were present at the streetscape and extended far out over the sidewalk. No original awnings currently exist; however, the awning hardware remains on all original openings. The hardware will be repaired and restored; however, no awnings are proposed to be replaced.</p>
<p>b. Location: Awnings can be installed so that they do not cover significant architectural features or alter the character of the original building. <i>Guideline – Awning installation should not require the removal of or cover significant architectural features. Storefront awnings should not cover 2nd floor window sills.</i></p>	<p>See above. No awnings are planned.</p>
<p>8. Utility / System Installation The installation of utility and mechanical systems such as water or gas meters, could detract from district buildings if not inconspicuously placed or screened. <i>Guideline – The installation of utility systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should be avoided in situations where other feasible locations exist.</i></p>	<p>Utilities will be inconspicuously placed on secondary facades, rooftops, or underground. No window units will be used.</p>
<p>Additions</p>	
<p>A. Intent and General Guidelines</p>	
<p>1. Appropriate additions are encouraged as a means of providing for current and future needs and providing for continued use of existing district buildings.</p>	<p>Additions are planned for the north building and east building, both of which were additions themselves to the original structure.</p>
<p>2. Additions should respond architecturally to adjacent buildings in general and to the building they are a part of in particular.</p>	<p>Additions will be contemporary in character yet match the original masonry materiality.</p>

<p>3. If the original building is architecturally significant, the addition should take a respectful "back seat" to it. The addition should not overpower the original. An addition may be taller than the original building if site considerations and care design still allow the old building to remain dominant.</p>	<p>All additions are set back from the building line or are on the north side of the rooftop. None of the additions will have a strong visual impact on the main building.</p>
<p>4. In general, additions should follow New Construction guidelines. They should appear contemporary but compatible in character with the original. They should be sympathetic but not imitative in design.</p>	<p>All additions will be contemporary in character but compatible with the original architecture.</p>
<p>5. The appropriateness of design solutions will be based on the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.</p>	
<p>New Construction</p>	<p>N/A</p>
<p>Site Improvements</p>	
<p>A. Intent and General Guidelines</p>	
<p>1. Site improvements should be in character with the district, responding to the colors, textures, materials and sense of scale found in the area.</p>	<p>The existing building occupies the entire property footprint. Site improvements will be limited to the sidewalk areas along Main Street and Sixth Street.</p>
<p>2. Contemporary design is encouraged. The design should be compatible with district buildings and not detract from them.</p>	<p>New plantings and site furnishing will be contemporary in character.</p>
<p>3. The design of site improvements should capitalize on the unique character of the area but should not attempt to create a "false history" by incorporating elements which appear to be from an earlier time period.</p>	<p>Site improvements will be contemporary in character.</p>
<p>B. Specific Guidelines</p>	
<p>1. Parking Lots</p>	<p>N/A</p>
<p>2. Sidewalks/ Parks/ Plazas and their Furnishings: Paving materials, screen walls, landscaping, lighting, seating, and other "street furnishings" have an impact on district character. The design and placement of these elements should respond to the historic and architectural character of the district.</p> <p><i>Guideline – Paving materials should have the appearance of individual units to give the surface</i></p>	<p>The existing sidewalks will be completely replaced with new concrete sidewalks with a scoring pattern according to City and DOTE requirements. Scoring may be made from the existing stone piers, if acceptable. Accessible curb cuts will be installed at the corner and at Leslie Alley. Plantings and trees will be added in accordance with City standards and in coordination with Urban Forestry.</p>

<p><i>scale. Appropriate materials include brick, scored concrete, and unit pavers. The pattern of the paving should respond to the architectural setting by relating to elements of abutting buildings such as piers, entrances, columns. The furnishings in these spaces should relate to the character of the district.</i></p>	
<p>Demolition</p>	<p>N/A</p>

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

GWYNNE
CINCINNATI, OHIO

PRODUCT DATA - COA APPLICATION

PWWG PROJECT NO. 22011.00

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PREPARED FOR:

**602 MAIN ST LLC
11711 PRINCETON PIKE
SUITE 341 #189
CINCINNATI, OH 5246**

JUNE 29, 2021

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Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

FAÇADE REPAIRS – STONE PATCHING

JAHN M70

• Brownstone • Limestone • Sandstone

CERTIFIED INSTALLERS ONLY

This single-component, cementitious, mineral-based mortar is designed for the restoration of natural stone such as limestone and sandstone. **Jahn M70 is completely vapor permeable at any depth and contains no latex or acrylic bonding agents or additives.** The material is available in a variety of compatible, laboratory-engineered formulations, which match the physical properties of the substrate being repaired. M70 provides a permanent, compatible solution, which repairs and protects the beauty of natural stone. (Only Certified Installers may purchase Jahn M70.)

Features and Benefit

- **Single-Component:** Mixes with water only, improving quality control and consistency of application.
- **Compatible Formulations:** Compatibility of physical properties ensures that the mortar and natural substrate react to the environment in the same way.
- **Contains No Latex or Acrylic Bonding Agents :** It protects the substrate by allowing salts, water vapor, and liquid water to reach the surface, preventing failure due to salt expansion or freeze/thaw cycles.
- **Tenacious Adhesion:** Strong bonding capabilities without relying on synthetic bonding agents.
- **Factory Controlled:** No field chemistry resulting in product variation.
- **Custom Colored Upon Request:** Closely matches existing masonry. Choose from Standard or Custom Colors.
- **Certified Installers:** Only installers with certification from Cathedral Stone Products can purchase Jahn M70 Limestone and Sandstone Repair Mortars.

Application Procedures

Surface Preparation

Surfaces to receive M70 must be sound and free of all dust, dirt, grease, laitance and/or any other coating or foreign substance which may prevent proper adhesion. Remove all loose and deteriorated masonry from the repair area using manual or pneumatic cutting tools. The area to be repaired should be cut to provide a minimum of 1/2" depth. Do not install repairs that have a feathered edge (see diagram below), incorrect installation will cause repairs to fail prematurely. Wash the prepared surface with clean water and a bristle brush to remove dust from the pores.



Section: Correct (*Square Cut*) Surface Preparation



Section: Incorrect (*Feathered Edge*) Surface Preparation

Exposed Ferrous Metals

In the event that ferrous metal reinforcement (re-bar, threaded rod, etc.) is exposed within the repair area or repairs are adjacent to ferrous metal jambs, lintels, anchoring systems etc., the Corotech V160 Surface Tolerant Epoxy Mastic must be applied to all properly prepared ferrous metal surfaces before repairs are made. Refer to the Technical Data Sheets within Cathedral Stone's Product line for proper preparation and use of the Corotech V160 Surface Tolerant Epoxy Mastic.

Mixing

The mixing ratio is approximately 5 to 5 1/2 parts powder to 1 part water by volume, **depending on temperature and humidity.** More water may be required as ambient temperature rises. The mixing may be done by hand, stirring until the mortar is thoroughly mixed. The mortar should be the consistency of damp sand. M70 may also be mixed using a slow speed drill (400 - 600 rpm) equipped with a Jiffle-type mixing paddle. For best results, add the powder to the water slowly. The working time will vary, depending upon wind, temperature, and humidity. Using excessive water in the mixture may affect the color of the repair.

Application

Moisten the substrate using clean water. Jahn Mortar should be applied to a glistening wet surface on vertical applications and a well-dampened surface (with no pooling water) on horizontal applications. **If the surface is allowed to dry out before applying M70, this step must be repeated. This is very important.**

The next step of the application is what CSP has termed the "Peanut Butter" coat. The Jahn mortar should be mixed with water to the consistency of wet putty. Apply the "Peanut Butter" coat to the glistening wet substrate approximately 1/8 inch thick. **Important – To achieve proper bond, the "Peanut Butter" coat must not dry out prior to application of Jahn Mortar (5:1) mix!**

Build the material out beyond the surface of the original stone. After achieving initial set, scrape away excess mortar until the desired profile is reached. The waiting period for scraping should be determined on the job, due to the effects of heat, humidity, and wind on the final color. This is characteristic of all mortars, and should be determined through samples applied on site. In hot weather the darker colors may require scraping within a short time, while in cold weather the wait time may be several hours.

For the best result, wait until the Jahn Mortar is the consistency of dry sand before screeding and does not stick to the screeding tool. To achieve a rougher texture, wait longer before finishing. M70 repairs should not be floated or heavily troweled to achieve the finish, since this can alter the texture, porosity, and color of the material.

Where necessary, anchor using threaded stainless steel dowels (or other acceptable anchors). It is normally not recommended to build an armature within the repair using tying wire (or other material), or to use wire lath.

Curing

Periodically mist M70 repairs using clean water for at least a 72-hour period. The timing for initial water misting will vary with ambient conditions. Hot, dry conditions may require misting within 30 to 60 minutes. Cooler, damp conditions may require waiting several hours before beginning the curing process. Mist several times a day. Should access to the repairs be impossible over a period of time, plastic may be used to cover them temporarily. The application of plastic, however, does not remove the need for normal curing techniques.

Clean Up

Remove uncured mortar from the perimeter of the repair before it dries using clean water and a rubber sponge. **Repeat several times with clean water to prevent a halo effect (staining of adjacent masonry).**

Safety Requirements

It is recommended that safety goggles, gloves, and a dust mask equipped with P-2 filters (or equivalent) be worn for protection while mixing.

Limitations

- Do not apply Jahn Mortar to a frozen or exceedingly hot substrate. The applied mortar must be protected from extreme heat, freezing, excessive wind, direct sunlight, and rain. Ambient temperature range should be 40° F to 90° F with low to average humidity.
- Do not add bonding agents to Jahn Mortar or use them as surface preparation materials.
- Minimum thickness of mortar application is ½”.

Packaging and Coverage

A 5 gallon plastic pail contains approx. 44 lb. of material. This will cover 0.5 cu. ft. (12 sq. ft. at 1/2” thickness).

Storage And Shelf Life

Store material in a dry area away from direct sunlight. Ambient storage conditions should be in the range of 40° F to 90° F with low to average humidity. Average shelf life is 10 years in original, unopened packaging.

Technical Data

Jahn M70 - Sandstone

LIQUID/ PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz./lb.
Volume mixed mortar M70 in inches/3 per lb. Of dry material	12.0 fl. oz./lb. (approx.)
HARDENED PHASE	
Compressive strength, dry	1800 to 2200 psi
Tensile bending strength, dry	420 to 530 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	3.45E-06 to 4.20E-06 in/in °F
Hydraulic coefficient of expansion (%)	0.45 to 0.543
Modulus of elasticity	2418 to 2580 ksi
Open porosity (%)	34.1 to 35.5
Water absorption (%)	14 (approx.)
Specific gravity	1.6

Jahn M70 - Limestone

LIQUID/PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz. /lb.
Volume mixed mortar M70 in inches/3 per lb. Of dry material	12.0 fl. oz./lb. (approx)
HARDENED PHASE	
Compressive strength, dry	2600 to 3200 psi
Tensile bending strength, dry	540 to 620 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	2.0E-06 to 2.8E-06 in/in °F
Hydraulic coefficient of expansion%	0.30 to 0.40
Modulus of elasticity	1730 to 1860 ksi
Open porosity (%)	32.8 to 37.6
Water absorption (%)	16 (approx.)
Specific gravity	1.4

Warning

Not for internal consumption. Keep out of reach of children and animals. Consult Material Safety Data Sheet (MSDS) for specific information.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

03/2014

JAHN M30

Micro Injection Grout

- Concrete and hard stone - #31
- Brick and soft stone - #32

Jahn M30 contains no corrosive constituents, and achieves extraordinary flow capacity, penetration and strong adhesion. **The M30 injection grout is offered in two formulations for varying substrates.** To enhance penetration and bonding, a small amount of synthetic material is included. M30 can be applied via gravity feed or pressure injection into hairline cracks up to 3/16" (5.0 mm) in width. This product may be utilized in both non-structural simple void applications and structural load bearing situations, is available in two levels of compressive strength and can be customized through testing.

Features And Benefits

- **Single-Component:** Easy to mix correctly, thereby improving quality control at the point of injection.
- **Tenacious Adhesion:** Strong bonding capabilities.
- **Factory Controlled:** No field chemistry resulting in product variation.
- **Low Viscosity:** Deep, thorough penetration.
- **Simple Application:** Can be applied by pouring or by pumping.
- **Water Based:** Environmentally and user safe. No solvent clean up or disposal problems.

Application Procedures

Preparation

Wash the surface and interior of the crack using clean water to remove all dust, loose or deleterious material, which could prevent proper flow and/or adhesion.

Mixing

The mixing ratio is approximately 1 part powder to 1 part water by volume. **Mixing must be done with a high speed drill (3,000 RPM or higher) equipped with a Jiffler-type mixing paddle.** After mixing, the grout should be poured into another clean container using a sieve. Additional or repeated agitation is necessary if the grout is allowed to sit prior to use.

Injection Procedures

Immediately before injection, moisten interior of the crack by flushing with water. If the crack is allowed to dry out before the grout is injected, this step must be repeated. This is very important.

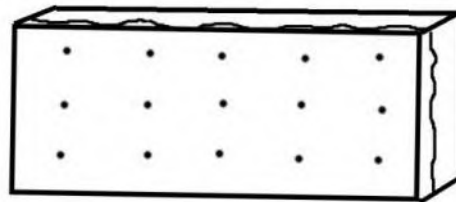
Transverse Cracks



Drill a series of injection ports in the center of the crack. These ports should be drilled in a downward direction. Seal the crack with removable, non-staining clay, sealant, or caulk.

Inject grout into the lowest port and continue until it flows freely from this port and other ports at the same level. Seal ports using non-staining clay, sealant, or caulk and proceed in identical fashion until the crack is filled. **Clean up overflow and runs immediately with clean water.**

Lateral Cracks (Delaminating Layers)



Drill a series of injection ports in a square configuration (90° angles) on the face of the substrate to create a "drill frame". Ports should be drilled in a downward direction. Wash the surface and interior of the crack using clean water to remove dust and loose debris. Any dust or debris remaining between the layers will impede the flow of the grout. If this is the case, more holes will be required to attempt to fill all hollow areas.

Inject grout into lower left port and proceed until it flows freely from this port and other ports at the same level. Seal ports using non-staining clay, sealant, or caulk. Inject grout into lower right port

and proceed in identical fashion. The order of injection is lower left, lower right, upper left, and then upper right. **Clean up overflow and runs immediately with clean water.**

Removal of Sealant

Let the grout dry (approximately 24 hours) and remove all sealant, caulk, or clay. After removing the sealant, repair the crack surface and injection holes with Jahn Mortar that matches the color and type of existing masonry.

Clean Up

While injecting, continually check for grout runs and spills on the surface of the masonry, and clean the surface before the grout has time to set. This is normally done with a clean sponge and water, and may have to be repeated several times, rinsing the sponge with clean water.

Remove uncured grout from tools and equipment with water as soon as possible. Cured grout may only be removed chemically or mechanically.

Safety Requirements

It is recommended that safety goggles, gloves, and a dust mask equipped with P-2 filters (or equivalent) be worn for protection while mixing the grout.

Limitations

- Do not apply Jahn Micro Injection Grout to a frozen or hot substrate. The applied grout must be protected from extreme heat, freezing, excessive wind, direct sunlight, and rain. Ambient temperature range should be 40° F to 90° F with low to average humidity.
- Do not add bonding agents to Jahn Micro Injection Grout or use them as surface preparation materials.

Packaging

A two-gallon plastic pail contains approximately 15 lb. of material. Coverage will vary depending on the type of substrate and the size of the crack.

Storage And Shelf Life

Store material in a dry area away from direct sunlight. Ambient storage conditions should be in the range of 40° F to 90° F with low to average humidity. Average shelf life is 10 years in original, unopened packaging.

Technical Data

Jahn M30 – #31

Micro Injection Grout

Compressive strength	2 days approx. 3 days approx. 7 days approx. 28 days approx.	3600 psi 6400 psi 7400 psi 9000 psi
Tensile strength	28 days approx.	360 psi
Concrete granular size		Smaller than 6.3E-04 inches
Viscosity direct		80 cps
Specific gravity		1.77
Consumption		Ratio water/dry material: 45% of total weight
Application mixed product		Approx. 30 minutes (68°F)

Jahn M30 – #32

Micro Injection Grout

Compressive strength	2 days approx. 3 days approx. 7 days approx. 28 days approx.	1264 psi 2243 psi 2591 psi 3160 psi
Tensile strength	28 days approx.	195 psi
Concrete granular size		Smaller than 6.3E-04 inches
Viscosity direct		80 cps
Specific gravity		1.77
Consumption		Ratio water/dry material: 45% of total weight
Application mixed product		Approx. 30 minutes (68°F)

Warning

Not for internal consumption. Keep out of reach of children and animals. Consult Material Safety Data Sheet (MSDS) for specific information.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

03/2014

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

FAÇADE REPAIRS – STONE CLEANING

310 Wayto Road | Schenectady, NY 12303 ● TEL: 800-283-3888 | FAX: 518-357-9636
EMAIL: moreinfo@sandellmfg.com | www.diedrichtechnologies.com

ENVIRESTORE 100™

1. PRODUCT DATA

Date of Preparation: May 8, 2015
Product Name: ENVIRESTORE 100™
Producer: Diedrich Technologies, A Hohmann & Barnard Company, 310 Wayto Road, Schenectady, NY 12303
Company Contact: Ken Eglin
Telephone: 800-283-3888 **Fax:** 518-357-9636
Email: KenE@h-b.com **Web:** www.diedrichtechnologies.com

This product is manufactured for Commercial/Industrial use. Not recommended for: Household use.

2. PRODUCT DESCRIPTION

Diedrich Technologies, Inc's. Envirestore 100™ is a citric based cleaner formulated to retain some character and patina AND NOT OVERCLEAN the masonry surface. This product depends on the action of citric and phosphoric acid for its results rather than harsh mineral acids other restoration cleaning products depend on. Thus making ENVIRESTORE 100™ a milder product that poses less hazards to workers and the environment. ENVIRESTORE 100™ is formulated to remove light pollution grime for the restoring of unpolished granite, terra cotta, and some limestone, sandstone and brick. **IDEAL FOR EXTERIOR MAINTENANCE CLEANING** of dirt streaks & stains with strip malls, commercial centers, contract cleaning services and residential use.

ENVIRESTORE 100™'s unique emulsification cleaning process breaks the chemical bond between atmospheric carbon and dirt and the surface to be cleaned. When rinsed with pressured water the surface contaminates are emulsified leaving the surface residue free.

3. TEST AREAS

Test cleaning areas must be conducted and approved by the architect or building owner before full scale cleaning operations start. ENVIRESTORE™ may work with limited results or not work on some surfaces. These tests must be conducted to determine effectiveness. If after two applications desired results are not achieved, use Diedrich 101G for touch-up.

4. PRECAUTIONS

Cover and/or protect all adjacent areas, buildings, electrical, vegetation and nonmasonry surfaces. Protect and cover anodized aluminum and painted surfaces. Prewet and keep glass surfaces wet to prevent streaking of soapy residue. Avoid wind drift as it may injure passerby or damage vehicles.

KEEP OUT OF THE REACH OF CHILDREN AND ANIMALS.

Workers must wear complete body coverage with long sleeve rubber or polyethylene suits, splash proof safety goggles to protect eyes, and wear rubber gloves to protect sensitive skin.

5. APPLICATION

Envirestore 100™ may be applied with a low-pressure corrosive-resistant sprayer, the Diedrich Acid Express pump unit, or with a soft densely fibered synthetic brush. **Apply ENVIRESTORE 100™ to a pre-wet surface and keep the surface wet at all times.** Lighter soiling conditions may allow dilution rates of up to 3 parts water to 1 part Envirestore 100™. Two full strength applications may be required on heavy carbon and soiled surfaces. If a cleaner surface is desired, additional applications may be necessary.

Apply the first coat and allow a five minute dwell time, apply the second coat and allow another 5 minute dwell time. Rinse off with high pressure water (minimum of 500 psi), rinse until sudsing ceases. Work from bottom to top. When applying outside occupied buildings, all window, air intakes and exterior air conditioning and/or intake vents should be covered and shut down during and for 30 minutes following application.

6. COVERAGE

Approximately 100-125 sq.ft. per gallon on porous masonry, 150 sq.ft. per gallon on smooth brick.

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WARRANTY: ALWAYS USE A TEST SAMPLE TO DETERMINE DESIRED RESULTS. PRODUCT FREEZES BELOW 32°F, AND MAY BE ADVERSELY AFFECTED BY COLD WEATHER.

DIEDRICH TECHNOLOGIES, INC., warrants that the product will conform to the description and specifications set forth on the product label and will be free from defects in material and workmanship. The exclusive remedy of the Buyer in the event that the product does not so conform shall be the replacement of the product. This warranty is expressly made in lieu of any and all other warranties expressed or implied, including the warranties of merchantability and fitness, and Diedrich Technologies, Inc., shall not be liable for any loss or damage, directly or indirectly, arising from the use of such merchandise or for consequential or incidental damages. While Diedrich Technologies Inc. believes that the data contained herein is accurate and the information is based on test and data believed to be reliable, it is the user's responsibility to determine the safety, toxicity and suitability for his own use of the product described herein. Manufacturer shall not be responsible for any contamination, or related testing or removal costs resulting from use of this lead-free product on any material containing lead or other toxic or environmentally hazardous substances. Since the actual use, by others, is beyond our control, no guarantee, expressed or implied is made by Diedrich Technologies Inc., as to the effects of such use, the results to be obtained, or the safety and toxicity of the product referred to herein. Nor is the information herein to be construed as absolutely complete since additional information may be necessary or desirable when particular conditions or circumstances exist or because of applicable laws or governmental regulations. All claims of any kind against manufacturer arising from or related to this product in any way shall be decided by binding arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association. **Copyright © 2015**

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101 MASONRY RESTORER

1. PRODUCT DATA

Date of Preparation: March 1, 2015

Product Name: 101 Masonry Restorer

Producer: Diedrich Technologies, A Hohmann & Barnard Company, 310 Wayto Road, Schenectady, NY 12303

Company Contact: Mike Eglin

Telephone: 800-283-3888 **Fax:** 518-357-9636

Email: MikeE@h-b.com **Web:** www.diedrichtechnologies.com

This product is manufactured for Commercial/Industrial use. Not recommended for: Household use.

2. PRODUCT DESCRIPTION

DIEDRICH 101 Masonry Restorer combines acids and a biodegradable detergent into a powerful concentrated cleaner for masonry surfaces. This formula penetrates, dissolves, and suspends grime for easy removal by flushing the treated areas with a pressure washer. Removes most airborne dirt, atmospheric carbon, rust, mildew, algae, fungus, exhaust residue, industrial pollutants, weathering discoloration, fire and smoke damage, and most other stains from rough and smooth surfaces of brick, sandstone, field stone, stucco, swimming pools, clay tiles, some limestones (**do not use on Indiana Limestone as it will cause oxidation rust burns; use 707X or 808X Limestone Cleaners**), asbestos and slate shingles, metal and wood. The 101 Masonry Restorer is applied by low pressure spray, roller, or soft fiber brush. Diedrich 101 Masonry Restorer offers a sensible alternative to damaging sandblasting with these advantages:

- Retains the original outer masonry "skin" for natural color and appearance.
- Keeps mortar joints intact and structurally sound, thus avoiding costly and unnecessary tuckpointing.
- Preserves delicate architectural carvings and delicate moldings.
- Water-soluble & biodegradable formula and creates no ecological problems of sand nuisance and dust pollution.

Limitations: Products ability to clean is limited where walls, in a bad state of repair, are deeply stained by water penetration through parapets, copings, cornices, belt courses, sills and missing joints. On granite, terra-cotta, glazed tile and face brick, use DIEDRICH 101G. Do not use

DIEDRICH 101 on marble surfaces, use 910 or 910 PM. 101 is not recommended for cleaning concrete surfaces, use 900X, 960 or 101G.

3. TECHNICAL DATA

Physical State: Liquid.

Color: Clear aqueous light amber

Specific Gravity: 1.09

pH: <1.0 (1:10 dilution - 5.3)

Coverage: Coverage will vary according to the porosity of the masonry and the amount of accumulated dirt. As a rule of thumb, however, 1 gallon of diluted (1:1) 101 will clean up to 200 sq. ft. of surface. Increased coverage with dilution.

4. PREPARATIONS

Personnel: All workers must be protected by rubber or polyethylene complete body coverage suits, boots, gloves, face shield, splash goggles, and protective head gear. Avoid contact with eyes and skin.

Adjacent Areas: Protect all glass, vegetation, electrical, anodized aluminum, painted surfaces, asphalt roofing, cars and other adjacent items, buildings and occupants with proper precautions, plastic coverings, and by soaking with water. Avoid drift as it may injure passersby or damage vehicles. Divert traffic.

KEEP OUT OF REACH OF CHILDREN AND ANIMALS.

Safety lines and suspended scaffolding must be equipped with steel or synthetic fiber ropes. **THIS PRODUCT WILL ETCH GLASS AND ALUMINUM. PROTECTION WITH PLASTIC SHEETS IS IMPERATIVE.**

Test Procedures: A test patch **MUST** be cleaned prior to full scale cleaning operations. The test patch is necessary to determine compatibility, dilution rates, and required end results. **Individual surface types must be tested.** Inspection of the test areas should occur after the surface has thoroughly dried. The test patch should be available for inspection and approval, then remain as the standard for the project.

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5. APPLICATION

101 MASONRY RESTORER can be diluted one part cleaner to up to 10 parts water, depending upon the type of masonry, the degree of accumulated dirt and the method of application and rinse to be used. Best time to rise is within 2 to 5 minutes. In most cases, pre-wet wall to avoid streaking or bleaching of masonry surface. The most effective method of application is with an ACID-RESISTANT AIRLESS LOW-PRESSURE APPLICATOR PUMP - **THE DIEDRICH ACID EXPRESS**, or with a soft densely fibered synthetic acid brush, followed by a pressure washer equipped to produce 500 PSI. Wash until sudsing ceases. Working from top to bottom or bottom to top are all acceptable techniques. To avoid streaking on hard face brick keep lower areas wet and rinsed OR apply and wash from bottom working up

and then a final rinse coming down. When applying outside occupied building, all windows, air intakes and exterior air-conditioning vents should be covered or shut down during and for 30 minutes following application. Hot water will improve cleaning and also extends the season.

6. AVAILABILITY AND COST:

Available through a network of 1500 dealers and over 2000 contractors located throughout the United States, Canada, Mexico and Europe. Cost will fluctuate according to the type of masonry to be cleaned, freight and labor costs and other variables.

REMOVE SELF CLEANING PAINT AND OXIDIZED ALUMINUM SIDING CHALK RUN-DOWN FROM MASONRY SURFACES

When certain types of self-cleaning paints weather, their surfaces powder off and wash down the wall during rains and streaks the masonry. One of the most unsightly and difficult to remove stains is that of chalking paint run-down. White residue particles lodge deeply in the pores of the masonry and are extremely difficult to remove. The same problem can occur when aluminum siding oxidizes. These types of chalking will not wear off but will worsen. Paint strippers or removers will not remove this streaking even though it is caused by the paint. Muriatic acid likewise will not remove or have any effect on this. Muriatic acid mixtures are dangerous and could damage, etch, or bleach the brick and mortar. The only product on the market that safely and effectively removes this chalky run-down are **Diedrich's 101 Masonry Restorer, 101G, or Envirestore 100.**

Diedrich's 101 Masonry Restorer in a 5 to 1 dilution was applied to this wall and simply washed-off with a high pressure water spray. *Note the like-new condition of the results.* To retain this appearance and prevent future streaking we suggest our Diedrich 303-S Siloxseal or Omegaseal 333 series of water-repellents.



BEFORE



AFTER CLEANING WITH 101

310 Wayto Road | Schenectady, NY 12303 ● TEL: 800-283-3888 | FAX: 518-357-9636
EMAIL: moreinfo@sandellmfg.com | www.diedrichtechnologies.com

ENVIRONMENTAL PROTECTION SYSTEM:

USE DIEDRICH NEUTRA-SOAK "A" (FOR ACIDS), WHICH IS A DRY ABSORBENT COMPOUND, FOR SPILLAGE AND TO DIKE/CONTAIN AND COLLECT WASH-OFF RESIDUE FOR SAFER DISPOSAL AND TO ADDRESS LOCAL ENVIRONMENTAL REQUIREMENTS

WARRANTY: ALWAYS USE A TEST SAMPLE TO DETERMINE DESIRED RESULTS. PRODUCT FREEZES BELOW 32°F, AND MAY BE ADVERSELY AFFECTED BY COLD WEATHER.

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Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

MASONRY – NEW BRICK

EXISTING BRICK SIZE - GWYNNE BUILDING (NORTH ELEVATION)

MODULAR BRICK
3-5/8"X2-1/4"X 7-5/8" W 3/8" MORTAR JOINTS
RUNNING BOND
PAINTED



EXISTING BRICK SIZE - NORTH ANNEX

UTILITY BRICKS
4-7/8"X 4-7/8"X8" W/ 3/8" MORTAR JOINTS
RUNNING BOND, ROW LOCKS EVERY 4 COURSES



Extruded Brick

Face Brick

Owner - Pedcor Companies / Carmel, IN
Project - Indiana Design Center



COLORS Belden currently makes face brick in over 300 colors that range from frosted whites to pinks to deep reds... burgundies... chocolates... buffs, grays and charcoal tones. Belden Brick color choices offer significant design latitude that is enhanced by intermixed brick and by firing techniques that produce further tonal variety within a given color range.



ALASKA WHITE VELOUR



481-483 VELOUR



POTOMAC CLEAR



LIGHTHOUSE GRAY VELOUR



661 VELOUR



671 SMOOTH



691-693



8520



920-926



BURBANK FULL RANGE



DUTCH GRAY MATTE



SEA GRAY VELOUR



TEXTURES & SIZES Belden Brick is offered in textures that range from the sand mold finish of colonial times to rugged randomly textured styles... vertically grooved styles or silky finishes. Each texture can make its own distinctive contribution to the visual impact you seek. Belden Brick is regularly manufactured in sixteen different sizes. Representative dimensions and related information are provided on pages 10 and 11.



MAYO BLEND FULL RANGE



GRAYSTONE SMOOTH



SILVER SATIN



QUAKER BLEND VELOUR



TUMBLEWEED



461-463 SMOOTH



514



CONCORD BLEND



MARIGOLD BLEND



NEVADA BLEND



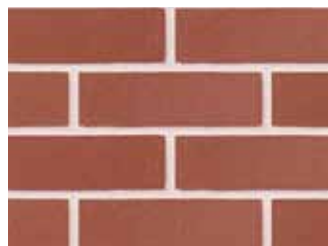
PAGO VELOUR



WHEATFIELD VELOUR



SANDY ROSE



503-505



BISMARCK BLEND



BUCKINGHAM BLEND



GARDEN BLEND



TULIP BLEND



ROYALTY RED



RUM RAISIN

We make brick in a broad range of colors and textures. Space does not permit showing all of them within this catalog. The following pages do offer a sampling of that range. To inspect the many other Belden Brick choices, please visit us online or call us for your nearest Belden Brick distributor. Because of printing limitations and lighting variances, the colors shown below may vary from the actual brick. We recommend requesting sample brick before making selections.

Big Brick

Louis Stokes VA Medical Center - Cares Tower,
Architect: Westlake Reed Leskosky
Cleveland, OH Nashville, TN
Product Size: Ambassador
Product Colors: Ashberry Velour



Ambassador
3-5/8" x 2-1/4" x 15-5/8"



Utility
3-5/8" x 3-5/8" x 11-5/8"



Double Utility
3-5/8" x 7-5/8" x 11-5/8"



Monarch
3-5/8" x 3-5/8" x 15-5/8"



Double Monarch
3-5/8" x 7-5/8" x 15-5/8"

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Cincinnati, Ohio
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EXTERIOR PAINTING



PRO INDUSTRIAL™ PRO-CRYL® UNIVERSAL PRIMER



**AN IDEAL FOUNDATION FOR
UNIVERSAL PROTECTION.
PRO INDUSTRIAL DELIVERS.**

A waterbased acrylic, interior/exterior, rust-inhibitive primer for steel, aluminum, or galvanized steel, Pro Industrial Pro-Cryl Universal Primer is an excellent first protective coat for a wide variety of substrates. With a unique formulation that crosslinks for tighter film formation, it provides lasting corrosion resistance and the ideal foundation across a wide variety of interior and exterior end-uses.

PRO INDUSTRIAL

KEY BENEFITS:

- ✓ Crosslinking cure for tighter film and reduced permeability
- ✓ Long-term corrosion resistance
- ✓ Quick dry to recoat time for faster project turnaround
- ✓ Apply down to 40°F and extend your painting season
- ✓ Versatile primer for a variety of interior and exterior applications

KEY USES:

- ✓ Structural steel primer
- ✓ Aluminum primer
- ✓ Galvanized steel primer
- ✓ Beams and columns
- ✓ Machinery and equipment
- ✓ Doors and jambs
- ✓ Bollards
- ✓ Handrails

COMPLIES WITH*:

OTC	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
MPI	Yes
LEED® 09 CI	Yes
LEED® 09 NC	Yes
LEED® 09 CS	Yes
LEED® 09 S	Yes
NGBS	Yes

*As of 02/01/2014



PRO INDUSTRIAL™ PRO-CRYL® UNIVERSAL PRIMER

Engineered to provide a robust, rust-inhibitive foundation for protecting surfaces in commercial and light industrial applications, Pro Industrial Pro-Cryl Universal Primer provides an ideal blend of performance and application benefits.

With its self-crosslinking cure, Pro Industrial Pro-Cryl Universal Primer develops a tighter film that provides enhanced protection. This also results in better resistance to moisture and long-term corrosion resistance.

An excellent choice for complete project flexibility, this universal primer may be used under the full range of topcoat technologies — acrylics, alkyds, epoxies, and urethanes — for easier protection and maintenance in high-performance applications. Pro Industrial Pro-Cryl Universal Primer can be applied at an extended range of temperatures, and dries quickly to speed project completion.

For the ideal foundation when protecting commercial or light industrial substrates, rely on Pro Industrial Pro-Cryl Universal Primer.

PRO INDUSTRIAL: SETTING THE STANDARD FOR HIGH-PERFORMANCE COATINGS.

When performance and appearance matter, trust the time-proven line of Pro Industrial coatings from Sherwin-Williams to ensure exceptional durability and lasting aesthetics. These innovative technologies are engineered to withstand high traffic and demanding conditions, making them ideal for busy commercial and institutional environments. Backed by more than 145 years of experience and the support of 2,400 field reps and 4,000 Sherwin-Williams stores, Pro Industrial is truly the professional's choice when performance is critical.

To learn more, contact your Sherwin-Williams representative or
call 1-800-524-5979 to have a representative contact you.





Protective & Marine Coatings
PRODUCT DATA SHEET



MACROPOXY® 646
FAST CURE EPOXY MASTIC

Revised: March 10, 2021

PRODUCT DESCRIPTION

MACROPOXY 646 Fast Cure Epoxy Mastic is a high solids, high build, fast drying, polyamide epoxy designed to protect steel and concrete in industrial exposures. Ideal for maintenance painting and fabrication shop applications. The high solids content ensures adequate protection of sharp edges, corners, and welds. This product can be applied directly to marginally prepared steel surfaces.

INTENDED USES

- Recommended for marine applications, refineries, offshore platforms, fabrication shops, chemical plants, tank exteriors, power plants, water treatment plants, and mining and minerals industry
- Mill White and Black are acceptable for immersion use for salt water and fresh water, not acceptable for potable water

PRODUCT DATA

Finish:	Semi-Gloss
Colors:	Mill White, Black and a wide range of colors available through tinting
Volume Solids:	72% ± 2%, mixed, Mill White
VOC (mixed):	Unreduced: <250 g/L; 2.08 lb/gal Reduced 10%: <300 g/L; 2.50 lb/gal
Mix Ratio:	1:1 by volume
Typical Thickness:	

Recommended Spreading Rate per coat:

	Minimum	Maximum
Wet mils (microns)	7.0 (175)	13.5 (338)
Dry mils (microns)	5.0* (125)	10.0 (250)
~Coverage sq ft/gal (m²/L)	115 (2.9)	230 (5.8)

Theoretical coverage **sq ft/gal (m²/L) @ 1 mil / 25 microns dft** **1152** (28.2)

*May be applied at 3.0-10.0 mils (75-250 microns) dft as an intermediate in a multicoat system.

NOTE: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Shelf Life:	36 months, unopened Store indoors at 40°F (4.5°C) to 110°F (43°C).
Flash Point:	91°F (33°C), TCC, mixed
Reducer/Clean Up:	Reducer #15, Reducer #58, or MEK (California) Reducer #111 or Oxsol 100
Weight:	12.9 ± 0.2 lb/gal ; 1.55 Kg/L, mixed, may vary by color

Average Drying Times @ 7.0 mils (175 microns) wet:

	35°F (1.7°C) 50% RH	77°F (25°C) 50% RH	100°F (38°C) 50% RH
Touch:	4-5 hours	2 hours	1.5 hours
Handle:	48 hours	8 hours	4.5 hours
Recoat:			
minimum:	48 hours	8 hours	4.5 hours
maximum:	1 year	1 year	1 year
Cure to service:			
atmospheric:	10 days	7 days	4 days
immersion:	14 days	7 days	4 days

Average Drying Times as intermediate @ 5.0 mils (125 microns) wet:

Touch:	3 hours	1 hour	1 hour
Handle:	48 hours	4 hours	2 hours
Recoat:			
minimum:	16 hours	4 hours	2 hours
maximum:	1 year	1 year	1 year

If maximum recoat time is exceeded, abrade surface before recoating. Drying time is temperature, humidity, and film thickness dependent. Paint temperature must be 40°F (4.5°C) minimum.

Pot Life:	10 hours	4 hours	2 hours
Sweat-in-time:	30 minutes	30 minutes	15 minutes

SURFACE PREPARATION

Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, loose rust, and other foreign material to ensure adequate adhesion.

Minimum recommended surface preparation:

Iron & Steel:	Atmospheric: SSPC-SP2/3/ ISO8501-1:2007 St 2 or SSPC-SP WJ-3 / NACE WJ-3L Immersion: SSPC-SP10 / NACE 2/ ISO8501-1:2007 Sa 2.5, 2-3 mil (50-75 micron) profile or SSPC-SP WJ-2/NACE WJ-2L
Stainless Steel:	Atmospheric: SSPC-SP16, 1 mil (25 micron) profile
Aluminum & Galvanizing:	SSPC-SP1. If surface has not be weathered for more than 6 months, follow SSPC-SP1 then SSPC-SP16. For fire proofing projects, consult a Sherwin-Williams representative for surface preparation requirements.
Concrete & Masonry:	Atmospheric: SSPC-SP13/NACE 6, or ICRI No. 310.2R CSP 1-3 Immersion: SSPC-SP13/NACE 6-4.3.1
Ductile Iron Pipe:	Atmospheric: NAPF 500-03-03 Power Tool Cleaning Buried & Immersion: NAPF 500-03-04 Abrasive Blast Cleaning Cast Ductile Iron Fittings: NAPF 500-03-05 Abrasive Blast Cleaning



Protective & Marine Coatings
PRODUCT DATA SHEET



MACROPOXY® 646

FAST CURE EPOXY MASTIC

APPLICATION	APPLICATION CONDITIONS																																																																					
<p>Airless Spray*</p> <p>Pump.....30:1 Pressure.....2800-3000 psi (193-206 bar) Hose.....1/4" ID (6.3 mm) Tip......017"-.023" (0.43-0.58 mm) Filter.....60 mesh Reduction.....As needed up to 10% by volume</p> <p>Conventional Spray*</p> <p>Gun.....DeVilbiss MBC-510 Fluid Tip.....E Air Nozzle.....704 Atomization Pressure.....60-65 psi (4.1-4.5 bar) Fluid Pressure.....10-20 psi (0.7-1.4 bar)</p> <p>Brush*</p> <p>Brush.....Nylon/Polyester or Natural Bristle</p> <p>Roller*</p> <p>Cover.....3/8" woven with solvent resistant core</p> <p>Plural Component Spray ..Acceptable</p> <p>*Reduction.....As needed up to 10% by volume</p> <p>If specific application equipment is not listed above, equivalent equipment may be substituted.</p>	<p>Temperature:</p> <p>Air: 35°F (1.7°C) minimum, 120°F (49°C) maximum Surface*: 35°F (1.7°C) minimum, 250°F (120°C) maximum Material: 40°F (4.5°C) minimum At least 5°F (2.8°C) above dew point</p> <p>Relative humidity: 85% maximum</p> <p>*When spraying a surface above 120°F (49°C), reduce material 10% with Reducer #100, R7K100. Spray apply only. Product will produce an orange peel appearance when applied at elevated temperatures.</p>																																																																					
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	<ul style="list-style-type: none"> Suitable for use in USDA inspected facilities Acceptable for use in Canadian Food Processing facilities, categories: D1, D2, D3 (Confirm acceptance of specific part numbers/rexes with your SW Sales Representative) Conforms to AWWA D102 OCS #5 Conforms to MPI # 108 This product meets specific design requirements for non-safety related nuclear plant applications in Level II, III and Balance of Plant, and DOE nuclear facilities* Meets Class A requirements for Slip Coefficient, 0.36 @ 6 mils / 150 microns dft (Mill White only) Approved intermediate for NEPCOAT System B <p>* Nuclear qualifications are NRC license specific to the facility</p>																																																																					
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<p>The Sherwin-Williams Company warrants our products to be free of manufacturing defects in accord with applicable Sherwin-Williams quality control procedures. Liability for products proven defective, if any, is limited to replacement of the defective product or the refund of the purchase price paid for the defective product as determined by Sherwin-Williams. NO OTHER WARRANTY OR GUARANTEE OF ANY KIND IS MADE BY SHERWIN-WILLIAMS, EXPRESSED OR IMPLIED, STATUTORY, BY OPERATION OF LAW OR OTHERWISE, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.</p>	<p>Refer to the SDS sheet before use. Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.</p>																																																																					
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**SHERWIN
WILLIAMS.**

LOXON®
Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300

As of 12/22/2014, complies with:			
OTC	Yes	LEED® 09 CI	Yes
SCAQMD	Yes	LEED® 09 NC	Yes
CARB	Yes	LEED® 09 CS	Yes
CARB SCM2007	Yes	LEED® H	Yes
MPI	Yes	NGBS	Yes

<u>DESCRIPTION</u>	<u>CHARACTERISTICS</u>	<u>SURFACE PREPARATION</u>
<p>Loxon Concrete & Masonry Primer/Sealer is an acrylic coating specifically engineered for interior and exterior, above-grade, masonry surfaces requiring a high performance primer. It is highly alkali and efflorescence resistant and can be applied to surfaces with a pH of 6 to 13.</p> <ul style="list-style-type: none"> • Seals and adheres to concrete, brick, stucco and plaster • Conditions porous masonry surfaces • Use on above grade masonry surfaces for a long-lasting finish • Apply to masonry and concrete surfaces that are at least 7 days old. • Prevents harm to subsequent coatings by alkalies in the substrate <p>For use on these surfaces:</p> <ul style="list-style-type: none"> • Concrete • Concrete Block • Brick • Stucco • Fiber Cement Siding • Plaster • Mortar • EIFS Exterior Wall Cladding <p style="text-align: center;"><u>PHYSICAL PROPERTIES</u></p> <p>FlexibilityPasses ASTM D522 - Method B, 180° bend, 1/8" mandrel</p> <p>Alkali ResistancePasses Based on ASTM D1308</p> <p>Mildew ResistancePasses ASTM D3273/D3274</p>	<p>Color: White</p> <p>Coverage: 200-300 sq ft/gal 5.3 - 8.0 mils wet 2.1 - 3.2 mils dry</p> <p>Coverage on porous & rough stucco 80 square feet per gallon</p> <p>Drying Time, @ 77°F, 50% RH:</p> <p>Touch: 4 hours Recoat: 24 hours</p> <p><small>Drying and recoat times are temperature, humidity and film thickness dependent.</small></p> <p>Finish: 0-10 units @ 85°</p> <p>Flash Point: N/A</p> <p>Vehicle Type: Acrylic</p> <p style="text-align: center;">A24W08300</p> <p>VOC (less exempt solvents): <50 g/L; 0.42 lb/gal</p> <p><small>As per 40 CFR 59.406 and SOR/2009-264, s.12</small></p> <p>Volume Solids: 41 ± 2%</p> <p>Weight Solids: 55 ± 2%</p> <p>Weight per Gallon: 10.92 lb</p> <p>WVP Perms (US) 22.3 grains/(hr ft² in Hg)</p> <p>Tinting - For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.</p> <p>When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.</p> <p>For optimal performance, this primer/sealer must be topcoated with a latex, alkyd/oil, water based epoxy, or solvent based epoxy coating on architectural applications.</p> <p>For exterior use, this primer/sealer must be topcoated within 14 days to prevent degradation due to weathering.</p>	<p>WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.</p> <p>Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull.</p> <p>Masonry/Concrete/Stucco All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.</p>



LOXON[®]

**Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300**

<u>SURFACE PREPARATION</u>	<u>APPLICATION</u>	<u>CAUTIONS</u>
<p>Mildew Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p> <p>Caulking Fill gaps between windows, doors, trim, and other through-wall openings with the appropriate caulk after priming the surface.</p>	<p>Apply at temperatures above 50°F. No reduction necessary.</p> <p>Do not paint in direct sun or on a hot surface. May be applied to damp but not to wet surfaces.</p> <p>Brush Use a nylon/polyester brush</p> <p>Roller Use a 1/2" to 1-1/2" nap synthetic cover</p> <p>Airless Spray Pressure..... 2000-2700 psi Tip..... .019"</p> <p>Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>	<p>Protect from freezing. Non-photochemically reactive.</p> <p>LABEL CAUTIONS CAUTION contains CRYSTALLINE SILICA and ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 12/22/2014 A24W08300 33 44</p> <p>KOR, SP, FR, Viet</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an MSDS.</p>

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

HISTORIC STEEL REPLICA WINDOWS

SR6700 STEEL REPLICA WINDOW

HISTORIC ELEGANCE

The innovative SR6700 aluminum window system is designed to replicate the original steel windows used in many historic buildings. It features a true “floating vent” and large openings with minimal sight lines. Historic concave true muntins and applied grids add to the authentic steel window look. The SR6700’s one-of-a-kind design has been approved for use on several National Park Service registered landmark projects.



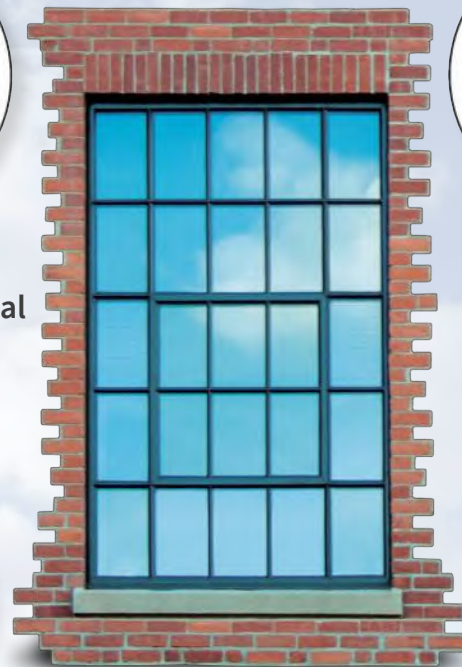
FEATURES & BENEFITS

Narrow sightlines matching original steel windows



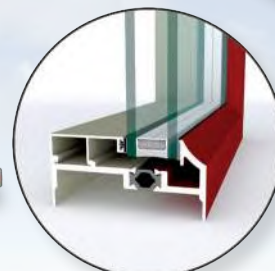
Monumental sizes available

Concave exterior glazing leg



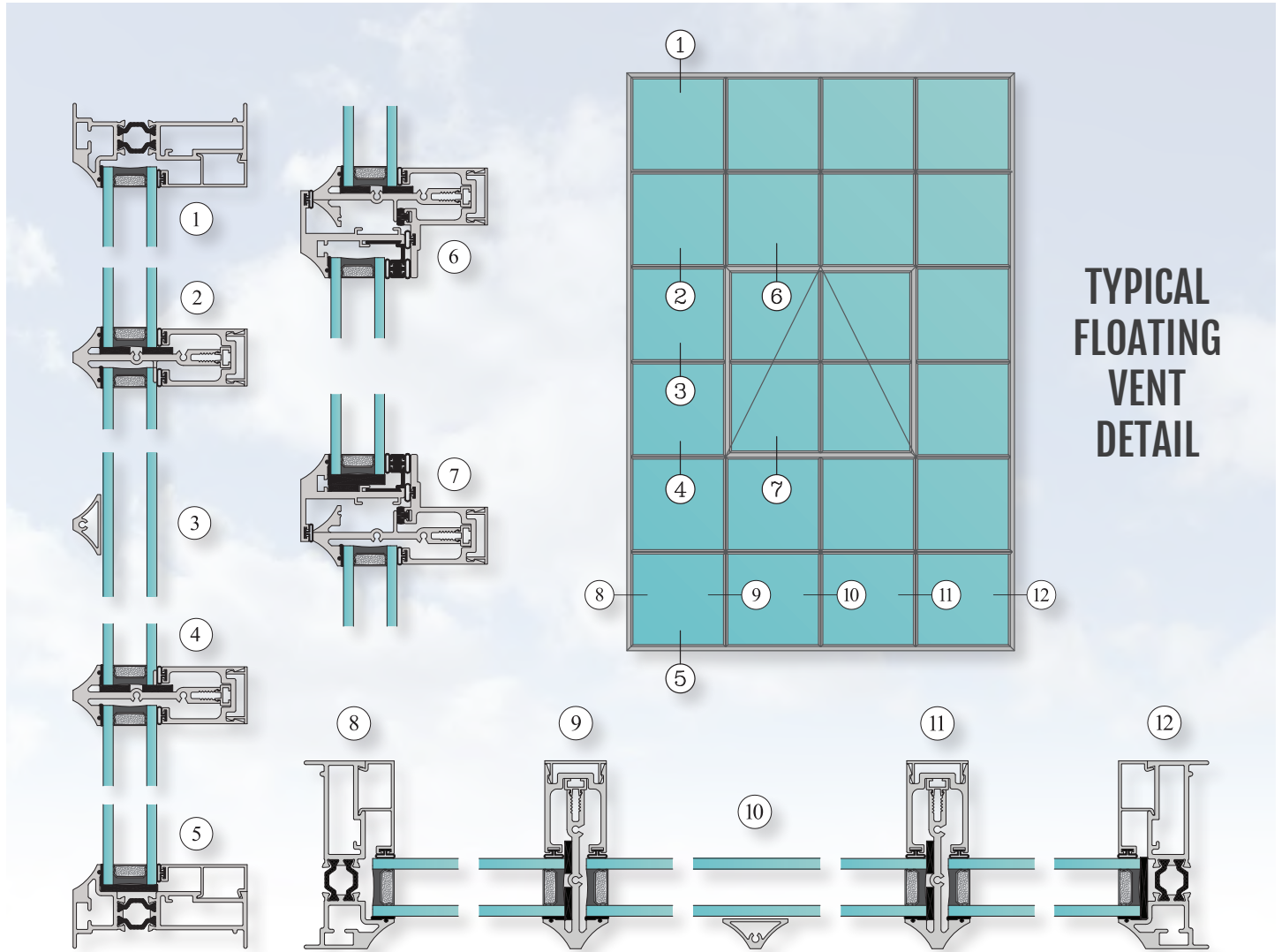
True floating vent

Overlap of vent to frame for historic replication



Available in dual finish (two-tone)

SR6700 STEEL REPLICA WINDOW



Strong

40 psf design pressure for floating vent configuration
100 psf for fixed window configuration

Thermally Efficient

Dramatic improvement in heat loss from original single-pane steel windows. U-Factors cut in half.

Airtight

Less than 0.04 cfm/ft²

Watertight

12 psf water test pressure



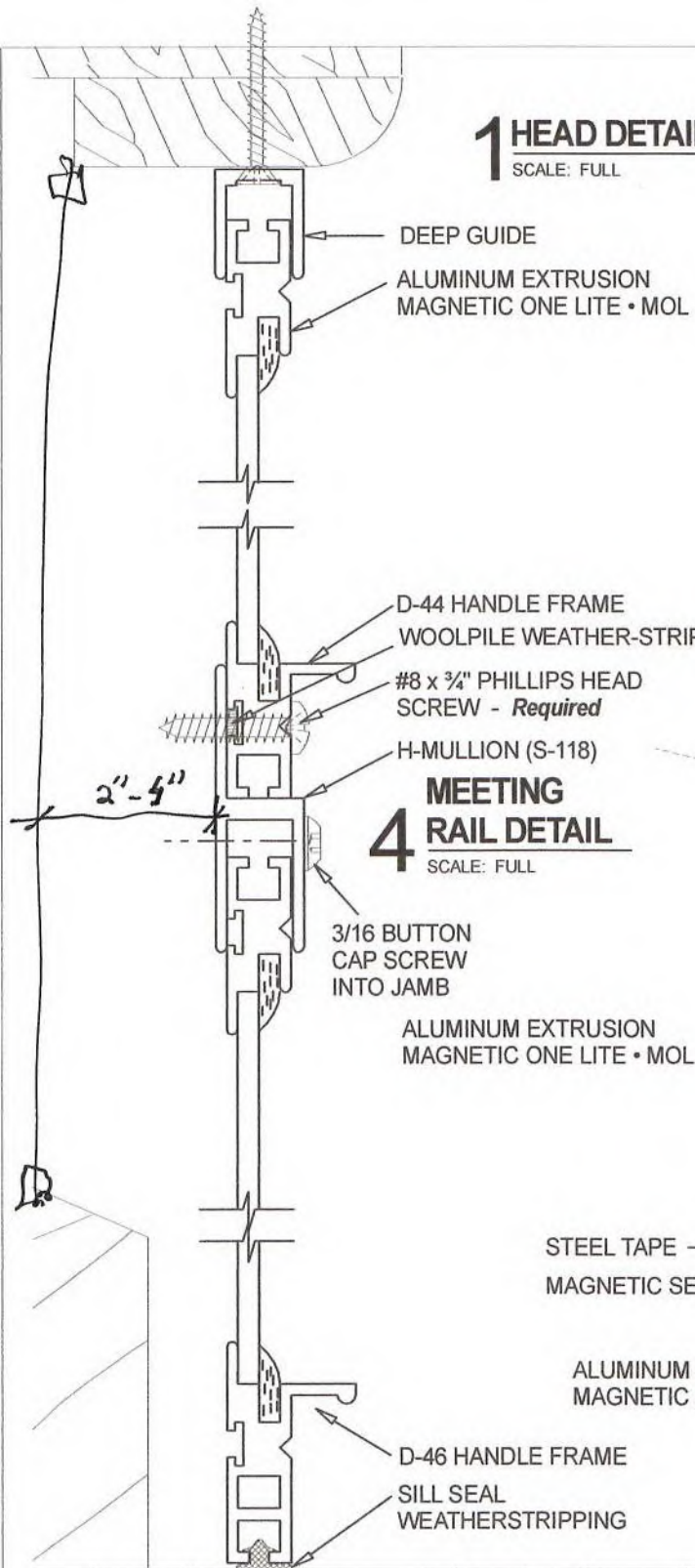
Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

INTERIOR STORM WINDOWS

1 HEAD DETAIL

SCALE: FULL



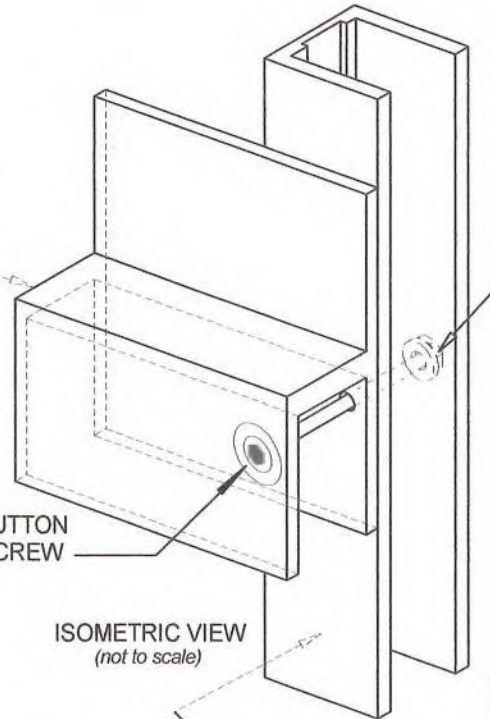
*2" R
2'-4"
1" TYP.*



MACHINE BOLT AND LOCKNUT

4 MEETING RAIL DETAIL

SCALE: FULL



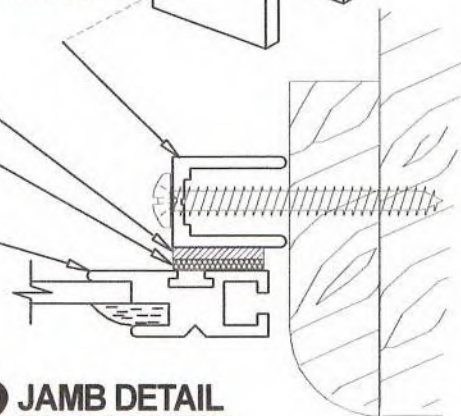
ISOMETRIC VIEW
(not to scale)

STEEL TAPE
MAGNETIC SEAL TAPE

ALUMINUM EXTRUSION
MAGNETIC ONE LITE • MOL

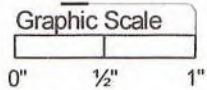
2 JAMB DETAIL

SCALE: FULL



3 SILL DETAIL

SCALE: FULL



PRODUCT
MAGNETIC ONE LITE, STACKED • MOL-ST
PERMANENT MULLION

DWG. NO.
M-3

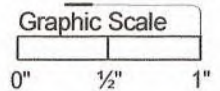
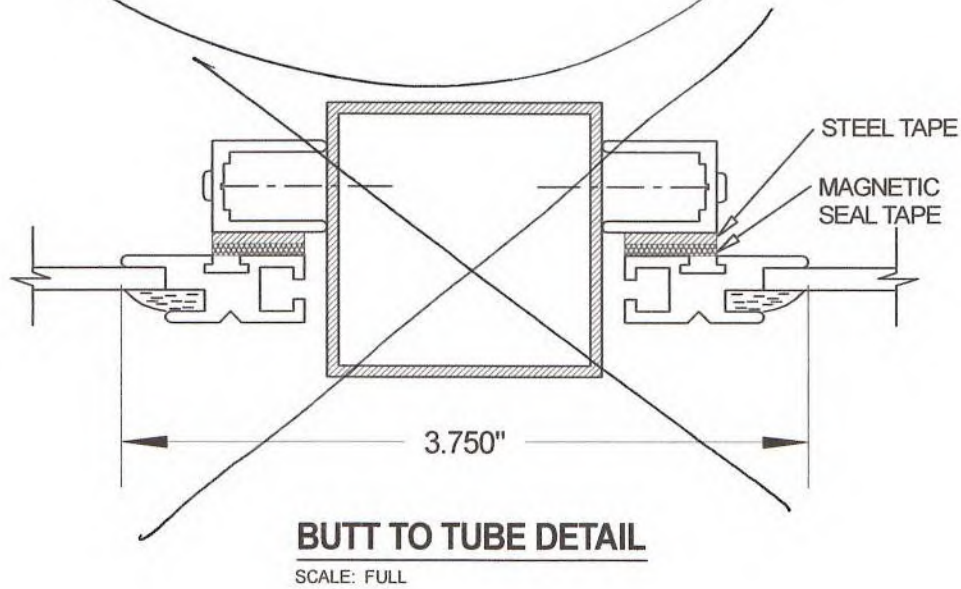
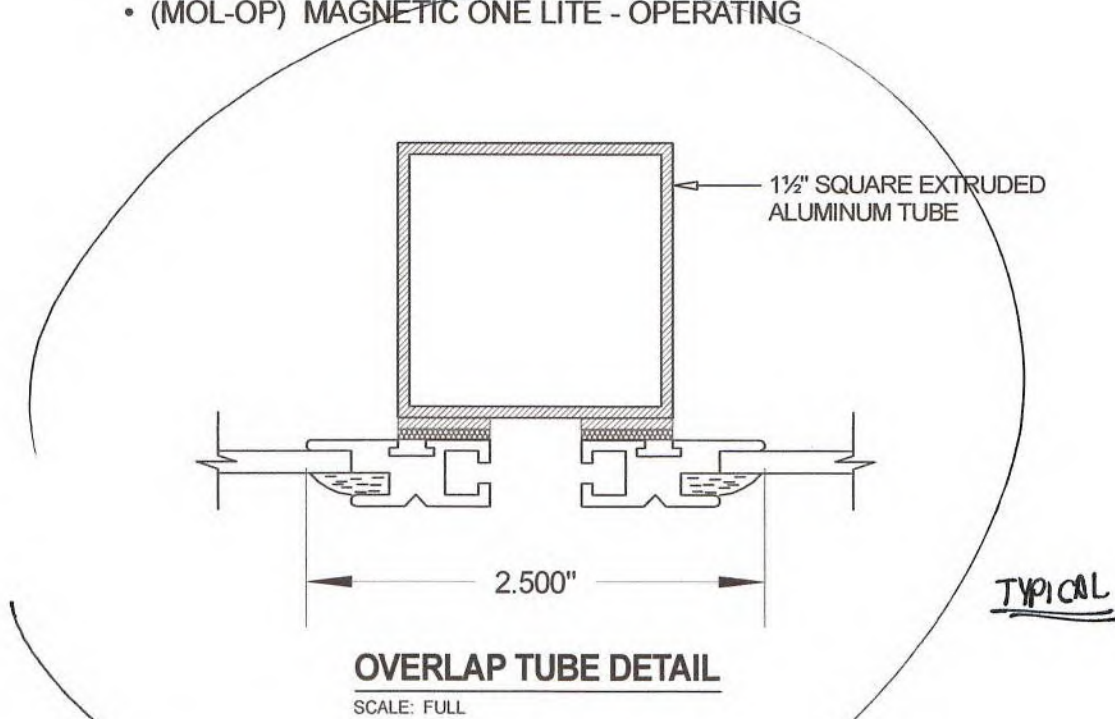


Allied Window
Performance Panels®

11111 CANAL ROAD • CINCINNATI, OH 45241 • PH: 800-445-5411, 513-559-1212 • FAX: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com

EXAMPLES OF MULLION ALTERNATIVES FOR INTERIOR STORM WINDOWS

- (MOL) MAGNETIC ONE LITE
- (MOL-ST) MAGNETIC ONE LITE - STACKED
- (MOL-OP) MAGNETIC ONE LITE - OPERATING



PRODUCT
MAGNETIC ONE LITE
MULLION ALTERNATIVES

DWG. NO.

M-7



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Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

ALUMINUM CURTAIN WALL

Reliance™ Curtain Wall—outside glazed, high performance pressure equalized curtain wall system by Oldcastle BuildingEnvelope®



The Reliance™ Curtain Wall zone-glazed system is easy to install and features **exceptional water control** and outstanding thermal performance. 1" and 1-1/4" typical infill systems are offered with snap-in glazing adaptors to accommodate 1/4" spandrel glazing. In addition, a complete system for 1/4" infill is available. Reliance™ provides two gasket options: EPDM dense gaskets on both the interior and exterior, or EPDM sponge gaskets on the interior to accommodate molded corners. Other installation features include roll-over and roll-under horizontals to simplify typical field stick erection. Reliance™ Curtain Wall is thermally broken utilizing an EPDM push-in isolator, and an FRP pressure plate is available for the 1" and 1-1/4" systems to take thermal performance to the next level.

Features

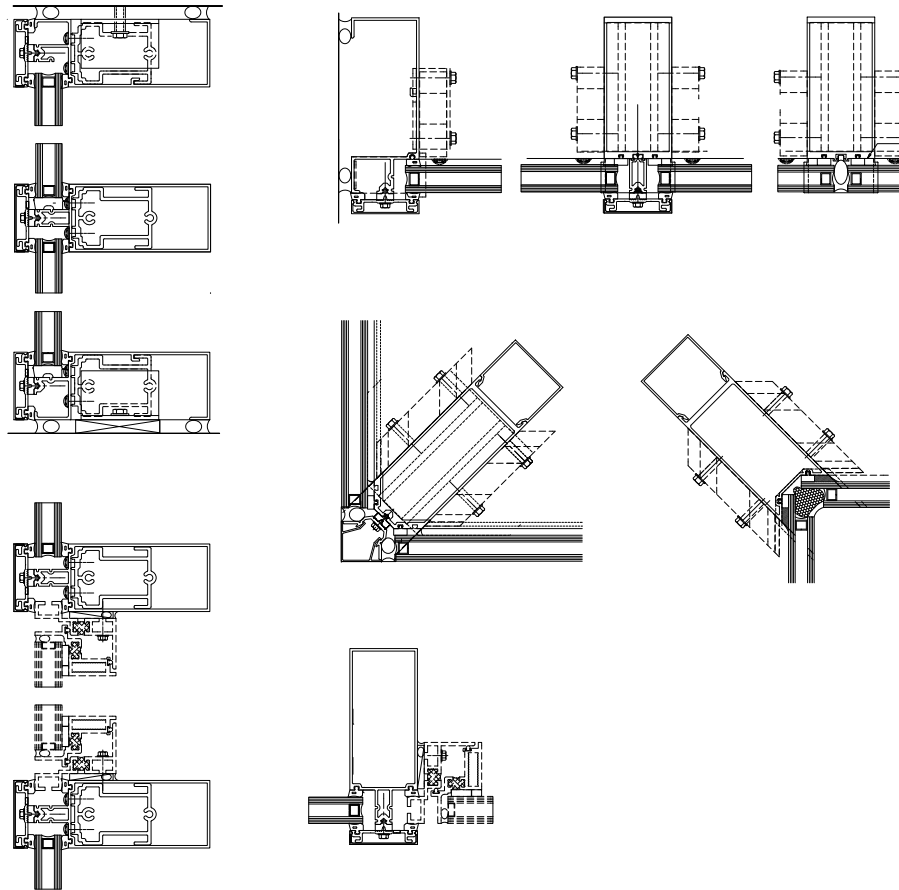


Granite Park III, Plano, TX
Architect: BOKA Powell

- Tubular stick built system with heavy-duty vertical options in order to meet higher design criteria
- Overall system dimensions: 2-1/2" sightlines in the following system depths:
 - 1/4" infill: 5-1/4" & 6-1/2"
 - 1" infill: 6", 7-1/4" & 10-1/8" (add 1/4" to depth for FRP pressure plate option)
 - 1-1/4" infill: 7-1/2" (add 1/4" to depth for FRP pressure plate option)
- Front set, outside glazed configuration
- Captured and SSG (structural silicone glazed) vertical mullions
- Thermally broken system
- Integrated Solar Eclipse™ sunshade and Solar Shelf™ light shelf
- Accommodates 1/4", 1" and 1-1/4" typical infills
- Available as a veneer system with 1/4" or 1" typical infill
- Accommodates glazed in projected and casement vents
- Accommodates low profile or flush door frames for entrance doors
- Factory-painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory-anodized finishing



Standard Details



Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 15 PSF per ASTM E331
- Dynamic Water: 15 PSF per AAMA 501.1
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- Seismic: Three levels of deflection per AAMA 501.4
- STC per ASTM E90:
 - 37 with laminated glass
 - 33 with clear glass
- OITC per ASTM E90:
 - 30 with laminated glass
 - 28 with clear glass
- Thermal Performance per AAMA 1503 for clear 1" insulating glass:
 - Aluminum pressure plate
 - U-factor = 0.63 Captured / .61 SSG
 - CRF = 66 Captured / 70 SSG
 - FRP pressure plate
 - U-factor = 0.44 Captured
 - CRF = 68 Captured
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
 - Aluminum pressure plate
 - U-factor = 0.44 Captured and 0.37 SSG
 - CRF = 68 Captured and 73 SSG
 - FRP pressure plate
 - U-factor = 0.34 Captured
 - CRF = 78 Captured
- NFRC Certified and Thermal Performance Characteristics per AAMA 507

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

GLAZING

Solarban® 70XL Solar Control Low-E Glass

Clearly, the Standard in Solar Control Low-E Glass



NEW!

Solarban® 70XL glass is a technological breakthrough in Solar Control Low-E glass that creates the industry's best combination of visible light transmittance and solar control, together in a clear, color-neutral aesthetic.

With a Solar Heat Gain Coefficient (SHGC) of 0.27 and Visible Light Transmittance (VLT) of 64% in a one-inch insulating glass unit, **Solarban** 70XL glass produces a Light to Solar Gain (LSG) ratio of 2.37, which exceeds other Solar Control Low-E glasses on the market.

For optimum performance in a tinted glass appearance, **Solarban** 70XL glass can be used in the #2 orientation with a select number of PPG tints. (See performance data on pages 10 & 11.) **Solarban** 70XL glass can also be used in the #3 orientation with all outboard tinted glasses from PPG, including tints from the **Oceans of Color**® collection of ocean-inspired glasses or PPG **Earth & Sky** performance glasses.

Reduced Equipment Costs. Long Term Energy Savings.

An independent energy and environmental research firm used 288 energy simulations for two common building types in climates across North America to compare the energy performance of **Solarban** 70XL glass to other commonly specified architectural glasses.

The testing revealed that, depending on the size, type and climate of a prospective building, **Solarban** 70XL glass has the potential to save architects and building owners hundreds of thousands of dollars in upfront capital cooling equipment costs when it is specified instead of competing products.

Solarban 70XL glass also can produce annual energy savings of up to 13%.

Finally, and perhaps most importantly for environmentally-focused architects, the study also showed that specifying **Solarban** 70XL glass for a typical commercial building can reduce CO₂ emissions by thousands of tons over its lifetime.



Northwest Science Building, Harvard University

Location: Cambridge, MA

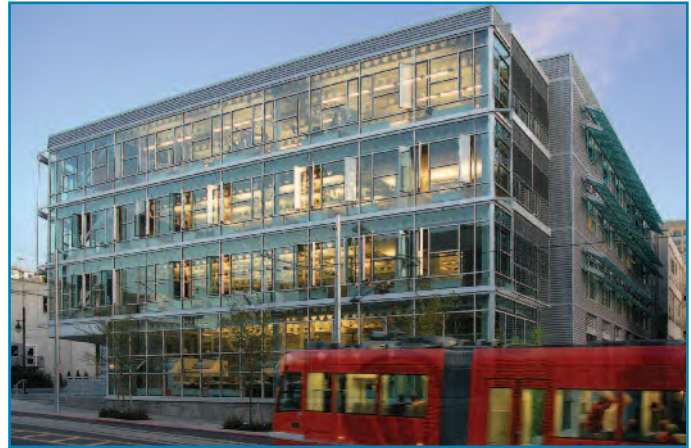
Products: Solarban® 70XL/Clear Glass

Architect: Skidmore Owings and Merrill, LLP

Glazing Contractor: Ipswich Bay Glass Co.

Glass Fabricator: Solar Seal

Owner: Harvard University



The Terry Thomas

Location: Seattle, WA

Products: Solarban® 70XL Glass

Architect: Weber Thompson

Glazing Contractor: Issaquah Glass

Glass Fabricator: Northwestern Industries, Inc.

Owner: Thomas & Terry LLC

All **Solarban** glasses are available through the PPG Certified Fabricator Network. Samples can be ordered at [1-888-PPG-IDEA \(1-888-774-4332\)](tel:1-888-PPG-IDEA) or by visiting www.ppgcfp.com.

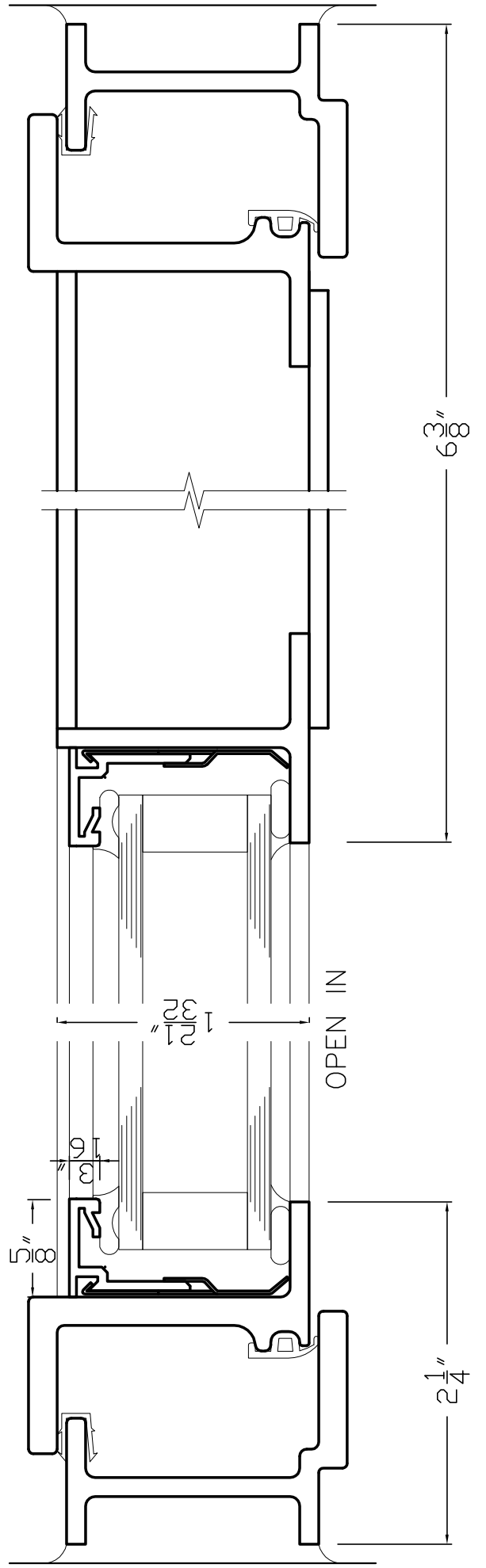
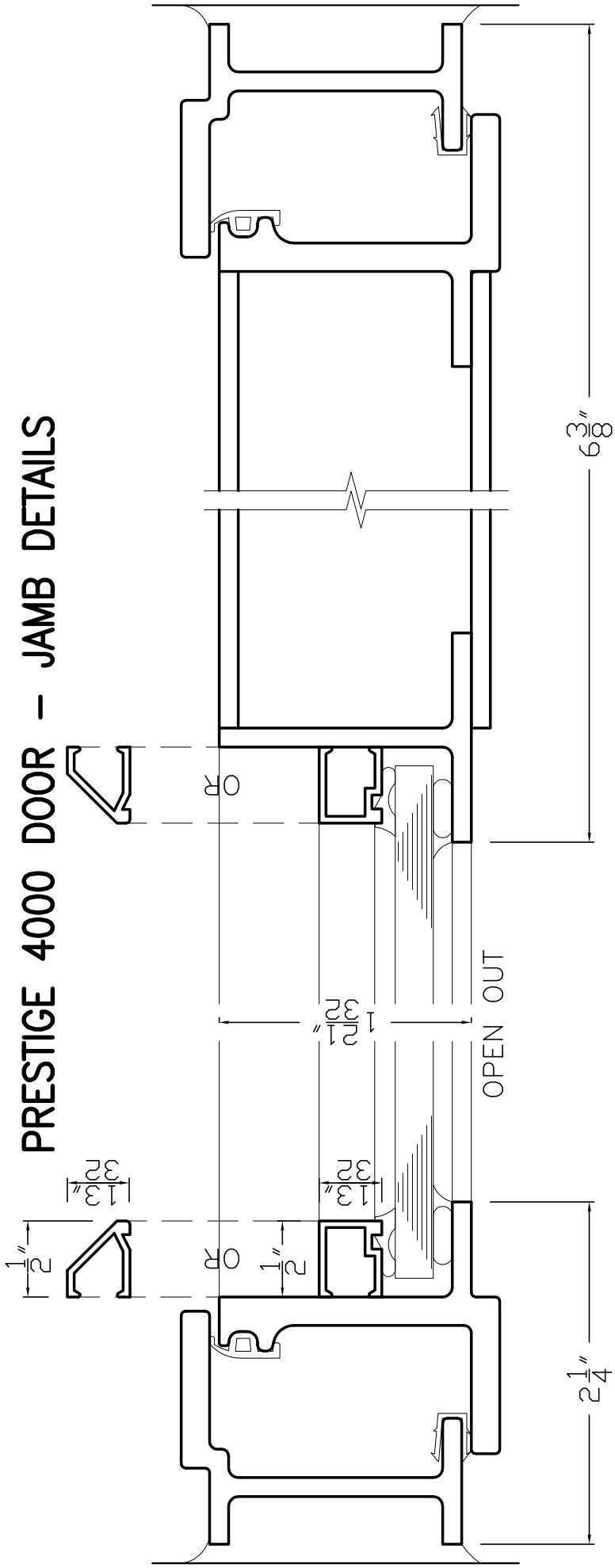


Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

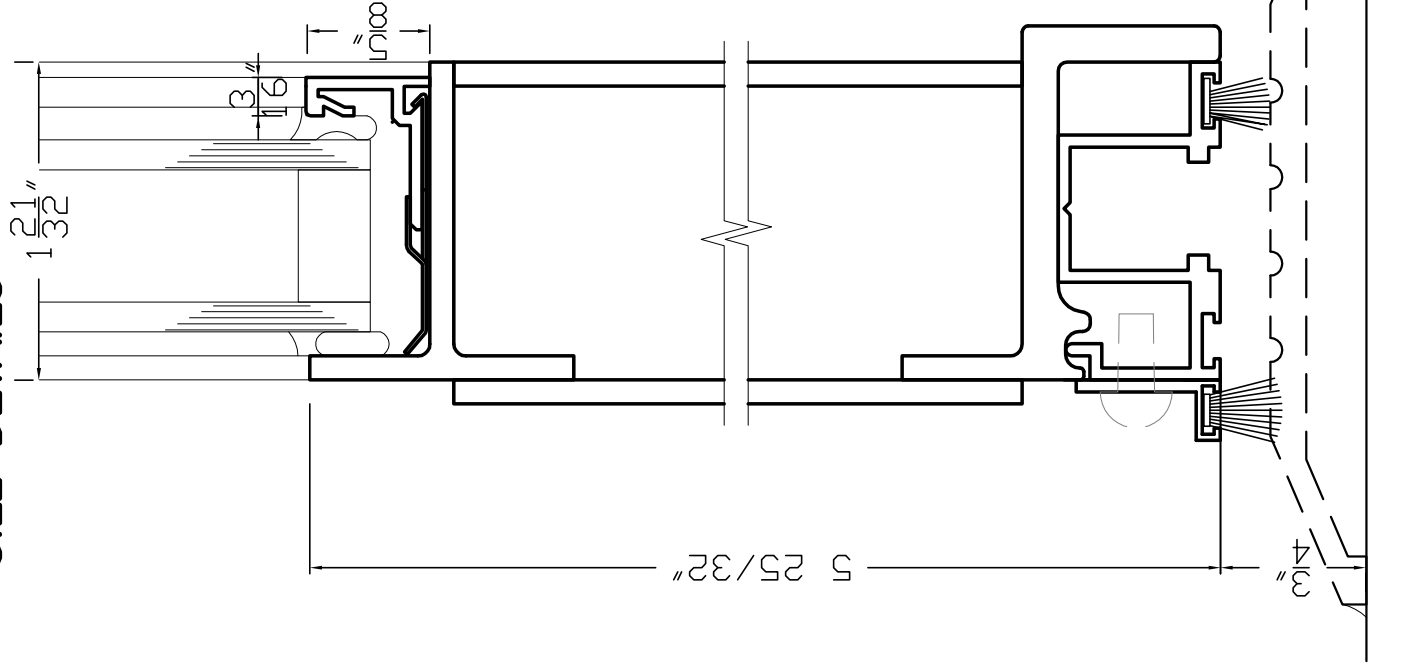
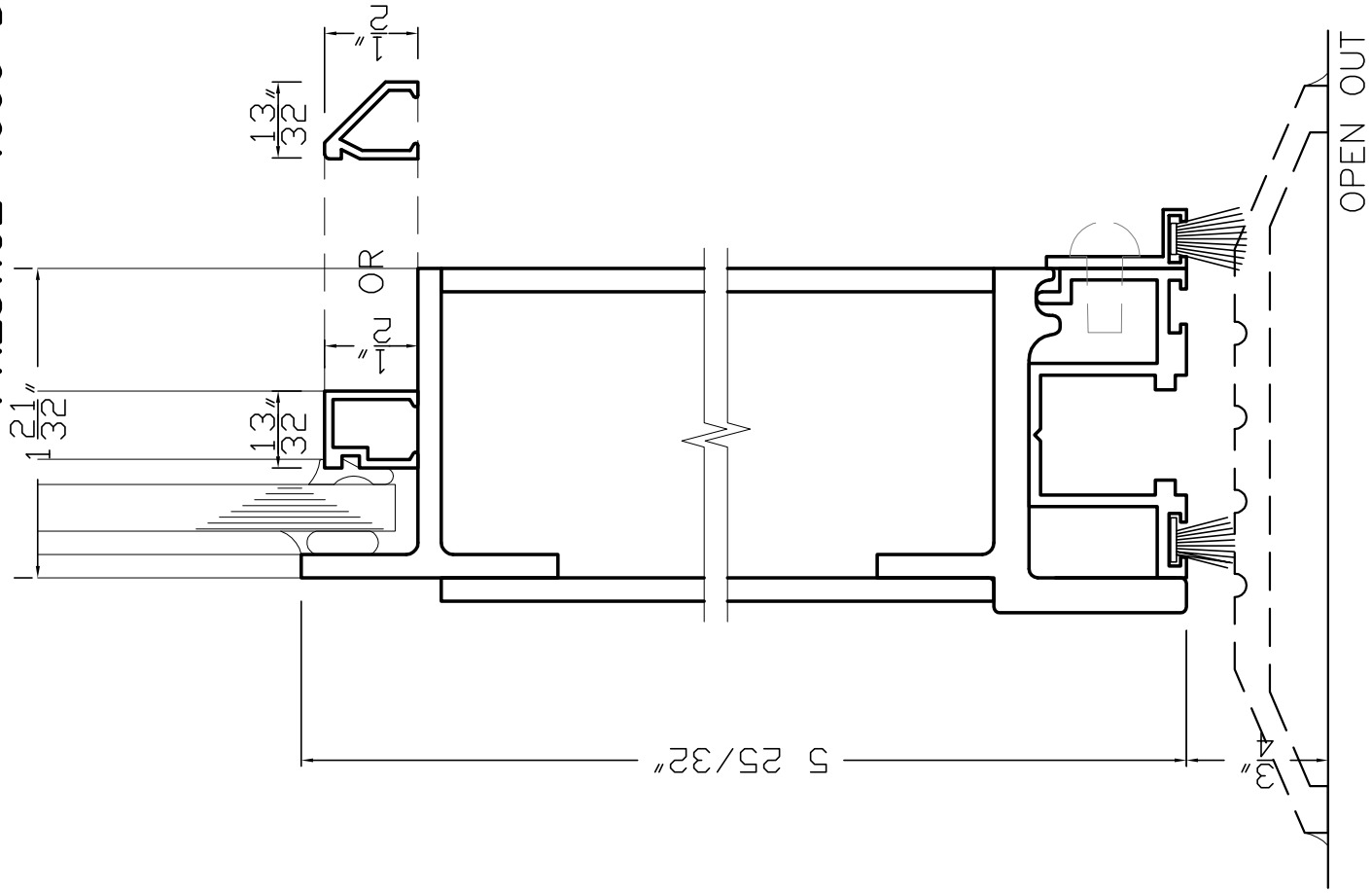
PWWG #22011

STEEL ENTRY DOORS AND FRAMES

PRESTIGE 4000 DOOR - JAMB DETAILS

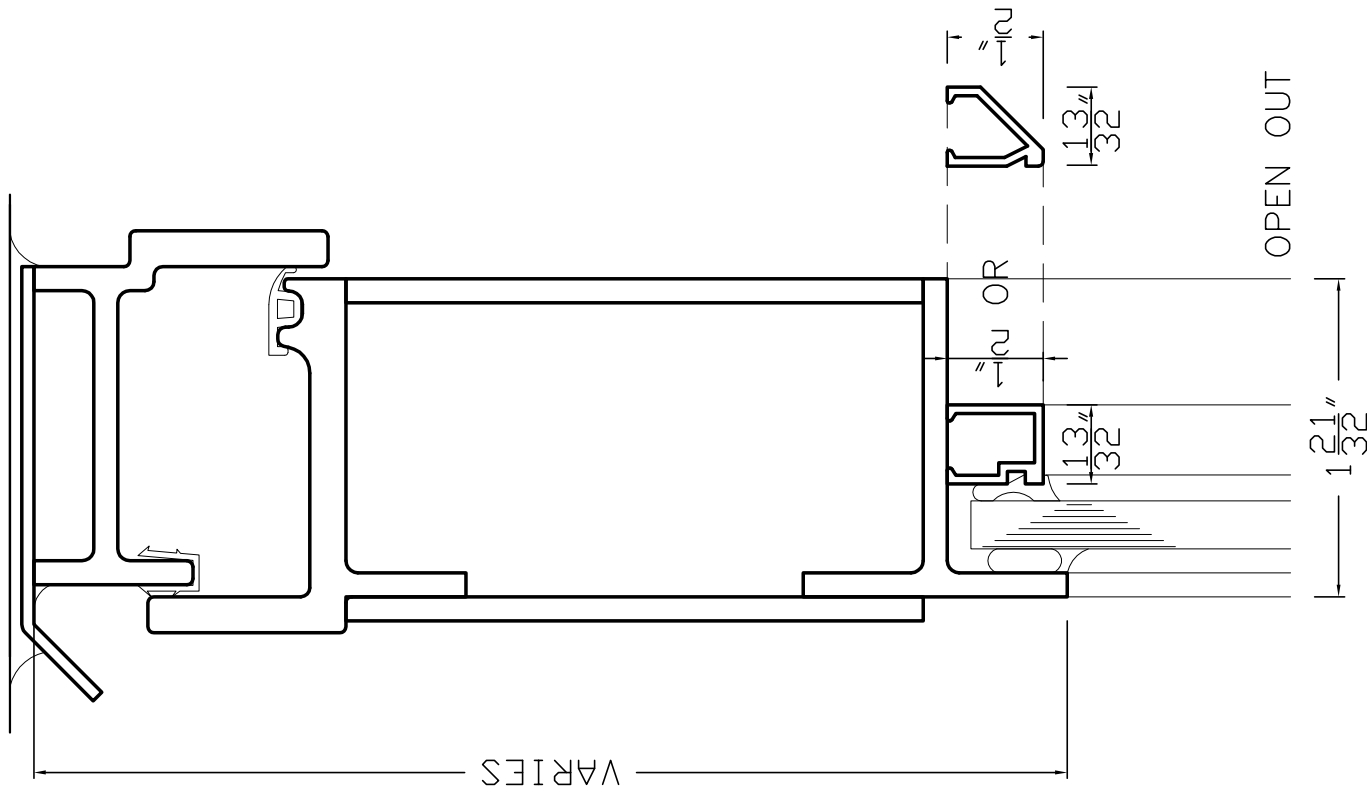
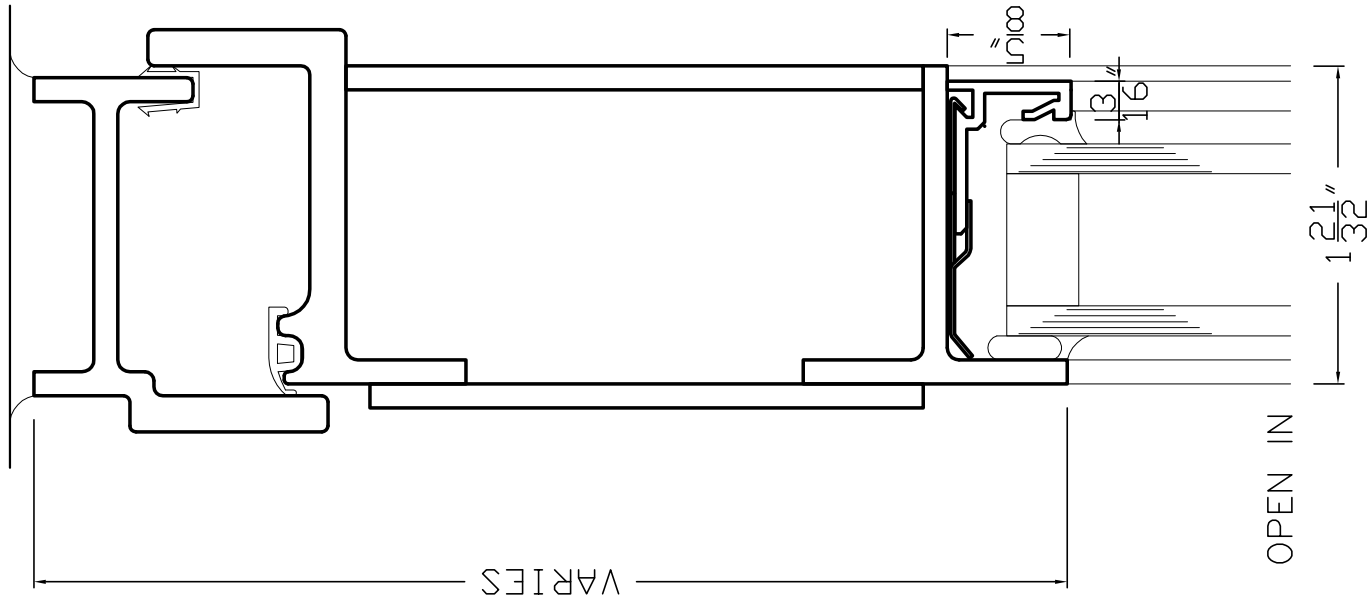


PRESTIGE 4000 DOOR - SILL DETAILS



PRESTIGE 4000 DOOR - HEAD DETAILS

ACCEPTS 1" GLASS WITH CLIP ON GLAZING BEAD
ACCEPTS UP TO 7/8" GLASS WITH SQUARE OR SLOPED GLAZING BEAD



Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

ALUMINUM ENTRY DOORS

MS-375TC & WS-500TC

Thermal Composite Entrances— by Oldcastle BuildingEnvelope®



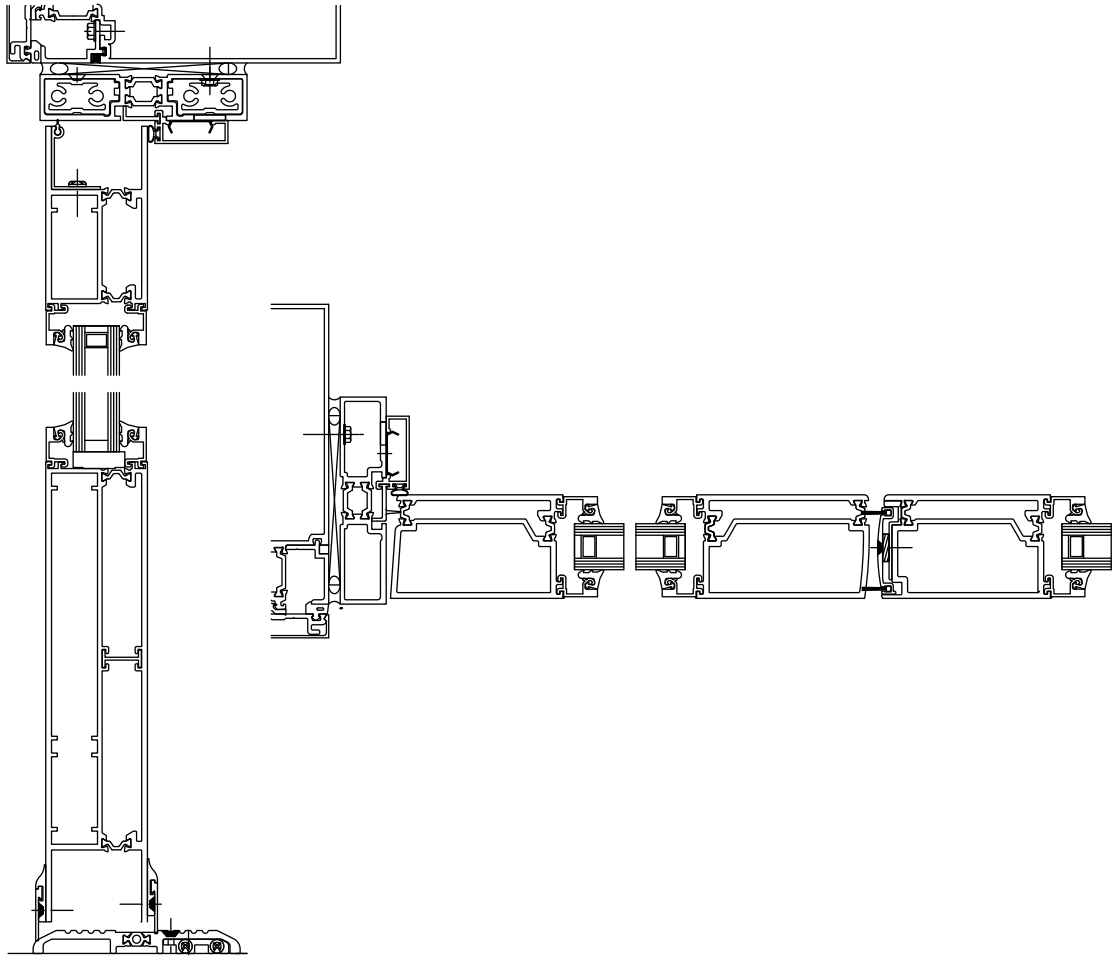
The Oldcastle BuildingEnvelope® MS-375TC and WS-500TC Thermal Composite Entrance is a high performance thermal entrance product **designed to meet or exceed today's energy codes for entrances and curtain walls**. The door is 2 1/4" thick and thermally broken using polyamide insulating strips. Only 1" insulated glazing may be used in the Thermal Composite Door and, when used in combination with Low-E glazing products, can match the performance of many of today's thermal curtain walls. The Thermal Composite Entrance is available as a single door, pair of doors, or in sets of singles separated by a 2 1/2" common lock mullion or 5 1/4" common hinge mullion utilizing a 1" x 4 1/2" deep sub-frame around perimeter of openings or 2" x 4-1/2" storefront frame.

Features

- Door and Frame are thermally broken utilizing Polyamide Insulating Strips
- Medium and Wide Door stiles - 8" standard bottom rail with 10" option.
- Engineered for Oldcastle BuildingEnvelope® thermal curtain wall, window wall & storefronts
- Accepts 1" infill only
- Door sizing up to 4'-0" x 8'-0"
- Multiple door openings available in sets of single or pairs of doors
- Dual weathering at frame to door connections
- Thermally broken threshold
- Two-Color finishing capability



Details



See OBE Website for All Standard Details

Performance

Test Results:

Air: 1.57 psf <.20 cfm/ft² single door or < 1.00 cfm/ft² pairs
6.24 psf <.50 cfm/ft² single door

Design: 50 psf

Structural: 75 psf

Forced Entry per AAMA 1304-02

AAMA 920 Cycle Test

Thermal Performance per AAMA 1503:

1" Low-E Solarban Z75, 90% Argon fill with Technoform spacer: U-factor = .45

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

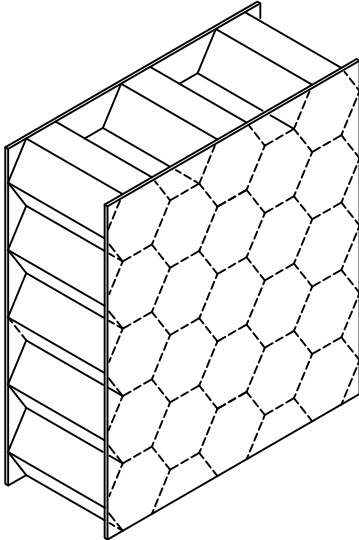
PWWG #22011

BOH HM DOORS & FRAMES

ASSA ABLOY

1-3/4" REGENT (RI) HONEYCOMB CORE DOORS

FLUSH AND EMBOSSED PANEL STEEL DOORS
BEVELED LOCK EDGE, HANDED

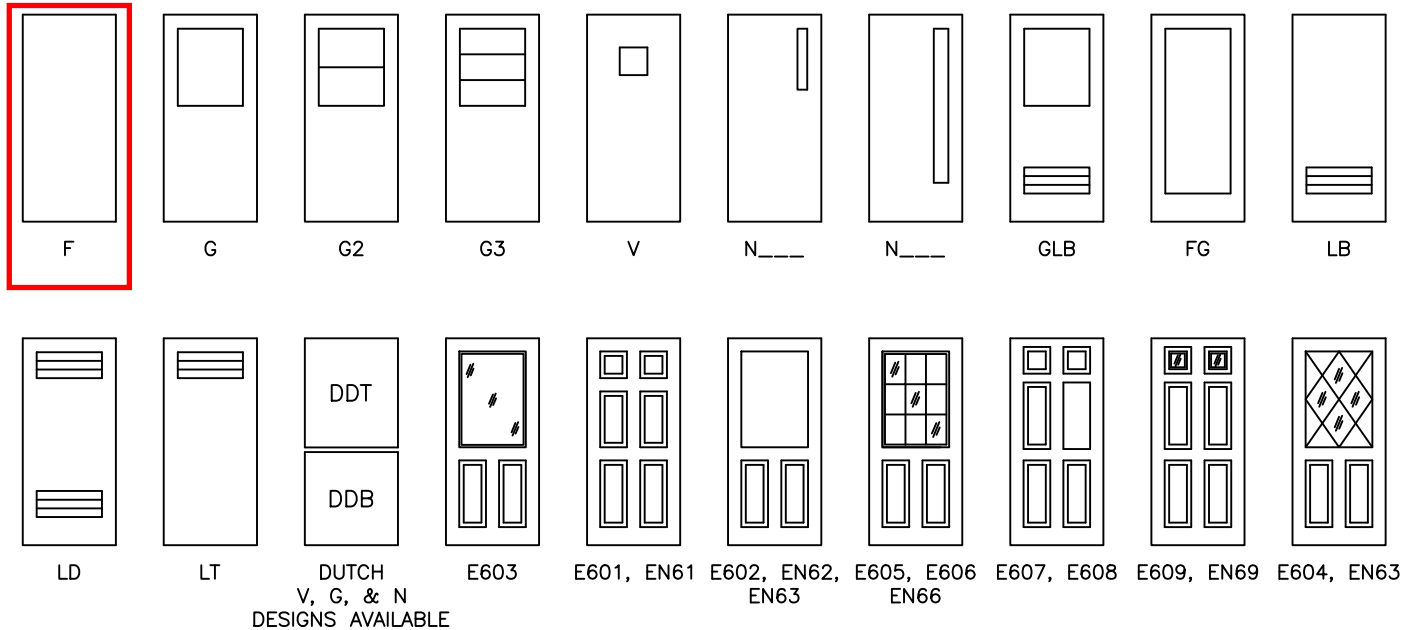


*Kraft fiber honeycomb slab,
bonded to the inside of both
face sheets with a water
resistant, contact adhesive.*

Suggested Use:

*Interior or Exterior ...
Office, Motel/Hotel, Apartment,
Urban Renewal, Health Care,
Institutional, Mercantile,
Public Utility, Factory, or Warehouse.*

DOOR DESIGNS



DESIGNS AVAILABLE
V, G, & N

EMBOSSSED 6 PANEL ORDER CODES AND DOOR WIDTHS	
2'6", 2'8" NARROW 6 PANEL	2'8", 3'0" STD. 6 PANEL
EN61	E603
EN62	E601
EN63	E602
EN66	E605
E607	E606
E608	E607
EN69	E608
EN63	E609
E603	E604

6 PANEL	
MAX. SIZE	3'0"x7'0"
MIN. SIZE	2'6"x6'8"

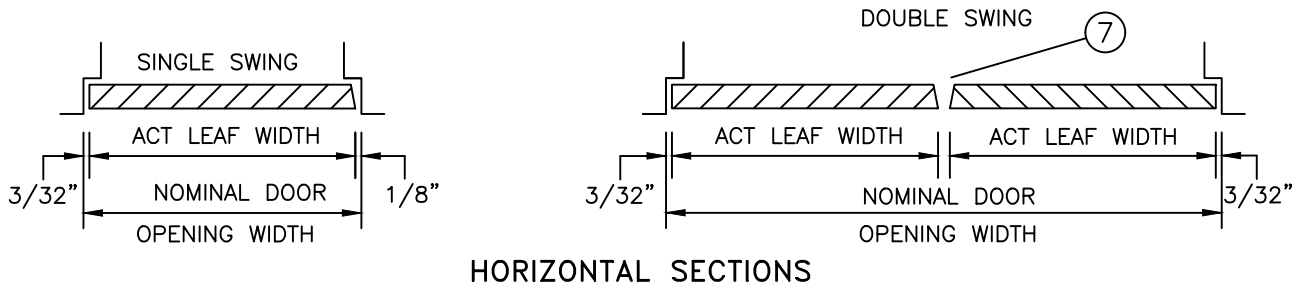
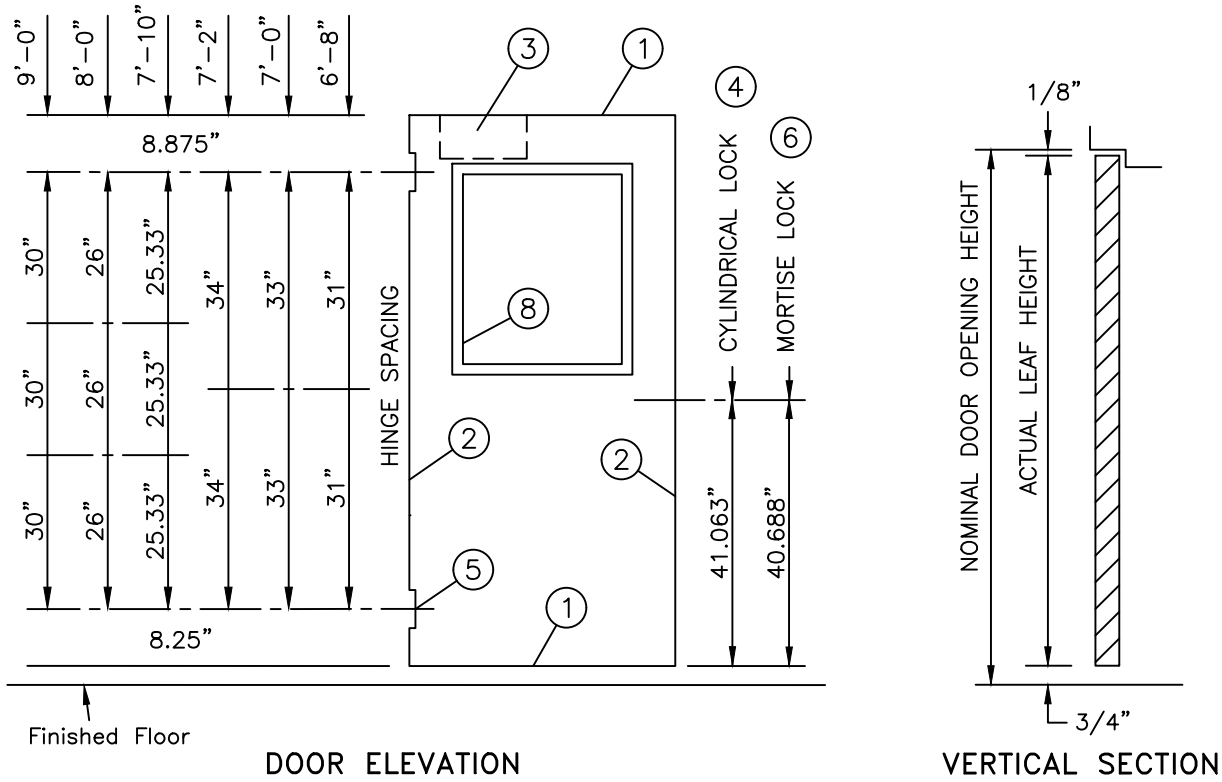
ALL 6 PANEL EMBOSSED DESIGNS WILL
BE CENTER EDGE SEAM CONSTRUCTION.

D1-1

07/14/20

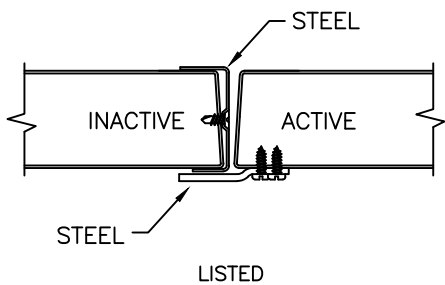
D1-2

Hardware locations shown match Ceco standard frames.

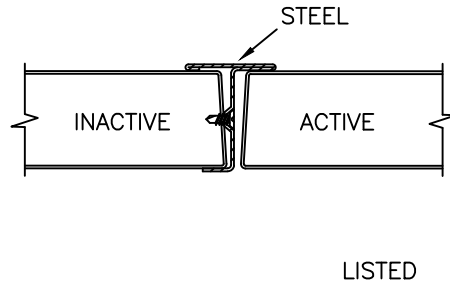


(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

OVERLAPPING ASTRAGAL 7 ⑦
4441
 FOR 1-3/4" THICK
 DOORS



OVERLAPPING ASTRAGAL 7 ⑦
4471
 FOR 1-3/4" THICK
 DOORS



07/13/20

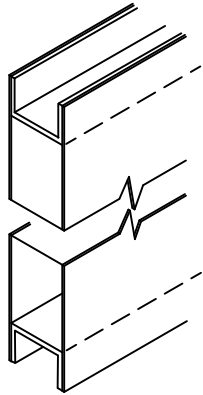
D1-3

16 GAGE STEEL END CHANNELS

WELDED
TO BOTH
FACE SHEETS

INVERTED
TOP AND
BOTTOM

OPTIONAL TOP AND
BOTTOM CAPS ARE AVAILABLE



①

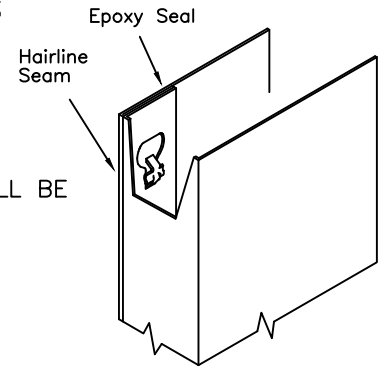
VERTICAL EDGES

MECHANICALLY
INTERLOCKED
HEMMED EDGES

14 GAGE DOORS WILL BE
CENTER EDGE SEAM
CONSTRUCTION

OPTIONAL:
SEAMLESS (WELDED
OR BODY FILLER)

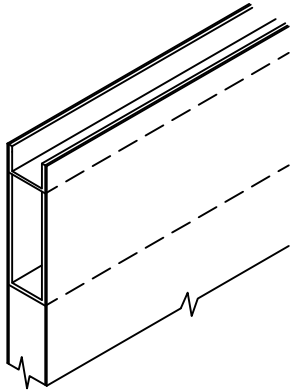
ALL 6 PANEL EMBOSSED DESIGNS
WILL BE CENTER EDGE SEAM CONSTRUCTION.



②

CLOSER REINFORCEMENT (OPTIONAL)

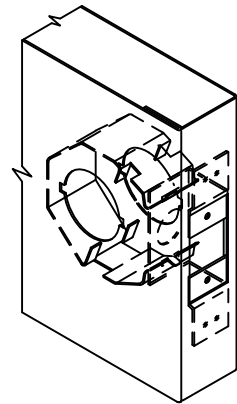
14 GAGE STEEL
CHANNEL 20" LONG



③

LOCK PREPARATION GOV. 160/161 CYLINDRICAL TYPE

(LC1)
(ANSI A115.2)
2-3/4"
BACKSET

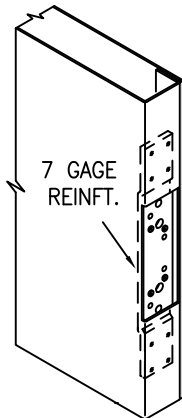


④

HINGE PREPARATION

4-1/2 OR 5 IN.
HIGH, STANDARD
OR HEAVY WEIGHT,
FULL MORTISE
HINGES

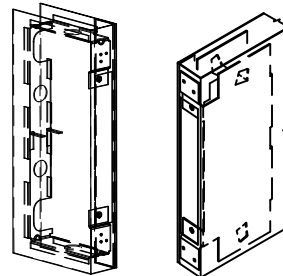
HINGE EDGE IS HANDED
AND NOT BEVELED.



ANSI A156.7
TEMPLATE

⑤

LOCK PREPARATION GOV. 86, ANSI/BHMA A115.1 MORTISE TYPE



(LMO)

LOCK EDGE IS BEVELED
1/8" in 2" (1:16)

⑥

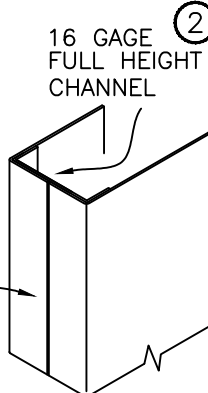
NOTE: EITHER OF THE LOCK
REINFORCEMENTS/
GUARDS SHOWN MAY
BE INSTALLED WITH
ANY MORTISE LOCK
PREPARATION.

VERTICAL EDGES

ALL 6 PANEL
DESIGNS ARE
CENTER EDGE
SEAM CONSTRUCTION

14 GAGE WILL BE
CENTER EDGE SEAM
CONSTRUCTION

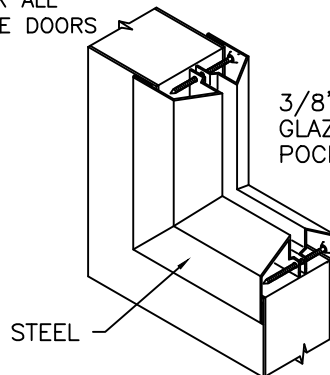
WELD SEAMLESS AND
BODY FILLER
SEAMLESS
IS OPTIONAL



②

GLAZING TRIM SlimTrim

FOR ALL
FIRE DOORS



3/8" WIDE
GLAZING
POCKET

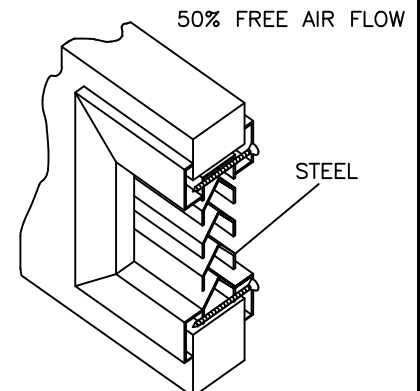
STEEL

LISTED

⑧

FIXED SLAT TYPE LOUVER 4634

FOR 1-3/4" THICK
DOORS



50% FREE AIR FLOW

STEEL

⑨

07/14/20

CecoDoor

ASSA ABLOY

Experience a safer
and more open world

(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

D1-4

PRODUCT SPECIFICATIONS:

1-3/4" Thick steel doors shall be as manufactured by Ceco Door Products. Doors shall conform to the Steel Door Institute guide specification, ANSI A250.8; see chart below for performance classifications.

STANDARD SIZES NOMINAL DOOR OPENING

WIDTH		HEIGHT
SINGLE	DOUBLE	
2'-0"	4'-0"	
2'-4"	4'-8"	
2'-6"	5'-0"	6'-8"
2'-8"	5'-4"	7'-0"
2'-10"	5'-8"	7'-2"
3'-0"	6'-0"	7'-10"
3'-4"	6'-8"	8'-0"
3'-6"	7'-0"	9'-0"
3'-8"	7'-4"	
3'-10"	7'-8"	
4'-0"	8'-0"	

REGENT doors are made full-flush or (optional) seamless style. Face sheets are commercial quality cold rolled steel conforming to ASTM A1008 ...or (optional) hot-dipped galvanized or galvanized steel conforming to ASTM A924 and A653 -- see chart below.

Regent full-flush doors have mechanically interlocked, hemmed, hairline seams on vertical edges and have no visible seams on faces. Embossed 6 panel doors will have center edge seam construction. Doors specified "seamless" have no visible seams on faces or vertical edges (S.D.I. Model 2). A one piece, kraft honeycomb core is securely bonded to both face sheets under pressure with contact adhesive. The top and bottom door edges are closed with 16 gage steel channels welded to both face sheets.

FIRE DOORS

LABELING AGENCIES:

- UNDERWRITERS LABORATORY
- WARNOCK HERSEY
- FACTORY MUTUAL

TEST: UL10C, UL10B, UL1784, & NFPA 252

- RATING: 20 MIN, 3/4 HR, 1 HR, 1-1/2 HR, OR 3 HR
- MAX. SIZE: 4'0" x 9'0" SINGLE
8'0" x 9'0" PAIR
- DESIGNS: F, FG, G, N, & V

Not all ratings are available in all sizes, designs and materials.

Hardware Provisions: Hinge preparations are handed. Hinge edges are mortised for 4-1/2" or 5" high, standard and heavy weight hinges (specify which). 7 gage steel hinge reinforcements are welded inside the door edge and are drilled and tapped for fasteners in accordance with ANSI A156.7. The lock edge has a standard bevel (1:16) and is prepared for Gov. series 86, 160/161, or 90 locks in accordance with ANSI A115 (specify which). Optional closer reinforcement is a 14 gage steel channel.

Paint: 1-3/4" steel doors shall be provided with one coat of oven-cured neutral color primer paint. Primer coat shall conform with ANSI A250.10. The primer coat is a preparatory base for necessary finish painting. "Colorstyle" finish coat is also available from a selection of standard colors (optional). Colorstyle finish is electrostatically applied, oven-cured urethane enamel, and shall conform to ANSI A250.3. For accurate color selectors ask for a Ceco Colorstyle chart.

MATERIAL

DOOR FACE SHEETS	LEVEL	C.R.	GALV		RECOMMENDED DOOR FRAME MATERIAL
			A60	G90	
20 Gage Steel (4080 max.)	Standard Duty	N/A	STD	N/A	16 Gage Steel
18 Gage Steel	Heavy Duty	STD	OPT	OPT	16 Gage Steel
16 Gage Steel	Extra Heavy Duty	STD	OPT	OPT	16 or 14 Gage Steel
14 Gage Steel	Maximum Duty	STD	OPT	OPT	14 or 12 Gage Steel

PERFORMANCE

Sound Transmission Class:	STC 32 (F Design, 18 Gage Face Sheets, ASTM E90 & E413 [Fully Operable])
Physical Endurance /Level:	Meets ANSI A250.4 Performance Test, 20 GAGE: Level B (500,000 Cycles); 18 and 16 Gage: Level A (1,000,000 Cycles)

(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)



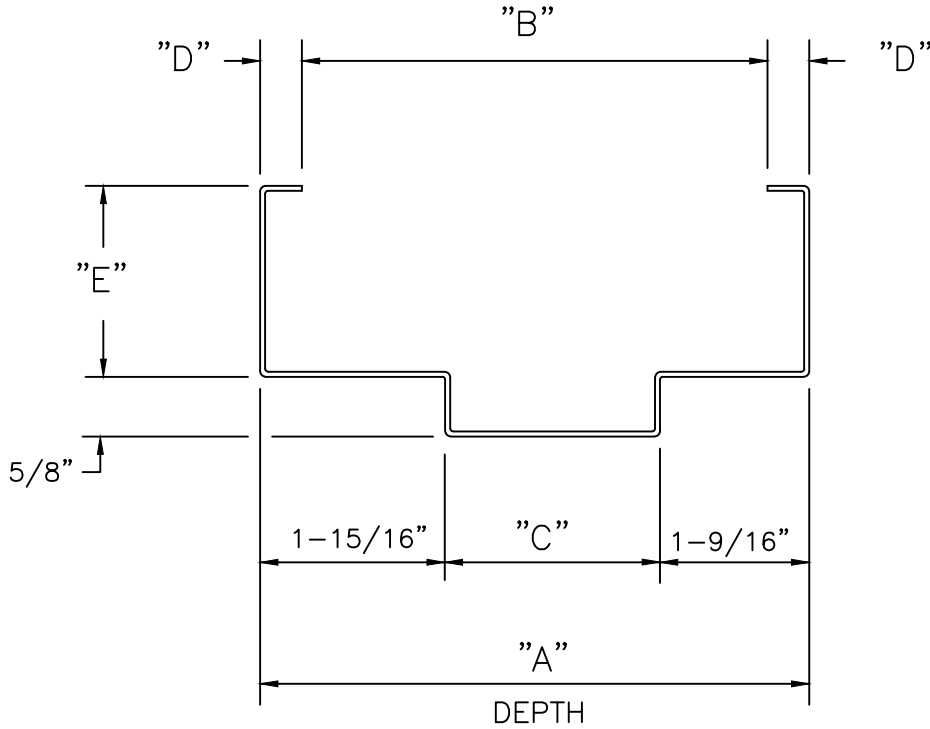
ASSA ABLOY

07/13/20

SERIES SU STEEL FRAMES (UNEQUAL RABBET)

FOR 1-3/4" THICK DOORS

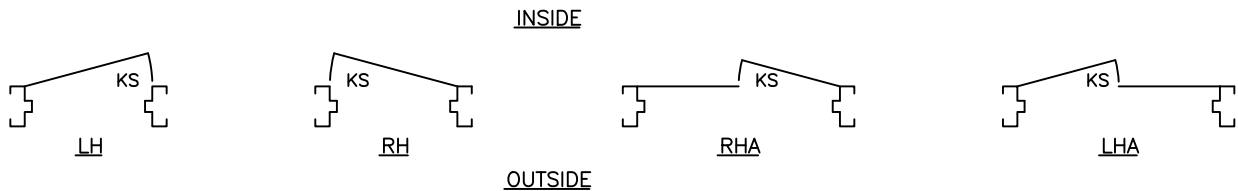
STANDARD WALL APPLICATION, HANDED



(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

DEPTH	A	B	C	D	E	
					HEAD & JAMBS	HEAD & JAMBS
434	4-3/4"	3-3/4"	1-1/4"	1/2"	2"	1"
534	5-3/4"	4-7/8"	2-1/4"	7/16"	2"	1"
634	6-3/4"	5-3/4"	3-1/4"	1/2"	2"	1"
734	7-3/4"	6-3/4"	4-1/4"	1/2"	2"	1"
834	8-3/4"	7-3/4"	5-1/4"	1/2"	2"	1"

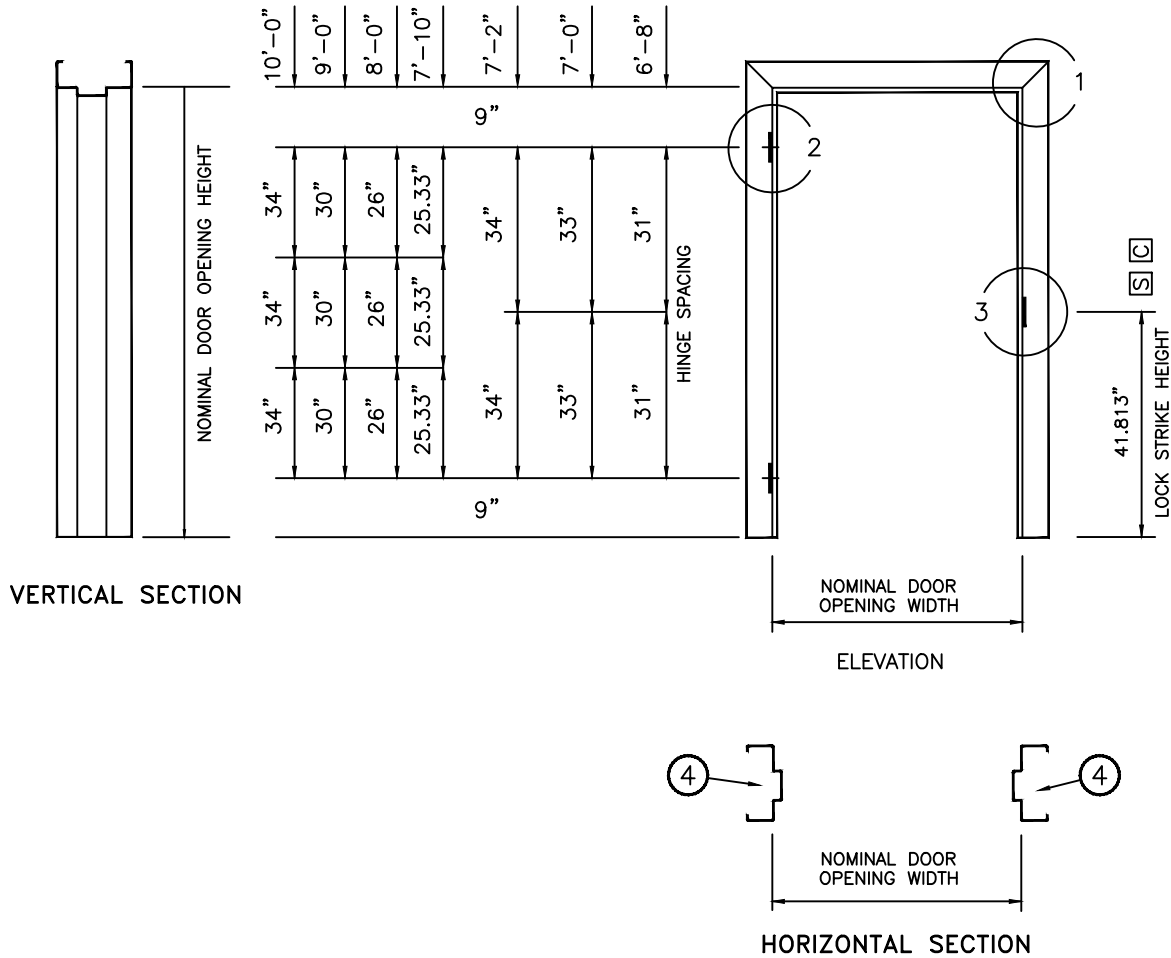
Series SU, double rabbet frames (with unequal rabbets) are also available in a range of depths from: 4-5/8" thru 14" in 1/8" increments. 4" face heads with 2" face jambs are also available in selected sizes.



"KS" = KEY SIDE

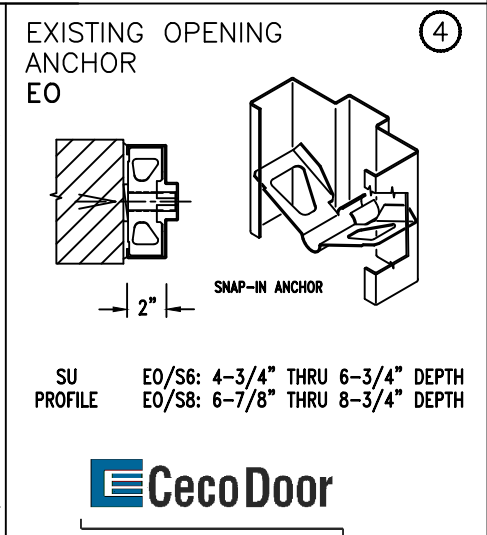
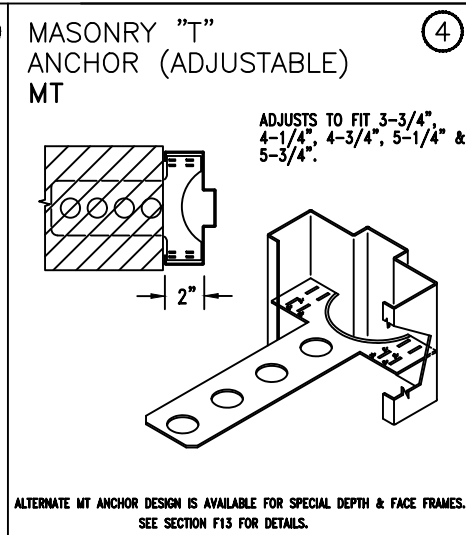
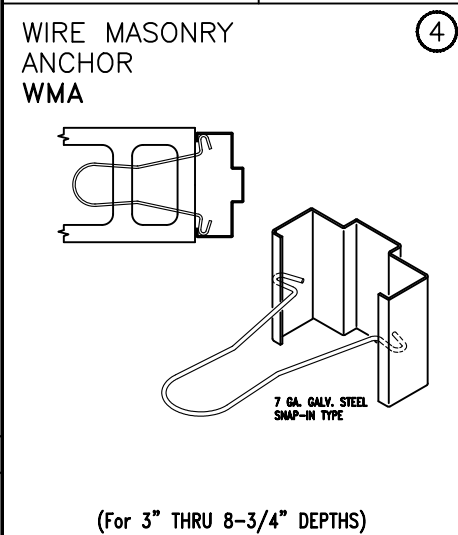
F1-2

Hardware locations shown match Ceco standard doors.



(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

<p>JAMB ANCHOR QUANTITIES</p>	<p>2 PER JAMB FOR HEIGHTS 3'6" THRU 5'0" AND ONE FLOOR ANCHOR 3 PER JAMB FOR HEIGHTS >5'0" THRU 7'2" AND ONE FLOOR ANCHOR 4 PER JAMB FOR HEIGHTS >7'2" THRU 7'6" AND ONE FLOOR ANCHOR 5 PER JAMB FOR HEIGHTS >7'6" THRU 10'0" AND ONE FLOOR ANCHOR ONE ADDITIONAL JAMB ANCHOR FOR EACH ADDITIONAL TWO FEET IN HEIGHT OR FRACTION THEREOF ONE ADDITIONAL JAMB ANCHOR IN LIEU OF FLOOR ANCHOR FOR EXISTING STUDS AND/OR WALL CONDITIONS.</p>
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10/18/19

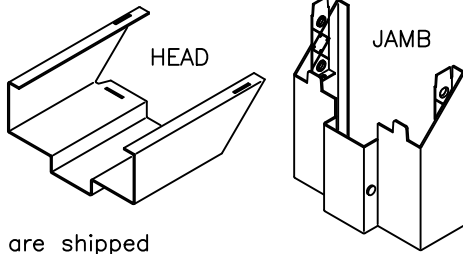
Experience a safer and more open world



ASSA ABLOY

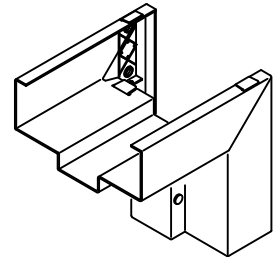
F1-3

① KNOCKED DOWN (KD) CORNER CONSTRUCTION



Components are shipped "knocked down" and assembled at the job site

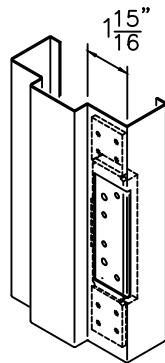
① WELDED CORNERS



Die-cut corner with corner tab and face weld shown. Also available without tab and welded or mitre sawed and welded. Alternative weld options are also available.

② HINGE PREPARATION

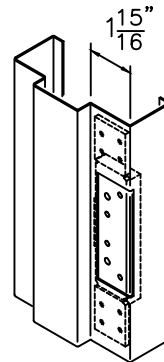
4-1/2" x .134" OR
4-1/2" x .180"
ANSI A156.7 TEMPLATE
7 GAGE STEEL
REINFORCING



BACKSET: 5/16"

② HINGE PREPARATION

5" x .146" OR
5" x .190"
ANSI A156.7 TEMPLATE
7 GAGE STEEL
REINFORCING



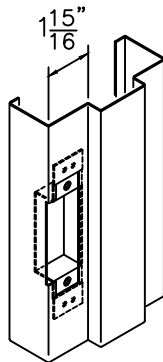
BACKSET: 5/16"

(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

③ LOCK STRIKE PREPARATION

S

UNIVERSAL (4-7/8")
ANSI A115.1 & 2 TEMPLATE
16 GAGE STEEL REINFORCING
WITH EXTRUDED SCREW HOLES
PROVIDES EQUIVALENT THREAD
ENGAGEMENT EQUAL TO 14 GAGE.
STANDARD FOR 1-3/4" DOORS

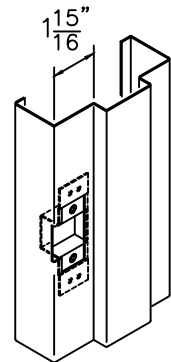


③ LOCK STRIKE PREPARATION

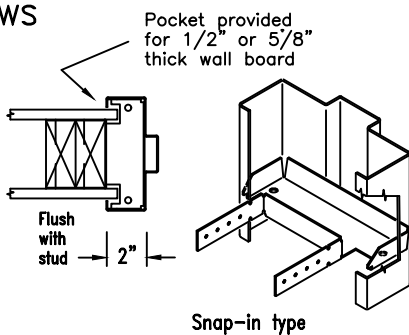
C

CYLINDRICAL (2-3/4")
ANSI A115.2 TEMPLATE
16 GAGE STEEL REINFORCING
WITH EXTRUDED SCREW HOLES
PROVIDES EQUIVALENT THREAD
ENGAGEMENT EQUAL TO 14 GAGE.
OPTIONAL FOR 1-3/4" DOORS

ALSO AVAILABLE WITHOUT LIP
NOTCH FOR DEADBOLTS.

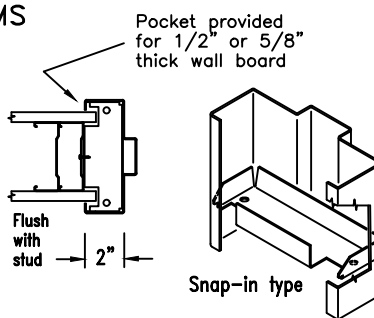


④ WOOD STUD ANCHOR WS



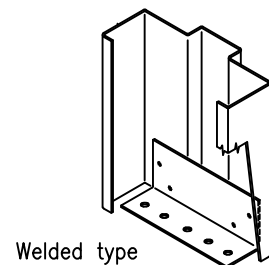
(Used also for METAL STUD Walls)

④ METAL STUD ANCHOR MS



4-3/4" and 5-3/4" Depth Only
For other depths use WS type.

④ FIXED FLOOR ANCHOR SA



ONE PIECE

10/18/19

E1-4

STANDARD SIZES NOMINAL DOOR OPENING

WIDTH		HEIGHT
SINGLE	DOUBLE	
2'-0"	4'-0"	
2'-4"	4'-8"	
2'-6"	5'-0"	6'-8"
2'-8"	5'-4"	7'-0"
2'-10"	5'-8"	7'-2"
3'-0"	6'-0"	7'-10"
3'-4"	6'-8"	8'-0"
3'-6"	7'-0"	9'-0"
3'-8"	7'-4"	10'-0"
3'-10"	7'-8"	
4'-0"	8'-0"	
5'-0"	10'-0"	

FIRE DOORS

LABELING AGENCIES:

- UNDERWRITERS LABORATORY
- WARNOCK HERSEY
- FACTORY MUTUAL

TEST: UL10B, UL10C, UI1784 & NFPA 252

• RATING: 20 MIN, 3/4 HR, 1 HR, 1-1/2 HR, OR 3 HR

• MAX. SIZE: 4'0" x 10'0" SINGLE
8'0" x 10'0" PAIR

Not all ratings are available in all sizes, designs and materials. Hourly classifications are not shown on label unless class is less than 3 hours.

PRODUCT SPECIFICATIONS:

Steel door frames shall be as manufactured by Ceco Door Products, Milan, TN or Mason City, IA USA. They shall conform to the Steel Door Institute guide specification, ANSI A250.8. See chart below for performance classifications.

Series SU frames for 1-3/4" doors are formed from commercial quality cold rolled steel conforming to ASTM A1008 ...or (optional) hot-dipped galvanized or galvanized steel conforming to ASTM A924 and A653 - see chart below.

Frames are knocked down (K.D.) field assembled type or welded unit type. Head and jamb members of K.D. frames have diecut mitered corners that interlock rigidly when field assembled. Integral door stops are 5/8" high. Jamb members are sized to suit wall applications. Twist-in anchors are available for new masonry, wood stud, metal stud, or existing opening wall conditions (indicate which). Floor anchors or extra jamb anchors are provided to anchor sill. Welded-in jamb anchors are also available.

Hardware Provisions: Frames are handed. Hinge jambs are mortised for 4-1/2" or 5" high, standard and heavy weight hinges (specify which). 7 gage steel reinforcements are welded in place and are drilled and tapped for fasteners in accordance with ANSI A156.7. The strike jamb is prepared for 4-7/8" universal or 2-3/4" cylindrical strike in accordance with ANSI A 115.1 & 2 (specify which). Plaster guards are provided. Optional closer reinforcement is a 14 gage steel formed steel sleeve (12 gage upon request). 3 mute holes are provided per strike jamb and 2 for double swing heads.

Paint: Steel door frames are provided with one coat of oven-cured neutral color primer paint. Primer coat shall conform with ANSI A250.10. The primer coat is a preparatory base for necessary finish painting. "Colorstyle" finish coat is also available on K.D. frames from a selection of standard colors (optional). Colorstyle finish is electrostatically applied, oven-cured urethane enamel, and shall conform to ANSI A250.3. For accurate color selectors ask for a Ceco Colorstyle chart.

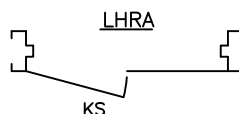
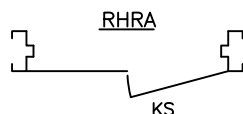
MATERIAL

DOOR FRAME MATERIAL	LEVEL	C.R.	GALV	
			A60	G90
16 Gage Steel	Heavy or Extra Heavy Duty	STD	OPT	OPT
14 Gage Steel	Maximun Duty	STD	OPT	OPT

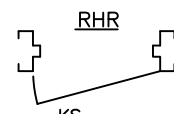
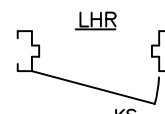
(Conversion: 1" = 25.4 mm, e.g., 1-3/4" = 44.45 mm)

PERFORMANCE

Physical Endurance Level:	Meets ANSI A250.4 Performance Test -- 16 & 14 gage steel: Level A (1,000,000 Cycles)
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INSIDE



OUTSIDE

"SUFFIX A" = ACTIVE LEAF OF PAIRS

"KS" = KEY SIDE

Ceco Door

ASSA ABLOY

Experience a safer
and more open world

10/18/19

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

OVERHEAD DOORS

ROLLING DOOR

SERVICE DOOR

Models ESD10 & ESD10W



THE STANDARD OFFERING THAT'S ANYTHING BUT...

FLEXIBILITY

Each door is built to meet your exact specifications. We offer many options - from custom graphics to perforated slats - to help you create a product that's uniquely yours.

PERFORMANCE

Our doors can be configured to withstand the full range of wind load requirements, including Miami-Dade, Texas Department of Insurance, ANSI/DASMA-108 and operational wind load of up to 20 PSF. We can also supply seismic calculations, missile impact ratings and much more.

RELIABILITY

Rugged, commercial-grade construction requires little to no maintenance for the lifetime of the door.

SECURITY

Rolling steel doors are significantly more secure than traditional garage or dock doors.

DURABILITY

Our standard Service Door is constructed to withstand daily use and warranted up to 50,000 cycles (more than twice the amount of many competitive brands).

MAXIMUM CLEARANCE

Ideal for areas with limited overhead room, Service Door curtains store in an overhead coil fully supported by the side guides.

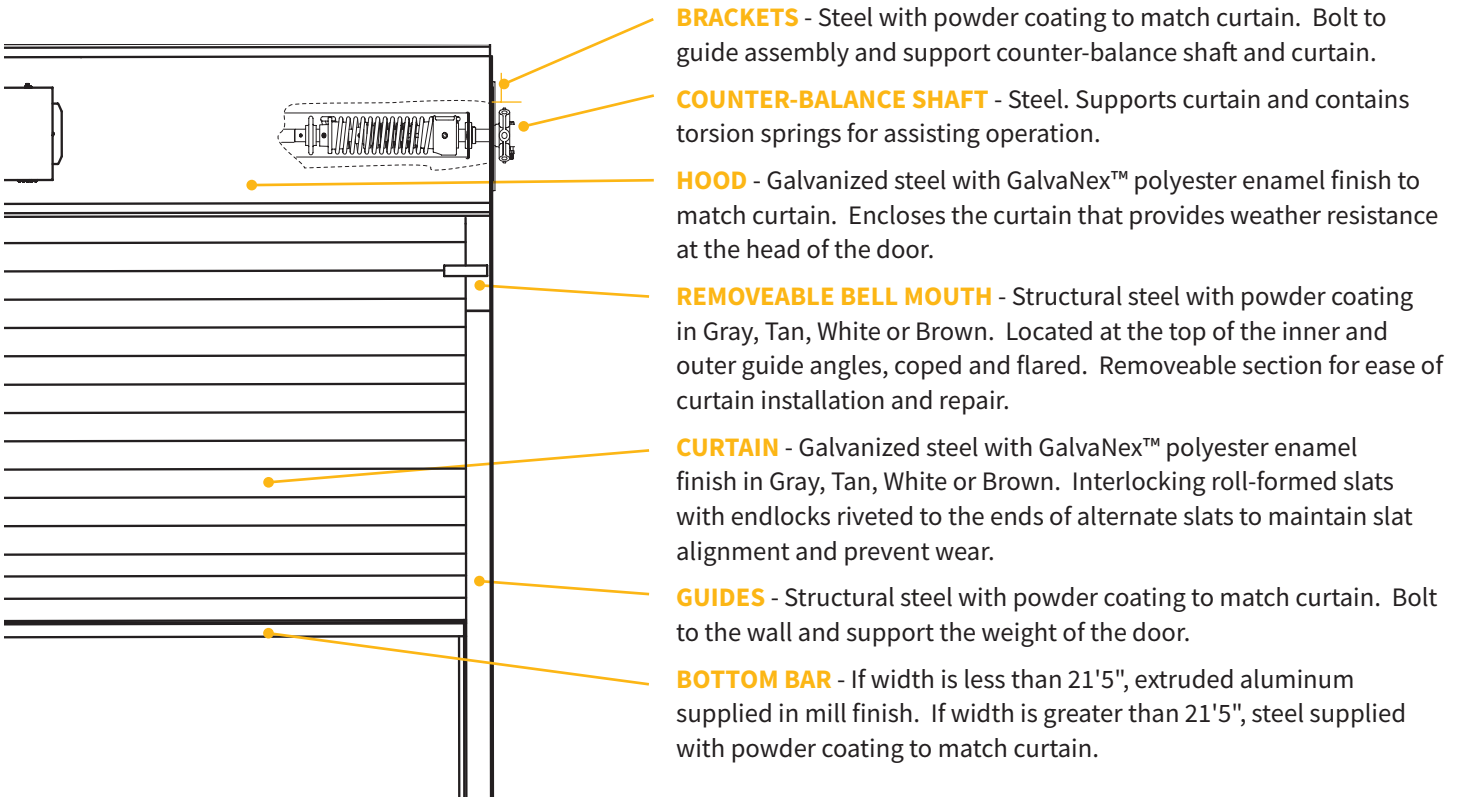
800.233.8366 | cornelliron.com

CornellCookson, LLC. is an ISO 9001:2015 registered company
11.2020

CORNELL
Innovative door solutions.

ROLLING DOOR **SERVICE DOOR** Models ESD10 & ESD10W (operational wind-load)

STANDARD COMPONENT MATERIALS AND FINISHES



OPERATION AND STRUCTURAL REQUIREMENTS

Hand-chain, Hand-crank, push-up and a variety of motor options are available.

This product is supported by a guide assembly attached to the jamb construction. No additional header support is required unless hood supports are mandated by a larger opening width.

OPTIONAL MATERIALS AND FINISHES

- ▶ Aluminum in mill, clear or color anodized
- ▶ Stainless Steel - 300 series in #4 finish.
- ▶ SpectraShield® Powder Coating in more than 180 colors

Hand-crank, push-up and motor operation is available.

- ▶ Hot-dip galvanizing on steel components
- ▶ Zinc-enriched, corrosion-resistant powder coating in Gray



CUSTOM-DESIGNED SOLUTIONS

Contact our experienced Architectural Design Support Team for help in customizing our products to fit your specific application.

 www.architectdoorhelp.com

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11.2020

CORNELL
Innovative door solutions.™

Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

ROOFING – ASPHALT SHINGLES

GRAND MANOR[®]

Luxury
Roofing Shingles



CertainTeed
SAINT-GOBAIN



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shingle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

STREAKFIGHTER® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.

Grand Manor, shown in Gatehouse Slate



GRAND MANOR® COLOR PALETTE



Black Pearl



Brownstone



Colonial Slate



Gatehouse Slate



Georgian Brick



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae

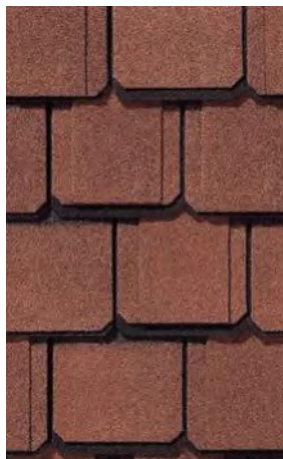
Grand Manor, shown in Stonegate Gray



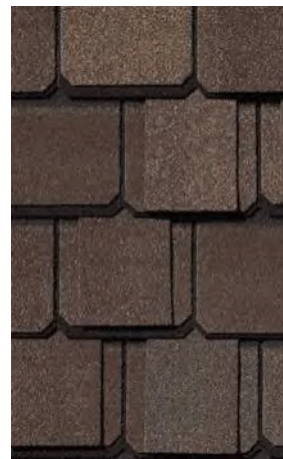
Sherwood Forest



Stonegate Gray



Terra Cotta



Tudor Brown



Weathered Wood

Strength with Style

GRAND MANOR®

- Class A fire resistance
- Algae resistance
- 110 MPH wind warranty, upgradable to 130 MPH
- Lifetime-limited warranty



SPECIFICATIONS

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAK** Fighter 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory—available in colors to match your Carriage House shingles.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



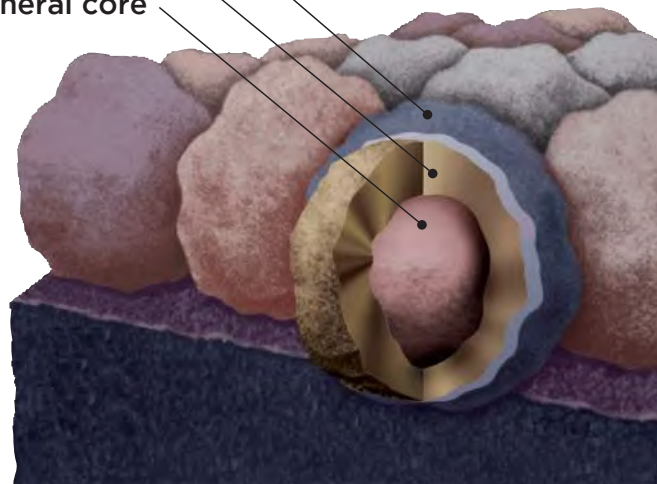
The Ultimate in Stain Protection

STREAK Fighter® Algae-Resistant Stain Technology

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Ceramic coating
Copper layer
Mineral core

Granule with StreakFighter Technology





Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning - to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at: certainteed.com/roofing

SAINT-GOBAIN

CertainTeed Corporation

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

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Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

ROOFING – MEMBRANE ROOFING

Sure-Weld® TPO

Reinforced Membrane



Overview

Carlisle's Sure-Weld TPO reinforced membrane is a premium, heat-weldable, single-ply thermoplastic polyolefin (TPO) sheet designed for new roof construction and re-roofing applications. Sure-Weld High Slope (HS) membrane is formulated with additional flame retardant for higher-slope fire code approvals. Sure-Weld EXTRA is 80 mils thick for significantly higher strength and weatherability.

Sure-Weld TPO membranes use advanced polymerization technology that combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene. All Sure-Weld TPO membranes include OctaGuard XT™, an industry-leading, state-of-the-art weathering package. OctaGuard XT technology enables Sure-Weld TPO to withstand the extreme weatherability testing that is intended to simulate exposure to severe climates.

Physical properties of the membrane are enhanced by a strong polyester fabric that is encapsulated between the TPO-based top and bottom plies. The combination of the fabric and TPO plies provides high breaking and tearing strength, as well as excellent puncture resistance. The relatively smooth surface of the membrane produces a total surface fusion weld that results in a consistent, watertight, monolithic roof assembly. The membrane is environmentally friendly and safe to install.

Carlisle's standard and HS TPO membranes are available in highly reflective white, tan, and gray, in both 45-mil and 60-mil thicknesses. 80-mil Sure-Weld EXTRA (including HS) is also offered in white, gray, and tan colors. Special color Sure-Weld HS TPO membranes are also available (see Carlisle's TPO Color Palette brochure). Carlisle's TPO is offered in 4-, and 6-ft perimeter sheets and 8-, 10-, and 12-ft Sure-Weld field sheets. Sure-Weld HS and special color TPO membranes are available in limited sizes.

Carlisle's tan and white TPO membranes are ENERGY STAR®*-qualified and California Title 24 compliant and can contribute toward LEED® (Leadership in Energy and Environmental Design) credits.

Productivity Boosting Features and Benefits:

Optional APEEL™ Protective Film

Carlisle's Sure-Weld TPO reinforced membrane is available with an optional APEEL Protective Film, saving time and labor by eliminating the need for roof cleaning upon project completion. Carlisle's innovative APEEL Protective Film can be left in place for up to 90 days without affecting the integrity of the film, guarding the TPO membrane's surface from scuffs and dirt accumulation during installation. Durable and easy to remove, APEEL Protective Film improves aesthetics and long-term reflectivity and is ideal for re-roofing, re-cover, and new construction projects.



Features and Benefits

- » Outstanding puncture resistance
- » Excellent fire resistant assemblies
- » Environmentally friendly and stable formulation
- » Excellent resistance to impact and low temperatures
- » Excellent chemical resistance to acids, bases and restaurant exhaust emissions
- » UL 2218 Class 4 hail rating
- » Exceptional resistance to heat, solar UV, ozone and oxidation
- » Manufactured using a hot-melt extrusion process for complete scrim encapsulation
- » 100% recyclable (see Carlisle's Recyclability Statement)
- » Enhanced with the OctaGuard XT weathering package
- » APEEL Protective Film application guards the TPO membrane's surface from scuffs and dirt accumulation during installation, improving the roof system's appearance and long-term performance
- » APEEL Protective Film can be left in place for up to 90 days without degrading due to its excellent heat- and UV-resistance

Sure-Weld TPO

Reinforced Membrane

Installation

1. Sure-Weld TPO roofing systems are quick to install, as minimal labor and few components are required. TPO systems are installed using an Automatic Heat Welder, making sheet welding fast, clean, consistent, and easy to learn, while reducing strain on the roofing technician.
2. APEEL Protective Film should be removed from within areas that are to be heat-welded together. In areas that do not require heat-welding, the APEEL Protective Film can be left in place for up to 90 days. When the installation of the entire TPO roofing system is complete, remove and discard the APEEL Protective Film.
3. **The Carlisle Mechanically Fastened Roof System** installation starts by fastening the insulation with a minimum of 4 fasteners per 4' by 8' board. The membrane is mechanically fastened to the deck using HP-X™ Fasteners and Piranha Plates™ or HP-XTRA Fasteners and Piranha XTRA Plates. Adjoining sheets of membrane are overlapped over the fasteners and plates and joined together with a minimum 1½"-wide (4 cm) hot-air weld.

Typical Properties and Characteristics				
Physical Property	ASTM D6878 Requirement	45-mil	60-mil	80-mil EXTRA
Tolerance on Nominal Thickness, % ASTM D751 test method	+15, -10	± 10	± 10	± 10
Thickness Over Scrim, in. (mm) ASTM D7635 optical method, average of 3 areas	0.015 min (0.380)	0.018 typical (0.457)	0.024 typical (0.610)	0.034 typical (0.864)
Breaking Strength, lbf (kN) ASTM D751 grab	220 (976 N) min	225 (1.0) min 320 (1.4) typical	250 (1.1) min 360 (1.6) typical	350 (1.6) min 425 (1.9) typical
Elongation Break of Reinforcement, % ASTM D751 grab method	15 min	15 min 25 typical	15 min 25 typical	15 min 25 typical
Tearing Strength, lbf (N) ASTM D751 proc. B 8 in. x 8 in.	55 (245) min	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical
Brittleness Point, °F (°C) ASTM D2137	-40 (-40) max	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical
Linear Dimensional Change, % ASTM D1204, 6 hours at 158°F	± 1 max	± 1 max -0.2 typical	± 1 max -0.2 typical	± 1 max -0.2 typical
Ozone Resistance, no cracks 7X ASTM D1149, 100 pphm, 168 hrs	PASS	PASS	PASS	PASS
Water Absorption Resistance, mass % ASTM D471 top surface only 166 hours at 158°F water	± 3.0 max	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical
Factory Seam Strength, lbf (N) ASTM D751 grab method	66 (290) min	66 (290) min	66 (290) min	66 (290) min
Field Seam Strength, lbf/in (kN/m) ASTM D1876 tested in peel	No requirement	25 (4.4) min 50 (8.8) typical	25 (4.4) min 60 (10.5) typical	40 (7.0) min 70 (12.3) typical
Water Vapor Permeance, perms ASTM E96 proc. B	No requirement	0.10 max 0.05 typical	0.10 max 0.05 typical	0.10 max 0.05 typical
Puncture Resistance, lbf (kN) FTM 101C, method 2031 (see supplemental section)	No requirement	250 (1.1) min 325 (1.4) typical	300 (1.3) min 350 (1.6) typical	400 (1.8) min 450 (2.0) typical
Properties After Heat Aging ASTM D573, 32 weeks @ 240°F or 8 weeks @ 275°F No cracking when bent around 3" diameter mandrel Weight Change, %	PASS No cracking ± 1.5 max	PASS No cracking 1.0 max	PASS No cracking 1.0 max	PASS No cracking 1.0 max
Typical Weights lb/ft ² (kg/m ²)		0.23 (1.1)	0.29 (1.4)	0.40 (2.0)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Sure-Weld TPO

Reinforced Membrane

4. **The Carlisle Fully Adhered Roofing System** installation begins by fastening the insulation at the required density necessary to meet the appropriate warranty or wind load requirement. The substrate and membrane are then coated with an appropriate Sure-Weld TPO bonding adhesive and the membrane is rolled into place.

Review Carlisle specifications and details for complete installation information.

Precautions

- » Sunglasses that filter out ultraviolet light are strongly recommended, as tan and white surfaces are highly reflective. Roofing technicians should dress appropriately and wear sunscreen.
- » Surfaces may become slippery due to frost and ice buildup. Exercise caution during cold conditions to prevent falls.
- » Care must be exercised when working close to a roof edge when the surrounding area is snow-covered, as the roof edge may not be clearly visible.
- » Use proper stacking procedures to ensure sufficient stability of the rolls.
- » Exercise caution when walking on wet membrane. Membranes may be slippery when wet.
- » Store membrane in the original undisturbed plastic wrap in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. Membrane that has been exposed to the weather must be prepared with Weathered Membrane Cleaner prior to hot-air welding.
- » Take care not to stand or place heavy objects on the edge of folded-over membrane, as this could cause a hard crease in the membrane.
- » Maximum sustained temperature not to exceed 160°F (71°C) for TPO membrane.
- » Do not use razor blades or other sharp tools to cut the APEEL Protective Film while it is still adhered to the TPO membrane as damage to the underlying membrane may occur. Pull the protective film away from the membrane prior to cutting.
- » Remove APEEL Protective Film by pulling towards the center of the roof. Do not remove the film by pulling towards the roof edge.
- » A static electric charge may develop when removing APEEL Protective Film from the surface of the membrane sheet. To avoid the possibility of ignition, lids must be closed on any flammable products and a fire extinguisher should be readily available.
- » Color membranes will ‘fade’ over time mainly due to the ultraviolet portion of sunlight. Since most roof surfaces are exposed to variable sunlight, some areas will be more susceptible to color changes caused by UV fading. Warranties for color membranes do not cover fading of colors.

EXTREME Testing for Severe Climates

ASTM Standard D6878 is the material specification for Thermoplastic Polyolefin-Based Sheet Roofing. It covers material property requirements for TPO roof sheeting and includes initial and aged properties after heat and xenon-arc exposure. As stated in the scope of the standard, “the tests and property limits used to characterize the sheet are values intended to ensure minimum quality for the intended purpose.” Carlisle’s goal is to produce TPO that delivers maximum performance for the intended purpose of roofing membranes. Maximum performance requires the membrane to far exceed the requirements of ASTM D6878.

Heat Aging accelerates the oxidation rate that roughly doubles for each 18°F (10°C) increase in roof membrane temperature. Oxidation (reaction with oxygen) is one of the primary chemical degradation mechanisms of roofing materials.

Carlisle Testing – Heat Aging

	ASTM Requirement	Sure-Weld Requirement
ASTM TEST 240°F	32 weeks**	>128 weeks

**Heat exposure comparable to 3,120 weeks (60 years) at 185°F for 8 hours/day.

- » Test specimen is a 2" by 6" piece of 45-mil membrane unbacked, placed in circulating hot-air oven.
- » Criterion – no visible cracks after bending aged test specimen around 3"-diameter mandrel.

Q-Trac testing combines accelerated weathering with real-world conditions using an array of ten mirrors to reflect and concentrate full spectrum sunlight onto membrane test specimens. The Q-Trac device automatically tracks the sun’s path from morning to night. Also, it adjusts to compensate for seasonal changes in the sun’s altitude. Eight years in Q-Trac testing is equal to 40 years of real-world exposure. Carlisle requires its Sure-Weld TPO membranes to pass the equivalent of 40 years of exposure in the Q-Trac.

Carlisle Testing – Q-Trac

	ASTM D6878 Requirement	Sure-Weld Requirement
ASTM TEST N/A	N/A	Equivalent of 40 years of exposure

Environmental Cycling subjects the membrane to repeated cycles of heat aging, hot-water immersion, and xenon-arc exposure.

- » ASTM requirement – none
- » Carlisle EXTREME test*:
 - 10 days heat aging at 240°F (116°C) followed by

Sure-Weld TPO

Reinforced Membrane

- 5 days water immersion at 158°F (70°C) followed by
- 5,040 kJ/m² (2000 hours at 0.70 W/m² irradiance) xenon-arc exposure

*Test specimen is 2.75" by 5.5" piece of membrane with edges sealed.

*Criterion – after 3 complete cycles, test specimens shall remain flexible and not have any cracking under 10x magnification while wrapped around a 3"-diameter mandrel.

Supplemental Approvals, Statements and Characteristics:

1. Sure-Weld TPO meets or exceeds the requirements of ASTM D6878 Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing.
2. Radiative Properties for ENERGY STAR, Cool Roof Rating Council (CRRC) and LEED.
3. Sure-Weld TPO membranes conform to requirements of the US E.P.A. Toxic Leachate Test (40 CFR part 136) performed by an independent analytical laboratory.
4. Sure-Weld TPO was tested for dynamic puncture resistance per ASTM D5635-04 using the most recently modified impact head. 45-mil was watertight after an impact energy of 12.5 J (9.2 ft-lbf) and 60-mil was watertight after 22.5 J (16.6 ft-lbf). 80-mil EXTRA was watertight after an impact energy of 30.0 J (22.1 ft-lbf).
5. NSF-P151 Certification for rainwater catchment system components.
 - Plant 91/White Only

LEED Information	
Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Senatobia, MS Tooele, UT Carlisle, PA
Solar Reflectance Index (SRI)	99 (white) 86 (tan)

Radiative Properties for ENERGY STAR*, and LEED

	Test Method	White TPO	Tan TPO	Gray TPO
ENERGY STAR – Initial solar reflectance	Solar Spectrum Reflectometer	0.79	0.71	N/A
ENERGY STAR – Initial solar reflectance after 3 years	Solar Spectrum Reflectometer (uncleaned)	0.70	0.64	N/A
CRRC – Initial solar reflectance	ASTM C1549	0.79	0.71	0.46
CRRC – Solar reflectance after 3 years	ASTM C1549 (uncleaned)	0.70	0.64	0.43
CRRC – Initial thermal emittance	ASTM C1371	0.90	0.86	0.89
CRRC – Thermal emittance after 3 years	ASTM C1371 (uncleaned)	0.86	0.87	0.88
LEED – Thermal emittance	PASS	0.90	0.86	0.85
SRI - Initial (Solar Reflectance Index)		99	86	53
SRI - 3 year aged (Solar Reflectance Index)		85	77	48

Radiative Properties (Initial) for Special Colors

	Reflectance	Emittance	SRI
Medium Bronze	0.28	0.86	29
Rock Brown	0.25	0.87	26
Slate Gray	0.38	0.87	42
Terra Cotta	0.25	0.86	25
Patina Green	0.25	0.88	25

Solar Reflectance Index (SRI) is calculated per ASTM E1980. The SRI is a measure of the roof's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly hot materials can even take slightly negative values and particularly cool materials can even exceed 100.

*ENERGY STAR recommends that using the Roof Savings Calculator (rsc.ornl.gov), which factors in both heating and cooling costs, to determine whether a cool roof will be an energy efficient choice for your geographic climate and building type.



Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

PWWG #22011

ROOFING – RAISED PEDESTAL SYSTEM



VERSADJUST
Adjustable Pedestals

STRENGTH AND SUPERIOR FUNCTIONALITY

September 2018

VERSADJUST ADJUSTABLE PEDESTALS

- Integral base leveling to correct for sloped substrates
- Each center-loaded pedestal supports 1250 pounds
- Quick-clip extenders to reach heights fast - up to 36 inches
- Pedestal bracing system for additional stability and heights over 24 inches
- Fast and easy installation - promotes labor savings
- Screw-to-adjust pedestals ensure perfectly level decks
- Impervious to water, mold, and freeze/thaw cycles
- Unique patented design
- Made in the U.S.A.



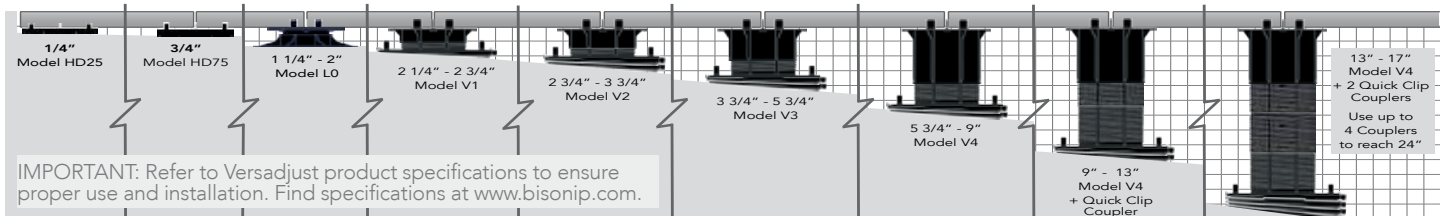
US Patent and Patents Pending. Copyright 2018 United Construction Products, Inc. All Rights Reserved.

SPECIFICATIONS

- Supports 1250 lbf (5.56 kN) FS:3 per pedestal
- Select 1/8 or 3/16 inch (3.175 or 4.5 mm) tab size for pedestals
- Integrated base levelers accommodate 0 to 1/2 inch per foot slope (0-4%)
- Adjustable system height range is 2 1/4 to 36 inches (57.15 to 914.4 mm)
- Bison Brace System required for 24 to 36 inches (609.6 to 914.4 mm)
- Accessories available for heights from 1/8 to 2 1/4 inches (3.175 to 57.15 mm)
- Contains 20% post-industrial recycled material
- Impervious to water, mold, and freeze/thaw cycles
- Made in the U.S.A.

	Model No.	Description	Range	Notes
Pedestals	 V1-18 V1-316	Adjustable Pedestal	2 1/4" - 2 3/4" (57.15 - 69.85 mm)	--
	 V2-18 V2-316	Adjustable Pedestal	2 3/4" - 3 3/4" (69.85 - 95.25 mm)	--
	 V3-18 V3-316	Adjustable Pedestal	3 3/4" - 5 3/4" (95.25 - 146.05 mm)	--
	 V4-18 V4-316	Adjustable Pedestal	5 3/4" - 9" (146.05 - 228.6 mm)	--
	 VC2	Quick Clip Extender	Adds up to 4" (101.6 mm) each	Insert VC2 into V4 base or another VC2 to reach up to 36" (914.4 mm)
Tabs	 VT18 VT316	Spacer Tab	1/8" (3.175 mm) wide 3/16" (4.5 mm) wide	Select 1/8" (3.175 mm) or 3/16" (4.5 mm) Tab Size
	 VT18 VT316	Ultra Low Height Pedestal	1/8" (3.175 mm)	--
	 HD25-18 HD25-316 HD50-18 HD50-316 HD75-18 HD75-316	Fixed Height Stackable Pedestals	1/4" (6.35 mm) 1/2" (12.7 mm) 3/4" (19.05 mm)	Stack up to 4
	 LO-18 LO-316	Low Height Adjustable Pedestal	1 1/4" - 2" (31.75 - 51 mm)	Supports 750 lbf (3.34 kN) FS:3 per Pedestal
	 B11	Rubber Flexible Shim	1/16" (1.588 mm)	--
	 PS1	Plastic Rigid Shim	1/8" (3.175 mm)	--
Accessories	 LD4	Base Leveler	Adds 1/4" (6.35 mm) to Pedestal height Stack up to 4 total to base of Pedestals	Maximum of 1" per foot slope (8%)
	 FS-1	Fastening Kit*	Secures Bison Wood Tiles or Paver Trays to Bison Pedestals	
	 FS-12	12" Spline* 3/16" (4.5 mm) Tab	Secures Bison Wood Tiles or Paver Trays to Bison Pedestals when additional protection against wind uplift is required	
	 JT	Joist Top	Adds 3/16" (4.5 mm) in height	Works with 2x and 4x lumber on Adjustable Pedestals
	 FIB	Floating Insulation Base	12" x 12" x 11/16" (304.8 x 304.8 x 17.463 mm) For use over roofing systems with 20-40 psi (137.895 - 275.79 kPa) bearing capacity	
	 FFB	Floating Foundation Base	12" x 12" x 1/4" (304.8 x 304.8 x 6.35 mm) For use under Pedestals on grade (soil)	

*US #8,302,356 Patent and Patents Pending. Copyright 2018 United Construction Products, Inc. All Rights Reserved.



Gwynne – COA Application
Cincinnati, Ohio
602 Main Street LLC

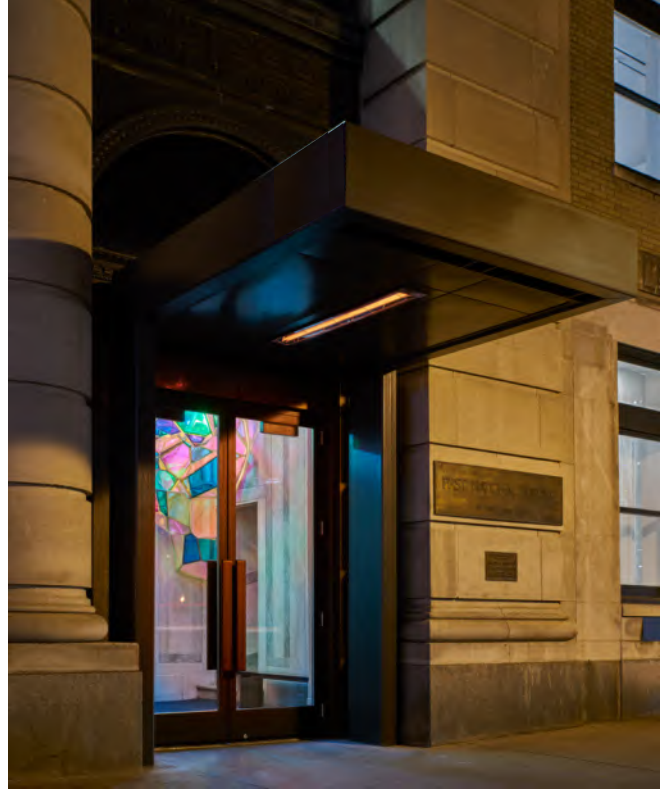
PWWG #22011

ENTRY CANOPIES

Pendry Cincinnati Entry Canopy Concept

Structural Steel Tube Frame Painted
Integrated lighting, heat strip, drainage & signage
Free-standing from existing structure
Photo Credit: Mike Schwartz

Final Design Pending



Property Report

Parcel ID
079-0004-0001-00

Address
600 MAIN ST

Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches	
Appraisal Area 01700 - CENTRAL BUSINESS DISTRICT		Land Use 449 - OFFICE - ELEVATOR - 3+ ST	
Owner Name and Address 602 MAIN STREET LLC 11711 PRINCETON PIKE STE 341 #189 CINCINNATI OH 45246 (call 946-4015 if incorrect)		Mailing Name and Address 602 MAIN STREET LLC 11711 PRINCETON PIKE STE 341 #189 CINCINNATI OH 45246 (call 946-4800 if incorrect)	
Assessed Value 1,555,770		Effective Tax Rate 89.090432	Total Tax \$144,119.71
Property Description 600 MAIN ST 163.17 FT IRR PT LOT 97 IN LOTS SUB PARS 1-2-4-5 CONS			



Year Built	1913
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	1/23/2019
Last Sale Amount	\$5,600,000
Conveyance Number	193360
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	3
Acreage	0.278

Board of Revision	YES(19)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	1,412,030
CAUV Value	0
Market Improvement Value	3,033,030
Market Total Value	4,445,060
TIF Value	1,157,960
Abated Value	0
Exempt Value	0
Taxes Paid	\$144,119.71
Tax as % of Total Value	0.000%

Notes

** 7/22/19 BOR #18-030526 INCREASE TO 4,445,060 JW ** 9/8/15 BOR #14-802230 INCREASE TO 3,317,160 ** 10/23/12 bor #11-502647 decrease to 2,039,790 ** 12/7/09 bor #08-200557 decrease to 2,404,100 ** 12-2-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032 ** 11/3/00 BOR #99-23293 DECREASED TO 3,287,050 ** 2/13/98 bor #98-13223-C1 increased ** 10/8/96 BTA CASE #94-N-27 INCREASED LAND VALUE & REDUCED BLDG VALUE CC30765

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	193360	5,600,000	1/23/2019	GWYNNE PARTNERS LLC GWYNNE PARTNERS LLC GWYNNE PARTNERS LLC	602 MAIN STREET LLC
2014	78868	4,300,000	12/16/2014	GWYNNE BUILDING LIMITED LIABILITY COMPANY GWYNNE PARTNERS LLC	GWYNNE PARTNERS LLC GWYNNE PARTNERS LLC
2000	0	0	1/12/2000	GWYNNE BUILDING PARTNERS	GWYNNE BUILDING LIMITED LIABILITY COMPANY GWYNNE BUILDING LIMITED LIABILITY COMPANY
1992	0	0	5/12/1992	ZELL SAMUEL TR	GWYNNE BUILDING PARTNERS
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	ZELL SAMUEL TR

Parcel Photo



Related Names

Name	Relationship	Status
602 MAIN STREET LLC	Parcel Owner	Current

Detailed Name Information

Full Name 602 MAIN STREET LLC	Type Parcel Owner
Address 11711 PRINCETON PIKE STE 341 #189 CINCINNATI OH 45246	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

August 25, 2021

Re: 602 Main Street – Certificate of Appropriateness – Witness List

The following witnesses will speak on behalf of the development team:

Andreas Lange, AIA
Project Architect, PWWG
Alange@pwwgarch.com



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

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

Name: _____
 Contact Person (if legal entity): ANDREAS LANGE, AIA
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

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: _____

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

APPLICATION #: ZH20210132/COA2021046
APPLICANT: Lauren Klar and Neil Marquardt
OWNER: Lauren Klar and Neil Marquardt
ADDRESS: **216 Findlay Street**
PARCELS: 096-0005-0093
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 14, 2021

Nature or Request

The applicant is seeking a Certificate of Appropriateness for roof dormer additions and roof decks and zoning relief for parking in the side yard.

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1409:25 Location of Parking in CC-P. Parking in the side yard requires a special exception.

Existing Conditions

The subject property is situated at the corner of Findlay Street and Dunlap Street. The property has a side yard, which is a historic condition as a building was never on this portion of the lot. The building is a 2-story building and is a simple brick townhouse with historic entrances on the side of the building toward the side yard.

Proposed Conditions

The applicant is proposing a rehabilitation the property with the following elements:

- Turn the building into a 2-unit building
- Add dormers on the rear pitch and rear extension of the house with roof decks associated with each dormer.
- Reintroduce a door to the original location on the side.
- Add a parking pad at the rear of the lot to the west of the building (side yard).

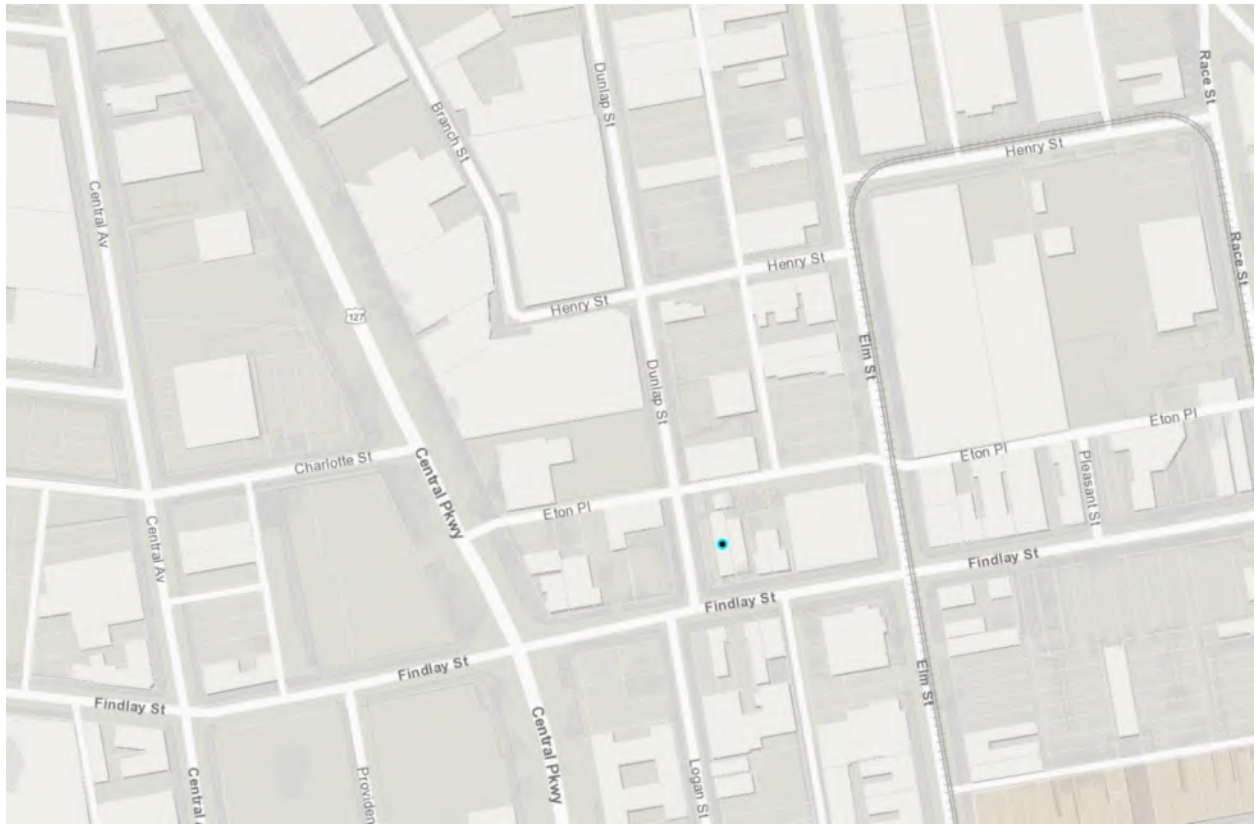


Figure 1. Location of 216 Findlay Street. Image from CAGIS.



Figure 2. Street view of 216 Findlay Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Special Exception Request:	Section 1409	Parking
Zoning Relief Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Parking on the side of the building within the CC-P zoning district requires a special exception.

Standards for Special Exception 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*

Creating off street parking will help to support the reuse and marketing of the building. As there is room on the lot to place this without affecting historic buildings, the parking pad does not adversely affect the historic or architectural integrity of the buildings.

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

A denial of the special exception would not result in the deprivation of all economically viable use.

Standards for Special Exceptions per Section 1445-19

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

The purpose of the CC-P is a mixed-use commercial district that is geared toward pedestrian activity. The parking pad is located off an alley and will not interrupt pedestrian activity. The parking pad is located at the rear of the lot and is in an inconspicuous part of the lot and will not detract from the pedestrian activity around the property.

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

The parking pad will not diminish adjacent property or the neighborhood. Parking pads off alleys are a common amenity for buildings. It adds to the value of the neighborhood and accessibility of the neighborhood by freeing up street parking.

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

The parking pad will not have an adverse impact and is compatible with adjacent development. The placement of the parking pad is the most appropriate placement as to not affect historic fabric or interrupt pedestrian activity.

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

The parking pad meets all other standards of the zoning code and historic district.

General Standards; Public Interest

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

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

The underlying zoning is CC-P. The proposal does conform to the underlying zoning except for parking location.

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 project is within Over-the-Rhine Historic District. The roof decks, dormers, and other changes to the building and site require a COA. Per the discussion below, the project meets the guidelines.

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

A stated goal of the 2002 Over-the-Rhine Comprehensive Plan is:

“Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.” The project is providing a diverse range of housing options, both in size, configuration and availability to different economic levels and is providing parking for these units.

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

The building is a residential building within the CC-P zoning district.

Providing off-street parking is an asset to the neighborhood and to this particular parcel.

- 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.*

A parking pad off the alley at the rear of a lot is compatible with the development pattern of the neighborhood.

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

NA

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

NA

- m. **Job Creation.** *The creation of jobs both permanently and during construction. There will be temporary jobs during construction.*

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

The rehabilitation of the building and the parking pad will increase the property value of the property.

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

The owner of the property will have a benefit to redeveloping the property and creating an income stream.

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

The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

Certificate of Appropriateness Review:

The roof top dormer additions and roof decks require a Certificate of Appropriateness. The following three guidelines are considered in the review of the dormers and roof deck additions.

ADDITIONS

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.

REHABILITATION-ROOFS

Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

SITE IMPROVEMENTS- DECKS

Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The addition of the dormer is on the rear pitch of the of the building and the rear extension of the building. As this is on a corner, they will be slightly visible from the street but will not be highly visible from the street. The dormer and roof are an appropriate treatment to be able to make more useable space in the attic. The dormer is set back from the sides so the original pitch and massing of the roof is still visible and the pitch of the dormer does not go above the established pitch of the building. The additions do not overwhelm the building and do take a back seat to the main façade and presence of the building.

The roof deck is also recessed with no railing visible on the front portion of the house and just a small portion visible on the rear extension.

REHABILITATION- DOOR AND WINDOW OPENINGS

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

The proposal is adding in doors back into the original placement of the doors per evidence of brick color changes on the side façade. This will bring back the original configuration of the building along the Dunlap Street face.

SITE IMPROVEMENTS- PARKING PADS

Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible. Parking pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

The parking pad is for 2 cars and is in the rear of the property and is accessed through the alley.

Other Considerations:

Prehearing Results: A prehearing was held on September 22, 2021. The applicants and a neighbor were present at the prehearing. The neighbor expressed concerns and opposition to the project. Concerns were related to the retention of the wall, access to their existing parking from the alley, and the impact of the changes to the historic character of the district.

Comments Provided to Staff: NA

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. **Section 1409-25 –APPROVE – Special Exception** to parking in the side yard at 216 Findlay Street per plans by Michael Wertz dated 08/12/2021.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for a proposed dormer addition, opening, parking pad and other rehabilitation work at 216 Findlay Street per plans by Michael Wertz dated 8/12/2021 with the following conditions

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

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
2. The dormer additions and roof deck are a small addition that do not overpower the historic principal building.
3. The parking pad is at the rear portion of the property off of the alley.



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 216 Findlay Street
 Hamilton Co. Parcel ID No.: 096-0005-0093-00 Zoning District: CC-P
 Historic District: Over-the-Rhine Overlay District: _____

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

Name: Lauren Klar and Neil Marquardt
 Contact Person (if legal entity): _____
 Address: 42 W. McMicken Avenue
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-257-5133 E-mail: neil.marquardt@gmail.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Interior renovation of both units in a 2-family residential building. New dormers and roof decks at third floor. These roof alterations will not be visible from Findlay Street

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: Neil Marquardt Date: 8/13/2021

13 August 2021

Beth Johnson
City of Cincinnati
Buildings & Inspections
Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: STATEMENT OF INTENT FOR 216 FINDLAY STREET | HISTORIC CONSERVATION GUIDELINES

Dear Beth,

We are excited to propose a full restoration to our property at 216 Findlay Street (on the corner of Findlay and Dunlap streets). Our plan calls for a full renovation of the property while we fully maintain its historic fabric in this special neighborhood. We have lived in OTR off-and-on for several years since 2006 and are excited by this opportunity.

Attached you'll find our detailed plans along with other components of the application package. Of special note, I'd like to call out the fact that the dormer additions to 216 Findlay Street will NOT be viewable from Findlay Street. Please let me know if I can provide additional detail as part of the application process. My wife and I are excited to move forward with this project and look forward to working with you and your team.

Very best,

Neil Marquardt
42 West McMicken Avenue
Cincinnati, OH 45202



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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 216 Findlay Street COMMUNITY Over-the-Rhine
PARCEL ID(S) 096-0005-0093-00 HILLSIDE DISTRICT: [] Yes [x] No
BASE ZONING CLASSIFICATION ZONING OVERLAY (if applicable) CC-P
HISTORIC DISTRICT: [] No [x] Yes: (name) Over-the-Rhine
[] Non-Residential Project [x] Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Neil Marquardt CONTACT PERSON (if legal entity)
ADDRESS 42 W. McMicken Ave CITY Cincinnati STATE OH ZIP 45202
EMAIL neil.marquardt@gmail.com RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-257-5133

Section 3. OWNER

NAME Neil Marquardt CONTACT PERSON (if legal entity)
ADDRESS 42 W. McMicken Ave CITY Cincinnati STATE OH ZIP 45202
EMAIL neil.marquardt@gmail.com RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-257-5133

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

- [] Variance [] Special Exception [] Conditional Use [] Use Variance
[] Expansion or Substitution of Non Conforming Use [] Hillside Overlay District Permission
[x] 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)

Full interior renovation to existing 2-family building. Addition of two dormers and roof decks at the third floor.

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 Neil Marquardt Signature [Signature] Date 8 / 13 / 2021

13 August 2021

Beth Johnson
City of Cincinnati
Buildings & Inspections
Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: STATEMENT OF INTENT FOR 216 FINDLAY STREET | ZONING HEARING APPLICATION EXAMINER

Dear Beth,

We are excited to propose a full restoration to our property at 216 Findlay Street (on the corner of Findlay and Dunlap streets). In addition to the renovation of the property, our plan calls for the addition of two parking spaces on the Dunlap side of the building, which will require modifications to the property.

As you know, parking is very challenging in Over-the-Rhine and the addition of two spaces is a positive development for this neighborhood. Please refer to the specific drawings in the application package that show, in detail, where the parking would be added. Please let me know if I can provide additional detail as part of the application process. My wife and I are excited to move forward with this project and look forward to working with you and your team.

Very best,

Neil Marquardt
42 West McMicken Avenue
Cincinnati, OH 45202


Dusty Rhodes, Hamilton County Auditor

generated on 8/13/2021 9:10:06 AM EDT

Property Report

Parcel ID 096-0005-0093-00 **Address** 216 FINDLAY ST **Index Order** Parcel Number **Tax Year** 2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 530 - THREE FAMILY DWLG	Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01	Owner Name and Address KLAR LAUREN 42 W MCMICKEN AVE CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address LERETA LLC 901 CORPORATE CENTER DR POMONA CA 91768 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 55,860	Effective Tax Rate 75.946900	Total Tax \$3,917.21	
Property Description FINDLAY ST 35 X 120 IRR LOT 4 PT 3 JAS C LUDLOWS NORTH L SUB - PARS 93-94			

Appraisal/Sales Summary

Year Built	1872
Total Rooms	10
# Bedrooms	4
# Full Bathrooms	3
# Half Bathrooms	0
Last Transfer Date	7/9/2014
Last Sale Amount	\$120,000
Conveyance Number	71109
Deed Type	WD - Warranty Deed (Conv)
Deed Number	320340
# of Parcels Sold	1
Acreage	0.093

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	36,720
CAUV Value	0
Market Improvement Value	122,890
Market Total Value	159,610
TIF Value	94,110
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,917.21
Tax as % of Total Value	2.357%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	3,060	1872

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Grade	Average	Year Built	1872
Exterior Wall Type	Brick	Finished Square Footage	3,060
Basement Type	Part Basement	First Floor Area (sq. ft.)	1,656
Heating	Base	Upper Floor Area (sq. ft.)	1,404
Air Conditioning	None	Half Floor Area (sq. ft.)	674
Total Rooms	10	Finished Basement (sq. ft.)	0
# of Bedrooms	4		
# of Full Bathrooms	3		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

No Proposed Levies Found

Levies Passed - 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	7.34	\$421.74	\$410.01	C, D

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

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

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

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

Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2014	71109	120,000	7/9/2014	9487 DRY FORK ROAD LLC	KLAR LAUREN
2012	41995	69,000	10/29/2012	ZLATIC PAUL C & ALISON R	9487 DRY FORK ROAD LLC
2008	9982	54,000	7/23/2008	THOMAS BERNICE PROVO	ZLATIC PAUL C & ALISON R
2004	12919	65,000	6/9/2004	PLEASANT APTS LTD	THOMAS BERNICE PROVO
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	PLEASANT APTS LTD

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	36,720	122,890	159,610	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	18,360	102,410	120,770	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	12,840	107,160	120,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	12,710	27,890	40,600	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	13,770	40,230	54,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	13,500	51,500	65,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	14,100	51,400	65,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	12,600	46,100	58,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	9,500	48,300	57,800	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

CHARLIE WINBURN, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	KLAR LAUREN	Full Rate	109.790000
Tax Bill Mail Address	LERETA LLC 901 CORPORATE CENTER DR POMONA CA 91768	Effective Rate	75.946900
		Non Business Credit	0.086265
		Owner Occupancy Credit	0.021566
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	12,850
Improvements	43,010
Total	55,860

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$3,066.43		\$3,066.43	
Credit			\$945.23		\$945.23	
Subtotal			\$2,121.20		\$2,121.20	
Non Business Credit			\$182.98		\$182.98	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$1,938.22	\$0.00	\$1,938.22	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,938.22		\$1,938.22	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$40.77		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,978.99		\$1,938.22	
Total Paid	\$0.00		\$1,978.99		\$1,938.22	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$40.77	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$40.77		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/8/2021	2 - 2020	\$0.00	\$0.00	\$1,938.22	\$0.00
1/21/2021	1 - 2020	\$0.00	\$1,978.99	\$0.00	\$0.00
6/26/2020	2 - 2019	\$0.00	\$0.00	\$1,611.02	\$0.00
1/14/2020	1 - 2019	\$0.00	\$1,652.12	\$0.00	\$0.00
6/4/2019	2 - 2018	\$0.00	\$0.00	\$1,612.29	\$0.00
1/16/2019	1 - 2018	\$0.00	\$1,653.39	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$1,553.08	\$0.00
1/22/2018	1 - 2017	\$0.00	\$1,590.26	\$0.00	\$0.00
6/8/2017	2 - 2016	\$0.00	\$0.00	\$1,582.10	\$0.00
1/31/2017	1 - 2016	\$0.00	\$1,619.28	\$0.00	\$0.00
6/7/2016	2 - 2015	\$0.00	\$0.00	\$1,413.71	\$0.00
1/22/2016	1 - 2015	\$0.00	\$1,450.89	\$0.00	\$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	36,720	Land	12,850	Full Tax Rate (mills)	109.790000
Building	122,890	Building	43,010	Reduction Factor	0.308254
Total	159,610	Total	55,860	Effective Tax Rate (mills)	75.946900
				Non Business Credit	0.086265
				Owner Occupancy Credit	0.021566

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$6,132.86	School District	\$495.02
- Reduction Amount	\$1,890.46	Township	\$0.00
- Non Business Credit	\$365.96	City/Village	\$1,272.09
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$23.30
Half Year Real Taxes	\$1,938.22	Public Library	\$18.80
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$2.96
+ Current Assessment	\$40.77	HLTH/Hospital Care-Indigent	\$14.85
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$14.32
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$34.35
Semi Annual Net	\$1,978.99	Park District	\$9.97
		Crime Information Center	\$1.44
		Children Services	\$36.37
		Senior Services	\$11.68
		Zoological Park	\$3.07

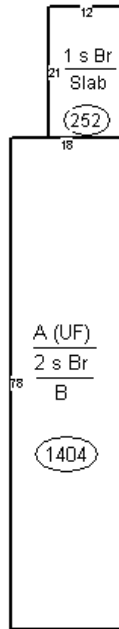
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

Parcel Photo



0960005009300 04/11/2015

Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINNINNATI - Urban Forestry	8/20/2019	2099	\$0.00

Related Names

Name	Relationship	Status
KLAR LAUREN	Parcel Owner	Current

Interior Renovation

216 Findlay Street

Cincinnati, OH 45202



Michael J. Wentz, Lic. #10636
Expiration Date: 12/31/2021

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

TYPICAL SYMBOLS

	CONCRETE
	WOOD STUDS U.N.O.
	DUPLEX OUTLET
	SWITCH
	SMOKE DETECTOR W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

DRAWING INDEX

ARCHITECTURAL	
TS	TITLE SHEET / SITE PLAN
A1.0	LOWER LEVEL & FIRST FLOOR PLAN
A1.1	SECOND & THIRD FLOOR PLAN
A2.0	SIDE, FRONT & REAR ELEVATIONS

LIGHTING SYMBOLS

	EXHAUST FAN		CEILING FAN
	CAN CEILING LIGHT		CEILING FAN W/ LIGHT
	FIXTURE		
	SCONCE		
	FLOURESCENT LIGHT		

GENERAL NOTES

GOVERNING CODE

2019 RESIDENTIAL CODE OF OHIO

DESIGN LOADS

1. FLOORS, STAIRS & EXTERIOR DECKS	40 PSF LIVE + 10 PSF DEAD
2. ROOFS	25 PSF LIVE + 15 PSF DEAD
3. WIND LOAD	90 MPH
4. GARAGE FLOOR	50 PSF
5. SNOW	20 PSF

ASSUMED SOIL BEARING CAPACITY = 1,500 PSF MAX

DEFLECTION LIMITS (MAX PER MEMBER)

1. ROOF / BEAMS	L/240
2. RAFTERS W/ CLG	L/240
3. RAFTERS W/O CLG	L/180

CONSTRUCTION AND SAFETY

- ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT / ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS OF THE SITE.
- CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT / ENGINEER OF ALL RESPONSIBILITY, ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT / ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY ISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF THE CONDITION.
- CONTRACTOR TO COMPLY W/ ALL STATE AND LOCAL BUILDING CODES AND SAFETY REGULATIONS.

DRAWING NOTES

- ARCHITECTURAL SPECIFICATIONS ARE MADE AN INTEGRAL PART OF THESE DRAWINGS U.N.O.
- DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED INCLUDING DIMENSIONS TO / FROM EXTERIOR WALLS.
- ROOF / FLOOR TRUSS DRAWINGS W/ LAYOUT SHEETS TO BE ON SITE AND PROVIDED AT FRAMING INSPECTION. DRAWINGS MUST BEAR THE ORIGINAL SEAL, SIGNATURE AND DATE OF A STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER. ALL FASTENERS, CONNECTORS, HANGERS, ETC. SHALL BE INCLUDED.



Site Plan

Scale: 1/32" = 1'



Context Map

Scale: 1" = 100'

DATE	ISSUE	ITEM
		7
		6
		5
		4
		3
		2
		1

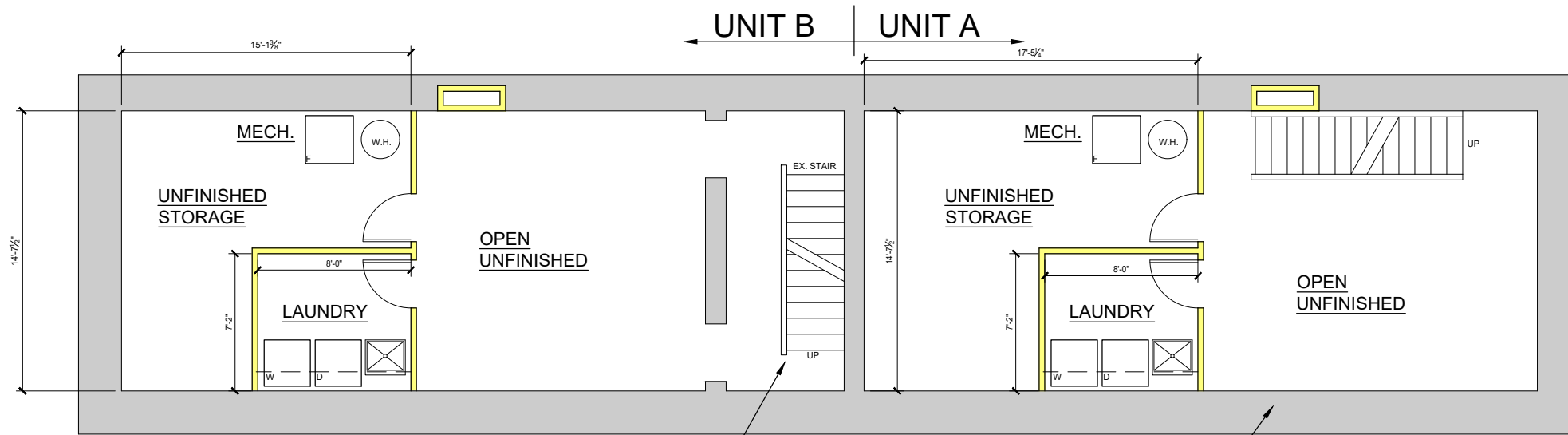
Interior Renovation
216 Findlay Street
Cincinnati, OH 45202

Site Plan

DATE: AUGUST 12, 2021

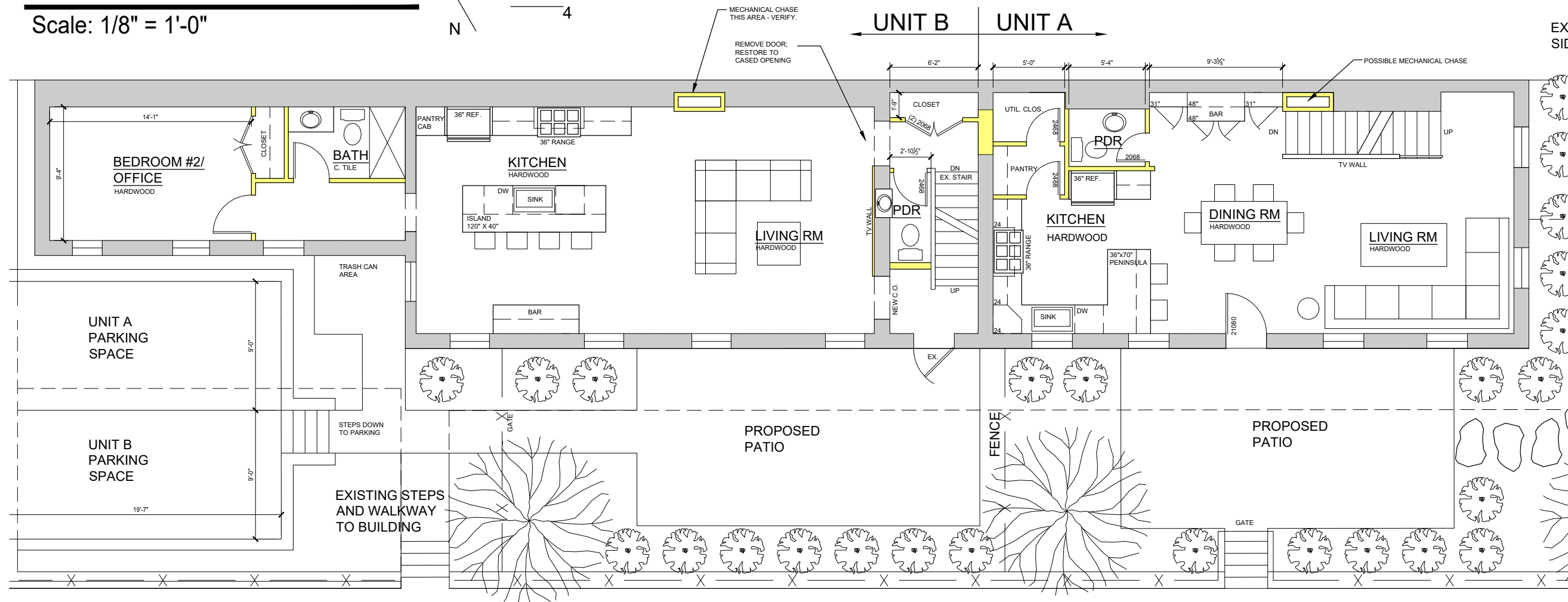
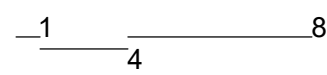
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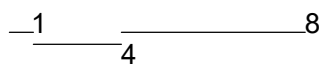
Lower Level Floor Plan

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



First Floor Plan

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



DUNLAP STREET



Michael J. Wentz, Lic. #10636
Expiration Date: 12/31/2021

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

DATE	ISSUE	ITEM
		7
		6
		5
		4
		3
		2
		1

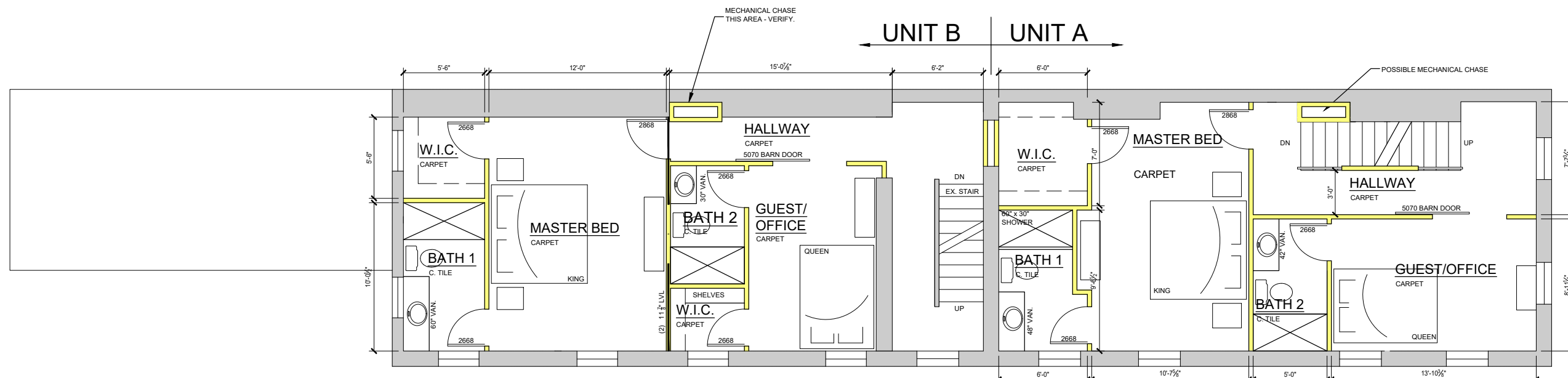
Interior Renovation
216 Findlay Street
Cincinnati, OH 45202

LOWER LEVEL AND FIRST FLOOR PLAN

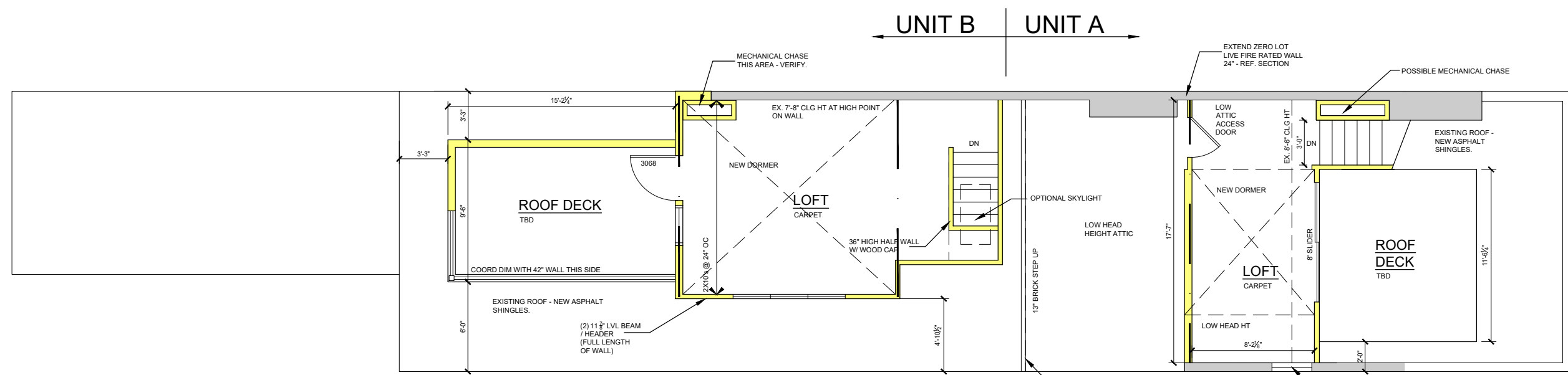
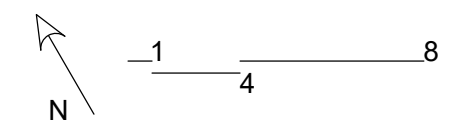
DATE: AUGUST 12, 2021

DRAWING NO:

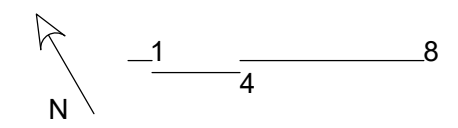
A1.0



Second Floor Plan
Scale: 1/8" = 1'-0"



Third Floor Plan
Scale: 1/8" = 1'-0"



Michael J. Wentz, Lic. #10636
Expiration Date: 12/31/2021

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

DATE	ISSUE	ITEM
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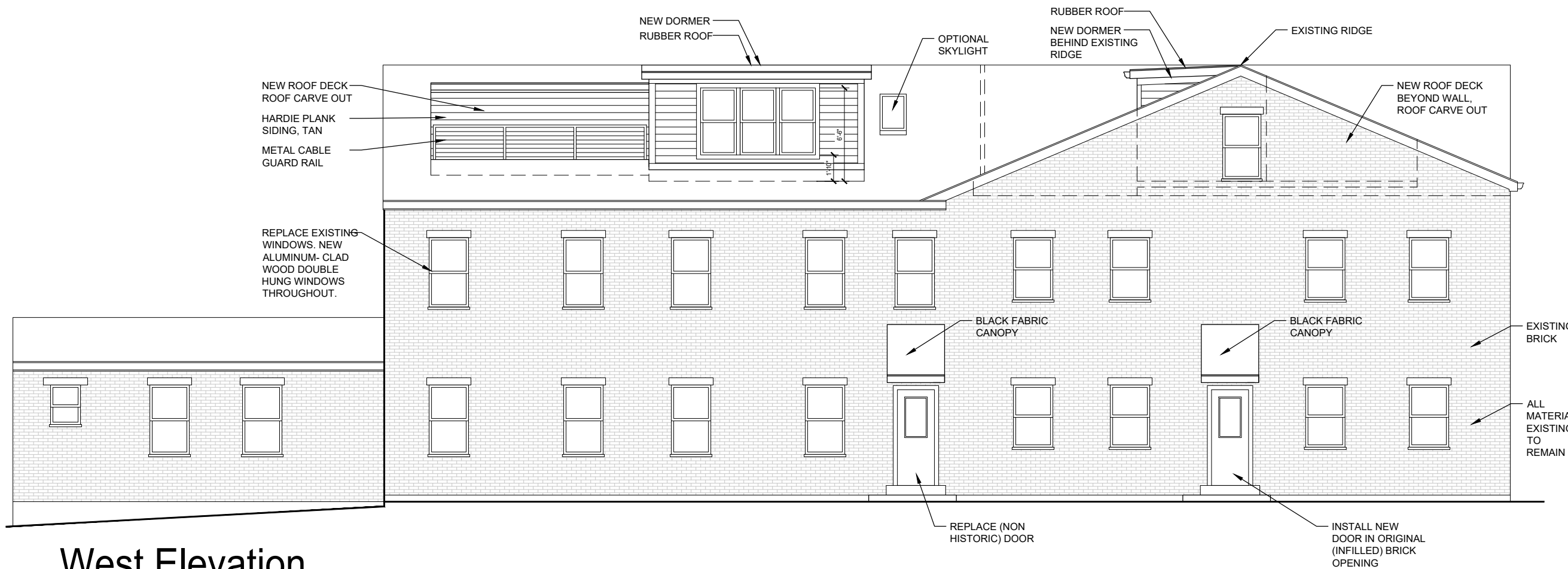
Interior Renovation
216 Findlay Street
Cincinnati, OH 45202

SECOND AND THIRD FLOOR PLAN

DATE: AUGUST 12, 2021

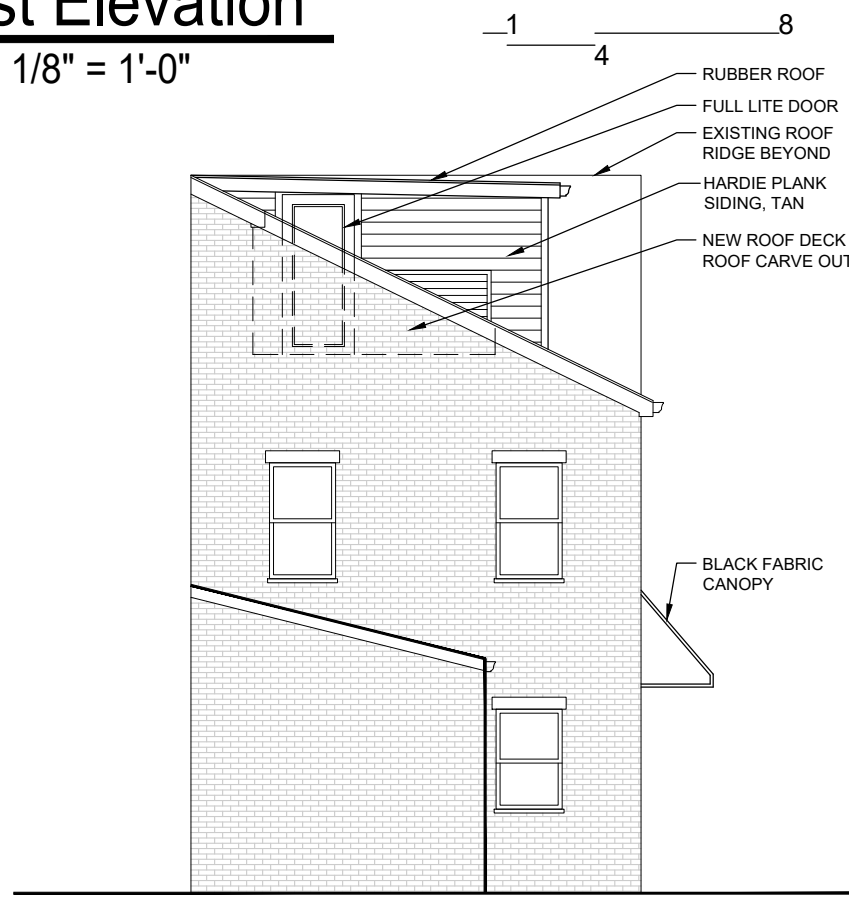
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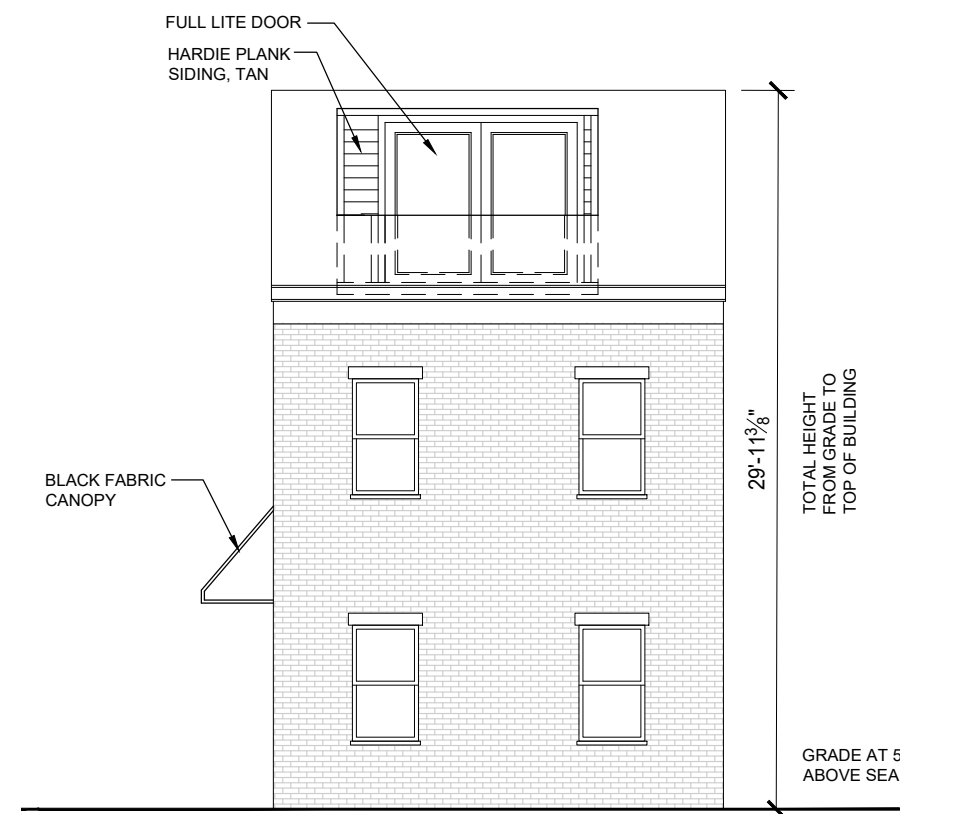
West Elevation

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



Rear Elevation

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



Front Elevation

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



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Interior Renovation
216 Findlay Street
Cincinnati, OH 45202

WEST, FRONT AND REAR ELEVATIONS

DATE: AUGUST 12, 2021

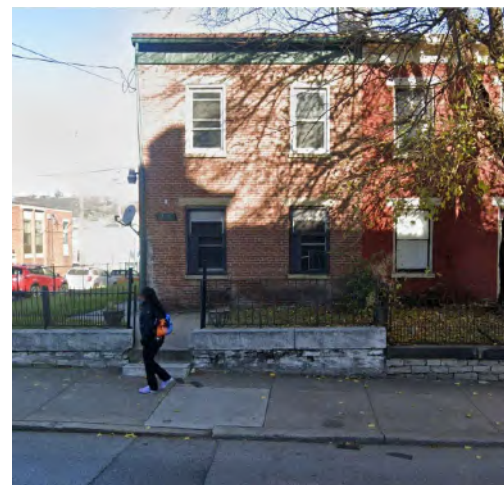
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A2.0



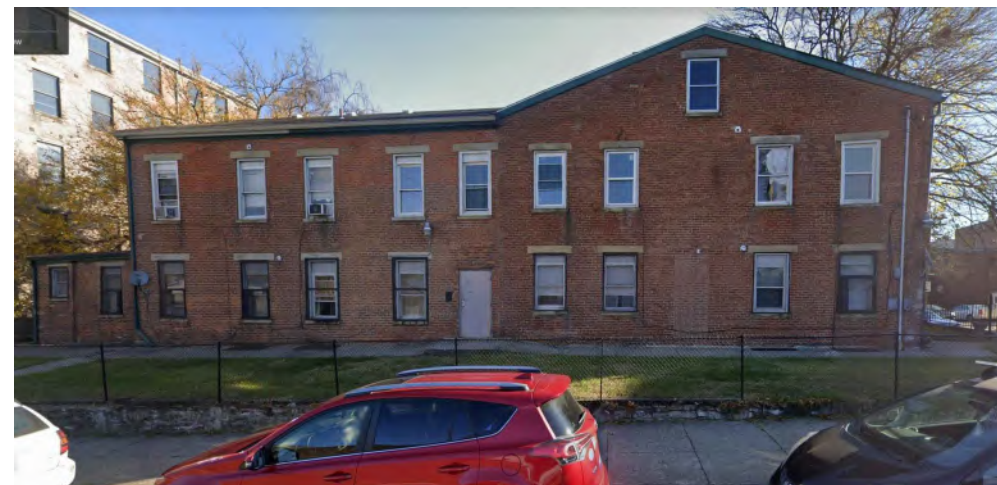
Site Line Diagram

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



Existing Front

From Findlay Street



Existing Side

From Dunlap Street



Existing Rear

From Eton Place



Streetscape

Looking North



Streetscape

Looking East



Streetscape

Looking West



Streetscape

Looking South



Michael J. Wentz, Lic. #10636
Expiration Date: 12/31/2021

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
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DATE	ISSUE	ITEM
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		6
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Interior Renovation
216 Findlay Street
Cincinnati, OH 45202

SITE LINE DRAWING & BLDG. PHOTOS

DATE: AUGUST 21, 2021

DRAWING NO:

A3.0

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

APPLICATION #: ZH20210134/COA2021050
APPLICANT: GBBN Architects
OWNER: YUKON INVESTMENTS LLC
ADDRESS: **1617-1619 Race Street**
PARCELS: 094-0008-0055; 0056
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: September 14, 2021

Nature of Request:

The applicant is requesting a variance and a Certificate of Appropriateness for construction of a new mixed use 3-story building incorporating an existing building at 1617-1619 Race Street. There will be a commercial space at each storefront and residential behind and above.

Details of Zoning Relief Required:

- a. 1409-07 Development Regulations. Density: The property is permitted to have 8 units, the proposed is 12. 4 are permitted in existing building and 4 are permitted in the new portion of the building. A variance to allow 8 in the new portion of the building, for a total of 12 units over both buildings, is required. A variance of 293.75 sf of land area/unit is required to allow 406.25 sf of lot area/unit.

Existing Conditions:

The existing property is currently 2 tax parcels with an existing historic contributing building on the north parcel. The south parcel is vacant parcel. The existing building is a three-story brick building that has an altered first floor storefront facade. The existing building is a residential building in use and has a one-story rear addition.



Figure 1: 1617-1619 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1617-1619 Race Street. Map provided by Cagis Maps

Proposed Conditions:

1. Construct a new 3-story building, to the south and rear of the existing historic building. They will appear to be 2 separate buildings but will function as one on the interior.
2. The existing building will be rehabilitated to incorporate a more appropriate first floor configuration.
3. The new building will be clad in brick, will be 3 bays wide, with a commercial language first floor and a recessed main entrance.

Previous Review: A previous application for a 4-story infill building and a density to allow 15 residential units on the properties was approved under ZH10190111/COA2019039 on August 5, 2019. Due to funding changes, the project has changed to the request presented in this report.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The following discussion will be the same text and justification from the previous review in 2019. This was brought forward as part of the Willkommen project with 3 other infill and density variance request. The discussion from 2 years ago remains relevant. While the zoning has changed from RM-1.2 to CC-P, making the variance request less, the principles and justification for the variances remains unchanged.

As these projects are all part of a larger project called Willkommen, a scattered site low-income housing tax credit project that includes both rehabilitation of 19 buildings, which will be using Historic Tax Credits, and the construction of 4 new buildings. Three of the new construction projects are being presented together and one will be coming in a future meeting. This will create approximately 190 total housing units within the neighborhood and will be a mix of market rate and affordable housing units with approximately 40% of the units consider affordable (50 of the units will be at 60% or less of the Area Medium income of the MSA and 26 of the units will be 80% or less of Area Median Income of the MSA).

The applicants have provided a thorough Economic Feasibility explanation narrative along with proformas showing cost and gaps per unit with the allowable density increase versus the requested density. In order to comply with OHFA regulations, all of

the units would have to be affordable in a project which would comply with the allowable density. The project size would decrease, which decreases the construction costs, but it also decreased the income of the project. Even with the decreased construction costs, the zoning compliant projects still have a gap that is between 1.5-1.7 times the gap for the requested increase density.

A project with a compliant density would also decrease the total number of affordable units the project is able to create. It has been a stated desire within the Over-the-Rhine Community Plan and Plan Cincinnati for more affordable units, and to support this goal a higher density is required. Also allowing for a higher density allows for a mixed income approach in the buildings, both new construction and in the historic rehabilitations. This helps to create affordable housing in otherwise high-opportunity areas that provide greater access to jobs, public transit and amenities.

While typically we cannot consider the proposed rents of a project when considering economic feasibility due to lack of legal accountability for the stated rents, with Low-Income Housing Tax Credits there is a requirement that the units maintain the stated affordability for 30 years to be able to capture the tax credits. That is a factor of consideration here today, as this is a substantial property encumbrance that will be borne by the property owner if the project is executed.

The Following Discussion is specific the project at 1617-1619 Race 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 work will fill a significant void in the urban fabric where a vacant lot is currently. It is utilizing new construction to help rehabilitate and utilize an existing building on the site. As detailed below the building is a compatible building to the historic district.

- (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 applicants have demonstrated that as a piece of larger project, the unit count and associated sizes are necessary to make a low-income housing project work. As this property is currently in a residential district, residential uses are permitted but not at this density.

Standards for Variances per Section 1445-05-4

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

A strict application of the code would only allow 8 residential dwelling units on these properties. This strict application is contrary to the goals of the Over-the-Rhine Comprehensive Plan and Plan Cincinnati of creating more housing opportunities, especially Low-Income Housing opportunities in order to provide more diverse housing options within the neighborhood.

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

The applicants are asking for the density allowance that is comparable to the density of existing historic buildings in the vicinity but is denser than new construction that has been permitted without parking. However, the applicant is proposing a housing project that typically has not established the parking demand in this neighborhood, compared to market rate housing, and the applicant has a means to provide parking in adjacent offsite locations.

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

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

The underlying zoning is CC-P. The proposed use of the subject property does not conform to the zoning as it is increasing the permitted density. The proposed use of a mixed used building generally does conform to the zone.

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

Plan Cincinnati was adopted in 2012 and there are many maps and discussion about the urban center and the basin area being a dense urban neighborhood. The proposal is supporting the desire for dense

development to help build the population and work base for the City of Cincinnati. The proposal is also supporting creating diverse housing options which is desired in the Over-the-Rhine Comprehensive Plan.

4. **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.
This has been discussed above.
5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
NA
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
NA
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
NA
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use as a 3-story mixed use building is in keeping with the mixed use 3-4 story development on this portion of Race.
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the CC-P zoning.
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no anticipated adverse effects to the extent of access to fire, police or other public services.
11. **Blight.** The elimination or avoidance of blight.
The current property is a combination of a vacant underutilized property and a historic building that has had unsympathetic changes including a first floor and a covered cornice. The project will be rehabilitating the existing historic building with Historic Tax Credits and removing a vacant lot.

12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
13. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction and will provide permanent jobs at the commercial space and property management.
14. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property. While the project does anticipate using Tax Abatement it will still increase taxes to the school district.
15. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

NEW CONSTRUCTION

The Over the Rhine Historic Conservation Design Guidelines gives direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties. The applicants have provided numerous pictures of the block to show the existing historic context of the site in question. The applicant has also provided a detailed written narrative and graphic explanation of their design reasonings and compatibility.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

The lot is a vacant unimproved lot.

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

This infill development does not replicate the existing buildings and through the applicant's narrative they explain how they used the existing buildings to inform their design.

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

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

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

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

B. Specific Guidelines

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

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

The base is distinguished from the rest of the building with a storefront language with a simple horizontal division at the top of the first floor and a large storefront glass window and entrance. The residential entrance is recessed at the southern corner of the property.

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

The middle is defined by 2 floors of punched individual openings on the front and sides of the building.

On the front the middle 2 floors have a simple sill and a brick surround creating a frame on one side and the top.

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

The top is defined by a simple fascia board cornice. While simple in nature it responds to the existing building it is attached to and provides a simple yet strong terminus for the building.

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

The side gabled roof with a shed roof in the rear. This is an appropriate roof type and provides for a simple horizontal line and top at the street side

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

- 1. The windows are individual punched openings with a one over one details.*
- 2. The individual windows are taller than they are wide.*
- 3. The glass is clear and only used the tint required for energy code requirements.*
- 4. The window openings have a simple sill on the second and third floors with sills and a distinctive surround.*
- 5. The windows are stacked vertically and lined up horizontally.*

6. *The new windows on the first floor of the historic building are storefront type windows in existing openings.*

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

The first floor is defined by a storefront language. The majority of the base is a storefront form with a large plane of glass with a brick knee wall.

There is a recessed entrance at the sound of the building for the residential portion of the building.

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

The building is set to the front property line with just the residential entrance being recessed.

There is also a side setback on the south. This is necessary to provide for air and light flow into the building. The setback from the property line is 3'6" at the front and 5 feet at the rear. These setbacks are necessary to provide light and air and also meet fire separation required in the building code.

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

articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

There are many elements of rhythm in the building. As the lot is a wide lot, the building does the following to create an appropriate rhythm:

- 1. A regular pattern and spacing on the windows.*
- 2. The building is slightly smaller than the 25 feet but as the building is also taller than the neighboring building, the thinner building helps to not overwhelm the historic building.*

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

The building is taller than it is wide, and the design incorporated other vertical elements

- 1. Windows are taller than they are wide.*
- 2. The vertical alignment of the windows creates columns with both the windows and the brick*

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

The building is a 3-story building and is within one story of abutting properties to the north and south and adjacent buildings across the street and on the same block are 4 stories.

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

- 1. Overall the materials used on the building are appropriate. The main massing is brick. The brick is a brownish brick that will create a similar texture to the other brick buildings on the street.*
- 2. Other materials such as metal and glass are appropriate as secondary and accent materials.*

The applicant has kept the materials simple and by using brick and limited metal, the overall materials of the building help make the building contextual.

Other Considerations:

Prehearing Results: A pre-hearing was held on 9/22/2021. The meeting was attended by the applicants.

Comments provided to staff: NA

Recommendation:

I. ZONING VARIANCES

The following recommendations are proposed for the project proposed at 1617-1619 Race Street per the drawings submitted by GBBN Architects dated 08/25/2021.

- A. Sec.1409-07 Density: **APPROVE**** Numerical Variance of 293.754 sf of lot area/dwelling to allow 8 units in the new building for a total of 12 units over the two buildings.
- B. FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
 2. The property is part of a larger project with 23 scattered parcels including both new construction on 4 projects and 19 rehabilitation projects.
 3. The project is part of a Low-Income Housing Tax Credit Project and the applicants have sufficiently demonstrated that the extra units are needed to make the project economically feasible.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** the application a Certificate of Appropriateness for 3 story mixed use, multi-family residential building and rehabilitation at an existing building at 1617-1619 Race Street per plans submitted by GBBN Architecture dated 0825/2021 with the following conditions:

1. The building permit must be issued within 2 years, or the Certificate of Appropriateness will expire.
2. The tax parcels shall be merged by Consolidation Plat prior to building permits being issued.
3. Any changes required by the State Historic Preservation Office for the Historic Tax Credits can be made at staff level.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

2. The massing, including height and width, are appropriate and balanced as to not overwhelm the block of historic contributing buildings.
3. The building has contemporary take on historic elements, including brick color, simple cornice, and window surrounds.

ADJUDICATION/DENIAL LETTER

Date: August 24, 2021

Location: 1617-1621 Race St

Request: Infill and zoning relief

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 and Zoning Relief from the Historic Conservation Board as it is within a historic landmark.

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 \$624.95 fee is required with the submission as well.** All hearing dates and deadlines are posted on the city's website at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>.

Your will request will does not comply with the following sections of the Cincinnati Zoning Code

1. 1409-07 Development Regulations.
 - a. Density: The property is permitted to have 8 units, the proposed is 12. 4 are permitted in existing building and 4 are permitted in the new portion of the building. A variance to allow 8 in the new portion of the building is required. A variance of 293.75 sf of land area/unit is required to allow 406.25 sf of lot area/unit.
 - b. Rear setback: A Variance of at least 18' 8.5" will be required.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



August 27, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500

Dear Ms. Johnson:

Based on the narrative below, we hope that you and the Historic Conservation Board will find that the proposed design for the renovation of a historic building and new 3 story building containing a commercial space and affordable residential apartments at 1617-1619 Race Streets meets the vast majority of the Over-the-Rhine Historic Guidelines and represents an effort to create a contemporary building that adds to the vitality and texture of Race Street in its relation to the historic fabric of this block of Over-the-Rhine. We have been careful not to replicate the features of adjacent existing buildings, but rather to *relate* to them in their overall organization and effect. We hope that you will support this effort to pair a high level of contemporary design with another significant addition of affordable housing in Over-the-Rhine.

1.Composition: This building has is organized into a base, middle, and top.

Base: The base is defined by a higher level of transparency than is seen in the middle and top. In the existing building, the non-original windows that infill the area believed to have been storefront will be removed and infilled with clear glass. Non-historic knee wall coverings below will be removed and if no historic material is found, a simplified panel design knee wall will be installed. The new building's base will follow the pattern of brick vertical wall elements broken by storefront with a brick knee wall at the commercial space that aligns with the sill height of the store front windows on the abutting historic building. The glass infill will have 2 inch mullions to create a vertical rhythm of glazed panels, each about the same width as the storefront windows of the abutting historic building. The residential entry is distinguished from the commercial space with a small overhang and trellis feature, with decorative brick patterning at the wall surfaces.

Middle: The middle of both the historic and new building on this site is defined by a field condition of brick with punched windows, organized in vertical columns and rows aligning with each floor. The existing historic building will receive new aluminum clad wood 1 over 1 windows in the existing openings. The abutting new building will have a similar window spacing and floor to floor heights. It will also fiberglass windows with historically compatible profile with a 2:1 ratio of height to width, very similar to the abutting historic building and the other adjacent contributing buildings.

Top: The top the building is defined by a slightly inset row of darker brick topped by a 12 inch profiled metal cornice and box gutter. The face of the metal cornice steps back to create a reveal, while the top edge creates a thin profile that projects slightly beyond the face of the brick façade.



2.Roof: The new building has roof at the front volume that reads as a simple gable roof from Race street, following a similar angle to that of the abutting historic building. The flat roof of the rear volume of the building will be minimally visible from Race Street.

3.Window Openings: The windows are set in punched openings and are of similar size, proportion, and spacing to windows found on the immediately adjacent buildings. The historic building will receive new 1 over 1 single hung windows that will sit at the same depth in the window opening they would have historically. The windows in the top story of the new building on the Race Street elevation will have a decorative brick surround. All windows in the new building will feature a brick sill detail.

4.Storefronts: This design returns transparency and historic composition to the first floor storefront window openings of the historic building. In the new building, the height of the storefront is aligned with the height of the storefront window openings in the abutting historic building. It will be constructed with black 2 inch x 8 inch aluminum mullions and clear glazing. It is slightly proud of the brick façade but aligns with the storefront of the historic building. This intended to help make clear that this is the primary accessible entry to the commercial space which spans the first floor of both the historic and new buildings.

5.Setback: This project's setbacks are in line with the historic guidelines. Retaining the existing building, the north façade, which faces the alley, has zero setback at grade from the property line. For most of the south facade, a 5'-0" setback is in place to preserve daylight and views for residents with north facing windows in the building directly to the south. This is reduced to a 3ft 6in setback closer to the sidewalk along the residential entry, and zero feet directly at the knee wall planter and trellis defining the residential entry door. Along Race Street, no change is being made to the setback of the existing historic building on the site. The wall of the new building is set in very slightly from the property line to better express the corner of the abutting historic building. The residential entry door is slightly set back to provide a covered entry as required by the Ohio Housing Finance Agency which administers the Low Income Housing Tax Credit program, which is key to this project's financing. This space is outlined by a metal trellis structure that maintains the visual edge of the front façade at the sidewalk. The rear yard setback varies between 6'-3" at the south edge and 26'-5" at the north. The historic properties on this block are generally built close to the rear lot lines with the exception of 1629-1630 Race Street.

6.Rhythm: This building maintains a rhythm of vertical bays by utilizing the existing historic building on the site and ensuring the proportion of the new building visible on Race Street is in alignment with proportions seen in the historic fabric. While it is under the the typical module of 25 ft at 20f, we believe that the proposed dimension better maintains a sense of verticality of the overall building which is only 3 stories. As noted above, this dimension also provides for the code required setbacks for windows at residential units. And finally, we believe it results in a more balanced proportion that does not overwhelm the abutting historic building. As noted, the rhythm of window openings and storefront panels is a continuation of the sizes and rhythm found in the abutting historic building, suggesting a strong relationship, even as they differ.



7.Emphasis: This design, which encompasses both the existing historic building on the site and the new building to be built around it, uses many of the elements listed above to reinforce a strong vertical reading of the composition. In particular, the differentiation of “old” and “new” allows their respective massing, each taller than wide, to read clearly in the street elevation. Windows are also taller than wide following the typical ratios found on the block.

8. Height: The proposed new building has the same number of stories (3) as the building directly to the south, and the abutting historic building on the site (1619 Race). On this block of Race Street, between Liberty and Green Street there are other **six** 4 story buildings (1601 Race, 1616 Race, 1626-1628 Race, , 1630-1640 Race, 1631 Race and 1635 Race,). There are **eight** buildings at 3 stories (1600 Race, 1606 Race, 1607 Race, 1611 Race, 1613-1615 Race, 1619 Race (on site), 1623 Race, and 1633 Race). There is one building at 2 stories (1627-1629 Race Street). Care has also been taken to set the height of the new building so that it is within the guidelines in terms of height, but also provides a slight differentiation of cornice height from the historic building it abuts.

9.Materials: This building will have brick on all facades that are visible to the general public from Republic Street. We will use primarily a crimson ironspot brick and a smooth red brick. Please refer to the packet for specific make and images. Storefront glazing system will be clear glass with black 2 inch aluminum mullions at historic storefront windows and a deeper 8 inch mullion at the new commercial entry. Windows will be black aluminum clad wood double hung windows with clear glass in the historic building, and black fiberglass with historically compatible profile at the new infill building. Sills, trellis, underside of entry soffit and other details will be a black prefinished metal.

We appreciate your consideration and please do not hesitate to reach out if there is any additional information we can provide.

Sincerely,

A handwritten signature in black ink that reads 'Chad Burke'. The signature is fluid and cursive, with the first name 'Chad' being more prominent than the last name 'Burke'.

Chad Burke
Principal



August 27, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500

Dear Ms. Johnson:

On behalf of the Willkommen Development Team we are seeking the following reliefs to the proposed development at 1617-1619 Race Street, Cincinnati, 45202.

Variance:

1. CZC 1409-09 Development Regulations
 - a. Density
 - b. Rear Setback

General Background:

The new 3 story building that will contain one commercial space on the first floor and affordable residential apartments at the upper floors at 1617-1619 Race Street is part of a larger development by Model Group called Griffon Apartments (Willkommen 2). The residential portion will consist of 12 affordable apartments (1 two bedroom units, 3 one bedroom units, and 8 studio units). This project takes advantage of limited resources to increase the much needed stock of affordable housing in Over-the-Rhine, and to provide additional commercial space to support the ongoing economic development and pedestrian oriented jobs and services in the neighborhood.

This proposed design is a revision of a design that was determined by the Historic Conservation Board to be compatible in 2019. Financial constraints have required some modifications to the design and enough of a delay for a renewed look by the Historic Conservation Board. While the revised design will still require variances, we hope you will agree that these more minor variance requests remain in accordance with the best interests of the city and neighborhood residents.

Specific Relief Requested:

1. CZC 1409-09 Development Regulations
 - a. Density: Under the CC-P requirement of 500sf lot area per unit in existing buildings and 700sf lot area per unit for new construction this property is permitted to have 8 units, with 4 in the existing building and 4 in the new building. The proposed design, which is based on the requirements for the owner's Historic Tax Credit Application, as well as unit size, unit count and other programmatic requirements for Low Income Housing Tax Credits, contains a total of 12 units, with 4 units in the historic existing structure and 8 units spread over 3 floors in the addition. The relief required is for a variance of 293.75 sf of land area per unit, to allow 406.25sf of land area per unit, which will provide much needed housing for neighborhood residents with low incomes.



- b. Rear Setback (Rear lot lines defined by CZC 1401-01-L12) : This location requires a 25 ft rear yard setback. The proposed building is setback between 6ft 3in and 26ft 5in from the rear lot line requiring a variance of 20 ft 9 in for the portion with the 6ft 3in setback.

Standards for a Variance:

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

Answer: Out of the 16 items listed in CZC Section 1445-13 for use in determining whether a development is in the public interest, the development proposed at 1600-1602 Pleasant Street meets almost all 16 in providing a positive benefit for the public interest.

A few of these are highlighted below.

h) *Neighborhood Compatibility:* *The proposed work is compatible with the dominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.* This project aims to improve this portion of the neighborhood by returning it to uses and building patterns aligned with the historic patterns of the neighborhood. This block of Race Street historically featured primarily buildings that had commercial uses on the first floor below residential or office spaces, as evidenced by the remaining decorative lintels and columns and a few glass storefronts. Although many of these are today infilled with brick or wood paneling, are boarded up or curtained inside and protected with metal bars, it is clear this was *not* a street for only residential uses until relatively recently. It's worth noting that the most recent apparent use of the first floor and basement of the existing building at 1619 Race appears to have been a pool hall. The proposed development at 1617-1619 Race would provide an example on this street, which today feels shuttered, unwatched, and closed off, to encourage an embrace of city life at street level. This is particularly important since there are many properties along this block which could be renovated in the near future, and this is an opportunity to set a tone that is most desirable for the neighborhood along one of the primary corridors between Finlay Market and the rest of the neighborhood.

k) *Blight:* The proposed project transforms an empty lot along a pedestrian corridor into lively commercial space and affordable multi-family housing constructed of high quality materials. Additionally, it incorporates a vacant historic building that is currently in poor condition, fully renovating it into new housing and commercial space.

l) *Economic benefits:* The provision units of affordable housing in this mixed income project will allow more lower income residents to remain in the neighborhood, where they can be close to resources, amenities and jobs.



p) *Public Benefits.* The public peace, health, safety or general welfare. A primary goal of the proposed design is to create provide an active street presence to increase safety, increase affordable housing opportunities in the city, increase commercial activity in the district to promote the local economy, and generally improve the experience of walking along Race Street.

Standards for a Variance (applies to Density and Setback Variance Requests):

To meet the Standard outlined in Cincinnati Municipal Code 1445-15 an applicant must show:

- a. *neither the owner nor any of its predecessors caused the condition requiring a variance;*

Answer:

Density and Setbacks: The variance request was not caused by the owner nor any of its predecessors. Rather, it is the result of the program (residential mix with the guidelines on unit size and common spaces determined by OHFA) and the application of the historic guidelines in a confined site in an urban setting.

- b. *how the project meets any of the following conditions:*
 - i. *special circumstances or conditions pertaining to the property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties;*

Answer:

1. *Density:* In this case, the density required under the current zoning code (CC-P) would directly impede the creation of new, high quality affordable housing, which has only become a greater priority for the neighborhood over the past few years. To produce units that will be affordable, the development team must adhere as closely as possible to the unit sizes outlined in the guidelines produced by the Ohio Housing Finance Agency (OHFA) and to hit unit mix and number targets. These units' sizes are slightly larger than is often found in strictly market rate projects. The density of the proposed project overall (existing structure plus new) is very close to the required density for existing buildings, and the new construction closely follows the typology that allows existing historic buildings to support higher residential densities while preserving quality of life for residents. The neighborhood has noted the difficulties faced by families with low incomes who have difficulty finding housing they can afford. A strict application of the zoning code in this case would not only result in practical difficulties for the developer but would directly harm city residents in need of affordable housing by reducing the number of available residences.
2. *2.Setbacks:* For sites designated CC-P, CZC 1405-07 Notes " *Where an overlay district applies, the provisions of that district take precedence if there is a conflict with the standards of this section*".



In this case the standards for Setbacks under the Over-the-Rhine Historic District should take precedence over the required front, rear, and side setbacks. The guidelines state that *"The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites.* In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks..."(Item B.5).

If nearby existing historic buildings are considered, we see the following as typical setbacks:

1611 Race (front setback of 0ft, rear setback of 8.5ft, side setback of 0ft to the north, and 0-5ft on the south)

1623 Race (front setback of 0ft, rear setback of 0 feet, side set back) 0ft to the north and 0ft -9ft to the south)

1613-1615 is not used as a model here because it appears to be an anomalous case where the building is set back farther off the rear lot line, but an accessory building connecting to 1611 passes behind it, sitting over the top of multiple property lines.

Rear setbacks on the nearby properties ranging from 0-8.5ft suggest that a 6ft 3 inch setback for a portion of the rear façade of the proposed development is in alignment with the historic fabric of the neighborhood.

We trust that this memo provides everything you need to inform your decision. We appreciate your time in considering this matter. Please contact me directly if you have any questions. I would be happy to supply you with any additional information that you may need.

Sincerely,

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

Chad Burke, AIA, LEED AP
GBBN Architects Inc.



August 27, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500

Dear Ms. Johnson:

Please see the enclosed materials for 1617-1619 Race Street, which document revisions to a design for this site previously approved in 2019 that were made in order to the project to become financially feasible and to provide additional affordable residential units to Over-the-Rhine.

Enclosed Items:

- a) Graphic design package for 1617 – 1619 Race Street
- b) Historic Narrative Letter 1617 – 1619 Race Street
- c) Zoning Relief Request Letter 1617 – 1619 Race Street
- d) Adjudication Letter and Checklist
- e) Historic Conservation Board Hearing Application
- f) Zoning Relief Application
- g) Application Payment Authorization Form

We trust that the contents of this package will provide everything you need to inform your decision. We appreciate your time in considering this matter. Please contact me directly if you have any questions. I would be happy to supply you with any additional information that you may need.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Burke', written in a cursive, flowing style.

Chad Burke, AIA, LEED AP
GBBN Architects Inc.



ZONING HEARING EXAMINER and OFFICE OF ADMINISTRATIVE BOARDS

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

Payment Authorization Form

Please complete the information below:

I CHAD BURKE authorize The City of Cincinnati to charge the credit card
(full name)
account indicated below for 624.95 on or after AUGUST 27, 2021. This payment is a
(amount) (date)
non-refundable application fee for 1617-1619 RACE STREET.
(case number or property address)

Billing Address 332 EAST 8TH STREET Phone# 513-241-8700
City, State, Zip CINCINNATI Email cburke@gbbn.com

Account Type: Visa MasterCard
Cardholder Name CHAD BURKE
Account Number 4715 1500 3161 5082
Expiration Date 07/2024
Security Code 567

By signing this form, you represent and warrant that you are the cardholder or a duly authorized representative of the cardholder who has actual, implied, or apparent authority to furnish the credit card account and personal information provided on this form and execute this form on behalf of the cardholder. Submission of this form means that the party to this transaction has expressly consented and agreed to the recording of the credit card account information below for the sole purpose of submitting one or more application(s) having associated fees in an amount that is no greater than the amount indicated on this form.

SIGNATURE *Chad Burke*

DATE AUGUST 27, 2021



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1617-1619 Race Street
 Hamilton Co. Parcel ID No.: 009400080055-009400080056 Zoning District: CC-P
 Historic District: Over the Rhine Historic District Overlay District: _____

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

Name: GBBN Architects, contact Chad Burke
 Contact Person (if legal entity): _____
 Address: 332 East 8th Street
 City: Cincinnati State: OH Zip Code: 45223
 Phone: 513-241-8700 E-mail: cburke@gbbn.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Yukon Investments, LLC
 Contact Person (if legal entity): Robert Maly
 Address: 1826 Race Street
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-559-0048 E-mail: bmaly@modelgroup.net

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
 The development proposed at 1617-1619 Race Street includes the renovation of an existing 3 story historic building with 1 story rear portion, and the construction of a new 3 story infill building addition. The first floors of both buildings will contain commercial space and affordable residential units. The upper floors will contain additional affordable residential units.

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
 Rear Yard Setback (25 feet per CC-P zoning) variance requested for south portion of development to meet unit count required for affordable housing while preserving existing historic architectural fabric.
 Density _____

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: *Chad Burke* Date: 8/27/2021



LOCATION AND DISTRICTS

- Site Area: 5,500 sf
- Zoning Designation: CC-P
(Commercial Community-Pedestrian)
- Historic District: Over the Rhine
- National Registry: Over the Rhine
- Business District: -
- Commercial Use: Permitted
- Parcel ID: 009400080055-009400080056
- Ownership: Yukon Investments LLC

MASSING REGULATIONS

- Max Height: -
- Min Height: -
- Front Yard Setback: 0 ft
- Side Yard Setback: 0 ft
- Rear Yard Setback: 25 ft

UNIT COUNT

- Current Count: 12 units (4 in existing, 8 in new)
- Zoning Code: 500 sf land area per unit existing
700 sf land area per unit new



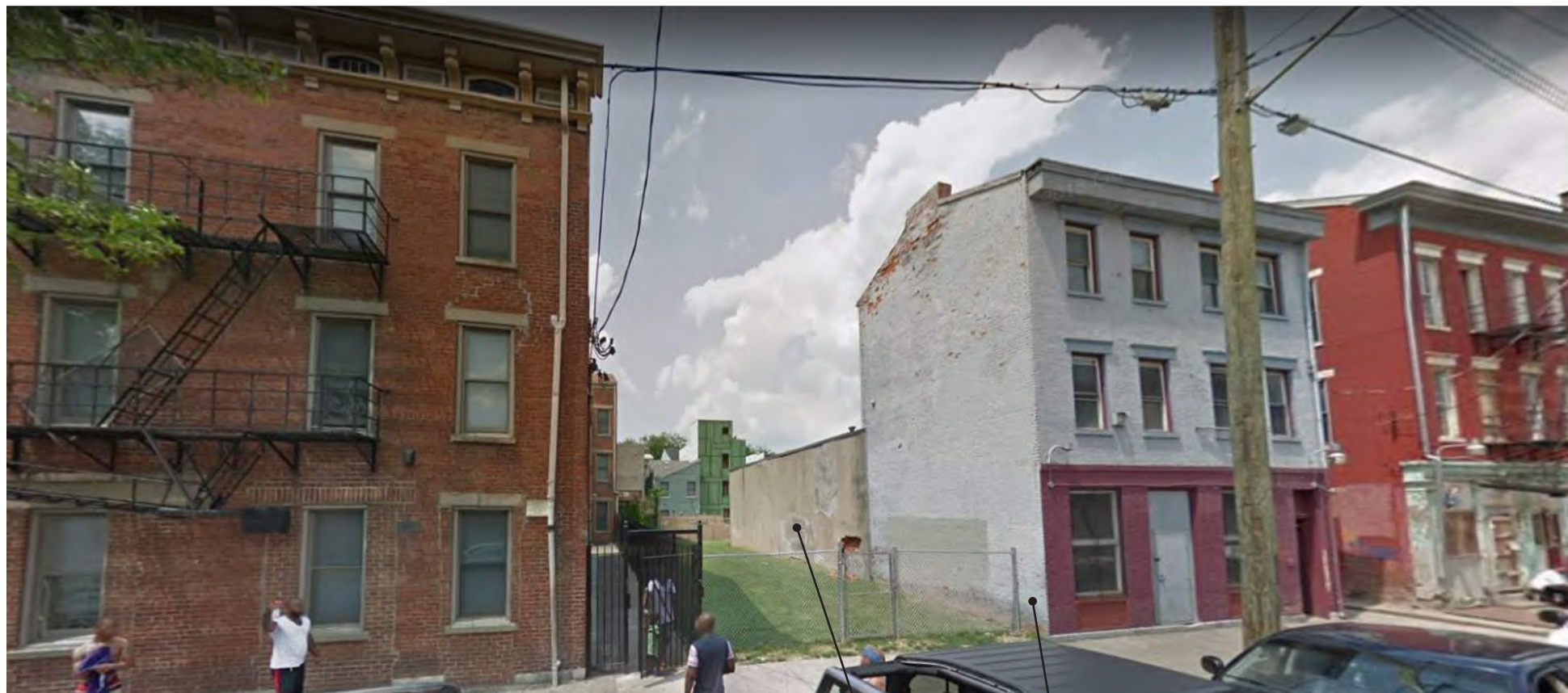
LOOKING SOUTH



LOOKING NORTH



NORTH FACADE OF BUILDING TO THE SOUTH



LOOKING DIRECTLY WEST

EXISTING HISTORIC BUILDING TO REMAIN AND UNDERGO RENOVATION

EXISTING 1 STORY ADDITION* TO REMAIN AND UNDERGO RENOVATION

*BASED ON FURTHER INVESTIGATION IT IS LIKELY THE WALLS OF THE REAR PORTION WERE BUILT AROUND 1927, AND THE ROOF AND ROOF TRUSSES WERE BUILT SOMETIME AROUND THE 1970'S.

1617-1619 Race

SITE PHOTOS



LOOKING NORTH UP RACE STREET FROM LIBERTY STREET



LOOKING EAST ON GREEN STREET @INTERSECTION WITH RACE STREET



LOOKING EAST ON LIBERTY @INTERSECTION WITH RACE STREET



LOOKING SOUTH DOWN RACE STREET FROM GREEN STREET



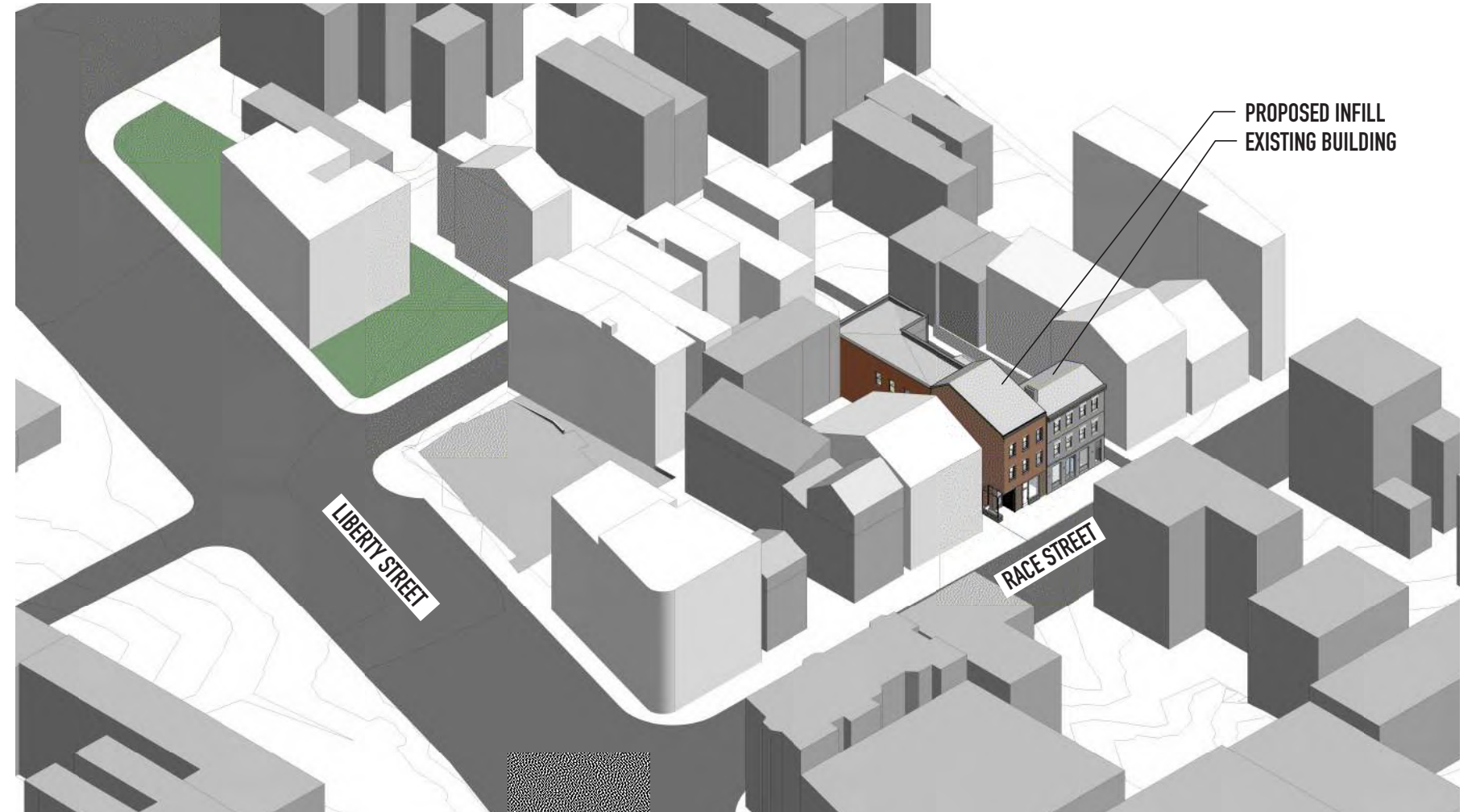
LOOKING WEST ON GREEN STREET @ INTERSECTION WITH RACE STREET



LOOKING WEST ON LIBERTY @ INTERSECTION WITH RACE STREET

1617-1619 Race

BLOCK CONTEXT PHOTOS



1617-1619 Race

LOCATION AND MASSING PLAN

LEVI ALLEY



KEYNOTE NUMBER	DESCRIPTION
26-0000-A002	LIGHT FIXTURE(S) REFER TO ELECTRICAL DRAWINGS.
32-1400-A101	POURED IN PLACE CONCRETE PATIO WITH DECORATIVE SCORE CUT PATTERN
32-1540-A101	CRUSHED GRAVEL PAVING
32-3129-A101	DECORATIVE WOOD FENCE AND GATE
32-9300-A101	PLANTING AREA WITH AMENDED TOPSOIL, PLANTINGS, AND I&L CH.

Hex (A) Floor Plan Notes

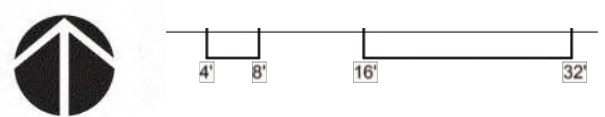
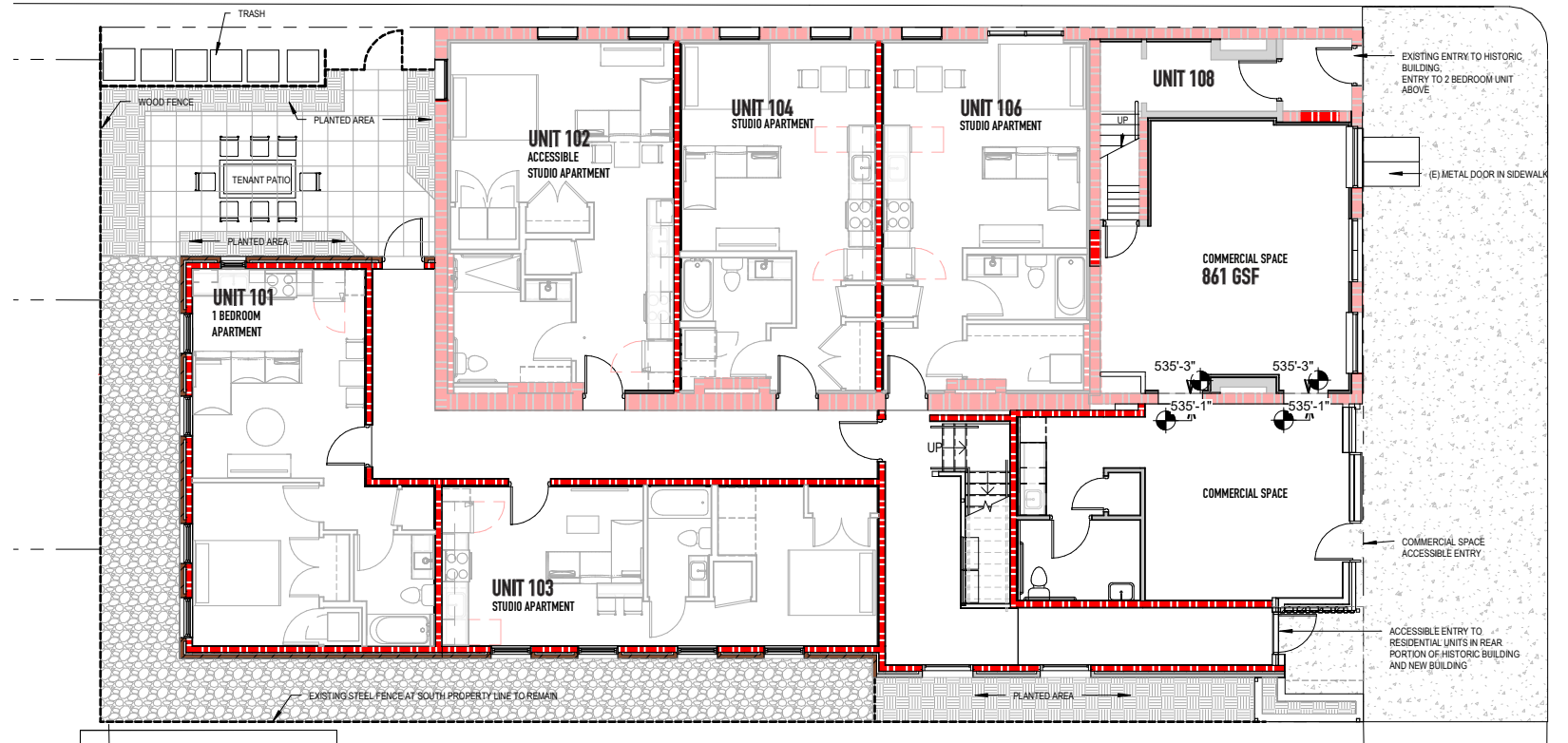
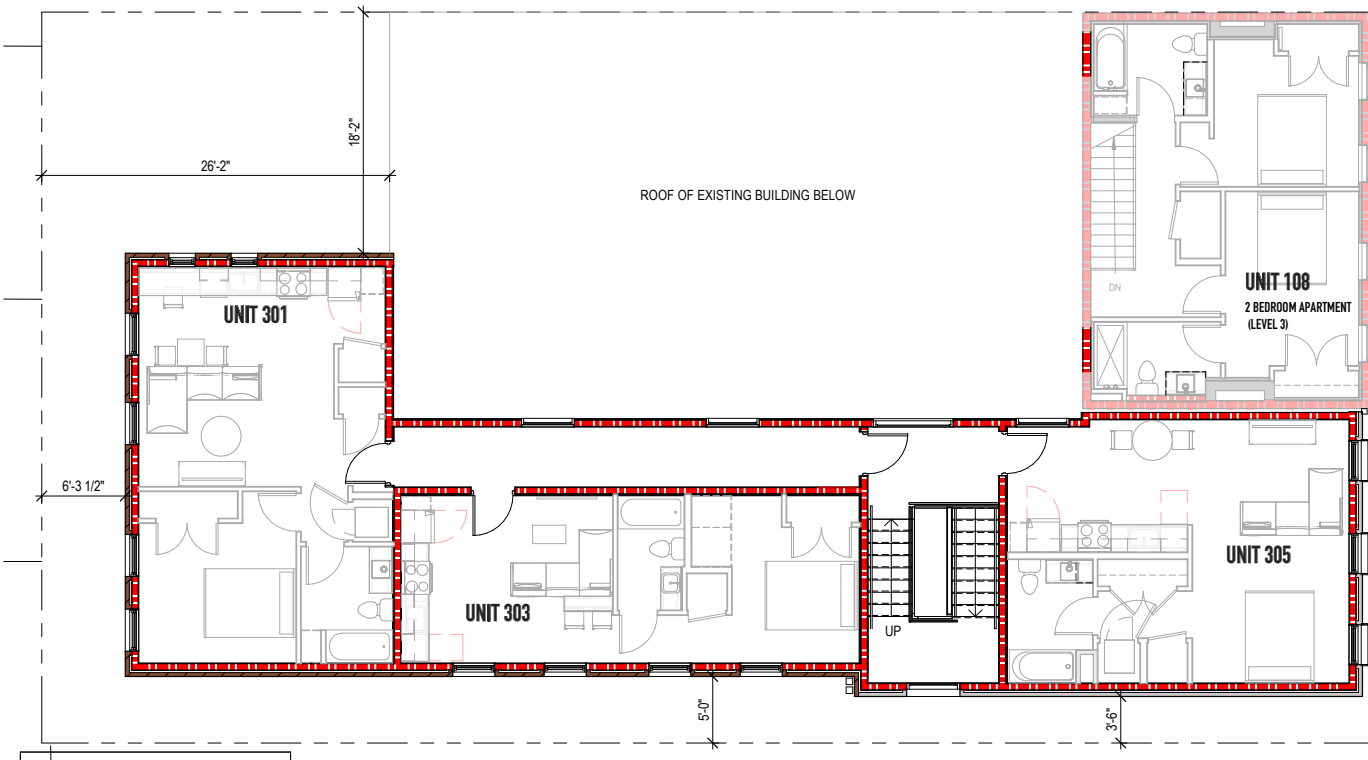
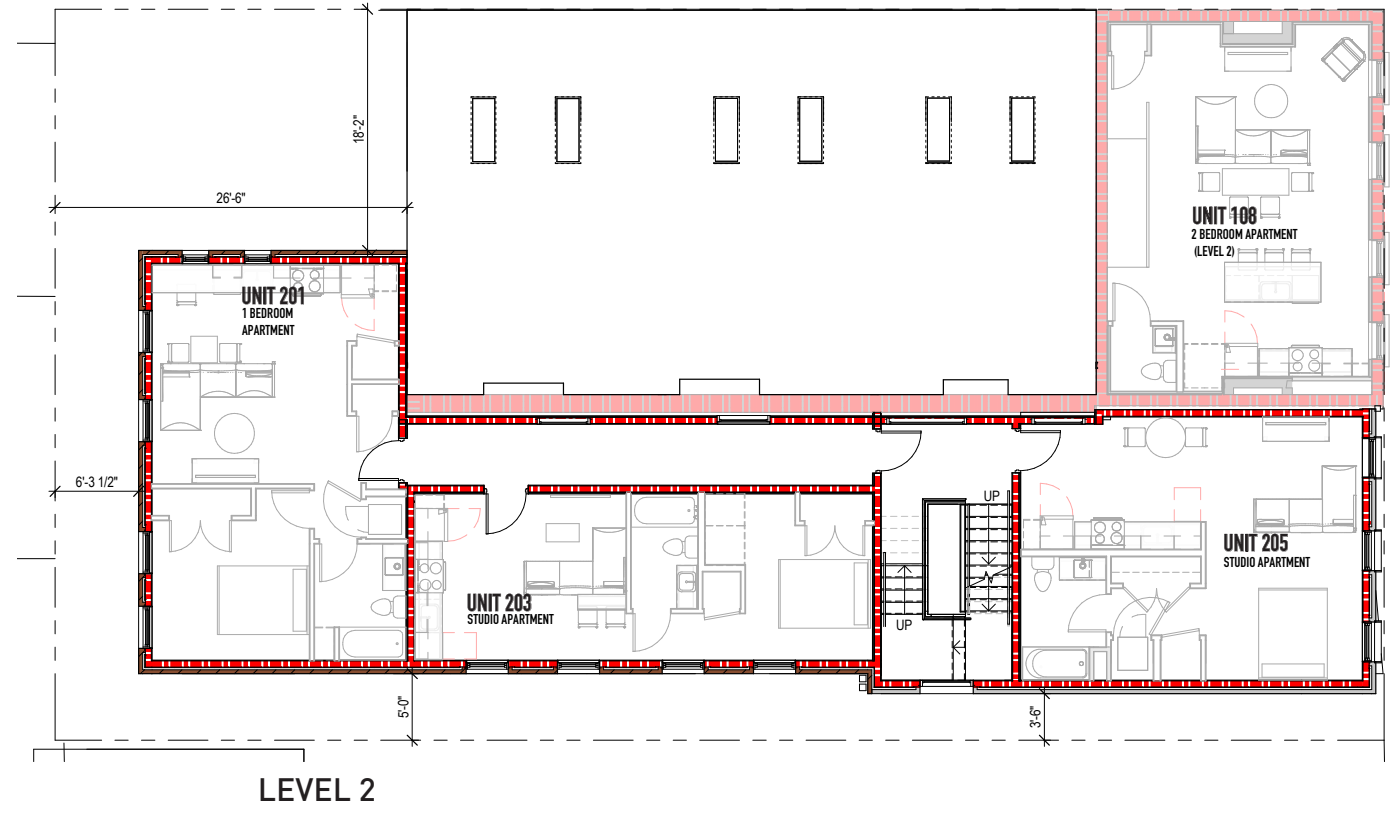
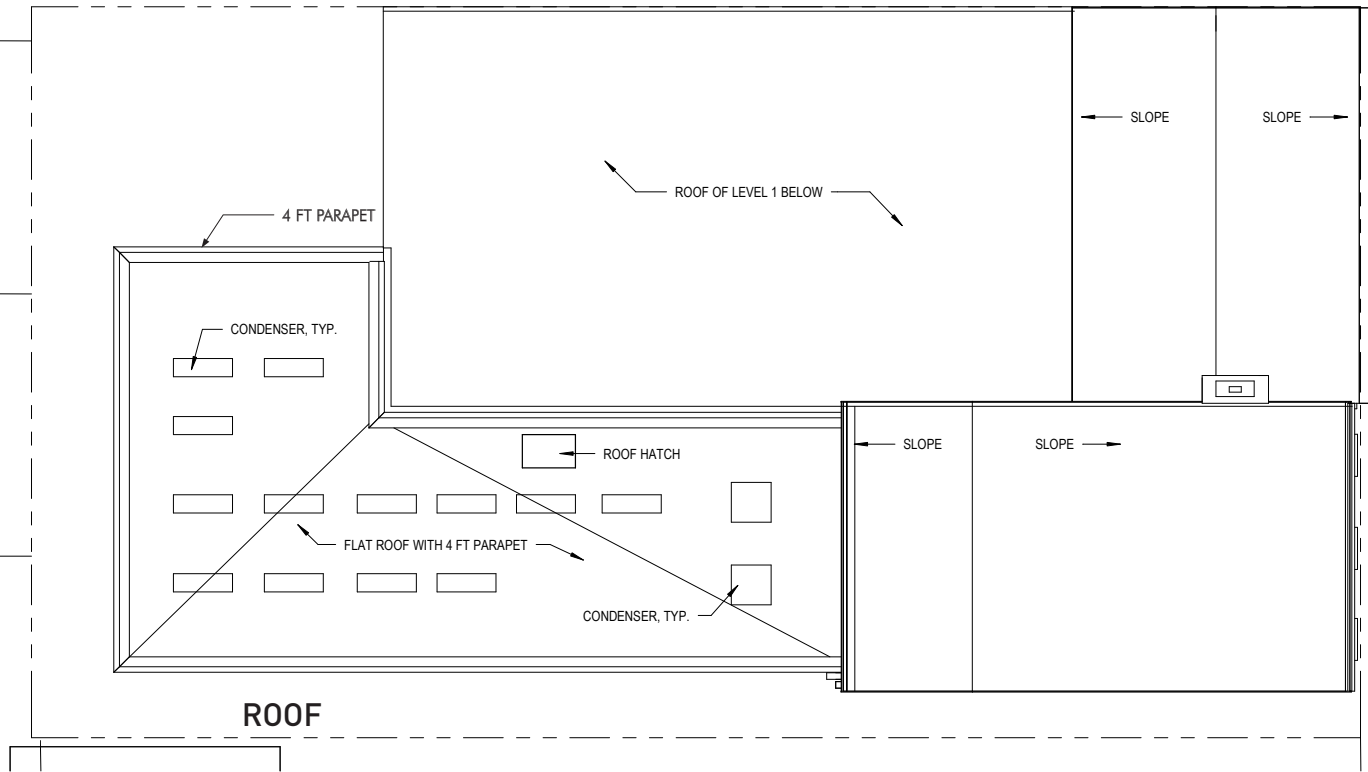
Key Value	Keynote Text
A1	HOSE BIB
A2	GFCI OUTLET



1617-1619 Race

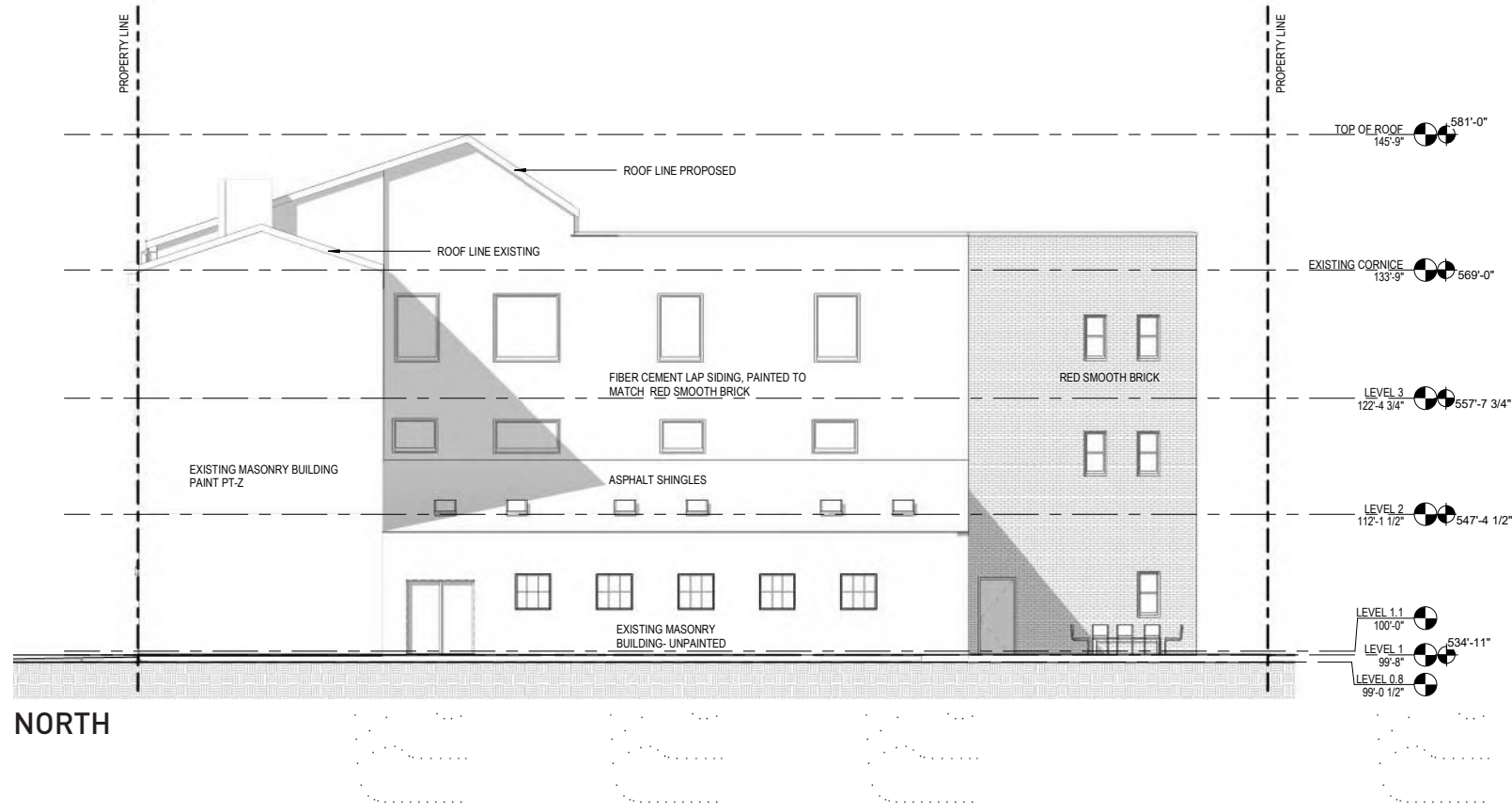
SITE PLAN AND OVERALL DIMENSIONS

REPLACE PAVING AS NEEDED TO ACCOMMODATE CONSTRUCTION AND ACCESSIBLE GRADING. REFER TO CIVIL DRAWINGS

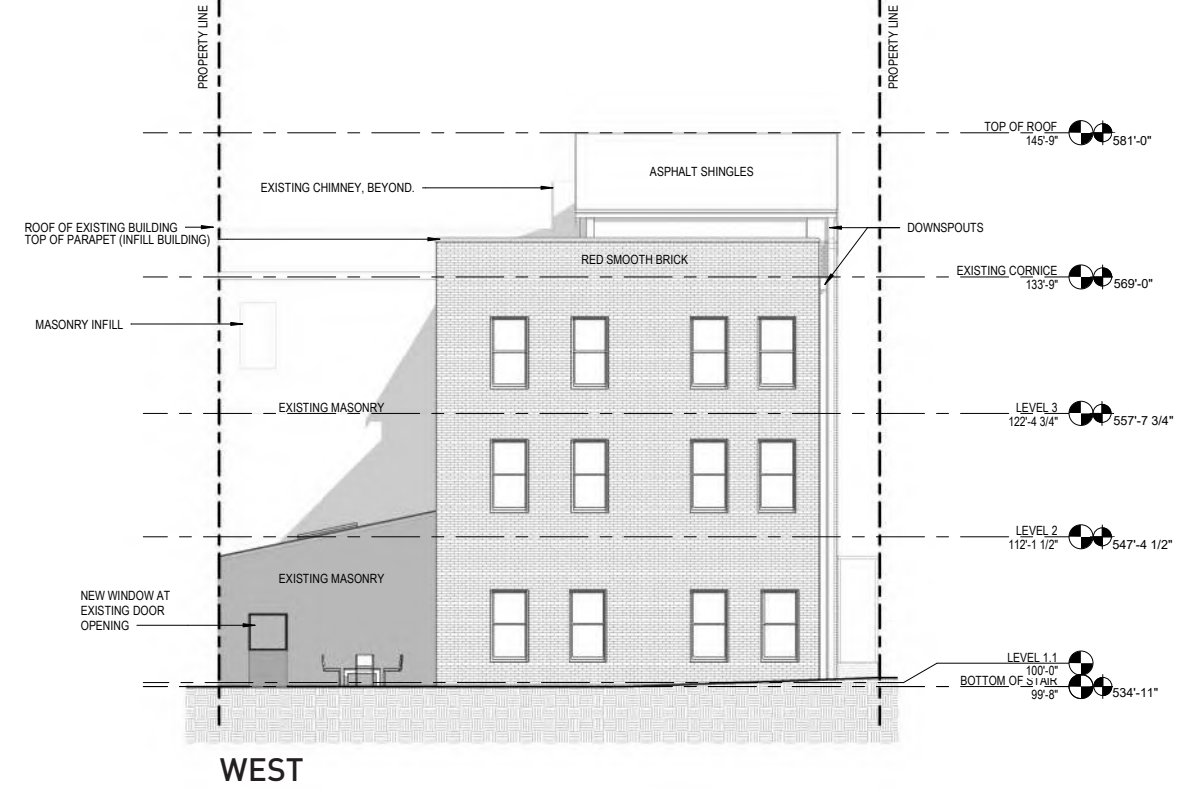


1617-1619 Race

PLANS



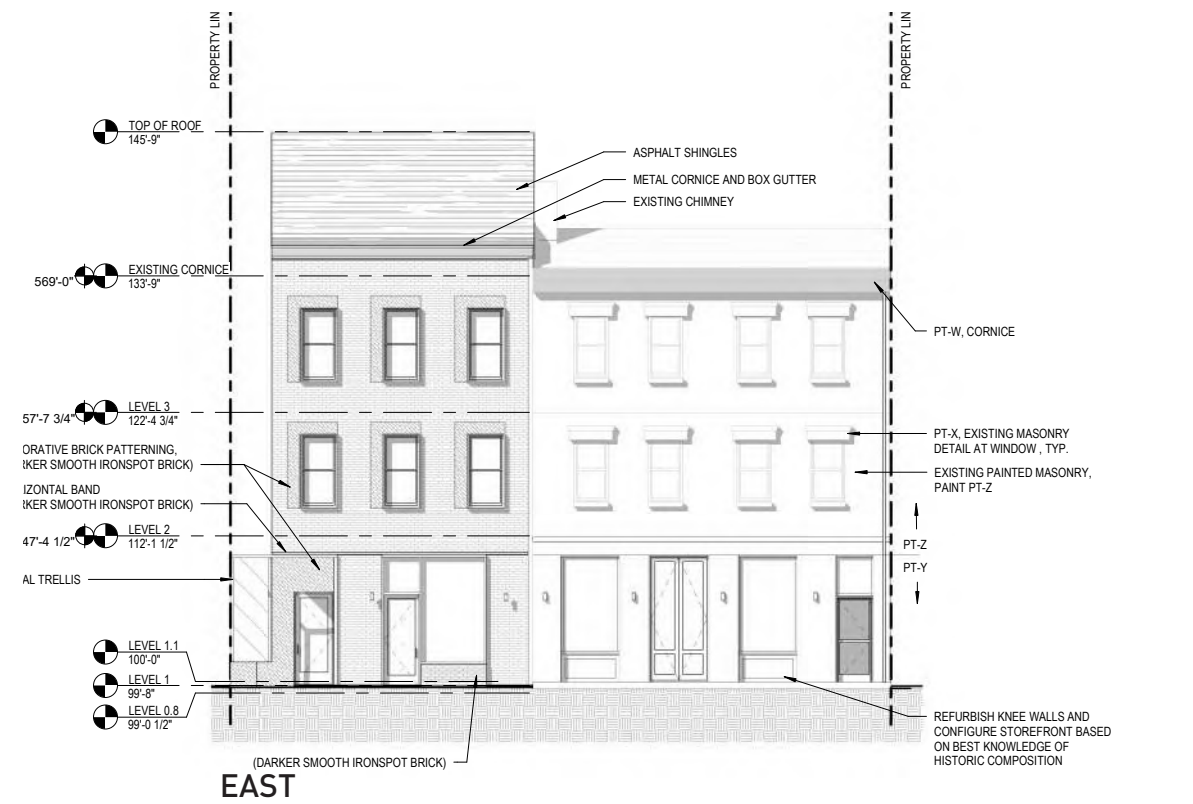
NORTH



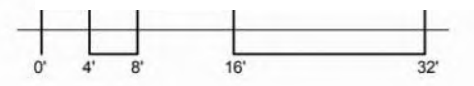
WEST



SOUTH



EAST



1617-1619 Race

ELEVATIONS



Previous design
View Looking Northwest (Certificate of Appropriateness granted 2019)



Proposed Design
View Looking Northwest (Design modified for unit mix, proforma)

1617-1619 Race

PERSPECTIVE

UPDATED 09.29.21

METAL DETAILS

FORMED ALUMINUM,
PRE-FINISHED BLACK

- CORNICE
- BOX GUTTER
- TRELIS STRUCTURE

BRICK

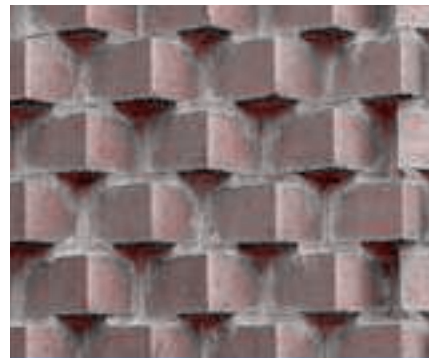
GLEN-GERY

SIoux CITY BRICK

MOUNTAIN SHADOW
SMOOTH MODULAR

WINDOW AND
RESIDENTIAL ENTRY
BRICK PATTERN

(IMAGE
REPRESENTATIVE OF
PATTERN ONLY)



METAL STOREFRONT

ALUMINUM, PRE-FINISHED
BLACK



ALUMINUM CLAD
WOOD WINDOWS

FIELD PAINT
SW 7602
INDIGO BATIK

WOOD AND
GLASS DOORS

PAINTED WOOD
KNEEWALLS
SW 9166
DRIFT OF MIST
SW 2819
DOWNING SLATE

New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is **brick**, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well.

1617-1619 Race

MATERIALS

UPDATED 09.29.21

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

APPLICATION #: COA2021026/ZH20210070
APPLICANT: Jose Garcia Design LLC
OWNER: Fotofocus
ADDRESS: **228 E Liberty Street**
PARCELS: 0086-0002-0474
ZONING: RM-0.7 and CN-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Mt. Auburn Community Council
REPORT DATE: September 14, 2021

Nature of Request:

The applicant is requesting a Certificate of Appropriateness and related zoning relief for the construction of a new building for a cultural institution to house Fotofocus.

Details of Zoning Relief Required:

1. 1423-13: Buffer Yard. Special Exception waiving all buffer yard requirements at the north of the property abutting the RM district. The property requires a Buffer yard A, 10 feet and a 6-foot fence.
2. 1407-07: RM Development Regulations. A Variance of 2.5 feet is required to allow for a zero-lot line setback within the RM zone along Sycamore St which is the side yard of a corner lot.
3. 1407-07: RM Development Regulations. A Variance of 25 feet is required to allow for a zero-lot line setback within the RM zone along the "rear" north property line.
4. 1409-19. CN-P Articulation Regulations. Buildings are permitted 1 sf of articulation of street frontage The articulation is 512 sf along Liberty Street and the property is permitted 95 sf along Liberty Street. The articulation along Sycamore Street is 123 sf and is permitted 63 sf. A Special Exception to this standard is required. Change in the sf of articulation requested.

Existing Conditions:

228 E. Liberty Street is a vacant lot at the corner of Sycamore Street and E. Liberty Street. The majority of the property is within the CN-P zoning district and a northern portion of the the lot is within the RM 0.7 zoning district. Both Liberty Street and Sycamore Street Street are considered major streets. The lot has recently been consolidated into one lot so both zoning districts on the lot have to be considered in the zoning reiew and Section 1400-25 does not apply to this review.

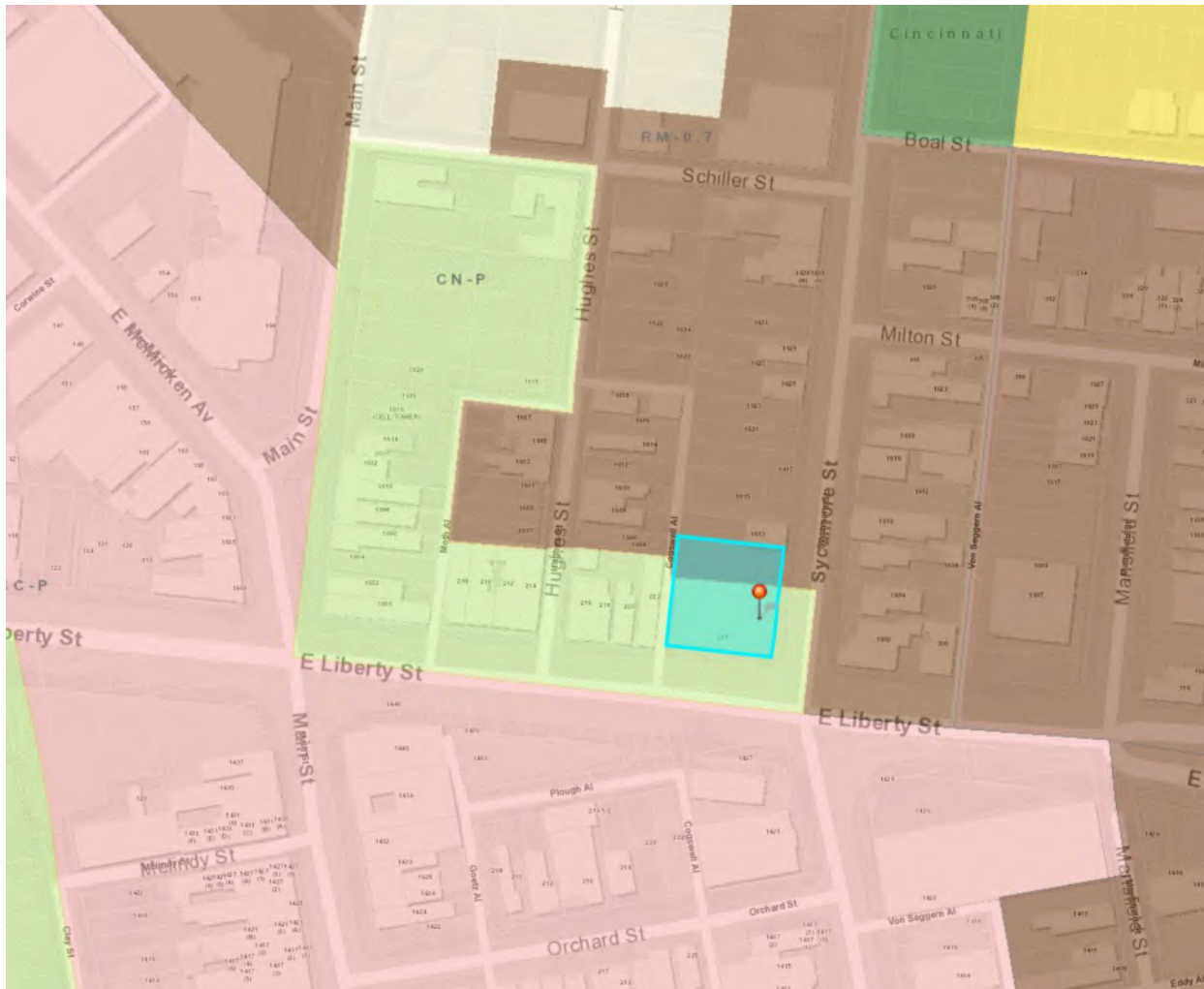


Figure 1: Map of 228 E Liberty Street. Map provided by Cagis Maps



Figure 2: Street view of 228 E Liberty Street. The site is identified by the yellow arrow. Image provided by Google Street views.

Proposed Conditions:

The proposal at 228 E. Liberty Street:

1. Construct a 2 story, 40 ft tall (as measured along E. Liberty Street), building that takes up the entire site.
2. The building will be clad in brick with large span of glass on the first floor and a second floor that is recessed behind a deck. A large marble sculptural feature accents the corner.
3. There will be areas of recess from the property line on the south property line to allow for a recessed entrance and a canted corner at the intersection of Sycamore Street and E. Liberty Street.

Previous Review: A non-contributing building was permitted to be demolished under COA2017065 which was approved November 6, 2017.

Applicable Zoning Code Sections:

Zoning District:	Section 1407	Residential
	Section 1409	Commercial
Variance Requests:	Section 1407	Development Standards
	Section 1409	Articulation
	Section 1423	Buffer Yards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

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

- The setback requests are for a zero-lot line development which is fairly standard within this neighborhood and along Sycamore and Liberty Streets.
- The special exception for the buffer yard is due to the district boundary within the middle of the lot, Buffer yards between districts is not common within this dense urban district.
- The special exception for articulation is to allow for movement around the corner as well as to allow for the entrance outswing of doors to be completely on the property as well as allow for movement and congregation at the entrance which is common for institutional buildings.

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

The underlying zoning is RM 0.7 and CN-P. The proposed use of the subject property does conform to the permitted uses within the zone and the requirements for this zone except for the zoning relief requested.

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

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

This project conforms to the Over-the-Rhine Comprehensive Plan through encouraging a diverse mix of cultural organizations and destinations. (page 127 of the Comprehensive Plan)

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and the new infill is contextually sensitive and does not detract from the district.

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

Traffic will be impacted to some degree as it will be creating a use on currently vacant parcels. No parking is required as this site is in the Urban Parking Overlay Zone.

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

There is buffering required per the zoning code between the RM 0.7 and CN-P zoning. No buffering is provided as the district boundary is in the middle of the lot. No buffering is provided between the adjacent building to the north. This is an area where there is typically no buffering between district boundaries as it is a dense urban neighborhood. The building to the north, 1613 Sycamore Street, has a blank wall facing the development and a waiver to the buffer yard will not negatively impact this property. The property owner of this property has submitted a letter of support for the project.

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

This is not applicable.

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

The operating hours will be consistent with adjacent uses. When gallery shows or special events are scheduled there will be extended evening hours, but all of the activity would be within the walls of the building. There is an outdoor space on the second floor, but it is buffered from adjacent

residential uses and the space faces toward the commercial corridor of E Liberty Street.

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

The proposed use is a cultural institution. Over-the-Rhine is a dense urban neighborhood with a range of uses, including cultural institutions. Many of the historic cultural institutions of Cincinnati are located within this historic district, including many churches, Music Hall, Findlay Market, Art Institute of Cincinnati, Woodward Theatre, and Memorial Hall.

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

There are no proposed amendments under consideration that would impact this proposed project.

- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There is no anticipated adverse effect. The property that is most directly impacted by this project due to a zero-lot line proposal is 1613 Sycamore Street. The property owner of this property has submitted a letter of support for the project.

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

The lot is not listed as blighted, however this will provide a new use to a currently vacant and unimproved lot

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

The proposed work will increase the property value of the subject parcels.

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

The proposed project will create temporary jobs during construction.

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

This is a non-profit and therefore will be exempt from taxes.

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

This will provide a permanent home for Fotofocus and will provide them with an outwardly facing building and gathering space for their offices and exhibits.

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

There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors. This will provide another cultural institution for the neighborhood and will expand the art offerings within the neighborhood.

Standards for Variances and Special Exceptions per Section 1435-05-4

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

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials. As an institutional building, the context for the design are other institutional buildings which often are unique to their directly adjacent context.

The special exception for articulation is also appropriate for an institutional building at a corner as institutional buildings usually have a fairly dramatic entrance that acts as a gathering space. The recess of the entrance in the design of the building provides this type of entrance.

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

The denial will not result in the deprivation of all economically viable use, but the requirement for the rear and corner side yard setback as well as the buffer yard would be out of context with the building placement within a dense urban build environment.

Standards for Variances per Section 1445-05-04

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

The setbacks requested support the context and historic guidelines that request shallow setbacks at front property lines, while also respecting the existing setbacks on the street.

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

The requested setback variances will result in setbacks similar to other properties directly adjacent to this property.

Standards for Special Exceptions per Section 1445-19

An application for a special exception may not be approved unless Historic Conservation Board determines that the proposed special exception is appropriate in

the location proposed based on the following standards and, where applicable, the special standards for specific special exception. A special exception may be granted only if the board makes all of the following findings:

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

The waiver to the buffer yard requirements and the proposed articulation are consistent with the dense urban fabric which this project is located in. The articulation helps to provide for a pedestrian friendly environment. The building is architecturally integrated into the site and with the proposed articulation still caters toward the pedestrian environment.

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

The waiver of the buffer yard and the proposed articulation will not diminish or impair the value of the adjacent property.

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

As discussed below in the COA review, the proposed development is contextually appropriate in the placement of the building and design.

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

Other than the zoning requests associated with this project, the building complies with all other standards of the Zoning Code and, as discussed below, substantially complies with the Certificate of Appropriateness requirements.

Certificate of Appropriateness Review

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

As an institutional building, the context for the design of the building should look at the major elements and design language from other institutional buildings within the

neighborhood. The design of this building should not be a language of a residential or mixed-use row building that is the standard within Over-the-Rhine Historic District. In conversations with the applicant team some of the vocabulary and design principles from Cultural and Institutional buildings (schools, churches, public buildings, marketplaces, theatres, etc.) identified are:

1. The materials are reflective of the major building materials in the district, i.e. brick, stone, glass, and metal.
 - a. *The proposed project is using brick, glass and metal. All materials are common within the OTR Historic District and marble is a material often also used in institutional buildings. See materials section below.*
2. The floor to ceiling heights are often larger than those of neighboring buildings.
 - a. *While this is a 2-story building, the height is equivalent to a 3-3.5 story building creating tall floor to ceiling heights.*
3. Large expanses of glass/Large windows.
 - a. *The design uses large expanses of glass on the front and canted corner.*
4. Dominant/Easily Identifiable entrance and outwardly facing design
 - a. *A recessed entrance is on the Liberty Street side. This is also discussed in the setback guideline below as permissible for institutional buildings.*
5. While often larger buildings with a horizontal nature, still have strong vertical elements and a consistent façade rhythm.
 - a. *This is a building that is wider than it is tall with vertical elements as both major and minor design elements on the façade. This is also discussed within height guideline as being permissible for institutional buildings.*
6. Design elements of the building are reflective and symbolic of the user i.e. the use of a crucifix form for churches, stained glass using biblical scenes.
 - a. *The use of the marble sculptural element on the corner is reflective of the view finder within a camera.*
7. Unique and Identifiable massing and presence on the street scape.



- a. *With the unique angles of the floors and the marble sculptural element at the corner this creates a unique and identifiable shape.*

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

The lot is currently a vacant paved lot.

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

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

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

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

The programmatic needs of the applicant and of Fotofocus are a central core tenant behind the design of the building. These needs include:

- Office uses
- Gallery and exhibition space
- Theatre space
- Public gathering space
- Open and inviting to the public

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

Staff details the compatibility of the project with the guidelines and with using the context of other Cultural and Institutional Buildings within the district.

The applicant has provided a detailed graphic narrative describing both the compatibility and the design intentions behind the proposed building. Staff has reviewed this and supports the applicant's narrative.

B. Specific Guidelines

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

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

The building has a strong base that has a focus toward the entrance on Liberty Street. The base is mostly glass along Liberty Street with a strong lintel presence with the canopy/roof deck floor creating a division between the first and second floors. The base along Sycamore Street transitions to a brick to allow for the requirements of a theatre wall as well as to accommodate for the incline along the street.

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

As a 2-story building the middle is mostly defined by the second story. There are changes in plane between the glass and framing as well as between the deck and the façade.

The second floor on Liberty Street still has a high level of transparency, but as it is setback behind a deck and is at a different angle it provides differentiation from the first floor.

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

The top does not employ a strong element at top around the entire façade but does have a solid metal horizontal band at the top of the glazing to create a sense of terminus.

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

The roof is a flat roof which is appropriate for a building within the district.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The windows on the building took inspiration from commercial storefront, institutional, and industrial building formats rather than the typical residential or mixed-use building. The building still has upward of 50% transparency on the façade and the windows are also still in a vertical format, however while most residential or mixed-use buildings have double hung and moveable windows, the windows are all single light fixed pane windows. Institutional buildings, such as churches and Music Hall, tend to have fixed expanses of windows.

A unique element on the building is the canted corner marble element that houses the staircase, this is also a window and glassed area, but it provides a sculptural reference to the photographers view finder.

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

The setback is mostly set to the property line on all sides. There is articulation/setback at the Liberty Street façade that is a gradual angle from the corners of the building to the centrally located entrance. At the entrance the building is setback. This design is beneficial as the outward swinging doors will be completely on the applicant's property (requirement for new buildings) and it creates an inviting and identifiable entrance. This also creates a plaza type feel at the entrance which is often incorporated on cultural and institutional building.

The corner at the intersection of Sycamore Street and Liberty Street is also canted. As a tight corner with less than 6.5 feet between the curb and the

property line, this allows for a safer intersection for both pedestrians and vehicles. Canted or rounded corners are also an architectural treatment that is not uncommon on corner buildings within Over-the-Rhine.

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

The lot is a larger lot than the typical lot within Over-the-Rhine. It is the width of a ½ block along Liberty St. The site is almost square (95 ft by 98 ft). This is also a corner lot that transitions from a commercial corridor fronting Liberty Street to a residential corridor along Sycamore Street. The building takes up the entire width of both street frontages, but there is a strong rhythm found within the window patterning. The building is also broken into unique massing to break up the building along the street. These include the marble corner, the glass middle and the brick western portion of the building.

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

The building is wider than it is tall, but it does incorporate vertical elements. These vertical elements are the same elements that contribute to the rhythm of the building. These include:

- *The strong metal framework around the window.*
- *Marble element at the corner*
- *Vertical orientation of the windows*
- *Brick and Marble individual massing elements are all taller than they are wide*

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

The height is 2 stories tall within an approximately 40-foot-tall height (as measured on the front at Liberty Street) building. The overall height and massing are appropriate for the site and height is similar to the overall height of

adjacent buildings. The floor to ceiling height is larger than the adjacent buildings, however this is appropriate as institutional buildings typically have much taller floor to ceiling heights.

Due to the change in elevation from Liberty Street to the north portion of the lot, the building at the very north corner of the building is approximately 30 feet tall at the property line and is only 5 feet taller than the adjacent building directly to the north.

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

The main building materials are corbelled/patterned brick, glass, stainless steel, and marble. The materials and their use create a rich texture on the building that is appropriate for an institutional use. Buildings such as Music Hall and the Salvation Army building have corbelled bricks. The texturing also brings reference to the strong stone bases of churches that have both a physical and visual texture.

The use of marble is heavily associated with other institutional and outwardly focused buildings, such as City Hall, St. Peter in Chains, and Music Hall.

Other Considerations:

Prehearing Results: A prehearing was held on 9-22-21. The applicants were present.

Comments Provided to Staff: There have been 10 letters of support submitted for the project. They are included in the packet.

Recommendation:

- I. **ZONING VARIANCES:** based on the application for Zoning Relief for a cultural institution at 228 E Liberty St per plans submitted by Jose Garcia Design LLC, dated 9/8/2021:
 - A. 1423-13 Buffer Yard- **APPROVE** A Special Exception waiving all buffer yard requirements between the RM 0.7 and the CN-P zoning district.
 - B. 1407-07: RM Development Regulations - **APPROVE** A dimensional variance of 2.5 feet to allow for a zero-lot line setback along Sycamore Street.
 - C. 1407-07: RM Development Regulations **APPROVE** A dimensional variance of 25 feet to allow for a zero-lot line setback within the RM zone along the “rear” north property line.
 - D. 1409-19: CN-P Articulation Regulations. **APPROVE** a Special Exception for articulation as presented in the drawings of approximately 512 sf along Liberty Street and 123 sf along Sycamore Street.

- E. FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District.
 3. The building is within a largely zero lot line, pedestrian oriented district and all zoning relief requested supports this character.
 4. The building is a cultural institutional use which supports a plaza type atmosphere in front of the building which requires articulation.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application for Certificate of Appropriateness for new construction at 228 E Liberty St per plans submitted by Jose Garcia Design LLC, dated 9/8/2021 with the following conditions:

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

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The building while contemporary has taken its cues from institutional buildings within the district and historic basin area of Cincinnati.
3. The building uses a mix of rich and textured materials that bring context to the rich and textured materiality of the historic district.
4. The massing and placement of the building are such that the building continues the historic streetscape and while unique in its design, does not overpower the adjacent historic buildings.

ADJUDICATION/DENIAL LETTER

Date: April 27, 2021

Location: 228 E Liberty Street

Request: New Construction and Zoning Relief

Zoning District: CN-P, RM 0.7/ OTR Historic District Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district. The use as a Cultural Institution is permitted in both the CN-P and RM 0.7 zoning districts. The property is within the Urban Parking Overlay Zone and is exempt from parking requirements.

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

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

1. 1423-13: Buffer Yard. Special Exception waiving all buffer yard requirements at the north of the property abutting the RM district. The property requires a Buffer yard A, 10 feet and a 6 foot fence.
2. 1407-07. RM Development Regulations. A Variance of 2.5 feet is required to allow for a zero-lot line setback within the RM zone along Sycamore St which is the side yard of a corner lot.
3. 1407-07. RM Development Regulations. A Variance of 25 feet is required to allow for a zero-lot line setback within the RM zone along the "rear" north property line.
4. 1409-19. CN-P Articulation Regulations. Buildings are permitted 1 sf of articulation of street frontage The articulation is 242.43 sf along Liberty Street and the property is permitted 95 sf along Liberty Street. The articulation along Sycamore Street is 170 sf and is permitted 63 sf. A Special Exception to this standard is required.

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

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

Sincerely,



Beth Johnson
Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

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

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

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

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

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: _____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

- (aa) A property's current level of economic return;
- (bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS _____ COMMUNITY _____

PARCEL ID(S) _____ HILLSIDE DISTRICT: Yes No

BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____

HISTORIC DISTRICT: No Yes: (name) _____

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

Section 2. APPLICANT

NAME _____ CONTACT PERSON (if legal entity) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE _____

Section 3. OWNER

NAME _____ CONTACT PERSON (if legal entity) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE _____

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

Variance Special Exception Conditional Use Use Variance

Expansion or Substitution of Non Conforming Use Hillside Overlay District Permission

Urban Design Overlay District Permission DD District Phased Development Approval

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

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name _____ Signature _____ Date ____/____/____

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
 - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**
 - b. how the project meets either of the following conditions:
 - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**
 - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

INSTRUCTIONS FOR APPLICATIONS REQUESTING

A SPECIAL EXCEPTION

Applicants requesting a special exception must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-19. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-19, an applicant must demonstrate all of the following:
 - a. the zoning code allows for a special exception in the district in which the property is located;
 - b. the proposed project meets any special standards for the specific special exception requested; and
 - c. the proposed project will meet all of the following standards:
 - i. be consistent with the purposes of the zoning code and the district where the use is located.
 - ii. not substantially diminish or impair the value of property within the neighborhood in which it is located.
 - iii. not have an adverse effect on the character of the area or the public health, safety and general welfare, and be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.
 - iv. comply with all other standards imposed on it by this zoning code.



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 (513) 352-4848
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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: 228 E. Liberty Street
 Hamilton Co. Parcel ID No.: 008600020474 Zoning District: CN-P E RM-0.7
 Historic District: Over-the-Rhine Overlay District: URBAN PARKING

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

Name: Jose Garcia Design, LLC
 Contact Person (if legal entity): Jose Garcia
 Address: 644 Clemmer Ave
 City: Cincinnati State: Ohio Zip Code: 45219
 Phone: 513-236-8850 E-mail: jose@josegarcia.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Fotofocus
 Contact Person (if legal entity): Carissa Barnard
 Address: 212 E. 14th Street
 City: Cincinnati State: Ohio Zip Code: 45202
 Phone: 513-307-7946 E-mail: carissab@fotofocus.org

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project: Fotofocus's program spaces include multiple galleries, a 150 person theater, offices, and storage. The building envelope is a zero lot line design with some facade articulation. It has 2 stories above grade and a partial basement. Building Code Use groups: Assembly, Business, and Storage. Zoning Use Classification: Cultural Institution

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

1. 1423-13 Buffer Yard. 4. 1409-19 CN-P Façade Articulation
2. 1407-07 RM 2.5' side yard
3. 1407-07 RM 25' rear yard

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: _____

Date: 5-3-2021

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

- (aa) A property's current level of economic return;
- (bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 228 E. Liberty Street COMMUNITY Over-the-Rhine / Mount Auburn
 PARCEL ID(S) 008600020474 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION CN-P & RM-0.7 ZONING OVERLAY (if applicable) URBAN PARKING
 HISTORIC DISTRICT: No Yes: (name) Over-the-Rhine
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME JOSE GARCIA DESIGN, LLC CONTACT PERSON (if legal entity) Jose Garcia
 ADDRESS 644 Clemmer Ave CITY Cincinnati STATE OH ZIP 45219
 EMAIL jose@josegarciaesign.com RELATIONSHIP TO OWNER (if not owner) Designer
 TELEPHONE 513-236-8850

Section 3. OWNER

NAME Fotofocus CONTACT PERSON (if legal entity) Carissa Barnard
 ADDRESS 212 E. 14th Street CITY Cincinnati STATE OH ZIP 45202
 EMAIL carissab@fotofocus.org RELATIONSHIP TO OWNER (if not owner) Deputy Director of Exhibitions & Programming
 TELEPHONE 513-307-7946

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

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

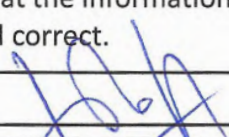
Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

Fotofocus's program spaces include multiple galleries, ~~offices and storage~~, offices and storage. The building envelope is a zero lot line design with some facade articulation. It has 2 stories above grade and a partial basement. Building Code Use Groups: Assembly, Business & Storage. Zoning Use Classification: Cultural Institution. revised 9-8-2021

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 JOSE GARCIA Signature  Date 5 / 3 / 2021

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

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

BEST CASE IGNORE THIS & USE HISTORIC CHECKLIST

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

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

1. *1423-13 : Buffer Yard. Special Exception waiving all buffer yard requirements at the north of the property abutting the RM district. The property requires a Buffer yard A, 10 feet and a 6 foot fence.*
 - a. The consolidated parcel spans two zoning districts CN-P and RM-0.7. A Buffer Yard is required between these two districts, which would be in the middle of the consolidated parcels. The zoning use classification of Cultural Institution is a permitted use in both districts. Therefore, the buffer yard would be both placed in a way that would decrease the potential use of this property, and it would not be servicing the purpose of separating incompatible uses.

2. *1407-07. RM Development Regulations. A Variance of 2.5 feet is required to allow for a zero-lot line setback within the RM zone along Sycamore St which is the side yard of a corner lot.*
 - a. In keeping with the historic neighborhood precedents, the zero lot line design will require this variance.

3. *1407-07. RM Development Regulations. A Variance of 25 feet is required to allow for a zero-lot line setback within the RM zone along the “rear” north property line.*
 - a. In keeping with the historic neighborhood precedents, the zero lot line design will require this variance.

4. *1409-19. CN-P Articulation Regulations. Buildings are permitted 1 sf of articulation of street frontage. The articulation is 242.43 sf along Liberty Street and the property is permitted 95 sf along Liberty Street. The Articulation along Sycamore Street is 170 sf and is permitted 63 sf. A Special Exception to this standard is required.*
 - a. The façade is subtly articulated to improve circulation around the building. The corner has been pulled away from the property line to provide more sidewalk room around an otherwise tight corner. The area around the building entrance has been inflected to create more room for door swings, ingress and egress. The intention with these design features is to provide better public space around the façade of this building in locations where it is specifically anticipated harder lines or sharper corners would obstruct pedestrian movement.

FOTOFOCUS

228 EAST LIBERTY STREET

CINCINNATI, OH 45202

JOSE GARCIA

DESIGN + CONSTRUCTION

1775 Mentor Avenue
Cincinnati, OH 45212
(513) 751-1222

ABOUT FOTOFOCUS

FotoFocus is a Cincinnati-based non-profit arts organization presenting historic and contemporary photography, film, and lens-based art. We are most known in the region for the FotoFocus Biennial, which has activated the Cincinnati arts community since 2012, and attracted 250,000 visitors to its events.

Since FotoFocus was founded in 2010, our organization has awarded over 500 grants totaling over \$2.8 million dollars to regional arts organizations and has partnered to present more than 750 exhibitions and cultural events in the Greater Cincinnati area. FotoFocus has an operating budget of \$2M, a current staff of ten that will grow in the future, and intends to invest \$6-\$7M to build the new home for FotoFocus. In addition to these collaborative efforts, we present our own signature programming which includes the FotoFocus Biennial, FotoFocus Symposium, FotoFocus Lecture and Visiting Artist Series, and FotoFocus Film Program, all with the goal of enriching and broadening the larger conversation around photography and film. Last year, we redirected \$800,000 from the budget of our fifth Biennial—the largest photography and lens-based art biennial in America—to provide direct aid to the region's arts community during the early days of the COVID-19 crisis.

After ten years in Cincinnati in a two-room office at 114 E 14th Street, we are ready to put down permanent roots in Over-the-Rhine. With this proposed new building, set to open in 2023, our goal is to transform the empty lot at 228 Liberty Street into a world class art space hosting public exhibitions, films, and educational events throughout the year. In the past, we have relied on partner venues to present FotoFocus-curated programming. The new building will be a venue designed for our programming and constituents. And while our partnerships across the region will continue, this new space will mark an exciting milestone for our organization and add to the current and ongoing development on Liberty Street. The building will be designed by local architect Jose Garcia, who modeled his contemporary design to fit into the historic landscape of the Over-the-Rhine neighborhood.

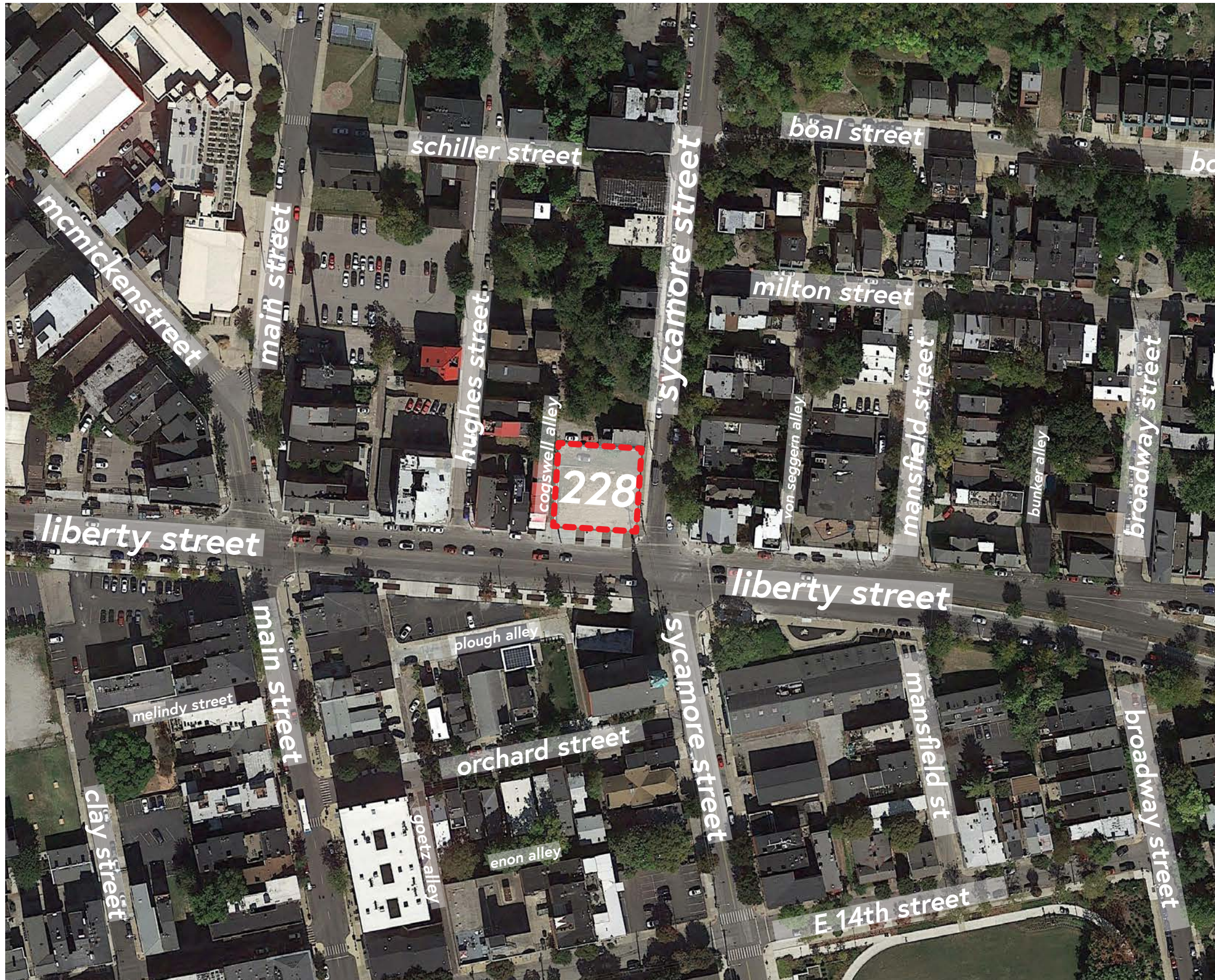
For more information about FotoFocus Programming: fotofocus.org

BUILDING PROGRAM DETAILS

The new building is designed to aesthetically respond to the FotoFocus mission of championing photography and lens-based art. The light and transparency within the facade and throughout the building reference the essential light in photography. The interior public space will consist of four galleries that will house exhibitions presenting international, national and regional artists, historic and contemporary, plus an outdoor terrace. Exhibitions will be open to the public with free admission for many events.

FOTOFOCUS

PROJECT INFO



DRAWING LIST

H-1	TITLE SHEET
H-2	ABOUT
H-3	PROJECT INFORMATION
H-4	RENDERINGS
H-5	RENDERINGS
H-6	RENDERINGS
H-7	RENDERINGS
H-8	RENDERINGS
H-9	STREETSCAPE PHOTOS
H-10	STREETSCAPE PHOTOS
H-11	EXISTING SURVEY
H-12	PROPOSED SITE PLAN
H-13	PROPOSED BASEMENT FLOOR PLAN
H-14	PROPOSED FIRST FLOOR PLAN
H-15	PROPOSED SECOND FLOOR PLAN
H-16	PROPOSED ROOF FLOOR PLAN
H-17	PROPOSED SOUTH ELEVATION
H-18	PROPOSED EAST ELEVATION
H-19	PROPOSED NORTH ELEVATION
H-20	PROPOSED WEST ELEVATION
H-21	PROPOSED N/S BUILDING SECTION
H-22	PROPOSED E/W BUILDING SECTION
H-23	MASSING DIAGRAM
H-24	MATERIAL DIAGRAM
H-25	REFERENCES- HISTORICAL
H-26	REFERENCES- PHOTOGRAPHY
H-27	REFERENCES- INDUSTRIAL/INSTITUTIONAL WINDOWS
H-28	REFERENCES- INDUSTRIAL/INSTITUTIONAL WINDOWS
H-29	REFERENCES- BRICK
H-30	REFERENCES- MARBLE
H-31	REFERENCES- VERTICAL WINDOWS
H-32	REFERENCES- COLOR
H-33	REFERENCES- CONTEMPORARY

OCCUPANCY SUMMARY

Basement		
Storage/Mechanical		1790 SF
First Floor		
Gallery & Support Spaces		6250 SF
Second Floor		
Gallery & Support Spaces		3590 SF
Terrace		1150 SF
Offices		2010 SF

Zoning Use Classification : Cultural Institution
 Building Code Use Groups : Assembly (A-2), Business (B), Storage (S-1)

HISTORIC REVIEW SUBMISSION REVISION DATES

REVISION 1	05-07-2021
REVISION 2	06-02-2021
REVISION 3	09-08-2021



DRAWINGS

RENDERINGS



PERSPECTIVE VIEW- LIBERTY STREET ELEVATION

DRAWINGS

RENDERINGS



PERSPECTIVE VIEW- CORNER OF SYCAMORE AND LIBERTY

DRAWINGS

RENDERINGS



PERSPECTIVE VIEW- LOOKING EAST

DRAWINGS

RENDERINGS



PERSPECTIVE VIEW- LOOKING EAST

DRAWINGS

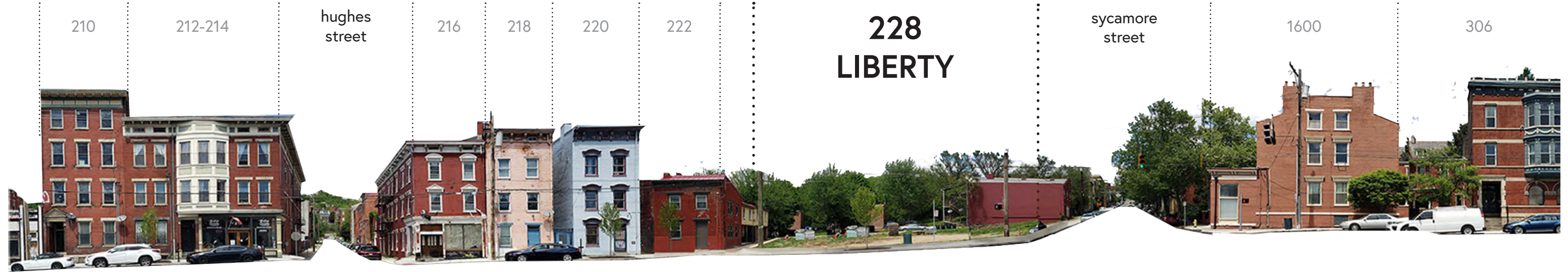
RENDERINGS



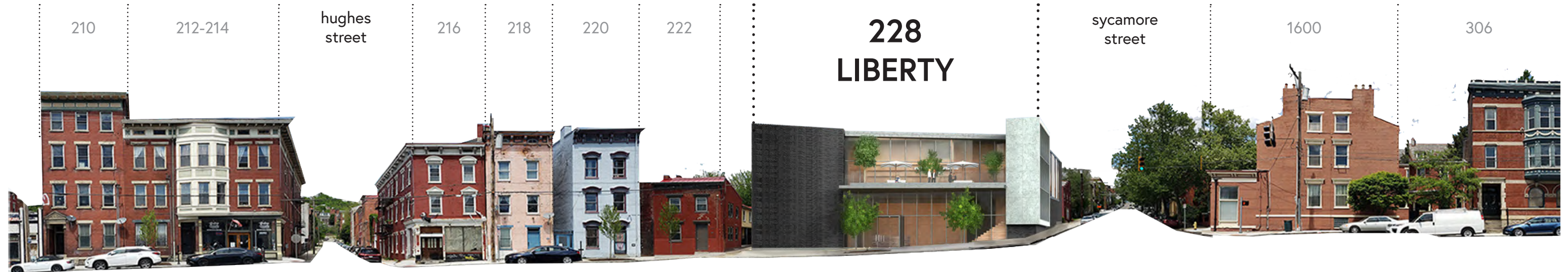
PERSPECTIVE VIEW- LOOKING SOUTH

DRAWINGS

STREETSCAPE



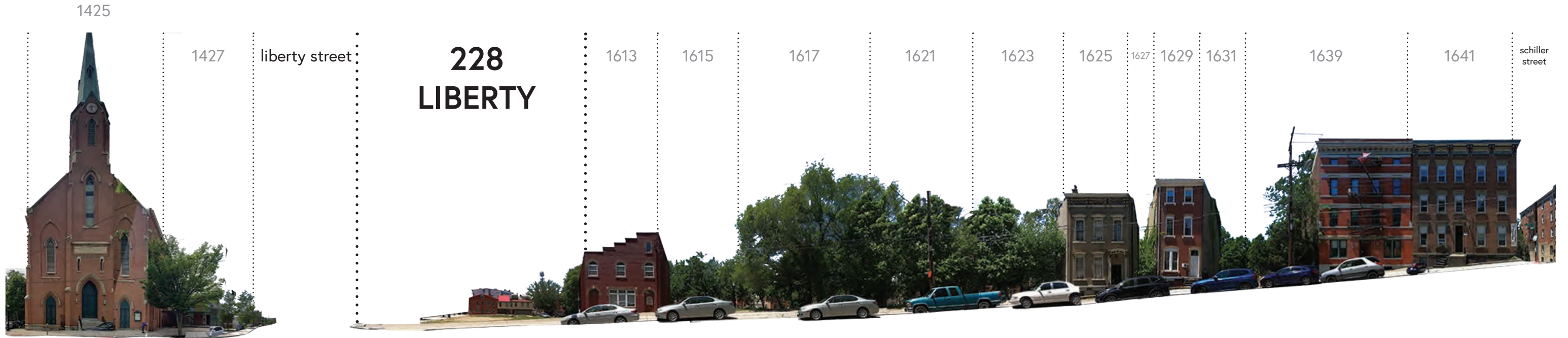
EXISTING LIBERTY STREETSCAPE



PROPOSED LIBERTY STREETSCAPE

DRAWINGS

STREETSCAPE



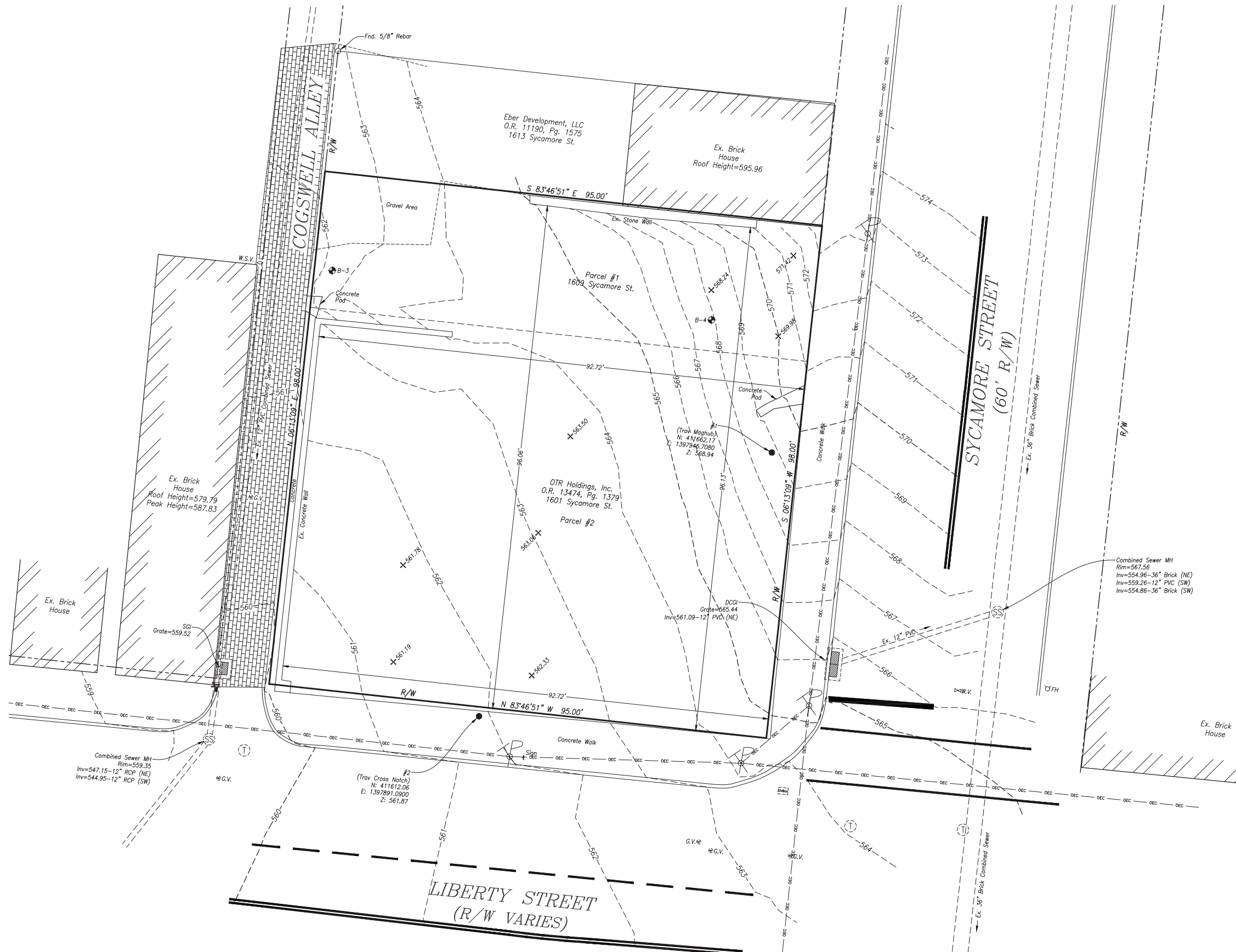
EXISTING SYCAMORE STREETSCAPE



PROPOSED SYCAMORE STREETSCAPE

DRAWINGS

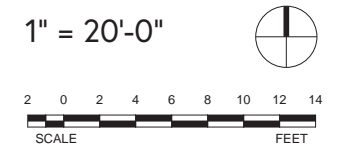
SURVEY



LEGEND

All monuments flush with grade, unless otherwise noted

- Existing Iron Pin w/Cap, unless otherwise noted
- × Existing or Out Cross Notch
- ⊥ Light Pole
- ⊥ Light Pole w/ Base
- ⊥ Strain Pole
- ⊥ Power Pole
- ⊥ Telephone Pole
- ⊥ Combination Pole
- ⊥ Anchor Pole
- ⊥ Guy Wire Anchor
- ⊥ Fire Hydrant (FH)
- ⊥ Water Valve (WV)
- ⊥ Water Service Valve (Yard) (WSV)
- ⊥ Water Meter (WM)
- ⊥ Water Valve Chamber or Manhole
- ⊥ Water Sprinkler
- ⊥ Gas Meter (GM)
- ⊥ Gas Service Valve (GSV)
- ⊥ Gas Valve Box (GVB)
- ⊥ Gas Valve (GV)
- ⊥ Electric Box
- ⊥ Electric Manhole
- ⊥ Electric Meter (EM)
- ⊥ Electric Tower
- ⊥ Pullbox
- ⊥ Telephone Manhole
- ⊥ Telephone Box
- ⊥ Sanitary Manhole
- ⊥ Septic Manhole
- ⊥ Clean Out (CO)
- ⊥ Soil Borings
- ⊥ Storm Manhole
- ⊥ SGI
- ⊥ SCGI
- ⊥ DGI
- ⊥ DCGI
- ⊥ Round Inlet
- ⊥ Square Inlet
- ⊥ Unknown Manhole
- ⊥ Shrub
- ⊥ Conifer Tree
- ⊥ Deciduous Tree
- ⊥ Tree Stump
- ⊥ Street Sign
- ⊥ Mailbox
- ⊥ Tie-Hook
- ⊥ Headstone
- ⊥ RR Switch Box
- ⊥ RR Cross Signal
- X— Fenceline
- OEC— Overhead Elec. & Comm.
- OE— Overhead Electric
- OT— Overhead Telephone
- W— Water Line
- SS— Sanitary Sewer
- G— Natural Gas
- UE— Underground Electric
- FO— Fiber Optic
- Right-of-way Line (R/W)
- Centerline (CL)
- Section Line
- ▨ Building

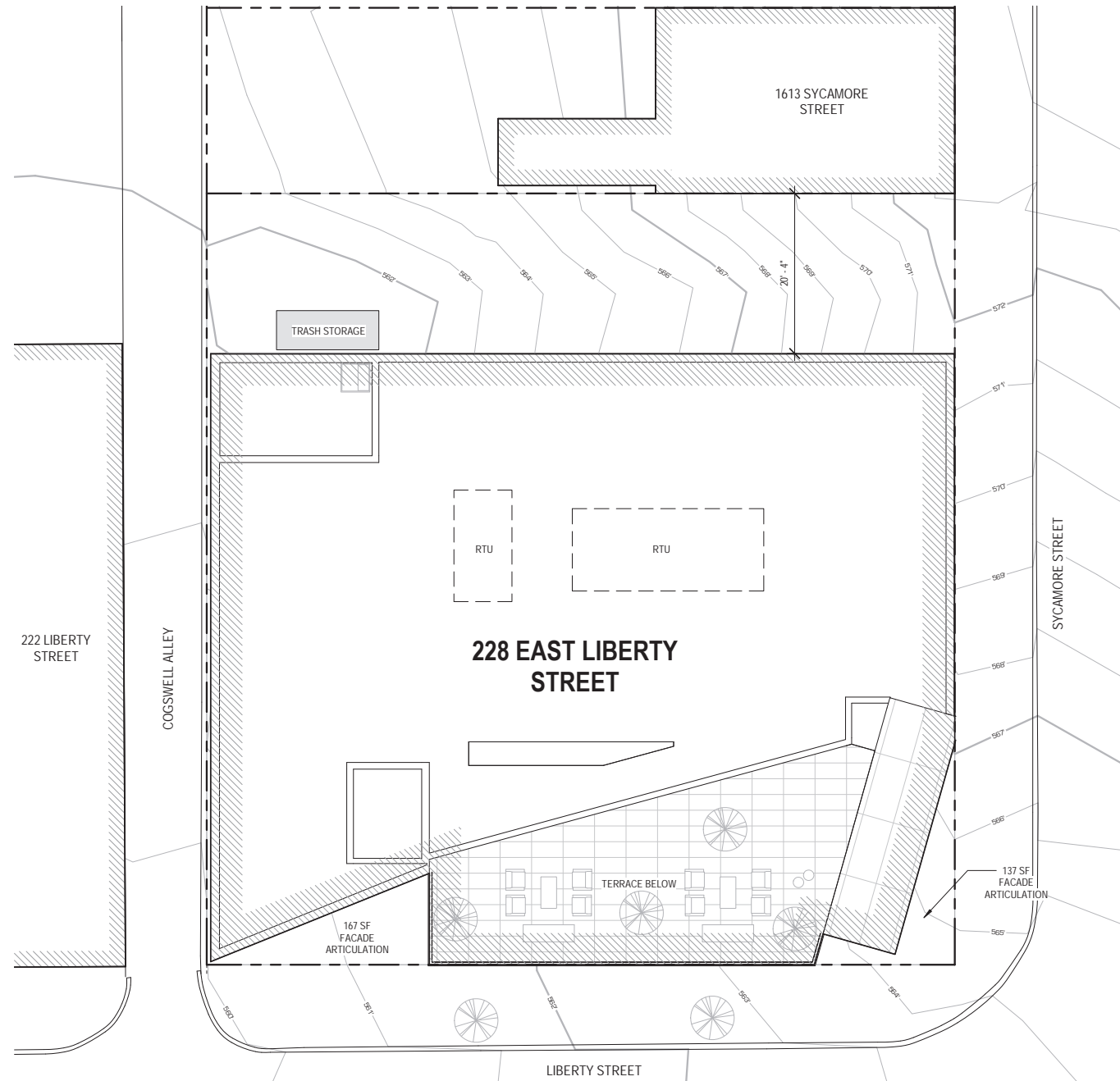


EXISTING SURVEY
2021-09-08 REVISED VERSION

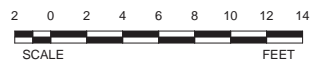
JOSE GARCIA
DESIGN + CONSTRUCTION

DRAWINGS

PLANS

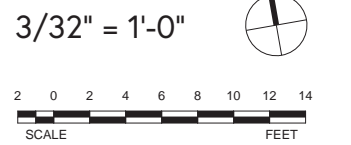
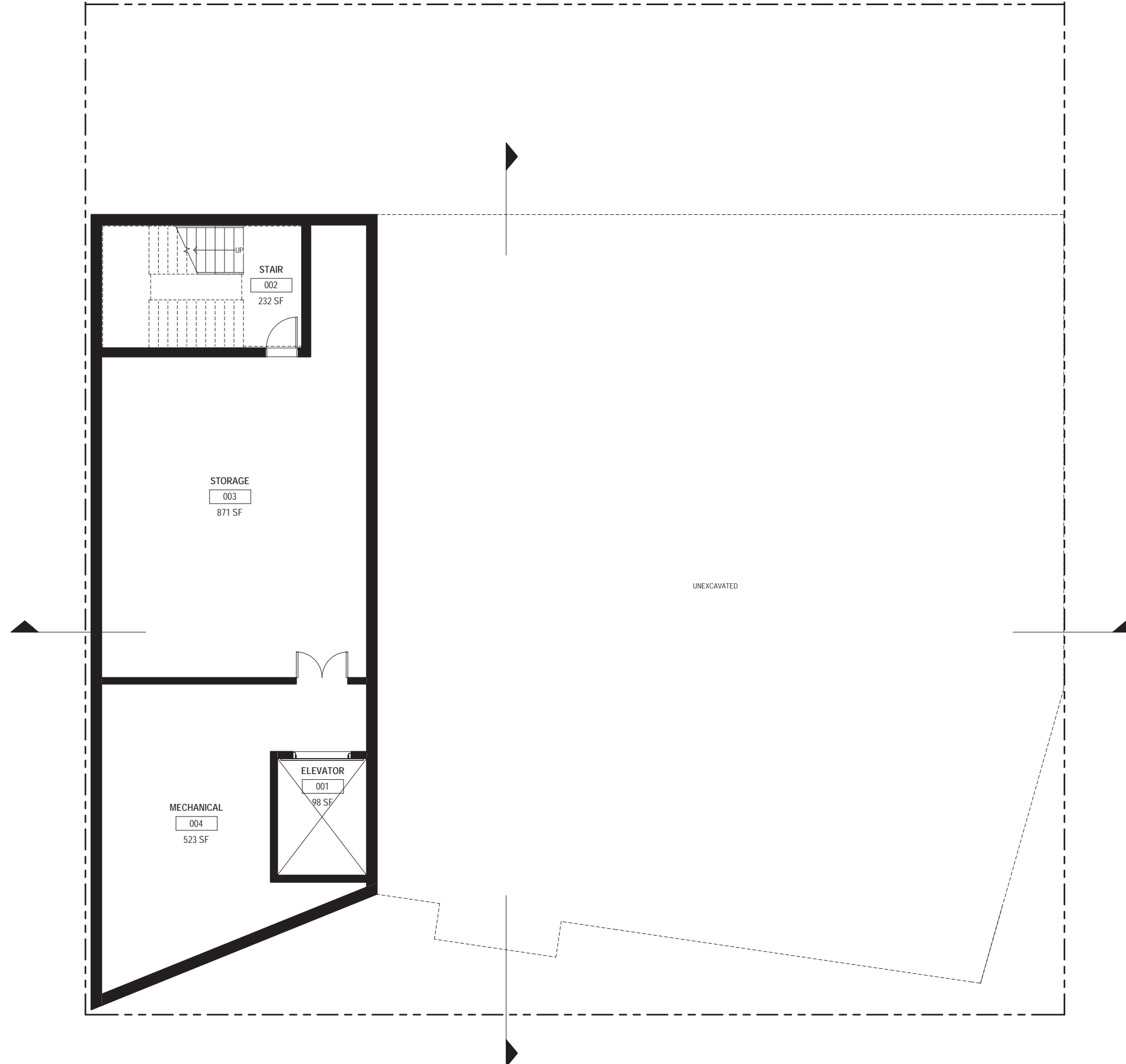


1" = 20'-0"



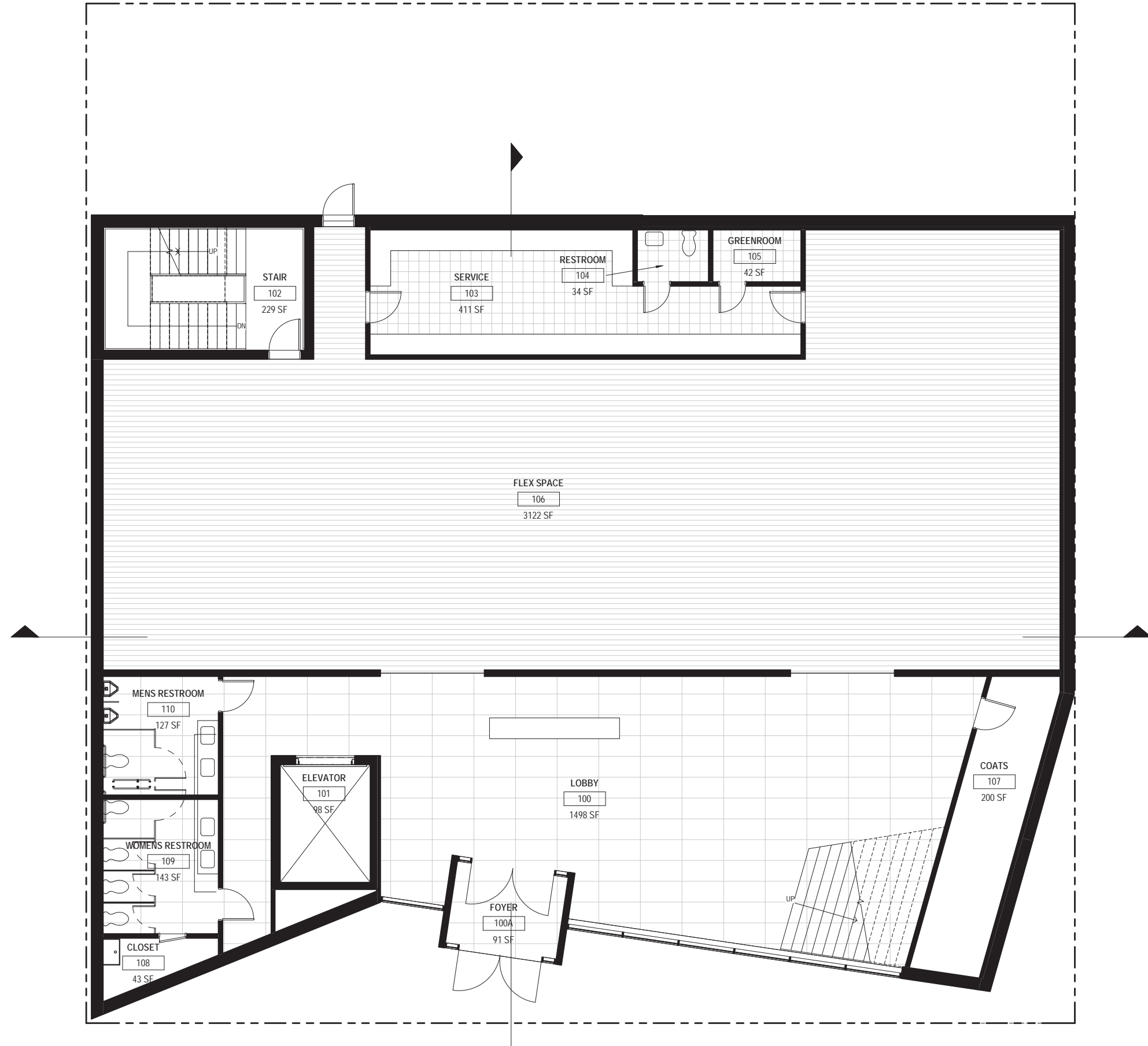
DRAWINGS

PLANS

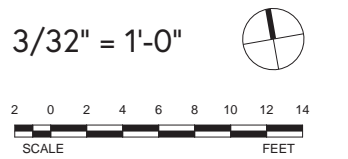


DRAWINGS

PLANS

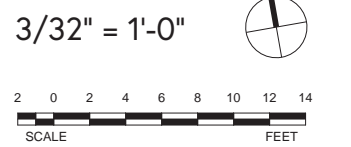
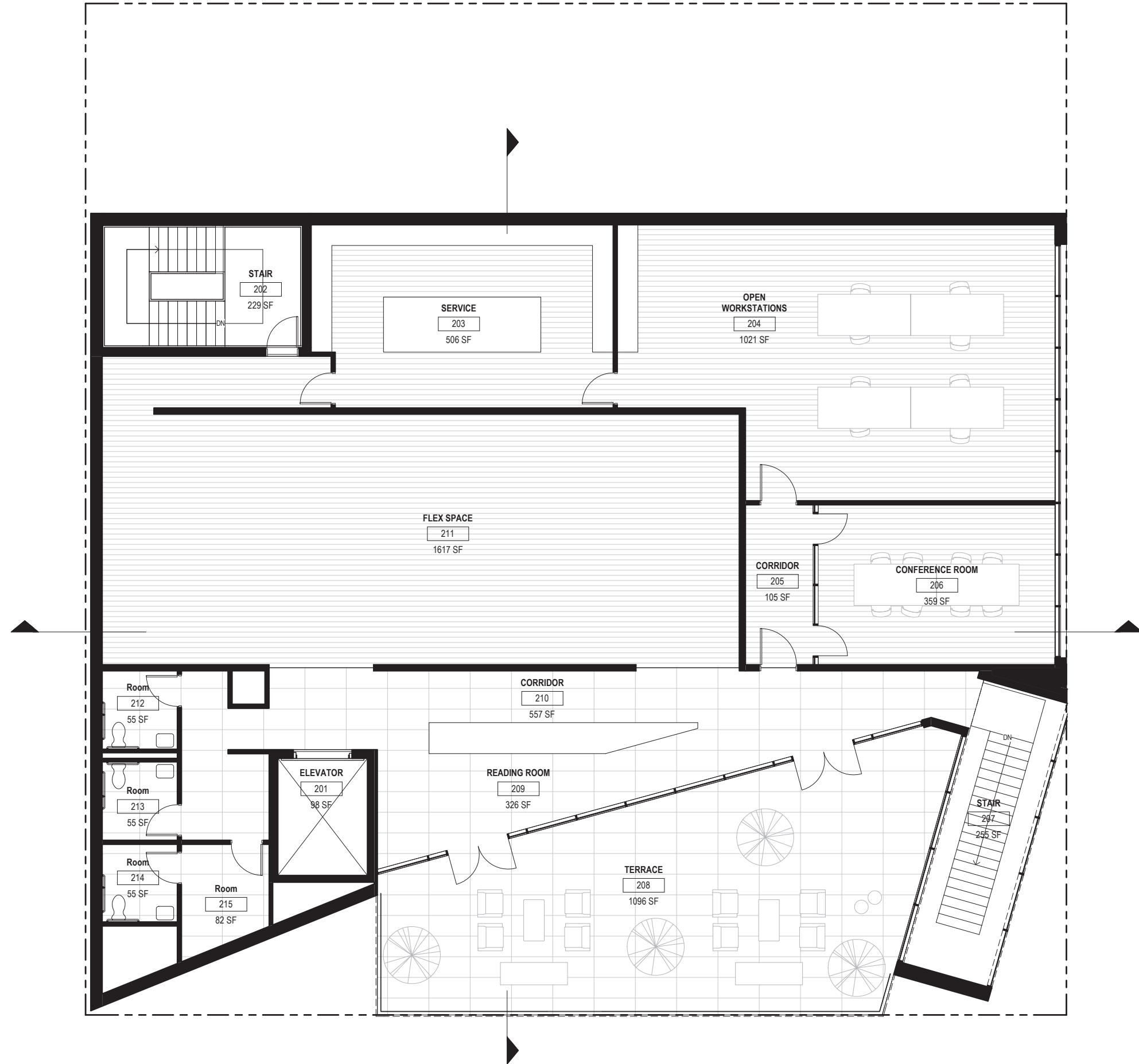


PROPOSED FIRST FLOOR PLAN
2021-09-08 REVISED VERSION



DRAWINGS

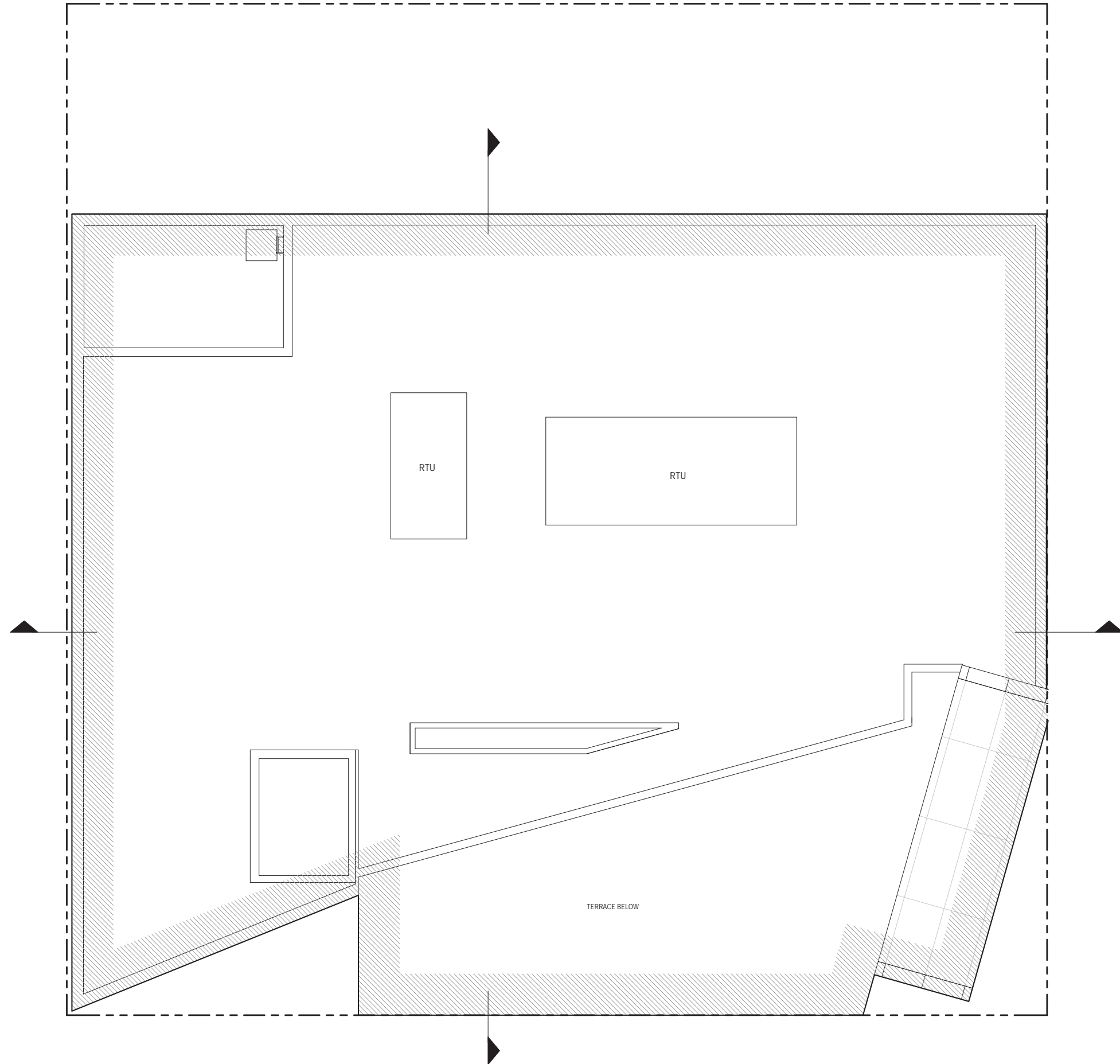
PLANS



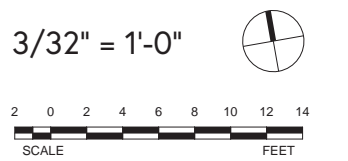
PROPOSED SECOND FLOOR PLAN
2021-09-08 REVISED VERSION

DRAWINGS

PLANS

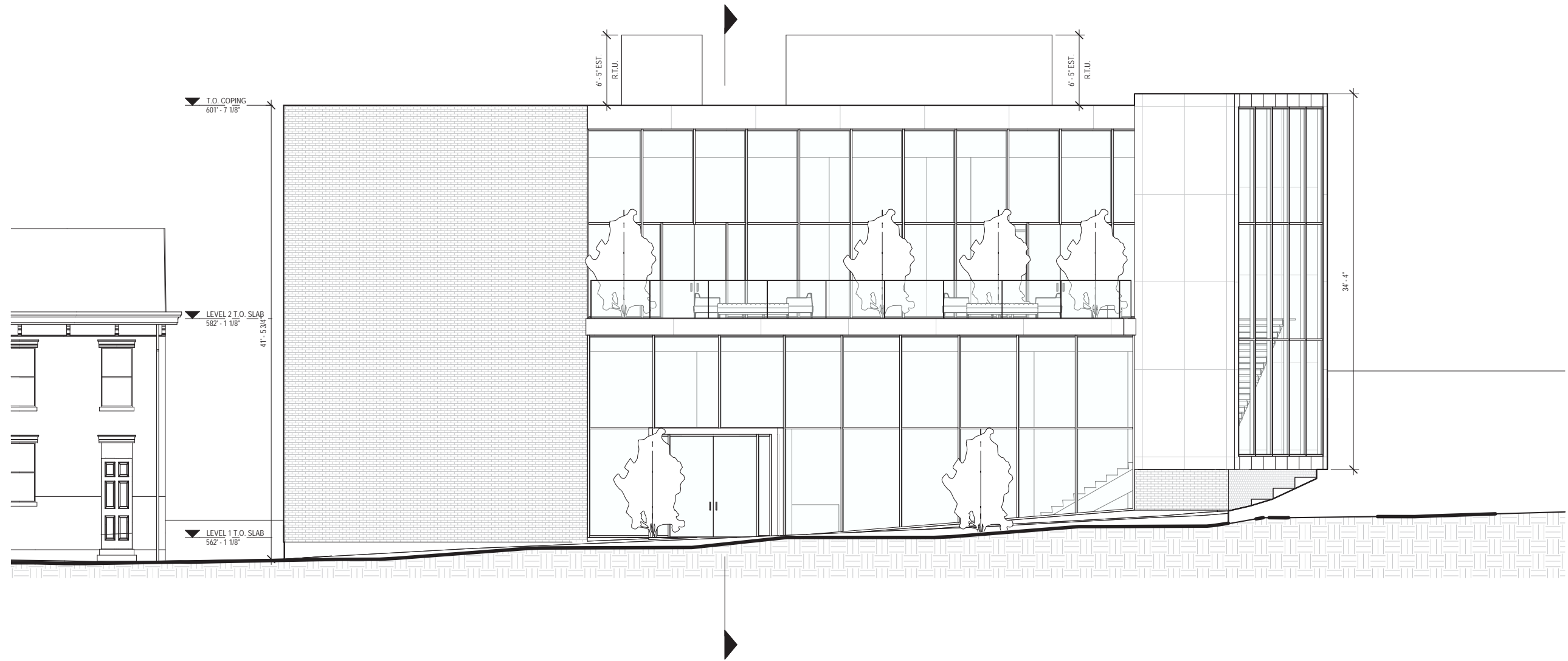


PROPOSED ROOF FLOOR PLAN
2021-09-08 REVISED VERSION



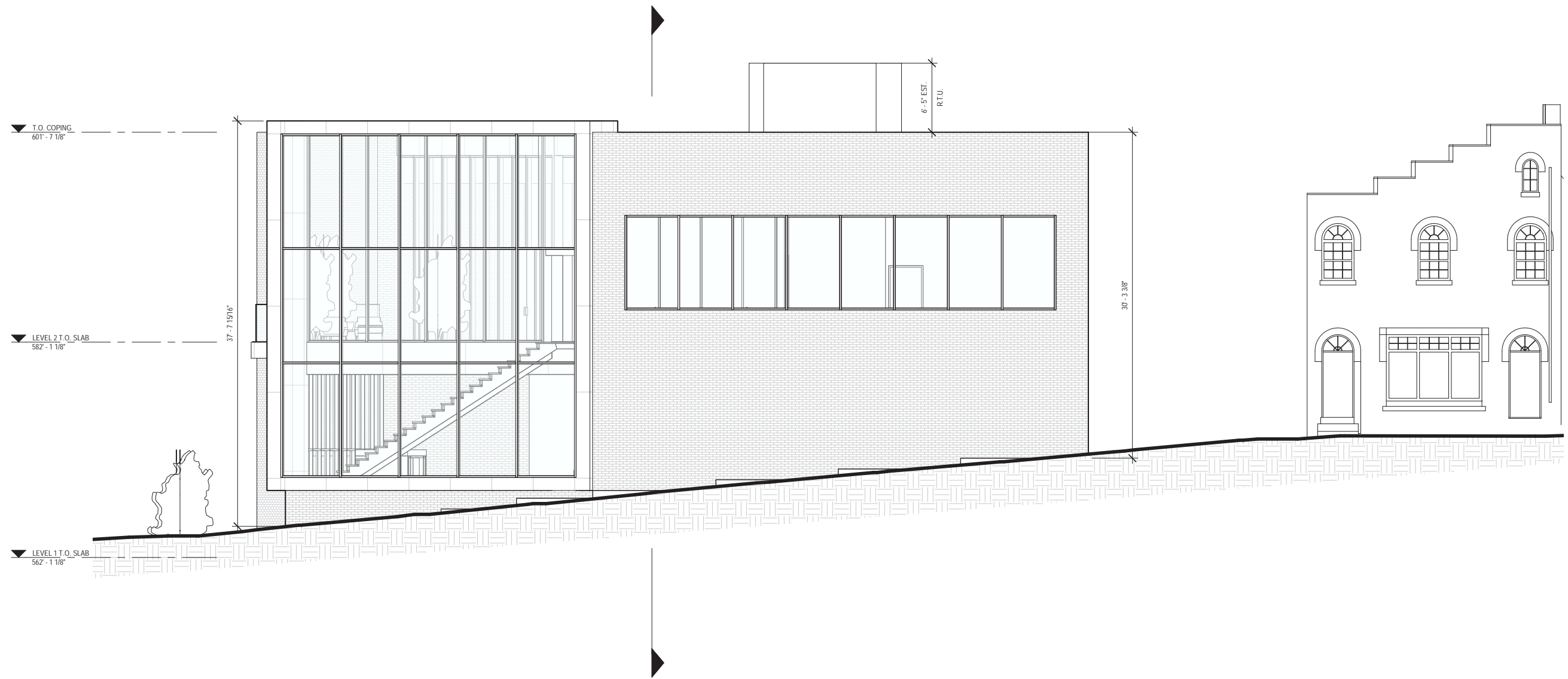
DRAWINGS

ELEVATIONS

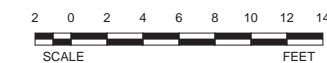


DRAWINGS

ELEVATIONS



PROPOSED EAST ELEVATION - SYCAMORE STREET
2021-09-08 REVISED VERSION

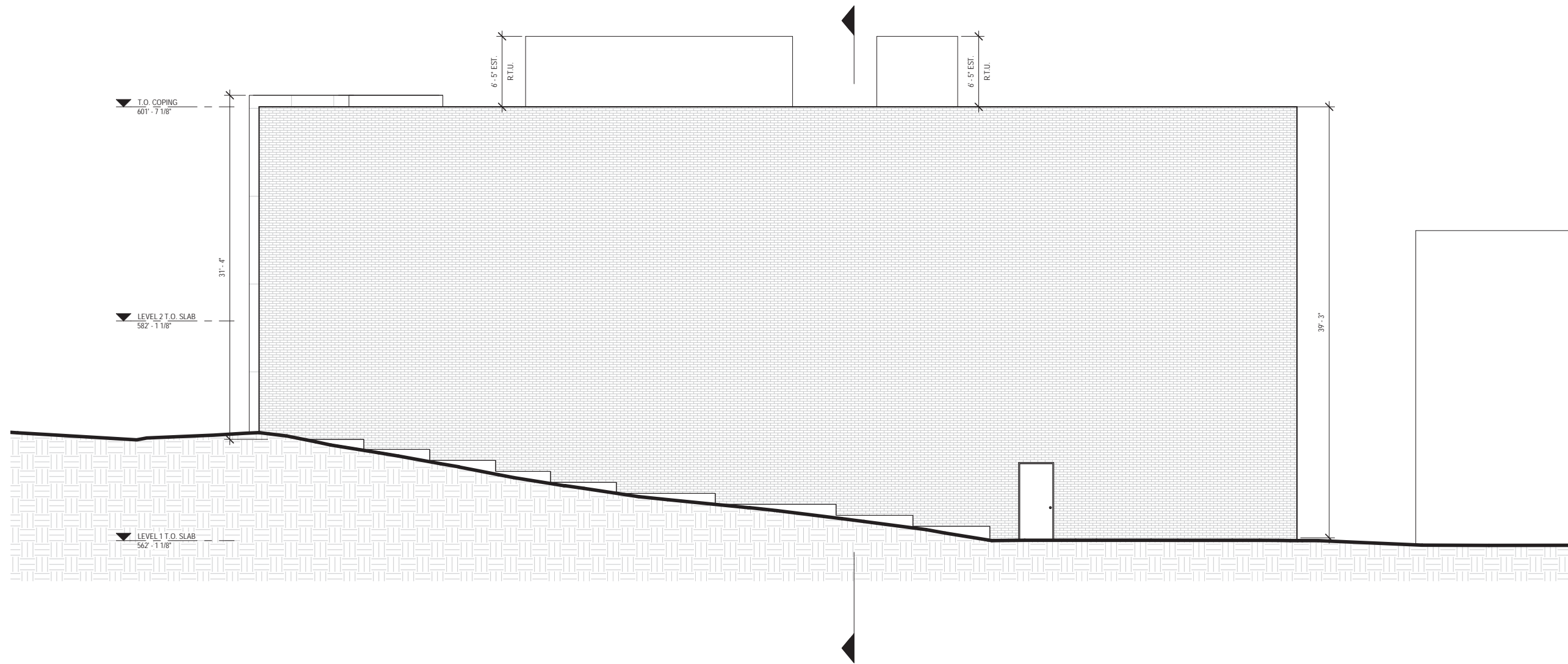


3/32" = 1'-0"

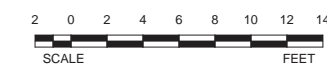
JOSE GARCIA
DESIGN + CONSTRUCTION

DRAWINGS

ELEVATIONS



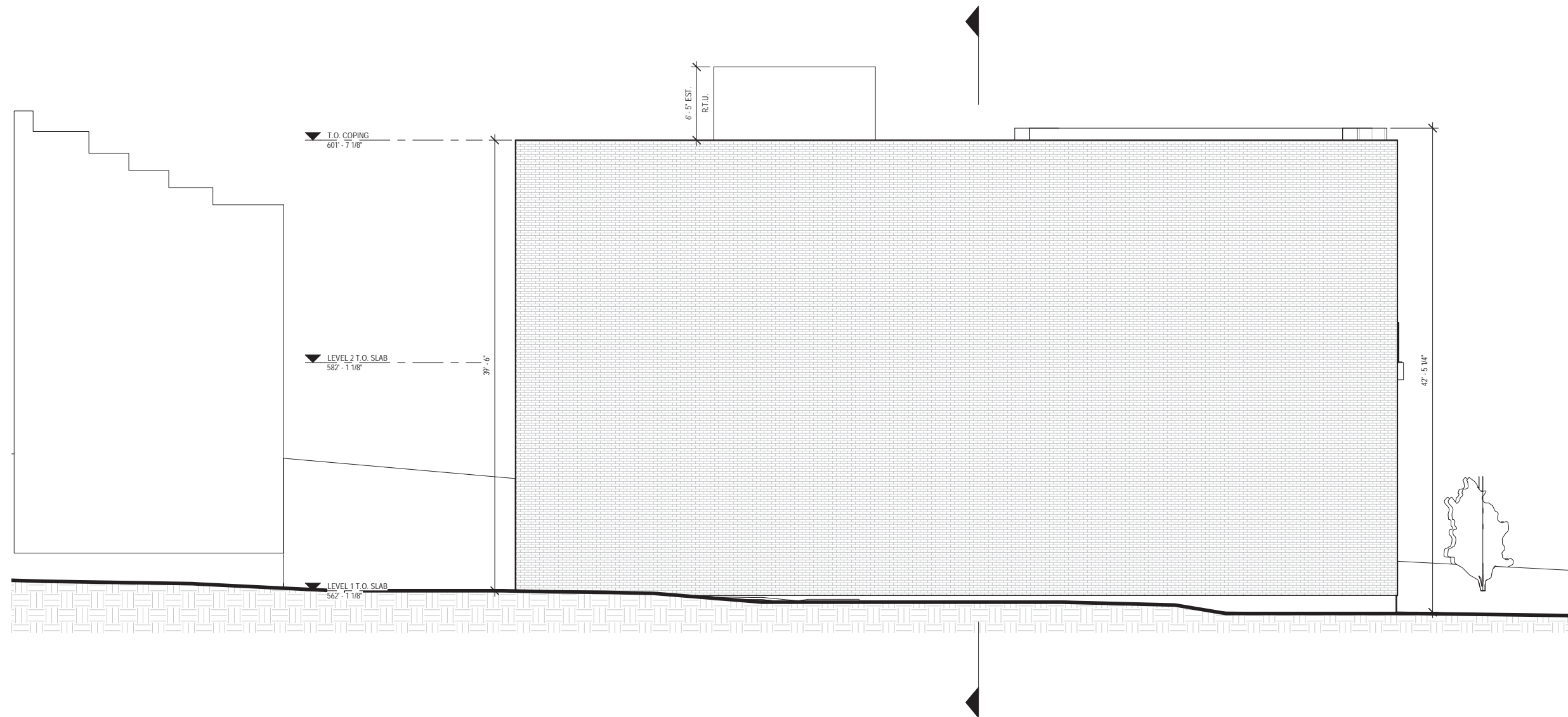
PROPOSED NORTH ELEVATION - PARTY WALL
2021-09-08 REVISED VERSION



3/32" = 1'-0"

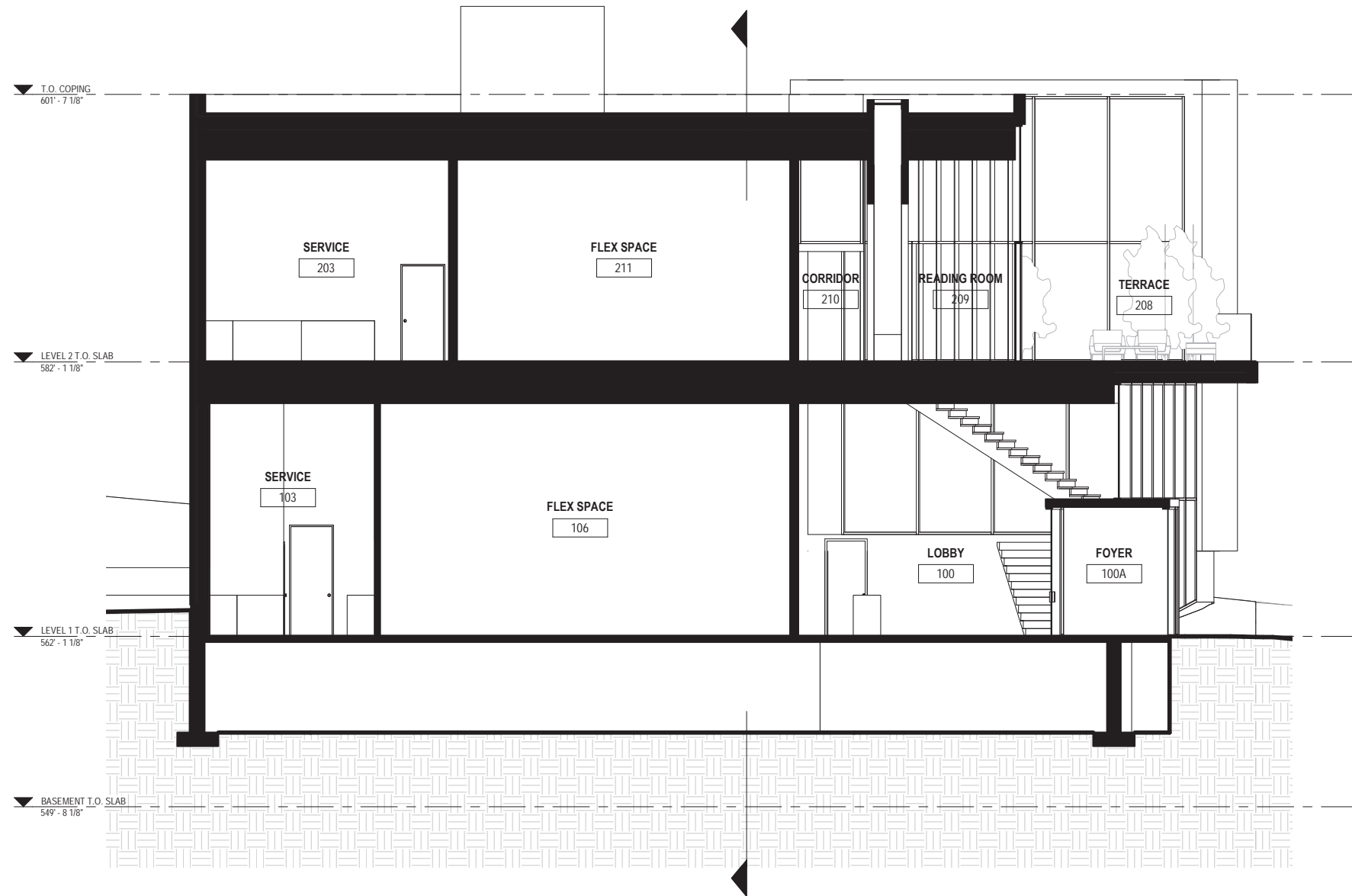
DRAWINGS

ELEVATIONS



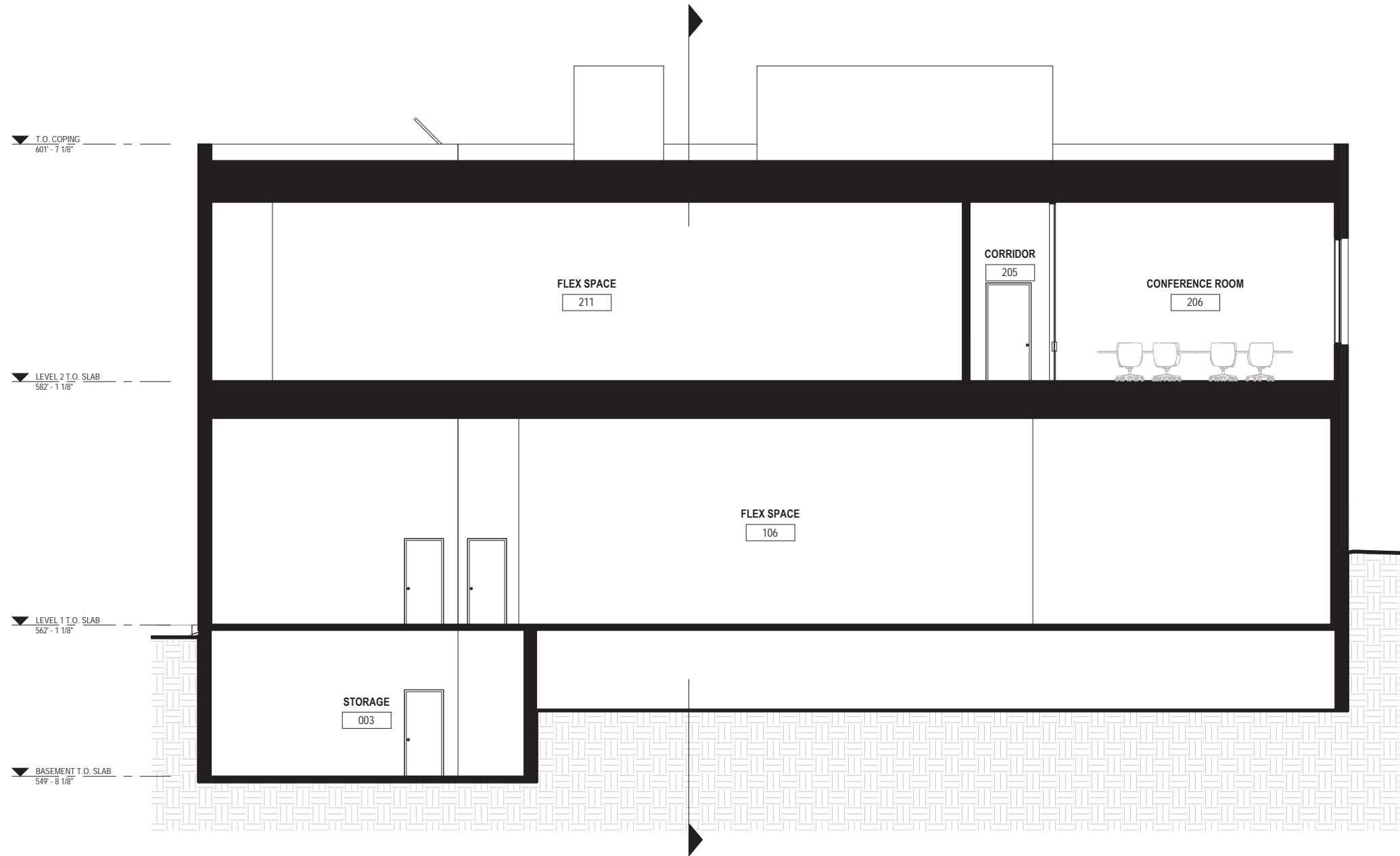
DRAWINGS

SECTIONS



DRAWINGS

SECTIONS



MASSING

DIAGRAM

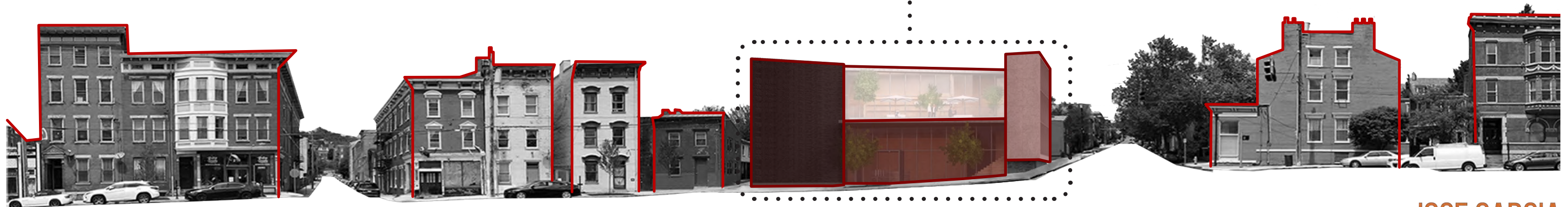
The buildings of OTR feature a unique identity and character due in part to their development on long, narrow plots of land. The resulting context features tall, narrow buildings with closely varying heights. To honor the site surroundings, this design breaks down the overall massing of the large corner lot into smaller components, similar in proportion to that of the neighboring buildings.



DIAGRAM SHOWING THE RELATIONSHIP TO THE SURROUNDING CONTEXT



PROPOSED SOUTH FACADE



MATERIAL

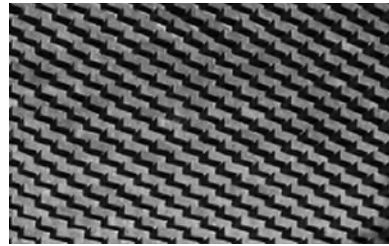
DIAGRAM



STAINLESS STEEL

Custom Fabricated Window Frames

304 Stainless Steel
Sanded & Acid Treated
Dark Gray Coloration



CORBELLED BRICK

Glen-Gery
Black Pearl
Smooth Extruded Clay Brick



WOOD

Natural Wood Detailing
Locally sourced



MARBLE

White and Gray Marble
Honed Finish
Thicknesses Vary due to Location
of Panels



PROPOSED SOUTH FACADE

The design is contemporary and reflective of its institutional mission. At the same time, it establishes a subtle but strong relationship with the historic buildings of OTR. The material selection and the scale have been carefully managed to blend into the existing urban fabric while making an effort to avoid imitation. Homage to the neighborhood's history is evident in the use of a modern version of corbelled brick, marble panels and steel window frames, and through references to historic windows in a prominent steel screen. Massing and height of the building are respectful of the existing scale of the immediate neighboring buildings. The design carefully balances transparency and opacity. The front and corner will be open and inviting, as engagement with the community is extremely important for the mission of the institution. Transparency into lobby spaces and subtle inflections in the façade are intended to encourage passers-by to come inside. On the sides, large brick walls with corbelling details will reference the elaborate decorative work of 19th-century brick masons.

REFERENCES

HISTORICAL

Historical References

19th-Century Exposition Hall

Contemporary art museums are typically based on two historical prototypes: the 19th-century exposition hall and the factory. The 19th-century exposition hall was a glass house (which was also adapted to use for train sheds, then airports); the most notable historic example is the Crystal Palace, in London, built in the 1850's. Cincinnati has its own mini-version of the Crystal Palace, Findlay Market: with open plan suitable for the exhibition of goods and large crowds of visitors.



Factory Building

The factory building, with its open plan and large banks of gridded windows, is another common example. Many notable contemporary arts centers, such as Mass MOCA, in North Adams, MA; the Mattress Factory, in Pittsburgh, PA; and DIA Beacon, Beacon, NY, are actual rehabilitations of abandoned factory buildings. But many contemporary arts institutions, such as the Whitney Museum and the New Museum, NY, are new structures, adapting elements of both the glass house and the factory building, relating to the historic neighborhoods in which they are situated.



Both the exposition hall and factory building are common in historic neighborhoods such as Over-the-Rhine, where residential buildings, shopping centers, and workplaces, as well as places of worship, were situated in close proximity--within walking distance.

The FotoFocus Building

The building design proposed by FotoFocus acknowledges these historic structures in look and function, while also referencing photography, the artistic medium that will be the subject of exhibitions and educational programming within. The two-story building, designed by Jose Garcia in close consultation with the FotoFocus staff, offers several nods to historic architectural precedents:

- *scale, two-stories
- *corbeled brick pattern work, a typical material in OTR, in buildings of all functions
- *a ground floor glass storefront, inviting pedestrians inside
- *a second-floor factory window grid

REFERENCES

PHOTOGRAPHY

In terms of photography, an important artistic feature is this second-floor factory window grid, which also functions as a large viewfinder, typical of older large-format cameras and still in use today. From the second-floor terrace, visitors will experience this feature as a framing device, framing views of the city. From street level, and depending on the time of day, the metallic screen forming the grid (factory windows/viewfinder) will appear transparent, offering views into the terrace, or opaque, reflecting light and objects from outside. The play of light, both passing through and reflected against this flat surface, calls attention to the basic functions of photography as a system that both frames select portions of the visible world and captures light as it passes through and bounces off objects.



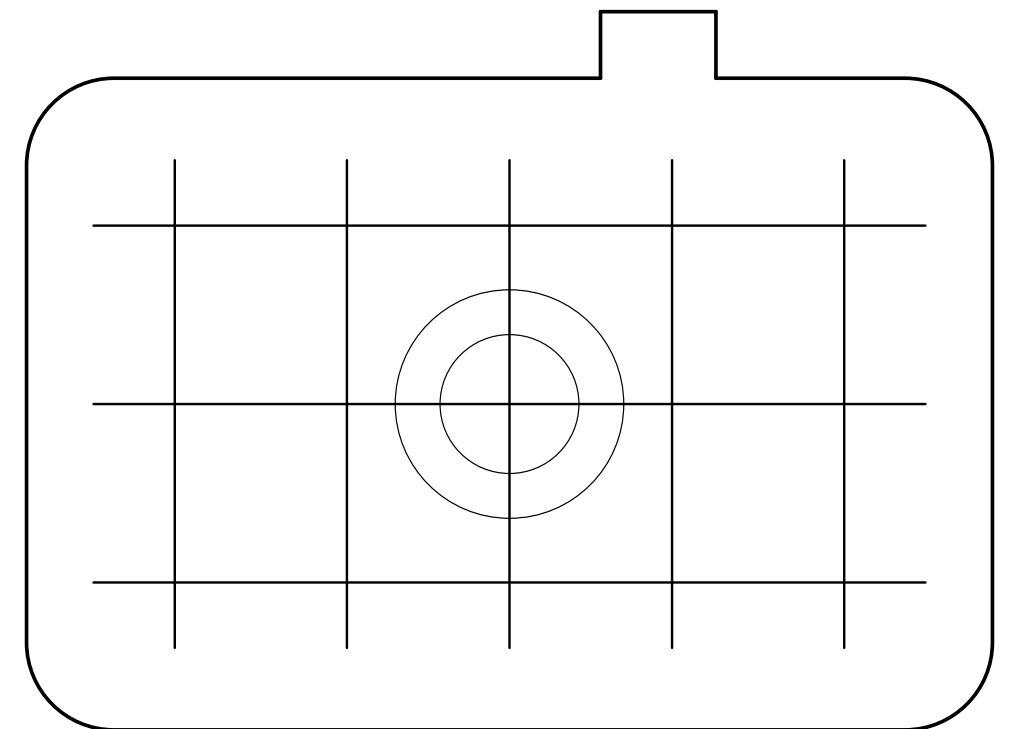
VIEWFINDER.....



VIEW FROM A VINTAGE CAMERA SHOWING GRID



VINTAGE VIEWFINDER



VINTAGE VIEWFINDER GRAPHIC

REFERENCES INDUSTRIAL / INSTITUTIONAL WINDOWS



ART ACADEMY OF CINCINNATI

The AAC incorporates a first floor "storefront" design and the "factory" glass window style of typical historical buildings in the Over-the-Rhine neighborhood. The FotoFocus building uses similar design principles in the terrace "factory window" screen and the open lobby.



INDUSTRIAL
WINDOW
PATTERNING



ART ACADEMY OF CINCINNATI

REFERENCES INDUSTRIAL / INSTITUTIONAL WINDOWS

Large, open-plan industrial buildings needed natural light to reach inside as far as possible, thus a different type of window was needed. Long iron lintels made bigger window spans possible, supporting the weight of brick walls above. 19th-century builders combined the larger span openings with more complex steel muntins and mullions. Windows were transformed from their common vertical, narrow proportions into their wider, bigger and more utilitarian format. Grids varied in size, often designed as a 12 x 12 divided-light pattern, or in rectangular grid formats in 3/4/3 sequences.

Our building pays homage to the large 19th-century factory window by abstracting its pattern into a prominent front screen, reminiscent of the double layer implied by mullions and muntins.



INDUSTRIAL
WINDOW
PATTERNING



1208/1216 CENTRAL PARKWAY



1208/1216 CENTRAL PARKWAY

REFERENCES

BRICK

Beautiful examples of intricate brick work can be found in countless buildings in OTR. From houses to institutional and commercial buildings, brick corbeling was employed in elaborate and humble buildings alike. Cincinnati Music Hall is a stunning example of the craft—patterning and corbeled details create relief from the façade and the illusion of piano keys speaking to the purpose of the building through a wonderfully creative use of the material.



MUSIC HALL, BUILT 1878



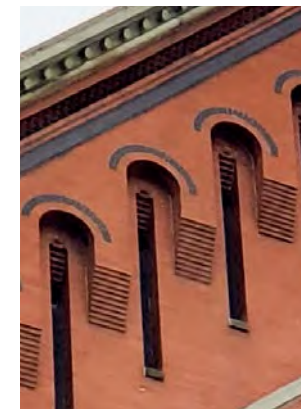
CORBEL DETAIL AT MUSIC HALL



CORBEL DETAIL ON SALVATION ARMY BUILDING



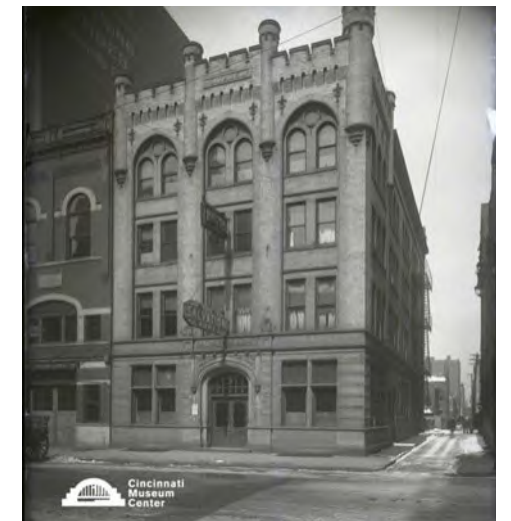
CORBELLED.....
BRICK



DETAIL AT MUSIC HALL



DETAIL AT SALVATION ARMY BUILDING



SALVATION ARMY BUILDING, BUILT 1905

On a more humble façade, that of the Salvation Army building on 8th Street, corbeled details and patterning provide a dignified appearance to an unpretentious purpose. Corbelling was mostly limited to corners and cornices, working as building "crowns" or "frames" around the field of flat brickwork. Our proposed design reverses its historic role and brings it to the forefront: by introducing a pattern that gradually rotates each brick unit to create depth and shadow, the wall itself becomes a decorative element and the edges are kept simple and clean. The brickwork on the FotoFocus building will blend algorithmic computation and masonry craft; the result is a modern interpretation of the skills of German masons, a reference that acknowledges the beauty of the old buildings without trivializing it through imitation.

REFERENCES

MARBLE



PORTICO, CITY HALL



GRAND STAIR, CITY HALL



MARBLE.....



MARBLE PORTICO, OTR



MARBLE TILE FLOOR, OTR



MARBLE DETAILING, OTR



MARBLE TILE FLOOR, OTR



MARBLE DETAIL, CINCINNATI ENQUIRER



STAIR DETAIL, CITY HALL

In contrast to the exposed brick facades, marble is used selectively in details at entrance doorways and reception rooms and stairwells. The material conveys a sense of prestige and relevance, rooted in its association to classic buildings and wealth. It is found in beautiful interiors, on the columns and stairways in Cincinnati City Hall; walls in St. Peter in Chains Cathedral; and in countless other examples, including very humble buildings. The FotoFocus design references the traditional juxtaposition between the brick exterior and the marble interior by bringing this material to the façade, to the public space, joining the dark-colored brick in a play of contrasts. All marble panels will be backlit at night, calling attention to the natural veins of the stone, adding texture and color to the building without resorting to standard exterior illumination, while, once again, referencing the light and transparency common to photography and film projection.

REFERENCES

VERTICAL WINDOWS

Residential construction in OTR combined rules of building economy with the available materials and methods. Narrow, vertical windows followed those rules, minimizing the span and maximizing natural light. Lintels were made with stone and iron profiles. The narrow "punched" openings were a simple solution to get natural light while keeping the integrity of the load-bearing brick walls. Proportions varied, but the distinctive vertical effect of the windows was a constant in residential construction. Our proposed design takes that standard and transforms it into a major design element: all openings are vertical abstractions of those 19th-century proportions. Clearly set against solid brick walls, these openings work as a reminder of the rules of the past.



TYPICAL BUILDING IN OTR



EXAMPLES OF NARROW WINDOWS FOUND THROUGHOUT OTR



VERTICAL WINDOW.....
PROPORTIONS



ELM STREET, OTR

REFERENCES

COLOR

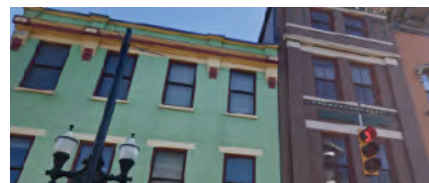
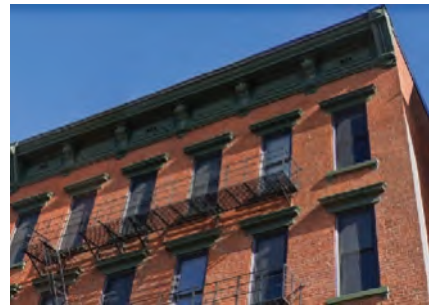
There are many different brick colors in OTR, in particular a large variety of browns and oranges, depending on the content and type of clay, iron, sand and shale, and on the different types of burning methods. Much of the earlier, weaker brick was intended to be painted for protection. We wanted to use the same material because of its appearance and historic significance but our design proposes a darker color in order to make a conscious distinction between contemporary and historic uses, and to reference photography.

Metal used on the exterior of the building is a darkened stainless steel, a choice that has to do with performance and longevity. Metal also has a reference to photography. The chemical process used to darken the steel gives an appearance of old iron work while at the same time references the various metal contents and colorations of nineteenth- and twentieth-century photographic prints. Metal content in various photographic processes, such as albumen, silver bromide, and gelatin silver, resulting in a variety of colorations, from rich browns, grays and blacks, with oxidation occurring in places, are expressed on both the facade and in the interior of the building.

Finally, white exterior marble and interior wood complete the palette, further referencing the monochromatic richness of photography, from deep blacks to bright whites and all the various warm gray and brown tones occurring between.



BRICK COLOR ...



EXAMPLES OF THE COLORS OF BRICK FOUND THROUGHOUT OTR



Edouard Baldus, Notre Dame, 1860's, albumen silver print



Edward Steichen, The Flatiron, 1904 gum bichromate over 1903, gelatin silver print

Man Ray, Rayograph, c. 1923, gelatin silver print

REFERENCES

CONTEMPORARY



Uptown Arts

This building sits just down the block and across the street from the proposed FotoFocus property. The large amount of brick and multi-story glass "wall" have similar qualities to the proposed design for FotoFocus.



Shakespeare Theater

This multi-story cultural institution also speaks to the design of the FotoFocus building design, with a cut away glass second story, an open lower level, and significant opacity in the body construction.



From: [Deborah Scott](#)
Sent: Wednesday, May 19, 2021 1:23 PM
To: [Johnson, Beth](#)
Subject: [External Email] FotoFocus

External Email Communication

Dear Beth Johnson and Historic Conservation Board:

I am Deborah Emont Scott, the Louise Taft Semple President/CEO of the Taft Museum of Art. I am writing to support FotoFocus in their efforts to construct a building on Liberty Street. I have worked with FotoFocus since 2010 and I know the impact that their work, including programming and financial support, has had on the cultural fabric of our City. The addition of a new film and photography art center in Over-the-Rhine will benefit the community and the region. With this proposed new building at 228 Liberty Street, FotoFocus will transform the empty lot at Liberty and Sycamore into a public space to present the finest in regional, national and international lens-based art. Bringing such a resource to the OTR neighborhood will enhance the quality of life for those living there and will draw others to that important Cincinnati neighborhood.

I strongly urge you to recommend this project for approval and ask that you please consider this email as my voice to show my support for it at the upcoming Historic Conservation Board hearing.

With thanks for your consideration, I am,
Sincerely,
Deborah Emont Scott

Deborah Emont Scott
Louise Taft Semple President/CEO
513.684.4511
316 Pike Street
Cincinnati, OH 45202
taftmuseum.org

taft Discover the Taft Museum of Art.
The place where art lives.
MUSEUM OF ART #TaftMuseumDiscovered

From: [Melvin Grier](#)
Sent: Sunday, May 23, 2021 1:55 PM
To: [Johnson, Beth](#)
Cc: [Mary Ellen Goeke](#); [Thomas R. Schiff](#)
Subject: [External Email] proposed fotofocus property at Liberty and Sycamore

External Email Communication

Dear Beth Johnson and Historic Conservation Board,

As a longtime photojournalist working at The Cincinnati Post until my retirement at the end of 2007, I found another outlet for my photography at local galleries especially Kennedy Heights Arts Center. I am also part of a committee that engages local and regional photographers to display their work at the Xavier University Gallery during the Fotofocus Biennial. Funding from fotofocus has been extremely generous in support of these events and many others in the visual arts community.

Now fotofocus proposes to build a film and photography center on Liberty Street. I write in support of this project. This building will add a new dynamic energy to OTR and the whole community and serve the visual art communities for decades to come.

Thanks,
Melvin Grier

From: [Angie Fischer](#)
Sent: Tuesday, May 25, 2021 12:35 PM
To: [Johnson, Beth](#)
Subject: [External Email] Re: FotoFocus

External Email Communication

Hello Beth,

I'm reaching out to you today to express my support for the construction of the new FotoFocus building at 228 Liberty.

As the COO of Lightborne, the location where FotoFocus currently resides, I can personally attest to the tremendously positive impact this group brings to the thriving Cincinnati arts community. As a group dedicated to supporting and celebrating film, photography and lens-based art this group has partnered to present an incredible 750 exhibitions and cultural events to the Greater Cincinnati area alone. I was incredibly impressed when the group took funds from the Biennial that was originally scheduled for 2020 and redirected them towards the community in the midst of the COVID-19 crisis.

This group deserves to have its own space to showcase films, exhibitions and the numerous educational events they have planned. This will benefit Cincinnati arts community in ways they have never been able to do before. It will be a world-class destination generations will enjoy and learn from for years to come.

If there are any questions I can answer or other support I can provide please let me know.

Thank you for your time and attention and have a great day,
Angie

Angie Fischer
Chief Operating Officer



LIGHTBORNE
212 East 14th Street
Cincinnati, OH 45202

<http://www.lightborne.com>

angie@lightborne.com

Cell:

513.607.2407

Studio:

513.721.2272

From: [Karen Blatt](#)
Sent: Tuesday, May 25, 2021 4:20 PM
To: [Johnson, Beth](#)
Subject: [External Email] Re: FotoFocus building at Liberty and Sycamore Sts.

External Email Communication

Historic Conservation Board

Beth
Johnson, AICP, Urban Conservator

City
of Cincinnati, Buildings & Inspections Permit Center

805
Central Avenue, Suite 500

Cincinnati,
OH 45202

beth.johnson@cincinnati-oh.gov

**RE: FotoFocus- Proposed Project at 228
Liberty Street**

Dear Beth Johnson and Historic Conservation Board,

**I am excited to support the FotoFocus building project proposed at 228
Liberty Street! It will be a great asset to Over the Rhine. I have
been participating in developing OTR for over 25 years.**

**We own the
building adjacent to the project at 1613 Sycamore, as well as, the
Symphony Hotel & Restaurant and several other properties in the
OTR and Liberty Hill neighborhood.**

**The addition of
this new film and photography art center in Over-the-Rhine will benefit the
community and the region for many years. With this proposed new building the empty lot at
Liberty and Sycamore will be transformed into a public space to present
the finest in regional, national and international lens-based art. I am also very pleased that**

Hosea Garcia is the architect for the building.

I wanted to let you know that I most definitely support this project.

I urge you to recommend this project for approval and wish to show my support for it at the upcoming Historic Conservation Board hearing through this letter.

Thanks!

Karen Blatt

Karen
Blatt

Corporate
Liaison

411
Oak St

Cincinnati,
OH 45219

(513)984-1800
(0)

(513)295-3430
cell

(please
text for quicker response)

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May 18, 2021

Dear Beth Johnson and Historic Conservation Board,

I'm writing in support of the FotoFocus building project proposed at 228 Liberty Street. The addition of a new film and photography art center in Over-the-Rhine will benefit the community and the region. With this proposed new building we will transform the empty lot at Liberty and Sycamore into a public space to present the finest in regional, national and international lens-based art.

I urge you to recommend this project for approval and wish to show my support for it at the upcoming Historic Conservation Board hearing through this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott D Durban", with a stylized flourish at the end.

Scott D Durban
Lightborne Communications
212 East 14th Street
Cincinnati, Ohio 45202



College of Design, Architecture, Art, and Planning

School of Design

University of Cincinnati
PO Box 210016
Cincinnati, OH 45221-0016

Phone (513) 556-6828
Fax (513) 556-0240
Web www.daap.uc.edu

May 25, 2021

Dear Beth Johnson and the Historic Conservation Board:

I am pleased to write in support of the proposed construction of the FotoFocus building at 228 Liberty Street in Over the Rhine. This vacant lot, which most recently was the site of a gas station and convenience store, will now house a beautiful center for photography and film. Jose Garcia, a prominent local architect is designing the building. He is also responsible for the nearby Lightborne Communications building at 212E. 14th Street, where the current office for FotoFocus is located.

The FotoFocus building will be an important contribution to the renaissance of this lovely, historic neighborhood. Over the Rhine has been a long-neglected treasure which is now getting the attention it deserves. FotoFocus will play a vital role in establishing a permanent Center which will be an asset to the immediate neighborhood as well as the entire region. For more than 10 years, FotoFocus has built an organization that is admired nationally and internationally for its innovative programming and outstanding photography exhibitions.

I have lived in the area for 30 years and have witnessed first-hand the positive changes in the neighborhood over the past decade. It is with great pleasure that I can support a project that will further enhance this vital transformation. FotoFocus will be a great neighbor and will be an important cultural resource for the community and for the City of Cincinnati.

As a community activist, photographer, professor and President of the Board of FotoFocus, I wholeheartedly support this project and urge you to recommend approval.

Sincerely,

A handwritten signature in cursive script that reads 'Maureen France'.

Maureen France
2359 W. McMicken Avenue
Cincinnati, Ohio 45214



Art Academy of Cincinnati
Office of the President
1212 Jackson Street
Cincinnati, OH 45202
(513) 562-8750

May 24, 2021

Historic Conservation Board
Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Dear Ms. Johnson and the Cincinnati Historic Conservation Board,

I'm writing in support of the FotoFocus building project proposed at 228 Liberty Street. The addition of a new film and photography art center in Over-the-Rhine will benefit the community and the region. With this proposed new building, FotoFocus will transform the empty lot at Liberty and Sycamore into a public space to present the finest in regional, national and international lens-based art.

The Art Academy of Cincinnati looks forward to welcoming FotoFocus to a larger space and join in the collaborative efforts to making OTR and Cincinnati **THE** destination for creatives from across the world to see what this city has to offer! FotoFocus is an amazing organization that achieved recognition regionally, nationally, and internationally and supporting this project is paramount to continuing the trajectory as the group passes its tenth year in existence. The commitment of the group to support local and regional artists is also built into its mission of accessibility to all in the region to the finest in lens-based work. I urge you to recommend this project for approval and wish to show my support for it at the upcoming Historic Conservation Board hearing through this letter.

Best regards,

Joe Girandola
President
Art Academy of Cincinnati
513-562-8750
joe.girandola@artacademy.edu



May 23, 2021

Dear Beth Johnson and Historic Conservation Board:

On behalf of the Board of Trustees of the Memorial Hall Society, I would like to submit this letter in support of the FotoFocus building project proposed at 228 Liberty Street, Over-the-Rhine, Cincinnati.

For the past ten years, FotoFocus has enriched Cincinnati through its more than 700 art exhibitions and cultural events with a specific focus in the increasingly popular areas of photography and film. As Memorial Hall has had the honor of being the host venue of several of FotoFocus's major exhibitions, forums, and events, we know how popular and valuable its programming is for Cincinnati audiences.

The addition of FotoFocus's new film and photography art center planned for Liberty Street will undoubtedly benefit our community and the broader Southern Ohio region. A building by Jose Garcia and FotoFocus's expanded educational plans and artists' visits will be a major gain for Cincinnati's arts community. The proposed new building will transform the empty lot at Liberty and Sycamore into a public space to present the finest in regional, national, and international lens-based art.

We urge you to recommend this project for approval and wish to show our support for it at the upcoming Historic Conservation Board hearing through this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wm. Baumann', is written over a light-colored background.

William Baumann
Chairman, Cincinnati Memorial Hall Society

Cc: Mary Beth Goeke, FotoFocus Executive Director

June 2, 2021

Historic Conservation Board
Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Dear Ms. Johnson and the Historic Conservation Board,

The Cincinnati Art Museum looks forward to a bright future for the Greater Cincinnati photographic and arts scene. In our longstanding partnership, we would be delighted to see FotoFocus headquartered in a fitting permanent building—one that is embraced by the residents and community of Over-the-Rhine and the entirety of the Greater Cincinnati region—and would enable FotoFocus to amplify and expand its reach.

Since its foundation through a visionary collaboration among several Cincinnati benefactors and arts leaders, including the Cincinnati Art Museum, FotoFocus has provided initiative, research and crucial resources for countless exhibitions, programs, lectures, and other events of public benefit. Through expanded partnership and collaboration in the future, and a continuing engagement with Cincinnati's museums, artists, residents, visitors, universities and galleries, FotoFocus will inspire vibrancy and connectivity for our region.

Sincerely,



Cameron Kitchin
Louis and Louise Dieterle Nippert Director