

# HISTORIC CONSERVATION BOARD AGENDA

Monday, July 11, 2022, at 3:00 pm

This hearing will be conducted through a virtual/remote platform.

Please visit [www.cincinnati-oh.gov/boards](http://www.cincinnati-oh.gov/boards) to learn more about attendance and participation in virtual hearings.

## CALL TO ORDER

## DISCUSSION ITEMS

---

**Item 1.** 1439 ELM ST  
COA2022034

The applicant requests a Certificate of Appropriateness to rehabilitate an existing mixed-use structure into a single-family dwelling, including a new garage addition with roof deck, new penthouse addition with roof deck, a pool, fencing and new exterior wall sites in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to side yard setbacks for the pool, and height for the fence and wall.

**Applicant:** TEAM B ARCHITECTURE AND DESIGN

**Staff Report:** DOUG OWEN

---

**Item 2.** 1530 RACE ST  
COA2022035

The applicant requests a Certificate of Appropriateness to demolish a garage and additions, and to rehabilitate two existing mixed-use structures, including the construction of a new exterior egress staircase, elevator, courtyard with walls, windows, storefront, doors, and several balconies in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related fence height.

**Applicant:** TERRY BOLING

**Staff Report:** DOUG OWEN

---

**Item 3.** 1416 CENTRAL PKWY  
COA2022033

The applicant requests a Certificate of Appropriateness for the construction of a three to four story boutique hotel on Central Parkway between Magnolia Street and 15th Street in the Over-the-Rhine Historic District. This request is supplemental to the relief previously granted by a Historic Conservation Board decision dated August 12, 2021.

**Applicant:** WOOD AND LAMPING

**Staff Report:** DOUG OWEN

## OTHER BUSINESS

May 2022 COA Staff Approvals

## ADJOURN

---

---

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

---

APPLICATION #: ZH20220096/ COA2022034  
APPLICANT: Team B Architecture and Design  
OWNER: 1439 Elm Design LLC  
ADDRESS: **1439 Elm Street**  
PARCELS: 081-0002-0588  
ZONING: CC-A  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: July 1, 2022

---

### Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-05 – Conditional Use** approval is required for ground-floor residential uses.
2. **Section 1421-01(a) – Locational Variance** to locate an accessory structure (pool) in the side yard.
3. **Section 1421-33 – Dimensional Variance** for a 13' wall/fence along Elm Street and 8.5' wall/gate along W. 15<sup>th</sup> Street.

### Existing Conditions

The subject property is situated at the southwest corner of the intersection of Elm Street and W. 15<sup>th</sup> Street in the Over-the-Rhine neighborhood. The building is a 3-story brick building dating to ca. 1900 that most recently served as a mixed-use building. The building is surrounded by vacant land and features a non-historic rear deck addition.

### Proposed Conditions

The applicant is proposing the rehabilitation of the property into a single-family dwelling. Modifications include:

- Full interior rehab
- Rooftop deck with glass rails and elevator/ stair penthouse addition
- Minor alterations to window openings
- Rear one-story garage addition
- Inground swimming pool in side yard
- New deck, pergola and outdoor kitchen in side yard
- New walls and gates at Elm and W. 15<sup>th</sup> St frontages
- 6' black metal fencing at south property lines



Figure 1. Location of 1439 Elm Street. Image from CAGIS.



Figure 2. Street view of 1439 Elm Street. Image from Google.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-A
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over-the-Rhine	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The proposed renovation will result in ground-floor residential use in the CC-A District, which requires Conditional Use approval. Additionally, a Locational Variance is required to locate the in-ground swimming pool in the side yard, and Dimensional Variances are required for the height of the fences and walls.

**Standards for Conditional Uses per Section 1445-05**

The [Historic Conservation Board] may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.

- Section 1409-07 of the Cincinnati Zoning Code permits residential uses “only above the ground floor in a mixed-use building. Modification requires conditional use approval...”

Per Section 1445-05, Purpose of Conditional Uses, the following determinations must be made:

- ***Is the proposed use appropriately located, designed and configured?***  
Yes. The proposed residential unit is appropriately located, designed and configured for a single-family residential use in this CC-A district. Much of the surrounding development is existing residential.
- ***Have any adverse impacts on the surrounding area been minimized?***  
Yes. No adverse impacts are anticipated due to the presence of a single-family residential unit in an area with a diverse mix of residential and commercial uses.

**Standards for Zoning Relief 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. The proposed walls and fences will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials. The walls along Elm Street and W. 15<sup>th</sup> Street will provide security and privacy while creating an edge at the street lot line. The additional height will align the walls with the first story of the adjacent buildings, creating a contiguous building line at the street and helping to relieve the missing gaps between existing

buildings. A single-family dwelling is an appropriate use in this location, which features many other ground-floor residential uses in the vicinity.

- (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 relief would likely not deprive the applicant of all economically viable uses of the property; however, it would prohibit the conversion of the building to a single-family residence and would reduce the privacy and security granted by the higher walls.

### **General Standards**

Below is analysis of the 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 CC-A. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

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

Traffic will not be adversely impacted as there will be no change to the proposed use or density. The project will not require the removal of any parking spaces.

- 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 neighborhood. The property sits on Elm Street, with many other single- and multi-family residential buildings located on this block of Elm as well as side streets of Magnolia, W. 14<sup>th</sup> and W. 15<sup>th</sup> Streets. An RM-1.2 district is located directly across Elm Street and W. 15<sup>th</sup> Street.

- 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 project. The residential use is compatible with the general development patterns of the area and the proposed wall and fence heights will not impact 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.

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

No adverse affects are anticipated to public peace, health, safety or general welfare as a result of the proposed work.

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

The roof top deck, addition and other façade changes require a Certificate of Appropriateness.

### **REHABILITATION**

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.*

Proposed materials for the rehabilitation and additions are compatible with the original building. The renovation will include new windows and doors that meet the historic conservation guidelines. The garage addition will be clad primarily in brick, with vertical wood siding on the east elevation, which will be screened by the proposed privacy wall. The walls along Elm Street and W. 15<sup>th</sup> Street will be brick with a metal railing forming the coping/cornice line.

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

The majority of the existing window and door openings will remain intact. The existing first floor has existing altered openings, as evidenced by obvious infill brickwork, primarily at the secondary storefront located toward the rear of the W. 15<sup>th</sup> Street elevation. This storefront does not appear to be original and will be removed and replaced with new window openings. An additional door opening further east on this elevation will be converted to a window opening. All existing openings on the upper floors of the north and east elevation will remain.

New window and door openings will be installed in the south façade, which is currently a solid wall due to its location on a current property line. With the proposed lot consolidation, a solid wall will not be required for fire rating, and the applicant is proposing new openings. The ground floor will feature a Nanawall sliding door system accessing the new deck and patio as well as a grouped pass-

through window at the kitchen location. The upper floors will feature two new paired window openings on each 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.*

Proposed window replacements consist of a Lincoln double hung aluminum clad wood window, as previously approved on other rehab projects.

- 9. Painting: Repaint buildings that were historically painted... 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.*

The applicant is proposing painting the building, which was historically unpainted. The applicant has provided a letter from a mason stating that the existing brick would likely be difficult to match when undertaking repairs and recommends painting the brick. While no analysis has been done to confirm that at least 25% of the brickwork is in poor condition, Staff would note that unsympathetic tuckpointing has occurred on the building's north façade with many areas showing an unmatching and often unevenly applied replacement mortar. The former party walls on the west and south may be painted.

Because two of the four walls may be painted as former party walls, and the unsympathetic tuckpointing on the north wall, Staff feels that painting the entire building is appropriate.

- 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...*

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

The windows and doors within the existing storefront will be replaced, leaving the cast iron pilasters and column in place. The replacement materials will maintain

the existing opening sizes and locations. The existing retractable awning will be removed.

## **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.*

The addition is a small rear garage addition that will be built to the lot line on the W. 15<sup>th</sup> Street frontage. The garage addition will require the demolition of the non-historic and noncontributing wood deck. The one-story addition will match the height of the building's first floor, continuing the stone belt course on the original building. Brick infill panels will be created to mimic the existing window pattern of the original building. The panels will feature patterned brickwork inset from the face of the wall by ½". The majority of the addition will be clad in brick, with the lower level on the west elevation clad in vertical wood siding. This siding will not be visible from the street, as it will be screened by a proposed wall and opaque driveway gate. A black metal guard rail will top the addition, which features a roof deck. The lower half of the brick garage wall will extend west creating a screen wall adjacent to the garage entry. An 8.5' black metal privacy gate will close the driveway access. The proposed garage addition will not overpower the original building, but will be architecturally related to the building through its window rhythm and detailing.

The rooftop elevator and staircase penthouse addition will be built at the rear of the existing building allowing access to the proposed roof deck. The roof deck itself will be constructed on the existing flat roof and will not require the removal of any architectural features. A glass guardrail will be placed near the W. 15<sup>th</sup> Street façade. The glass material will lessen the impact of the required guardrail. The penthouse addition itself is minimal, allowing only enough space for the required access. The addition will rise approximately 3' 2" above the existing parapet at the building façade with a sloped roof extending above the building. At its highest point closer to the center of the building, the addition will rise 8' 3" above the parapet line. The applicants have worked with Staff to reduce the height and massing on the roof. The addition will not be visible from the front of the building, but because of its location on a corner lot will be visible from further north on Elm Street, as well as W. 15<sup>th</sup> Street. The addition will be clad in dark metal paneling, differentiating it from the original building and allowing the addition to better fade into the

background. The location and design of the addition will not overpower the original building.

### **SITE IMPROVEMENTS**

- 3. Fences and Walls: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.*

The applicant is proposing new masonry walls along the Elm Street and W. 15<sup>th</sup> Street frontages, and a 6' black metal fence is proposed along the south property lines. While the guidelines state that masonry privacy walls are not encouraged, in this particular instance, Staff feels the walls are appropriate in order to provide screening and security for the open yard space and pool proposed for the side yard of the property, as well as the driveway and garage in the rear yard. The fences will feature inset brick panels to mimic the window openings of the original building and will be built at the height of the building's first floor to provide continuity and screen the gaps between the existing historic buildings.

- 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 is discussed above and will not require the removal of any original materials. The new deck at ground level will be constructed in the adjacent vacant lot to the south, which will be consolidated with the building lot. The deck will be low to the ground and will not be visible from the street, due to the construction of the 13' wall along the Elm Street frontage. The deck will feature a pergola and an outdoor kitchen, which will also be screened by the Elm Street wall.

- 5. Trees: Street trees and trees on private property are encouraged. Don't cut down mature, healthy trees.*

The proposed garage addition will require the removal of one tree. Staff recommends the applicant work with Urban Forestry to include street tree plantings along the W. 15<sup>th</sup> Street sidewalk to mitigate the removal of the existing tree, as shown in the proposed Site Plan.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on June 22, 2022. The applicants were not present. Two neighbors attended seeking additional information. Concerns regarding the removal of the tree were presented.

**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 based on the plans by Team B Architecture & Design, LLC dated 5.27.2022:

**I. ZONING RELIEF**

- A. **Section 1409-05 – APPROVE – Conditional Use** approval is required for ground-floor residential uses.
- B. **Section 1421-01(a) – APPROVE – Locational Variance** to locate an accessory structure (pool) in the side yard.
- C. **Section 1421-33 – APPROVE – Dimensional Variance** for a 13’ wall/fence along Elm Street and an 8.5’ wall/gate along W. 15<sup>th</sup> Street.
- D. **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 the property within the district or vicinity where property is located.
  - 2. Is necessary to allow a property right others in the vicinity enjoy.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for a proposed additions, roof deck, and exterior rehabilitation with the following condition:
  - 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 roof deck and penthouse addition are not highly visible from primary street. These and the garage addition will not overpower the original building.

# Historic Conservation Board

## Hearing Application

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

Click any red field for additional information.

### Section 1. SUBJECT PROPERTY

ADDRESS 1439 ELM ST COMMUNITY OVER-THE-RHINE  
 PARCEL ID(S) 081-0002-0588, 081-0002-0226, 081-0002-0586 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT: OVER-THE-RHINE  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME TEAM B ARCHITECTURE AND DESIGN CONTACT PERSON (if legal entity) DAVID CORNS  
 ADDRESS 963 E MCMILLAN ST. CITY CINCINNATI STATE OH ZIP 45206  
 EMAIL DAVID@TEAM-B.CO RELATIONSHIP TO OWNER (if not owner) EMPLOYEE / DESIGNER  
 TELEPHONE 9379745779

### Section 3. OWNER

NAME 1439 ELM DESIGN LLC CONTACT PERSON (if legal entity) KATIE HYLE  
 ADDRESS 20 W 13TH ST CITY CINCINNATI STATE OH ZIP 45202  
 EMAIL KHYLE@ME.COM RELATIONSHIP TO OWNER (if not owner) OWNER  
 TELEPHONE 9178928118

### Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

- A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply
- New Construction  Alteration  Demolition

#### BRIEF DESCRIPTION OF PROJECT (Do not write "see attached" or leave blank.)

RENOVATION OF EXISTING MIXED USE BUILDING INTO SINGLE-FAMILY DWELLING. SCOPE OF WORK INCLUDES NEW GARAGE ADDITION WITH ROOF DECK. NEW PENTHOUSE ADDITION WITH ROOF DECK, AND NEW EXTERIOR SITE WALLS. PARCEL CONSOLIDATION IN PROGRESS - NOT YET RECORDED.

### Section 5. NATURE OF ZONING RELIEF REQUESTED

- Zoning relief is NOT being requested, or 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

#### BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (Do not write "see attached" or leave blank.)

LOCATIONAL VARIANCE FOR THE POOL IN THE SIDE YARD. A DIMENSIONAL VARIANCE FOR THE WALL/FENCE ALONG ELM STREET.

### Section 6. SIGNATURE.

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.

Print Name DAVID CORNS Signature David Corns Date 5/27/22 /  /

## Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

**Important Information:** An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <b>AND</b> one (1) digital copy in PDF format of all the documents listed below.
<input checked="" type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input checked="" type="checkbox"/>	Adjudication Letter <b>AND</b> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input checked="" type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <b>Cincinnati Municipal Code 1433-15</b> Please ensure your application meets these requirements.
<input checked="" type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <b>existing and proposed</b> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input checked="" type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <b>existing</b> conditions of all sides/directions of the structure/property.
<input checked="" type="checkbox"/>	<b>The Hamilton County Auditor’s record showing ownership of the property.</b> 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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<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.”

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.

**ADJUDICATION/DENIAL LETTER**

Date: May 13, 2022

Location: 1439 Elm Street

Request: COA/ Zoning Relief

Zoning District: CC-A/ Over-the-Rhine 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 requires 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 “Checklist for Historic Conservation Board” document 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 “Checklist” Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1421-01(a): Accessory Residential Structures. Accessory structures must be located in the rear yard. A **Locational Variance** is required for the pool in the side yard.
2. 1421-33: Fences and Walls. The maximum height of any fence or wall may not exceed 6’ in height. A **Dimensional Variance** is required for the 13’ wall/fence along Elm Street and the 8.5’ fence along Elm Street and Whetsel Alley.

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

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

Sincerely,



Douglas Owen

Interim Urban Conservator

(p): 513-352-4848

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

### Checklist for Historic Conservation Board Hearing Application

*The Historic Conservation Office will provide this list with the required items*

**checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.**

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- 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 site plans
- Proposed site plans
  - All site plans must have*
  - ✓ *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*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
- Proposed elevation drawings
  - All elevations (existing and proposed) must have*
  - ✓ *Total Height from grade to top of the building*
  - ✓ *Total height- ASL (Above Sea Level)*
  - ✓ *Materials labeled*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing floor plans and roof plans (with chimney locations)
- Proposed floor plans and roof plans (with chimney locations)
  - All floor(existing and proposed) plans must have*
  - ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
  - ✓ *Square feet of commercial spaces listed*
  - ✓ *Location of trash storage and Utilities*
  - ✓ *Location and placement of exterior utilities and vents*

- 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
- Labeled photos of 1 block streetscape context in all directions
- Site line drawings for any roof additions, roof decks, utilities.
- 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 about this checklist contact Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@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.*



May 27, 2022

RE: Zoning Relief Narrative Statement at 1439 Elm Street

Dear Douglas Owen:

The items in question—the location of a pool in a side yard, and the height of the fence along Elm Street—are in the public interest as outlined in the Cincinnati Municipal Code (CMC) 1445-13.

This project transforms a currently vacant building and lot to restore its historic attributes previously altered by past owners and respecting the OTR historic guidelines § 1445-13(b), while providing adequate buffering § 1445-13(e), eliminating blight § 1445-13(k), providing tax valuation § 1445-13(n), private benefits § 1445-13(o), and public benefits § 1445-13(p).

The existing building and lot is currently fenced with wooden and chain link fencing along Elm St., 15th St. and Whetsel Alley. The proposed brick walls would replace these existing conditions, using appropriate material for a historic district - brick and metal § 1445-13(b). The heights of the brick walls are correlated with the heights of contextual lines from the adjacent building, while maintaining its own character that does not detract from the existing building. The height of the Elm St. brick wall aligns with the belt cornice for the first floor of 1439 Elm St. The decorative brick with a ½” relief on the proposed wall aligns with the existing storefront window, mimicking the original rhythm of the building on the 15th Street elevation. The height of the brick wall on 15th street aligns with the original door height at 1439 Elm St. The roof deck above the garage maintains the stone height of the original building while providing a code-accepted guardrail height.

The brick wall on Elm St. provides adequate privacy screen to a new smart pergola and wooden deck on the side yard, which would otherwise visually detract from the surrounding historic district, and noise to the neighbors. § 1445-13(e) The brick wall on 15th street provides adequate buffering to a new garage door that would otherwise visually detract from the surrounding historic district. § 1445-13(e) The proposed garage and concrete pad is adequate for up to 4 automobiles, and will prevent overloading any on-street parking on adjacent streets. 1445-13.(d)

The location is 4'-0" off of the property line in either direction and is located in the rear of the side yard. The location would have been in the rear yard prior to lot consolidation and we believe it is the most appropriate location on the site from a buffering § 1445-13.(e) and safety § 1445-13.(p) standpoint. The pool is buffered from the public with a 6'-0" black metal privacy fence and a landscape buffer, while maintaining a siteline from the 1429 Elm residence. The pool will be in-ground to minimize its visual height.

The renovation of 1439 Elm St. with its added amenities to the vacant lot and inhabitation will help eliminate blight § 1445-13.(k), while maintaining an appropriate historic character of the neighborhood § 1445-13(b). The replacement with historically appropriate fencing and buffering will provide adequate safety and peace to the area § 1445-13(p). The added amenities will provide an increase in Tax Valuation § 1445-13(n) and provide private benefits to the owner § 1445-13(o).

In conclusion, we feel the proposed design conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Land Development Code CMC 1445-13(a). The proposed development seeks to provide and promote an active and vibrant environment to the historic Over-The-Rhine community.

Best Regards,

**John Stoughton**

Owner, Team B Architecture & Design, LLC



David Corns &lt;david@team-b.co&gt;

---

**Fwd: 1439 Elm**

---

**Katie Hyle** <khyle@me.com>  
To: David Corns <david@team-b.co>

Fri, May 13, 2022 at 9:19 AM

Hi David,  
Please see below an email from the Mason who came by the property to take a look at the bricks...  
Thanks,  
Katie

Sent from my iPhone

Begin forwarded message:

**From:** [junkchev@zoomtown.com](mailto:junkchev@zoomtown.com)  
**Date:** May 13, 2022 at 8:57:27 AM EDT  
**To:** [khyle@me.com](mailto:khyle@me.com)  
**Subject:** 1439 Elm

To whom it may concern,

I am writing in regards to the renovation of the property at [1439 Elm St, Cincinnati, OH](#). I am a mason and do not appreciate brick facia being painted. There are, however, certain instances where it is prudent to do so. I believe it would be one of those at the Elm st property. The facia brick on this building would be extremely difficult, if not impossible to match. I therefor would highly recommend that the building be allowed to be painted.

Sincerely,

J. Britt Ison, owner

J B Ison masonry llc


**Dusty Rhodes, Hamilton County Auditor**

generated on 5/26/2022 5:15:46 PM EDT

**Property Report**

<b>Parcel ID</b> 081-0002-0588-00	<b>Address</b> 1439 ELM ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2021 Payable 2022
--------------------------------------	-------------------------------	-------------------------------------	--------------------------------------

**Property Information**

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images / Sketches</b> 	
<b>Appraisal Area</b> 01800 - OVER THE RHINE	<b>Auditor Land Use</b> 404 - RETAIL/APARTMENT OVER		
<b>Owner Name and Address</b> 1439 ELM DESIGN LLC 20 W 13TH ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b> 1439 ELM DESIGN LLC 20 W 13TH ST CINCINNATI OH 45202 (Questions? 946-4800 or <a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> )		
<b>Assessed Value</b> 70,280	<b>Effective Tax Rate</b> 88.991088	<b>Total Tax</b> \$6,842.31	
<b>Property Description</b> ELM ST 0.0565 AC			

**Appraisal/Sales Summary**

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	5/6/2019
Last Sale Amount	\$0
Conveyance Number	201551
Deed Type	BS - Boundary Survey (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.565

**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	124,000
CAUV Value	0
Market Improvement Value	76,810
Market Total Value	200,810
TIF Value	131,460
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$3,252.91
Tax as % of Total Value	0.000%

**Notes**

\*\*2019 5/6 CG-PER B/S FOR TY 2020:VOID PARS 81-2-225 &amp; 587/NEW PAR 588

**Structure List**

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	404 RETAIL/APARTMENT OVER	4,200	1900

**Commercial Appraisal Data**

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	384 Barber Shop	1,400	9	1
Section 2	352 Multiple Res (Low Rise)	2,800	9	2

**No Proposed Levies Found****Levies Passed - 2021 Pay 2022 Tax Bill**

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$170.54	\$170.54	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$122.29	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$66.77	B

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
2019	201551	0	5/6/2019	1439 ELM DESIGN LLC	1439 ELM DESIGN LLC

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
----------	---------------	------	--------------	-------	------	-------------------

**Value History**

2020	8/22/2020	124,000	76,810	200,810	0	120 Reappraisal, Update or Annual Equalization
2020	2/14/2020	99,200	61,360	160,560	0	50 Changes to/from Exempt Property
2020	1/6/2020	99,200	61,360	160,560	0	130 Annual Maintenance on Splits & Combines

**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
-------------	------------	-----------	---------------------------	--------------------	------------------	-----------------	----------------------	------------------

\*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**

**JILL A. SCHILLER, TREASURER**

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	1439 ELM DESIGN LLC	Full Rate	109.200000
<b>Tax Bill Mail Address</b>	1439 ELM DESIGN LLC 20 W 13TH ST CINCINNATI OH 45202	Effective Rate	88.991088
		Non Business Credit	0.087234
		Owner Occupancy Credit	0.021808
		Certified Delinquent Year	2021
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<i>Note: May represent multiple parcels</i>	

**Taxable Value**

<b>Land</b>	43,400
<b>Improvements</b>	26,880
<b>Total</b>	70,280

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$3,837.29		\$3,837.29	
<b>Credit</b>			\$710.14		\$710.14	
<b>Subtotal</b>			\$3,127.15		\$3,127.15	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$3,130.64</b>	<b>(\$3,130.64)</b>	<b>\$3,127.15</b>	<b>\$0.00</b>	<b>\$3,127.15</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$325.64	(\$325.64)	\$325.29	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$3,415.46		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$24.40		\$3,127.15	
<b>Special Assess Paid</b>	\$0.00		\$138.34		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$101.97	
<b>Total Due</b>	\$0.00		\$3,578.20		\$3,229.12	
<b>Total Paid</b>	\$0.00		\$3,553.80		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$24.40</b>		<b>\$3,253.52</b>	

**Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$23.79	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$2.38	(\$2.38)	\$2.38	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$26.17		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Special Assessment Detail for 55-385 CINCINNATI - OTR Special Improv Dist**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$101.97	(\$101.97)	\$101.97	\$0.00	\$101.97	\$0.00
<b>Interest/Penalty</b>	\$10.20	(\$10.20)	\$10.20	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$112.17		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$101.97	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
3/2/2022	2 - 2021	\$360.28	\$3,553.80	\$0.00	\$0.00
9/20/2021	1 - 2021	\$0.00	\$325.64	\$3,232.61	\$0.00
3/23/2021	2 - 2020	\$0.00	\$3,256.40	\$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](mailto:county.treasurer@hamilton-co.org) or 513-946-4800**

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	124,000	Land	43,400	Full Tax Rate (mills)	109.200000
Building	76,810	Building	26,880	Reduction Factor	0.185064
<b>Total</b>	<b>200,810</b>	<b>Total</b>	<b>70,280</b>	Effective Tax Rate (mills)	88.991088
				Non Business Credit	0.087234
				Owner Occupancy Credit	0.021808

**Tax Calculations**

**Half Year Tax Distributions**

Gross Real Estate Tax	\$7,674.58	School District	\$908.29
- Reduction Amount	\$1,420.28	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$2,231.37
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$36.25
Half Year Real Taxes	\$3,127.15	Public Library	\$29.51
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$4.96
+ Current Assessment	\$125.76	HLTH/Hospital Care-Indigent	\$39.70
+ Delinquent Assessment	\$11.60	Mental Health Levy	\$33.98
+ Delinquent Real Estate	\$348.68	Developmental Disabilities	\$60.24
Semi Annual Net	\$3,613.19	Park District	\$30.32
		Crime Information Center	\$4.42
		Children Services	\$67.27
		Senior Services	\$22.96
		Zoological Park	\$6.56

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**



No sketch available.

**Special Assessments**

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00
55-385	340-2020	CINCINNATI - OTR Special Improv Dist	10/26/2020	2023	\$529.97

**Related Names**

Name	Relationship	Status
1439 ELM DESIGN LLC	Parcel Owner	Current

# 1439 ELM STREET

CINCINNATI, OH. 45202

## PROJECT TEAM

**BUILDING OWNER**  
1439 ELM DESIGN LLC  
20 W 13TH ST  
CINCINNATI, OH 45202

**PROJECT ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN  
963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
(513) 830-5132

## PROJECT DESCRIPTION

**PROJECT SCOPE OF WORK** RENOVATION OF EXISTING MIXED USE BUILDING (RETAIL W/ APARTMENTS OVER) INTO SINGLE-FAMILY DWELLING.

SCOPE OF WORK INCLUDES NEW GARAGE ADDITION WITH ROOF DECK, NEW PENTHOUSE ADDITION WITH ROOF DECK, AND NEW EXTERIOR SITE WALLS.

PARCEL CONSOLIDATION IN PROGRESS - NOT YET RECORDED

## SHEET LIST

### ARCHITECTURE SERIES

G0.0 COVER SHEET  
G0.1 EXISTING BUILDING PHOTOS  
G0.2 EXISTING STREET ELEVATIONS  
A0.0 SITE PLAN  
A1.0 BASEMENT LEVEL AND FIRST FLOOR DEMO PLAN  
A1.1 SECOND AND THIRD FLOOR DEMO PLAN  
A1.2 ROOF LEVEL DEMO PLAN  
A2.0 BASEMENT LEVEL AND FIRST FLOOR PLAN  
A2.1 SECOND AND THIRD FLOOR PLAN  
A2.2 ROOF PLAN  
A3.0 NORTH BUILDING ELEVATION  
A3.1 EAST AND WEST BUILDING ELEVATIONS  
A3.2 SOUTH BUILDING ELEVATION  
A4.0 LONGITUDINAL BUILDING SECTION AND SITE SECTIONS  
A4.1 TRANSVERSE BUILDING SECTION

MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS SUBMITTED UNDER SEPARATE PERMIT



03 RENDERING - ACROSS 15TH ST  
NTS



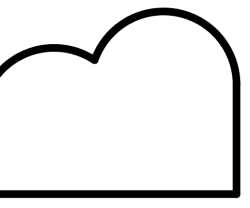
04 RENDERING - DOWN 15TH ST  
NTS



01 RENDERING - CORNER OF ELM AND 15TH  
NTS



02 RENDERING - FROM ELM ST  
NTS



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

ISSUE / DATE:		DRAWING SET
#	DATE	ZONING REVIEW
1	5/27/22	

COVER SHEET

**GO.0**



03 SOUTH ELEVATION  
NTS



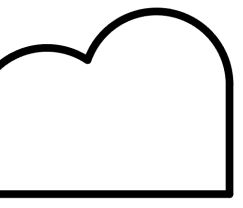
04 WEST ELEVATION  
NTS



01 NORTH ELEVATION  
NTS



02 EAST ELEVATION  
NTS



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

ISSUE / DATE:		DRAWING SET
#	DATE	ZONING REVIEW
1	5/27/22	

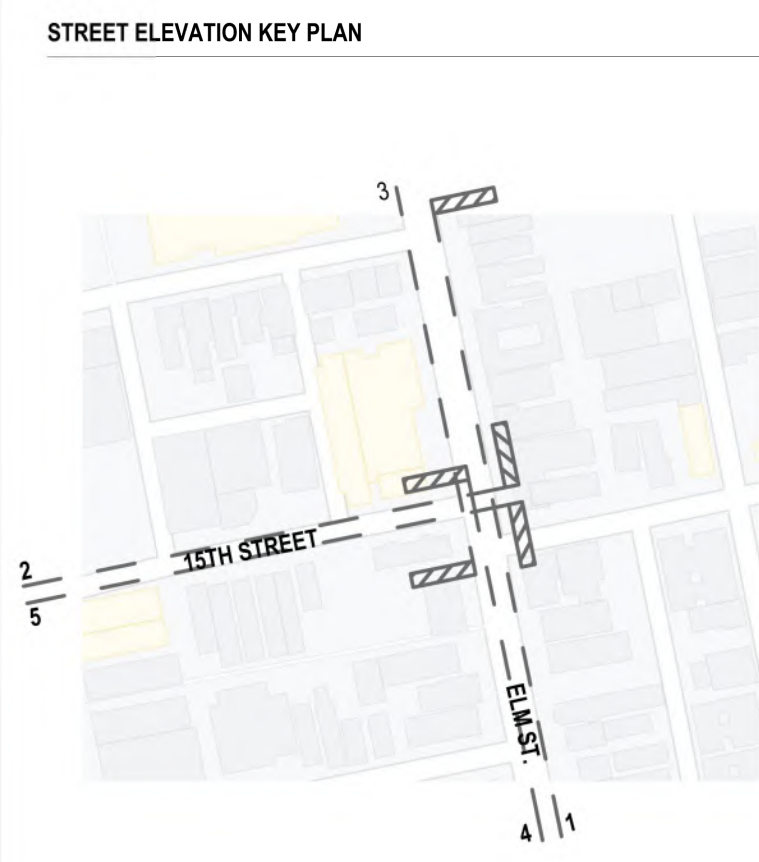
EXISTING BUILDING PHOTOS

**G0.1**



15TH ST. | 1439 ELM | CENTRAL PARKWAY

05 15TH STREET - SOUTH ELEVATION  
NTS



STREET ELEVATION KEY PLAN

**TEAM B**  
**ARCHITECTURE & DESIGN, LLC**  
963 E McMillan St, Unit C-2  
Cincinnati, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER  
**1439 ELM DESIGN LLC**  
20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR ZONING REVIEW**  
**NOT FOR CONSTRUCTION**



MAGNOLIA ST. | WHETSEL ALLEY | 1439 ELM | 15TH STREET

04 ELM STREET - WEST ELEVATION (1400 BLOCK)  
NTS



1439 ELM | 15TH STREET | ODEON ST

03 ELM STREET - WEST ELEVATION (1500 BLOCK)  
NTS



CENTRAL PARKWAY | 1439 ELM | ELM ST

02 15TH STREET - NORTH ELEVATION  
NTS



15TH ST. | LIBERTY

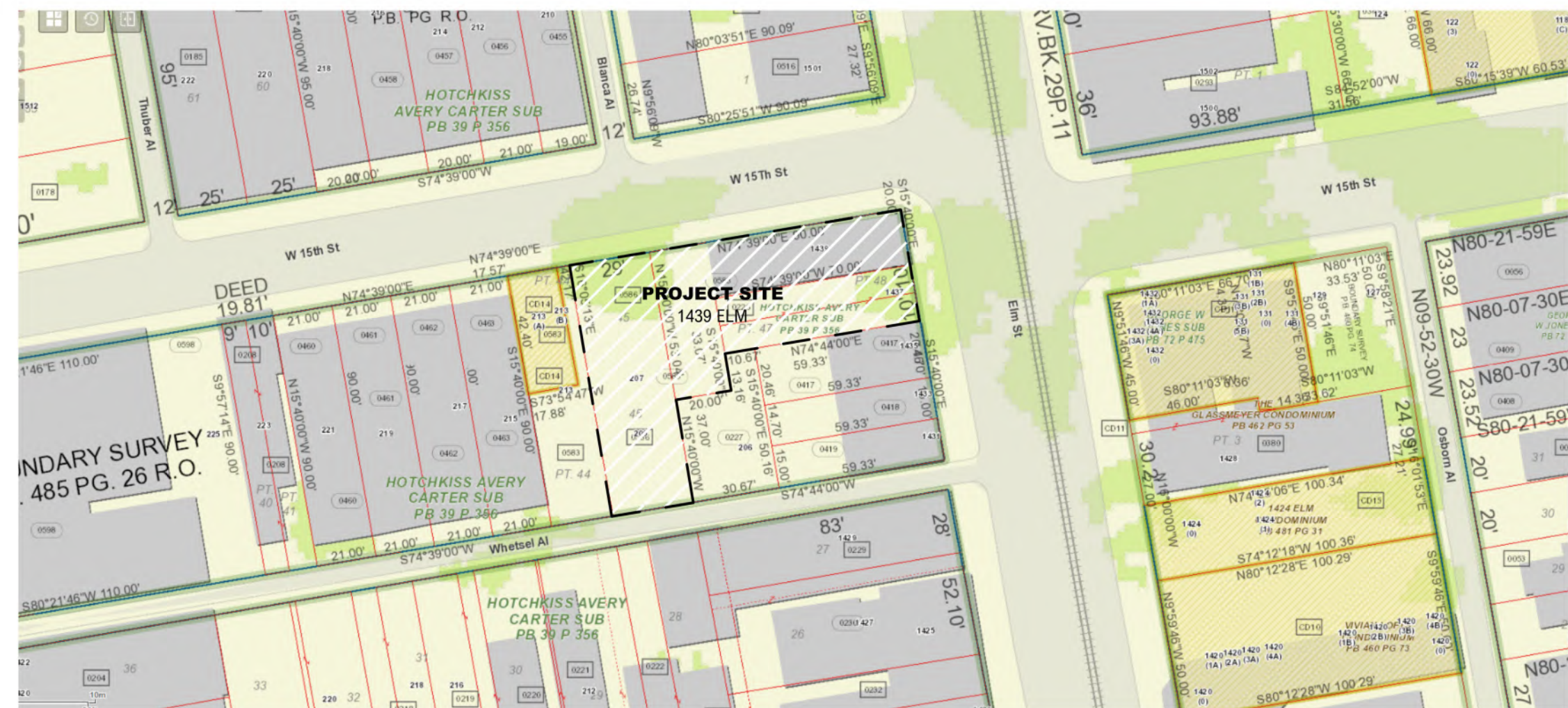
01 ELM STREET - EAST ELEVATION (1400 & 1500 BLOCK)  
NTS

**SINGLE-FAMILY RENOVATION**  
1439 ELM ST.  
CINCINNATI, OH 45202

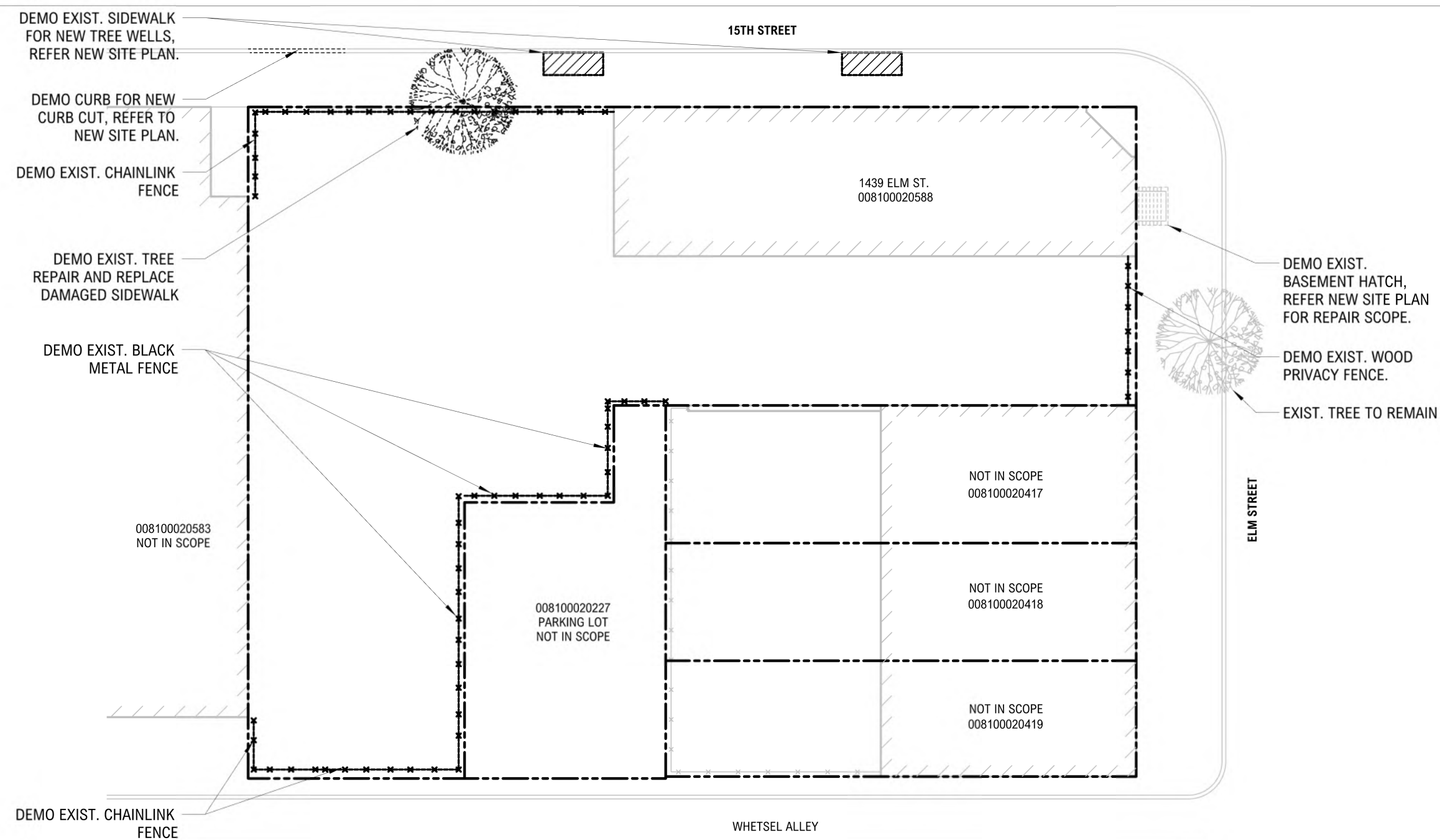
ISSUE / DATE:	DRAWING SET
# 1	DATE 5/27/22 ZONING REVIEW

EXISTING STREET ELEVATIONS

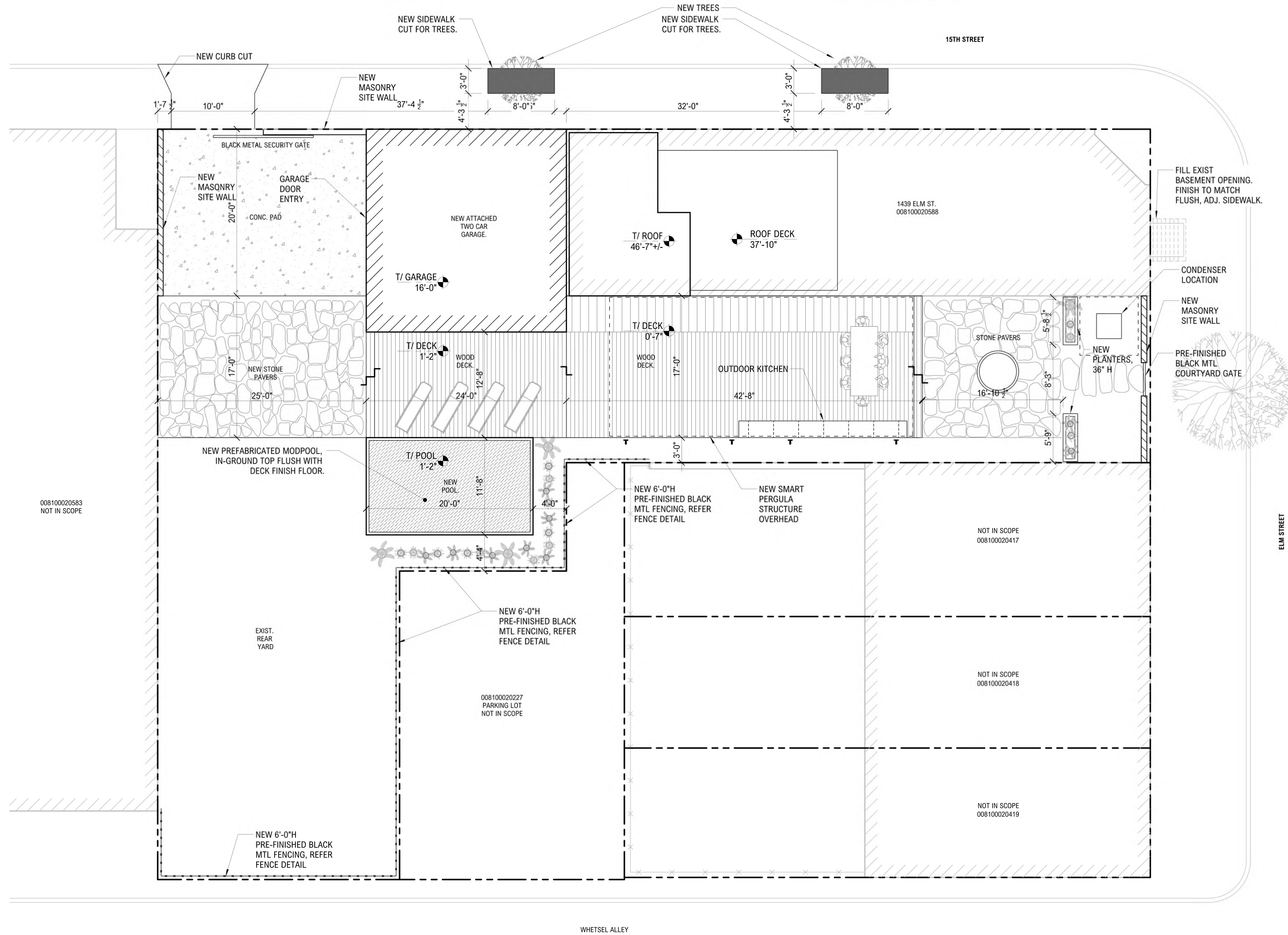
**GO.1**



04 VICINITY PLAN  
NTS



05 DEMO SITE PLAN  
1/16" = 1'-0"



01 SITE PLAN  
1/8" = 1'-0"

**construct connect spec-data**

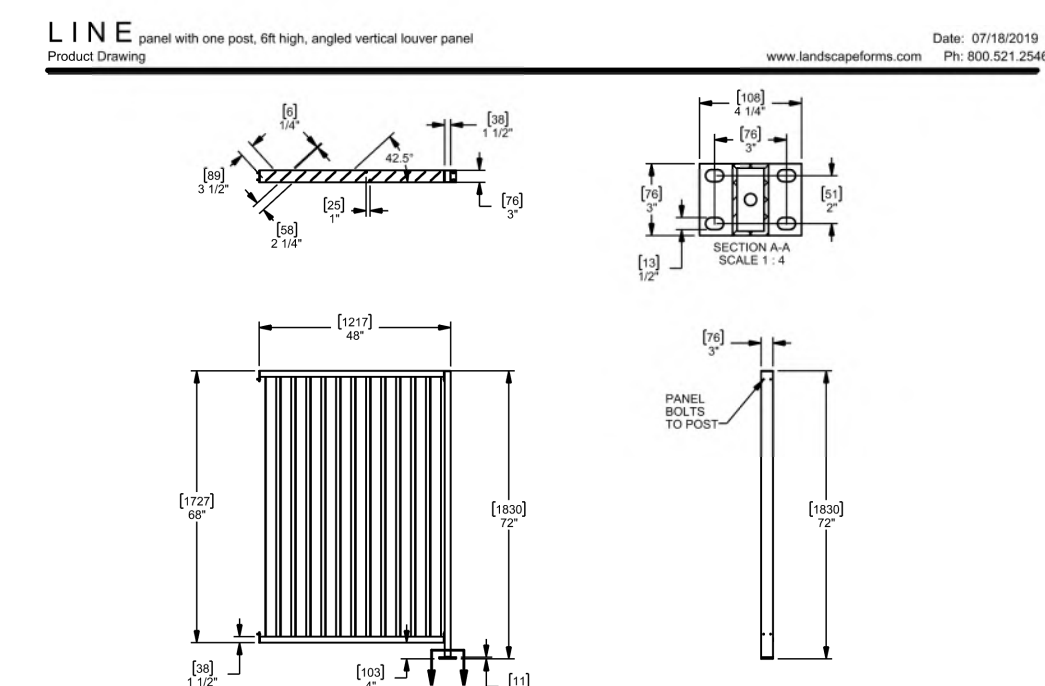
**ARCADIA**  
ALUMINUM PERGOLA

1. Product Name: Arcadia™ Pergola  
2. Manufacturer: Arcadia Building Products, Inc., Columbus, OH 43233  
3. Product Description: Basic Use: The Arcadia Pergola is a unique exterior sun/ shade structure...  
4. Composition and Materials: Extruded aluminum...  
5. Features and Benefits: Available in a wide range of colors and finishes...  
6. Colors: Standard colors: white, black, bronze, tan, grey, blue, green, red, purple, pink, yellow, orange, silver, gold, copper, nickel, chrome, stainless steel, custom color available.

03 SMART PERGOLA SPEC  
NTS

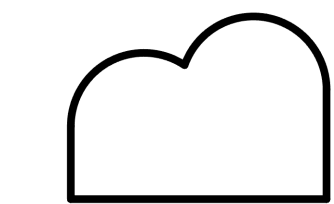


03 MODPOOL AND DECK EXAMPLE  
NTS



02 FENCE DETAIL  
NTS

ISSUE / DATE:	DRAWING SET
# 1	DATE 5/27/22 ZONING REVIEW



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

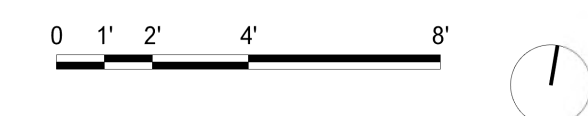
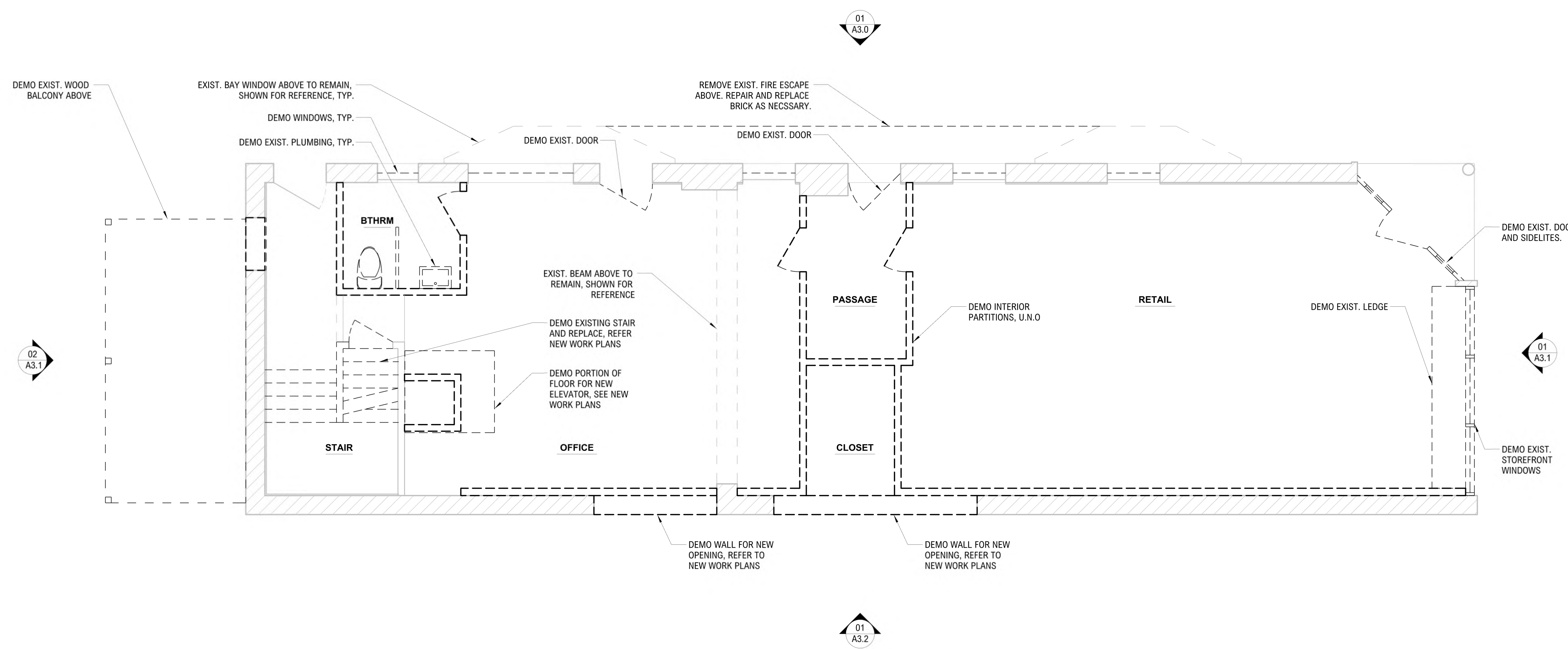
**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

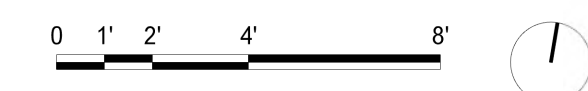
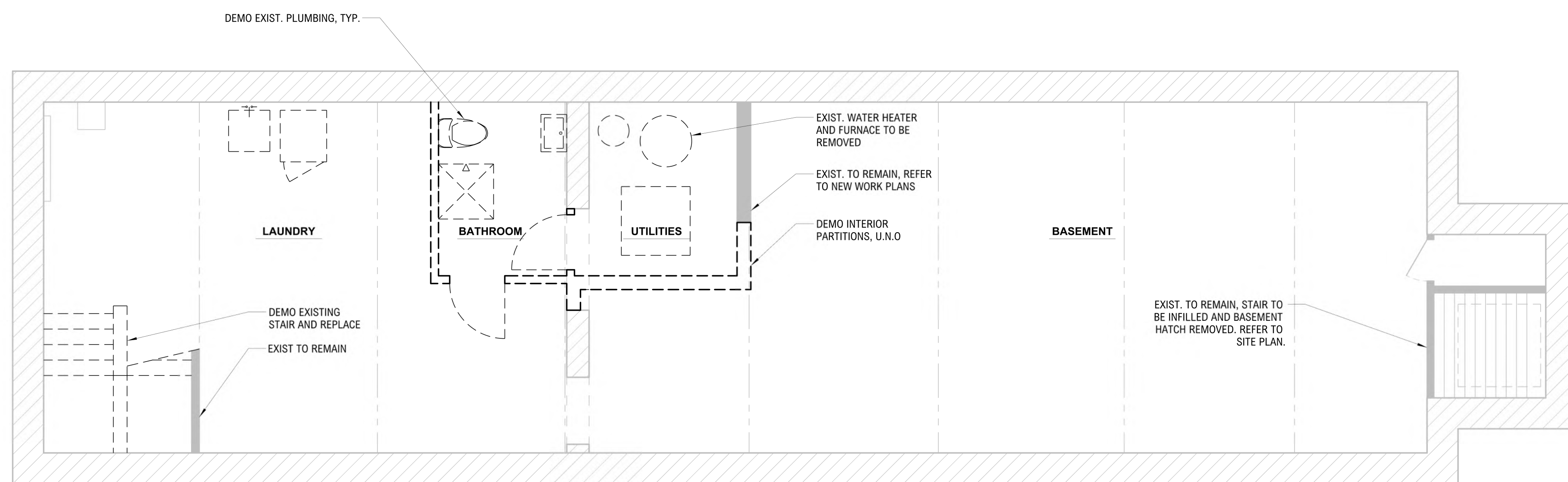
ISSUE / DATE:		DRAWING SET
#	DATE	ZONING REVIEW
1	5/27/22	

BASEMENT LEVEL AND FIRST  
FLOOR DEMO PLAN

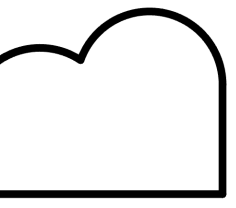
**A1.0**



**02** BASEMENT LEVEL DEMO PLAN  
1/4" = 1'-0"



**01** FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMillan St., Unit C-2  
Cincinnati, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

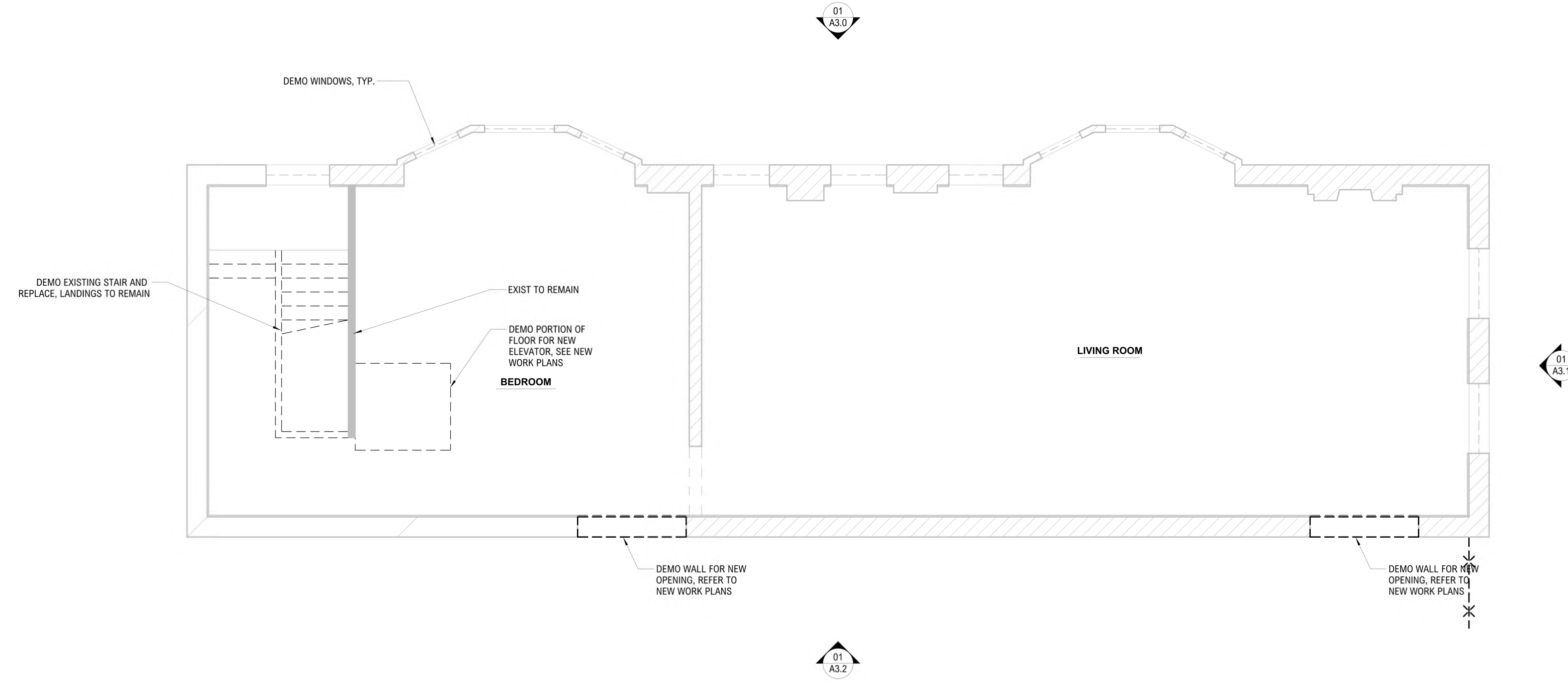
**NOT FOR  
CONSTRUCTION**

**SINGLE-FAMILY RENOVATION**  
1439 ELM ST.,  
CINCINNATI, OH 45202

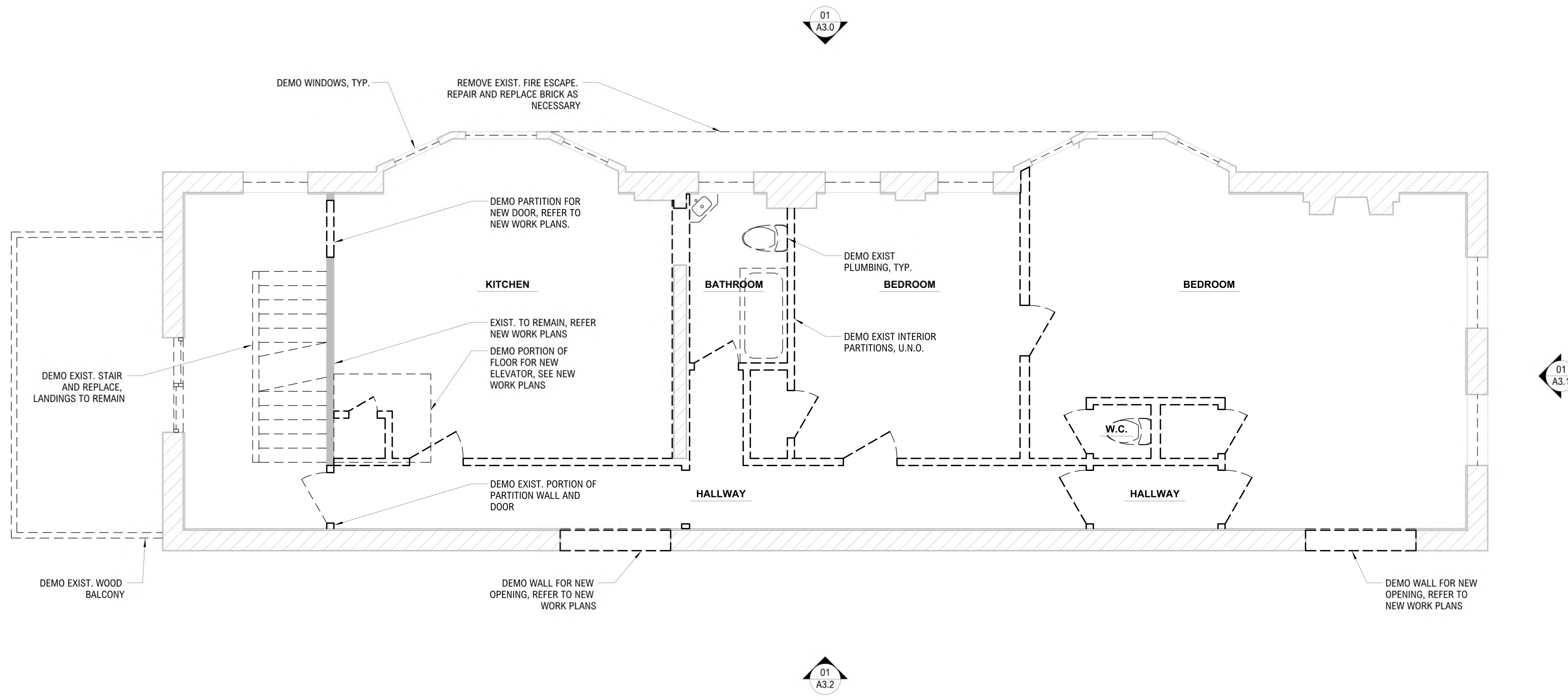
ISSUE / DATE:	#	DATE	DRAWING SET
	1	5/27/22	ZONING REVIEW

SECOND AND THIRD FLOOR  
DEMO PLAN

**A1.1**

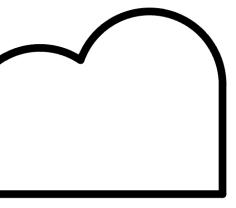


**02** THIRD FLOOR DEMO PLAN  
1/4" = 1'-0"



**01** SECOND FLOOR DEMO PLAN  
1/4" = 1'-0"





**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

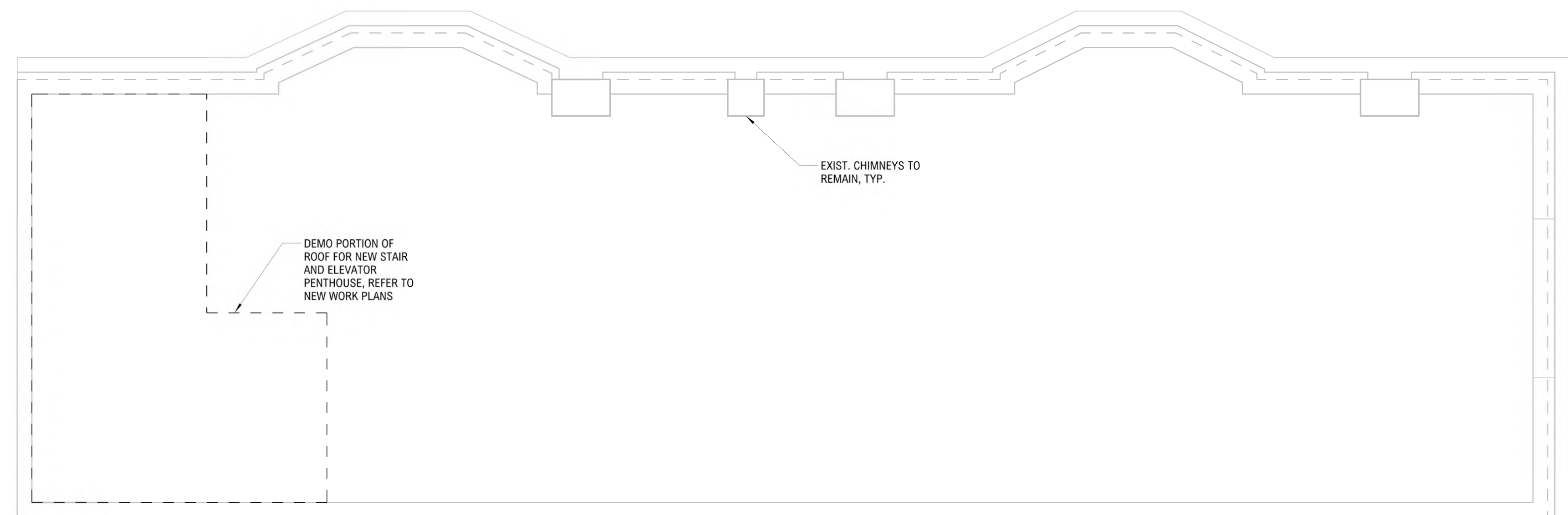
**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

ISSUE / DATE:		DRAWING SET
#	DATE	ZONING REVIEW
1	5/27/22	

ROOF LEVEL DEMO PLAN

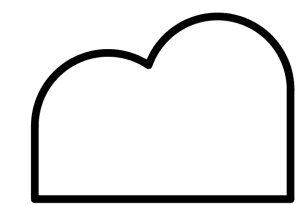
**A1.2**



01

ROOF LEVEL DEMO PLAN  
1/4" = 1'-0"





**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

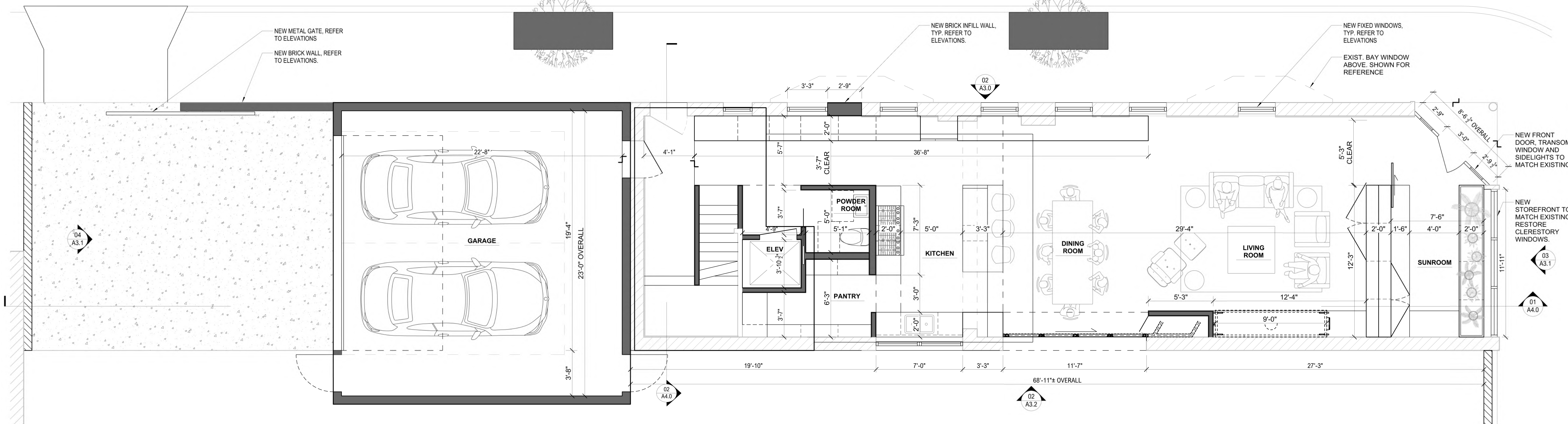
**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

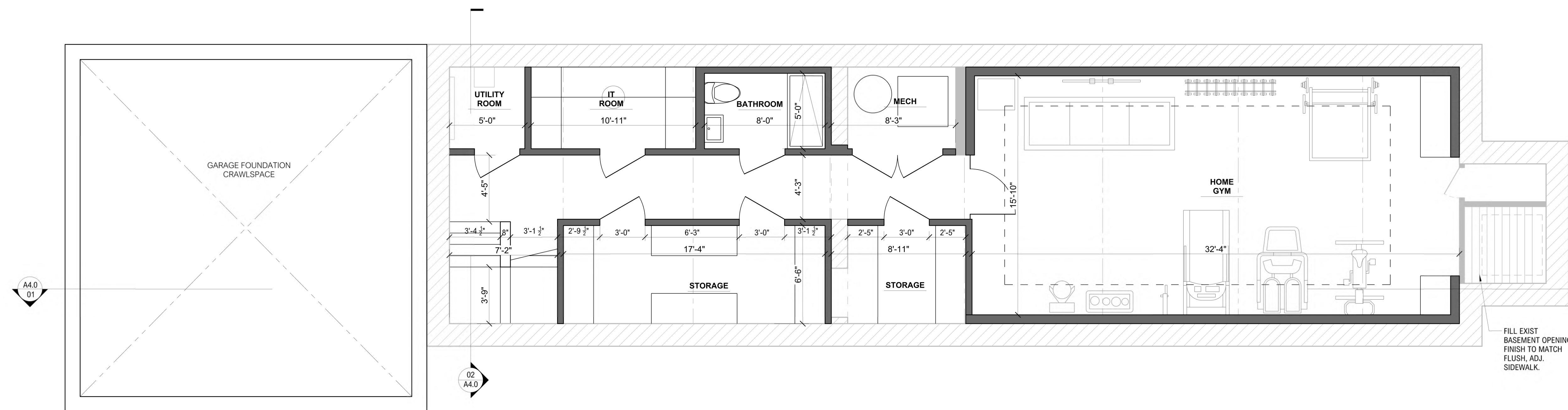
ISSUE / DATE:	DRAWING SET
# 1	ZONING REVIEW
DATE 5/27/22	

BASEMENT LEVEL AND FIRST  
FLOOR PLAN

**A2.0**

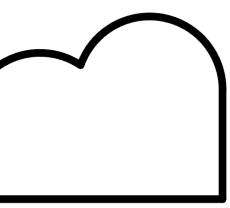


**02** FIRST FLOOR PLAN  
1/4" = 1'-0"



**01** BASEMENT LEVEL PLAN  
1/4" = 1'-0"





**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMillan St., Unit C-2  
Cincinnati, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

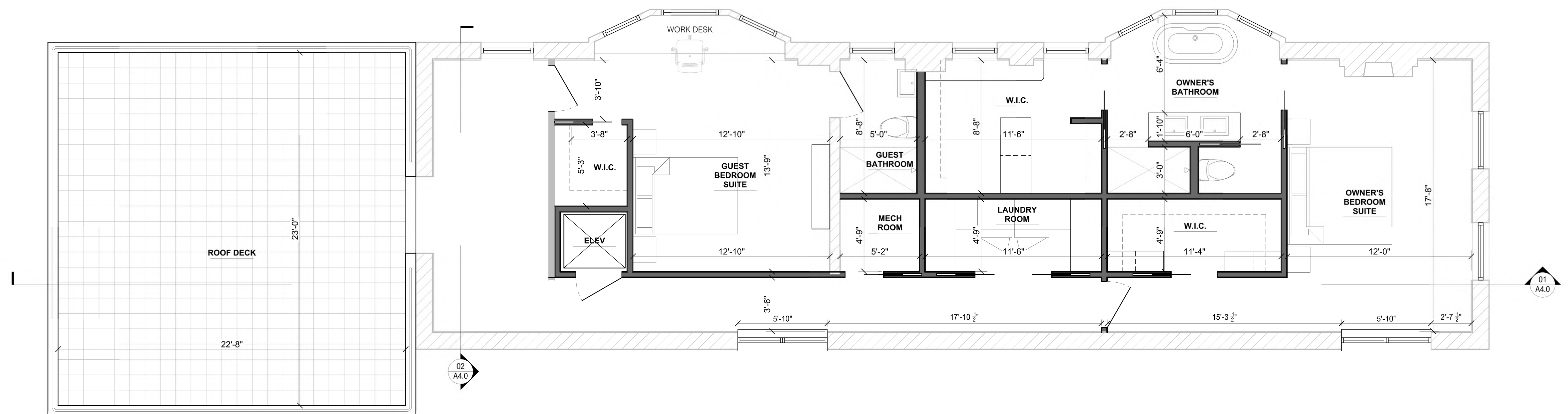
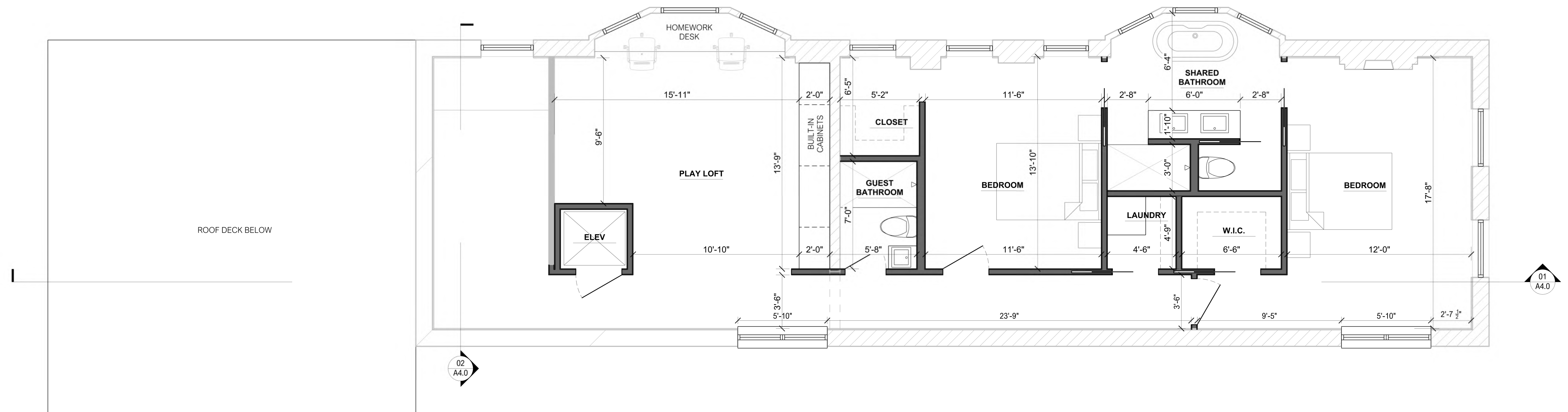
**SINGLE-FAMILY RENOVATION**

1439 ELM ST.,  
CINCINNATI, OH 45202

ISSUE / DATE:	DRAWING SET
# 1	ZONING REVIEW
DATE 5/27/22	

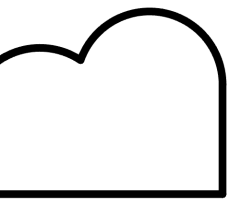
SECOND AND THIRD FLOOR PLAN

**A2.1**



02 THIRD FLOOR PLAN  
1/4" = 1'-0"

01 SECOND FLOOR PLAN  
1/4" = 1'-0"



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**

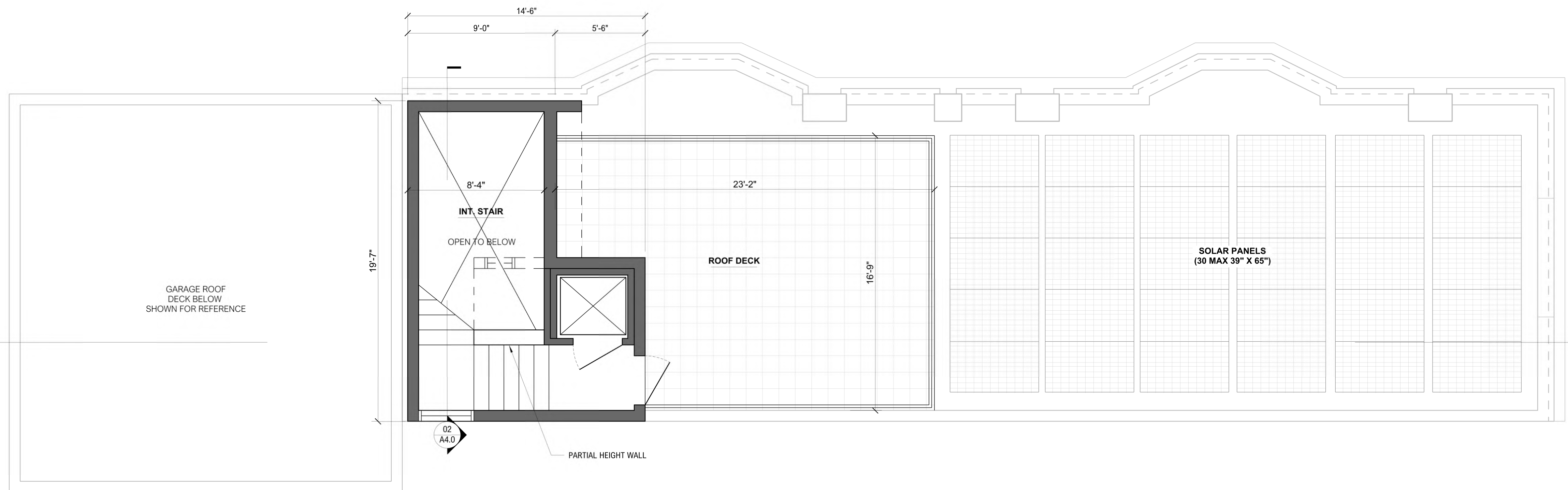
**SINGLE-FAMILY RENOVATION**

1439 ELM ST,  
CINCINNATI, OH 45202

ISSUE / DATE:		DRAWING SET	
#	DATE		
1	5/27/22	ZONING REVIEW	

ROOF PLAN

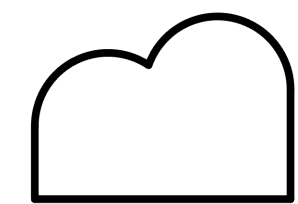
**A2.2**



01

ROOF PLAN  
1/4" = 1'-0"





**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMillan St., Unit C-2  
Cincinnati, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

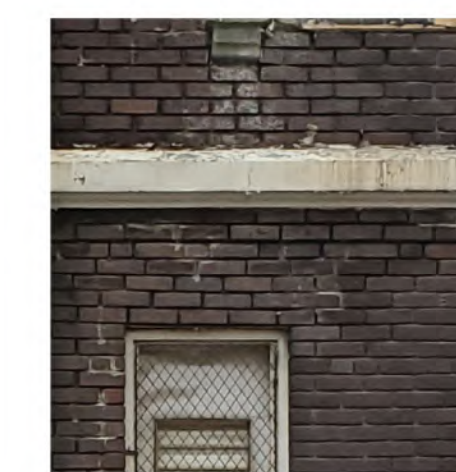
OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

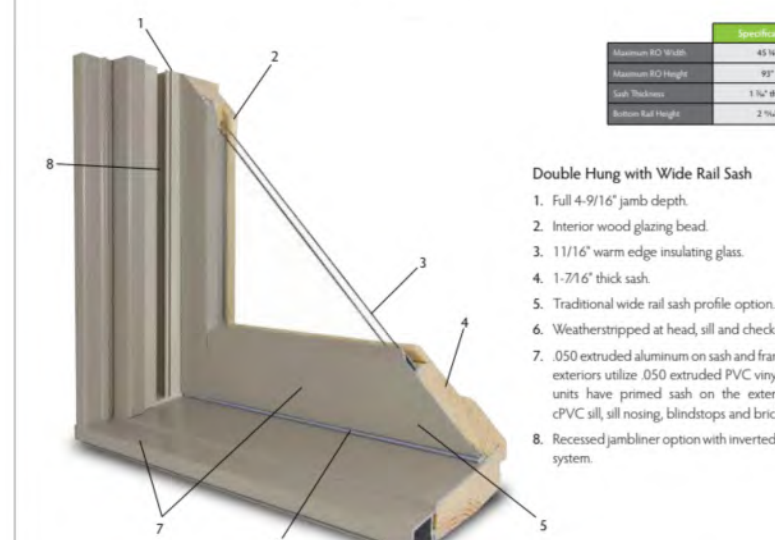
**NOT FOR  
CONSTRUCTION**



EXISTING BRICK



REPAIR / TUCKPOINT / PAINT EXIST. BRICK  
NEW BRICK MODULAR PAINTED



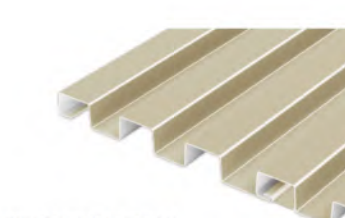
NEW WINDOWS  
LINCOLN DOUBLE HUNG WITH WIDE RAIL SASH  
(HCB PRE-APPROVED)

COLOR: BLACK

**BOX RIB 1**

PRECISION SERIES WALL PANELS

**MATERIALS**  
100% aluminum  
12" wide  
1 1/2" deep



**SPICES**  
12" wide  
1 1/2" deep

AVAILABLE WITH OR WITHOUT CLIP



**PRODUCT FEATURES**

• 100% aluminum construction  
• Powder coated finish  
• 12" wide x 1 1/2" deep  
• 100% recyclable  
• 100% recycled content

**MATERIALS**

• 100% aluminum  
• 12" wide x 1 1/2" deep

**FINISHES**

• Powder coated  
• 100% recycled content

**INSTALLATION**

• See installation manual  
• 100% recycled content

**CONTACT**

• 100% recycled content  
• 100% recycled content

**WEBSITE**

• 100% recycled content  
• 100% recycled content

**PHONE**

• 100% recycled content  
• 100% recycled content

**EMAIL**

• 100% recycled content  
• 100% recycled content

**ADDRESS**

• 100% recycled content  
• 100% recycled content

**CITY**

• 100% recycled content  
• 100% recycled content

**STATE**

• 100% recycled content  
• 100% recycled content

**COUNTRY**

• 100% recycled content  
• 100% recycled content

**ZIP**

• 100% recycled content  
• 100% recycled content

**PHONE**

• 100% recycled content  
• 100% recycled content

**EMAIL**

• 100% recycled content  
• 100% recycled content

**WEBSITE**

• 100% recycled content  
• 100% recycled content

**ADDRESS**

• 100% recycled content  
• 100% recycled content

**CITY**

• 100% recycled content  
• 100% recycled content

**STATE**

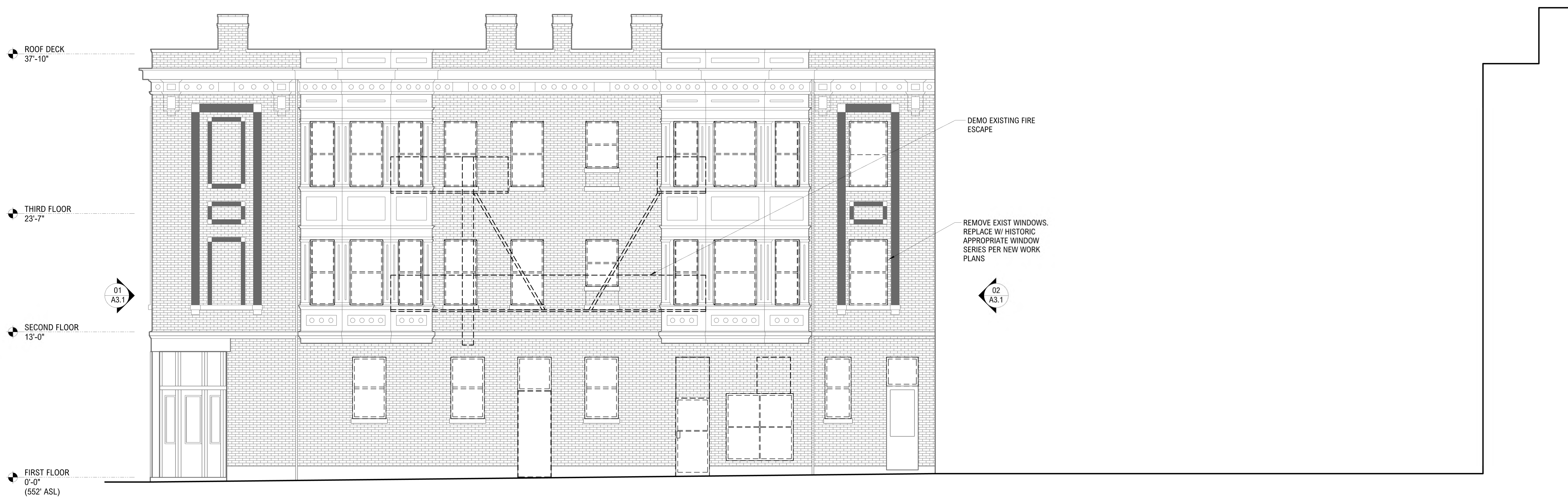
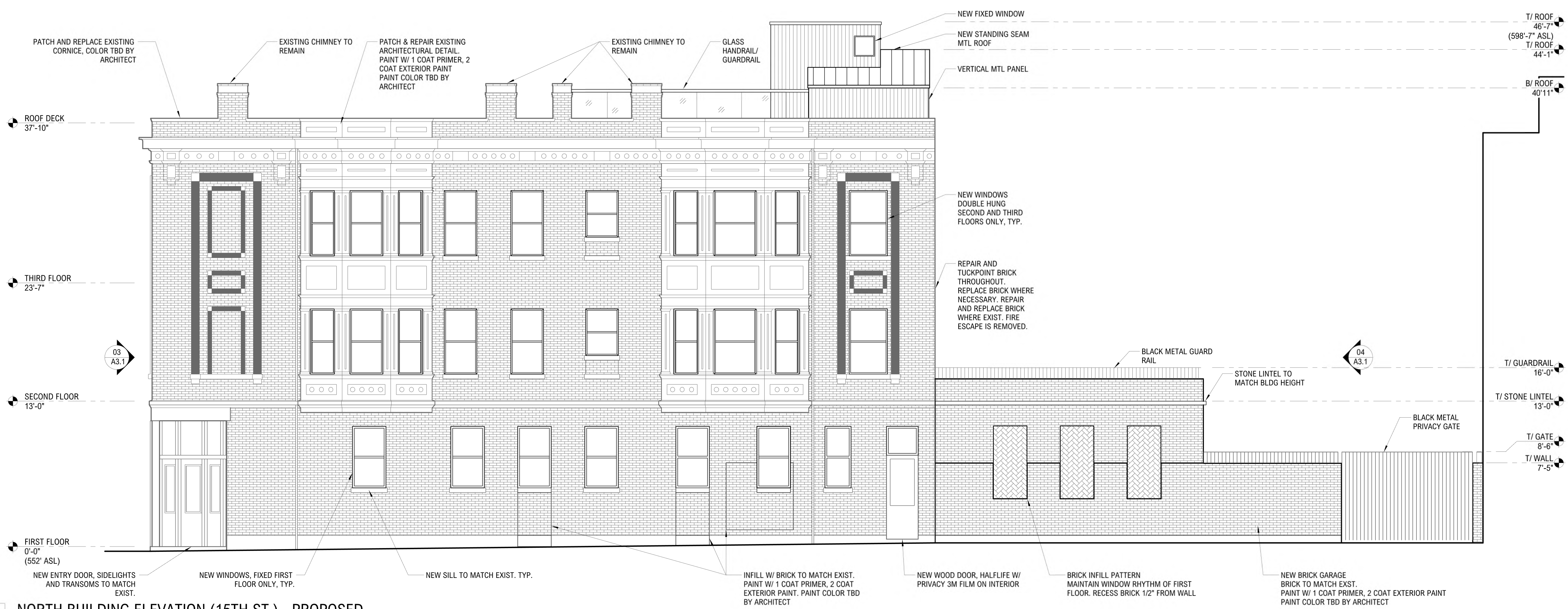
• 100% recycled content  
• 100% recycled content

**COUNTRY**

• 100% recycled content  
• 100% recycled content



PENTHOUSE GUARDRAIL  
GLASS METAL GUARDRAIL

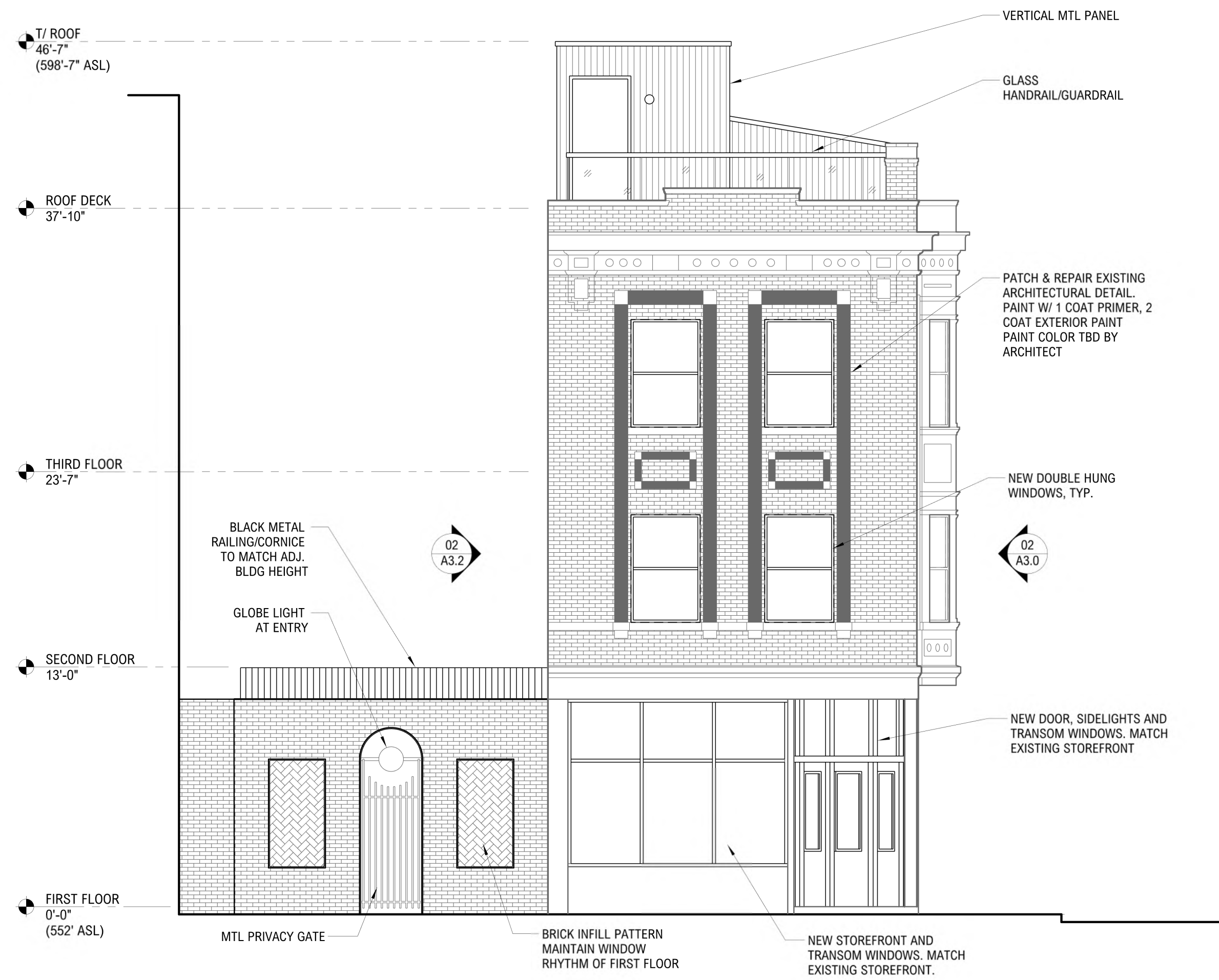


**SINGLE-FAMILY RENOVATION**  
1439 ELM ST.  
CINCINNATI, OH 45202

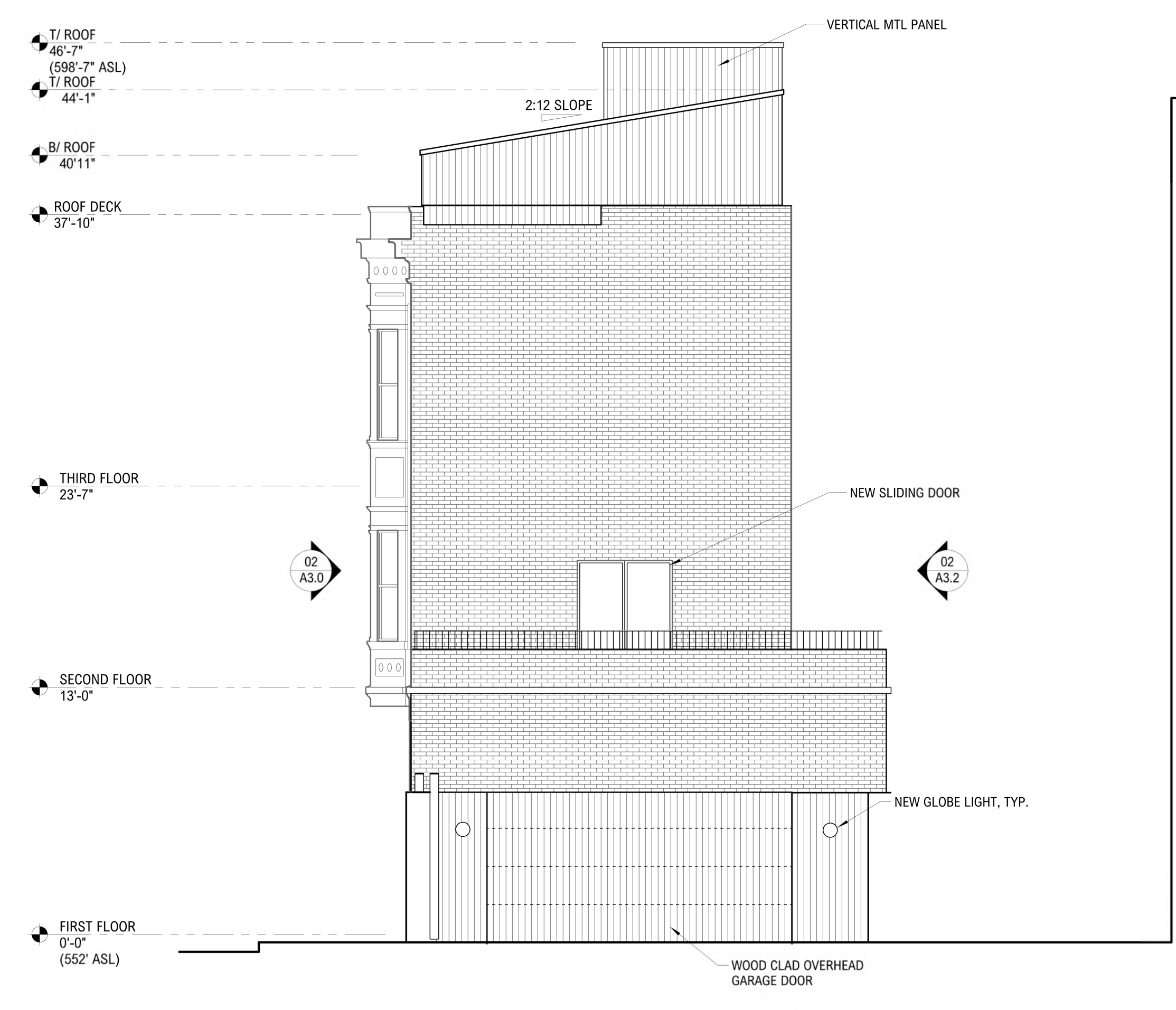
ISSUE / DATE:	DRAWING SET
# 1	ZONING REVIEW
DATE 5/27/22	

NORTH BUILDING ELEVATION

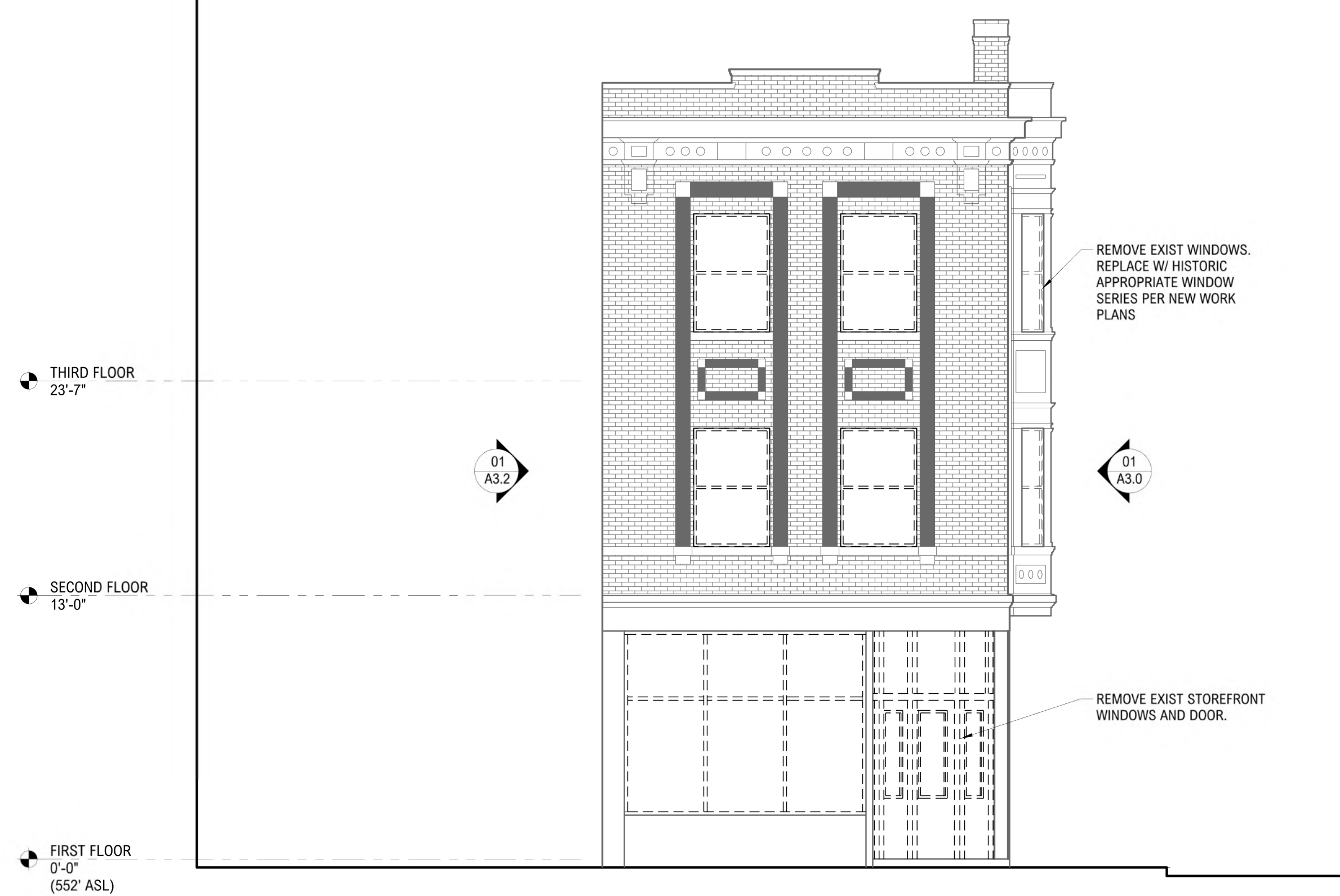
**A3.0**



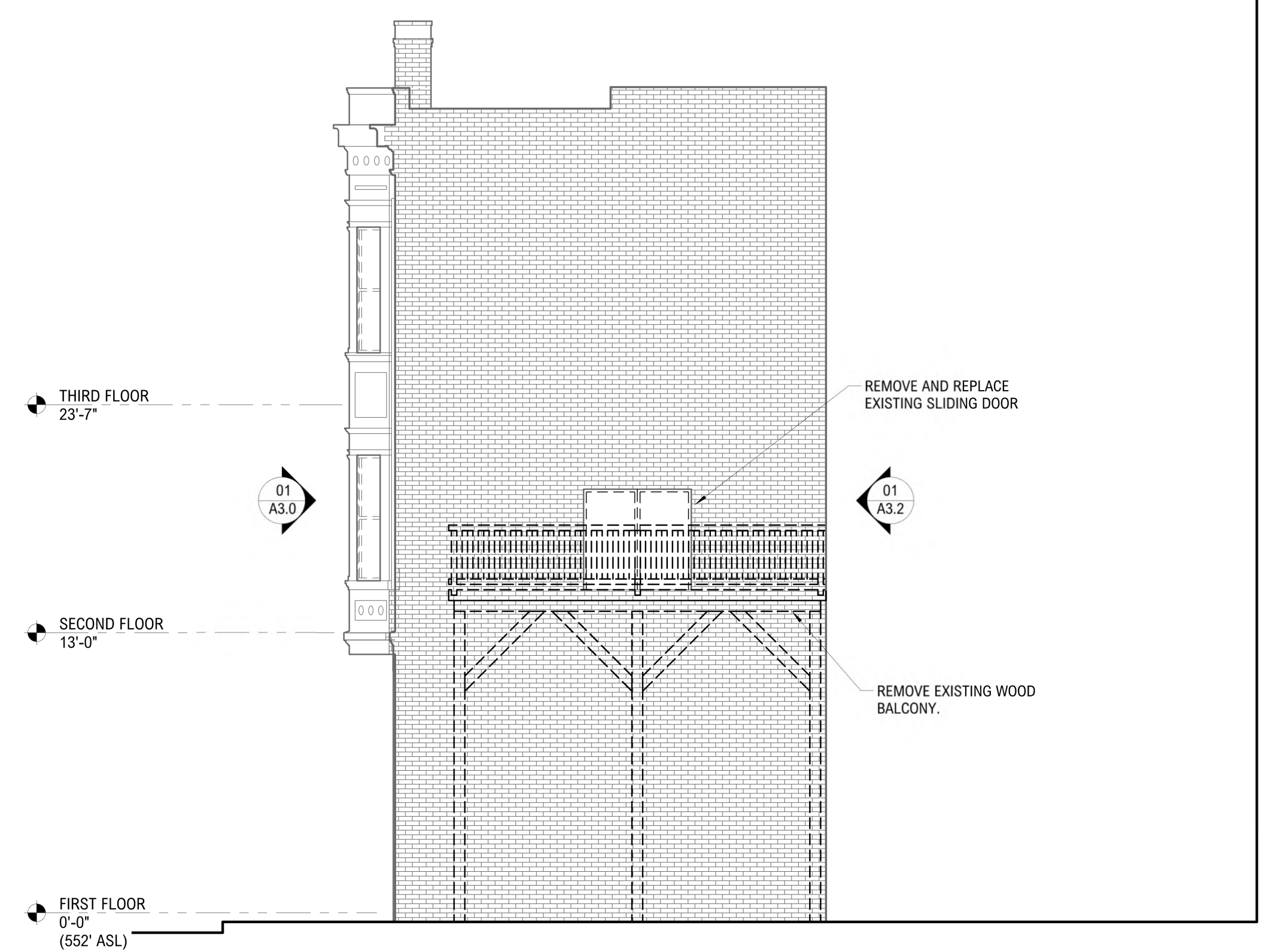
**03 EAST BUILDING ELEVATION (ELM ST.) - PROPOSED**  
3/16" = 1'-0"



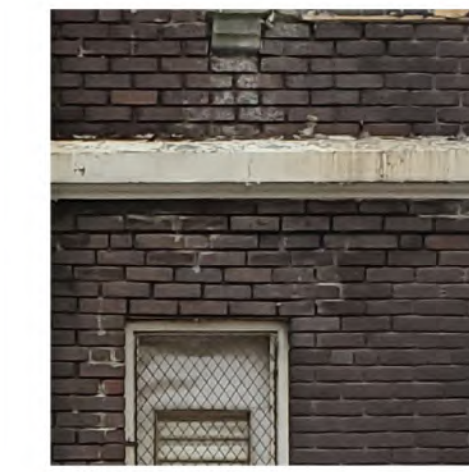
**04 WEST BUILDING ELEVATION - PROPOSED**  
3/16" = 1'-0"



**01 EAST BUILDING ELEVATION (ELM ST.) - EXISTING**  
3/16" = 1'-0"



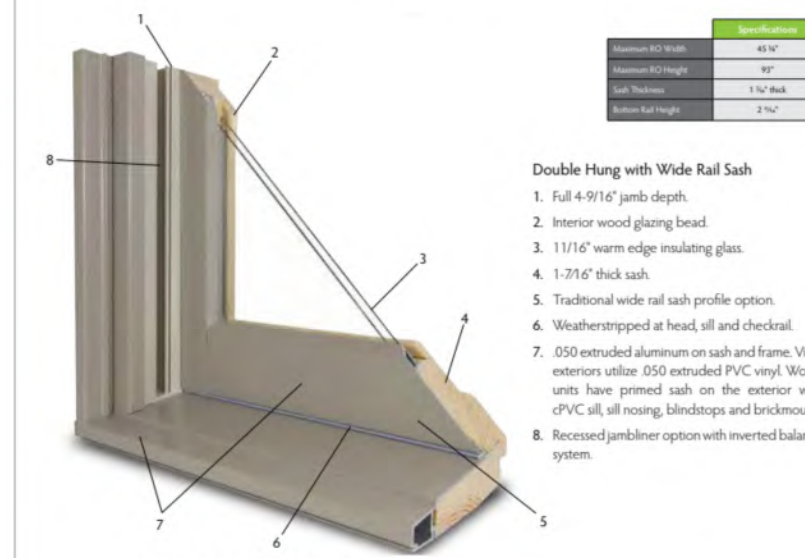
**02 WEST BUILDING ELEVATION - EXISTING**  
3/16" = 1'-0"



EXISTING BRICK



REPAIR / TUCKPOINT / PAINT EXIST. BRICK  
NEW BRICK MODULAR PAINTED



NEW WINDOWS LINCOLN DOUBLE HUNG WITH WIDE RAIL SASH (HCB PRE-APPROVED)

COLOR: BLACK

**BOX RIB 1**

PRECISION SERIES WALL PANELS

**MATERIALS**  
100% aluminum  
20 gauge steel  
22 gauge steel  
24 gauge steel

**SIZES**  
12" Wide  
12" High  
18" High  
24" High  
30" High  
36" High  
42" High  
48" High  
54" High  
60" High  
66" High  
72" High  
78" High  
84" High  
90" High  
96" High  
102" High  
108" High  
114" High  
120" High

**PRODUCT FEATURES**  
• 100% aluminum construction  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch heights  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch widths  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch depths  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch thicknesses  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch lengths  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch heights  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch widths  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch depths  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch thicknesses  
• Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120 inch lengths

PENTHOUSE SIDING  
BOX RIB MTL PANEL  
COLOR: GRAY

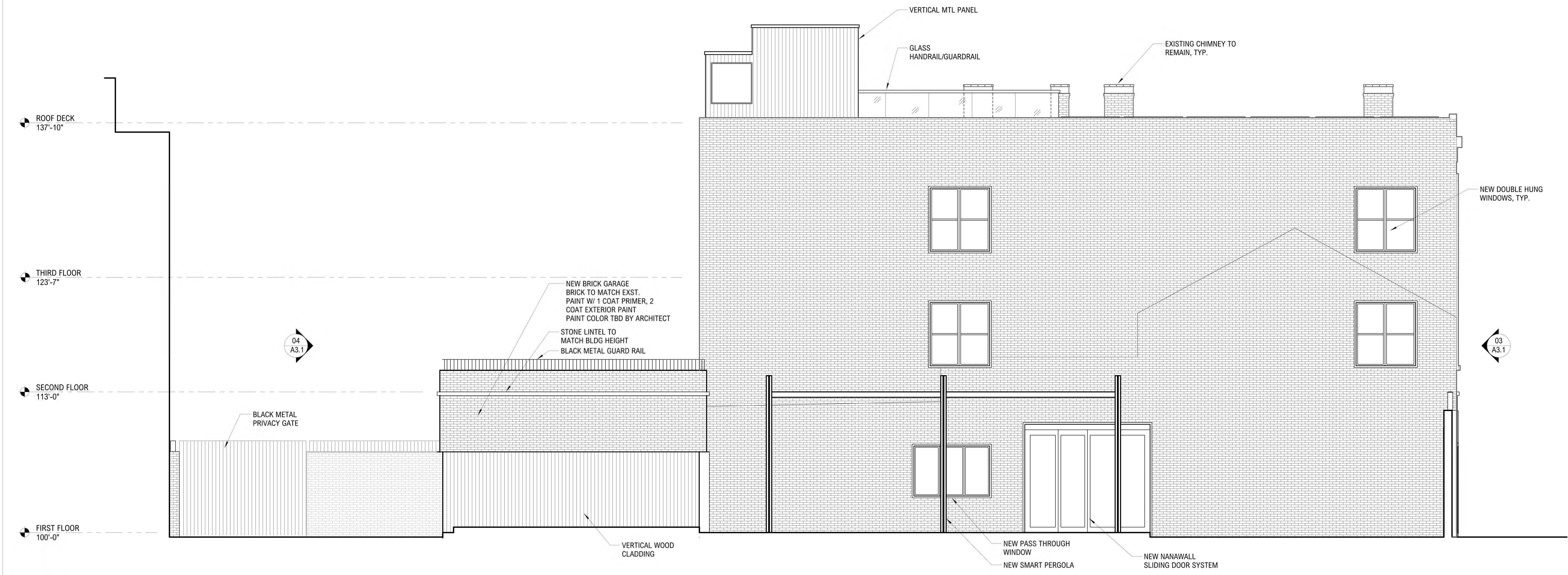


PENTHOUSE GUARDRAIL  
GLASS METAL GUARDRAIL

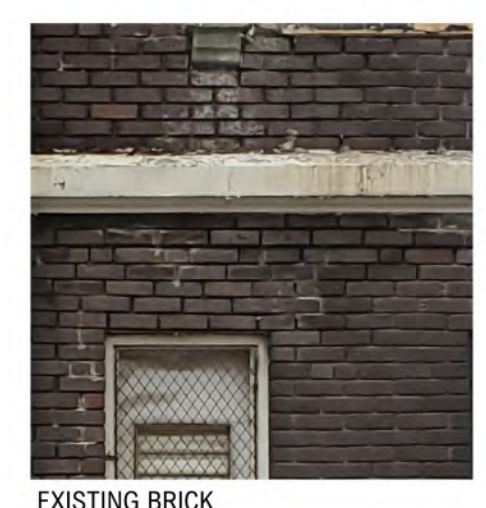
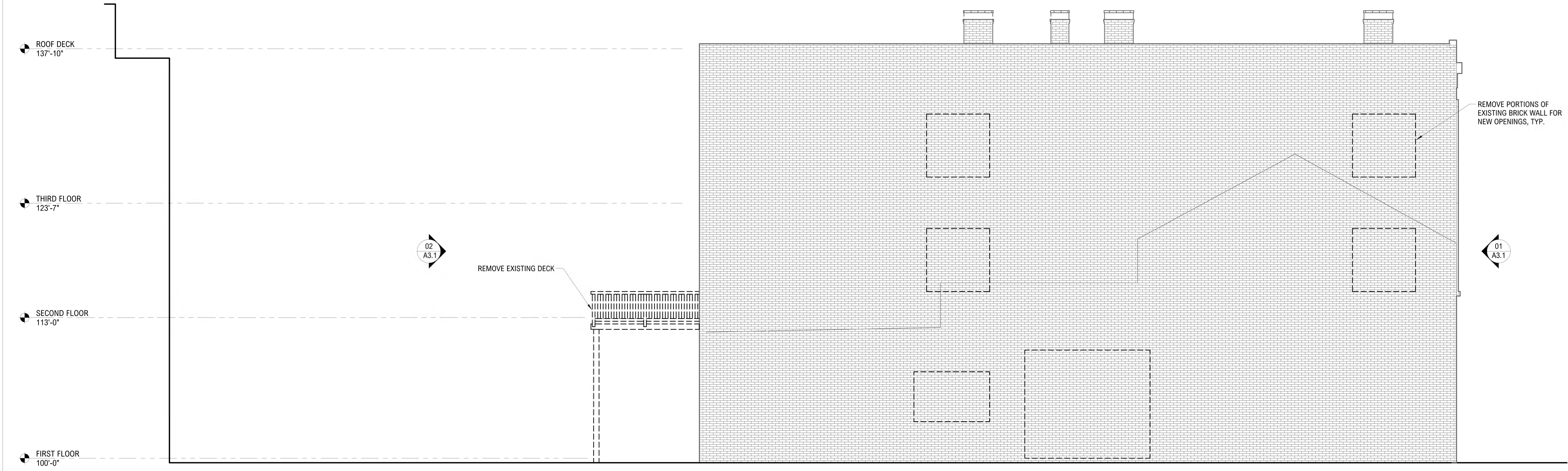
**ISSUED FOR ZONING REVIEW**  
**NOT FOR CONSTRUCTION**

ISSUE / DATE:	DRAWING SET
# 1	ZONING REVIEW
DATE 5/27/22	

**02 SOUTH BUILDING ELEVATION (WHETSEL ALLEY) - PROPOSED**  
3/16" = 1'-0"



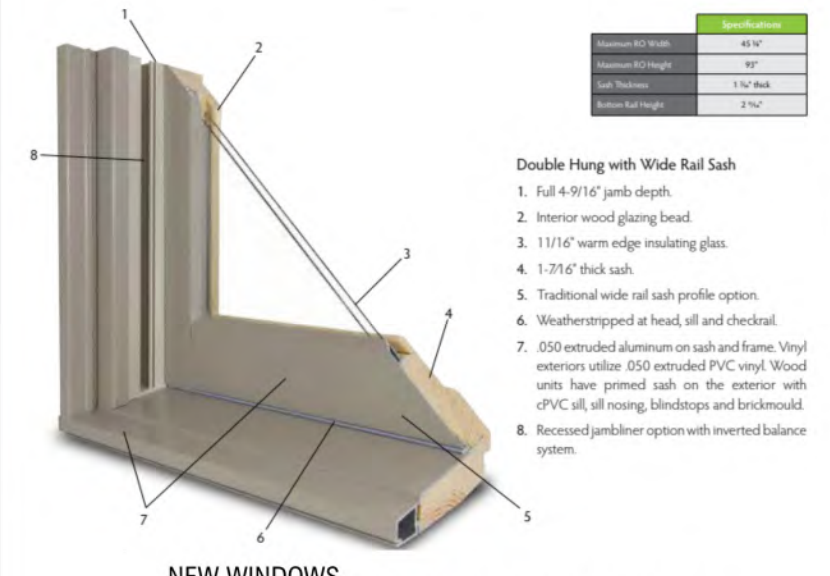
**01 SOUTH BUILDING ELEVATION (WHETSEL ALLEY) - EXISTING**  
3/16" = 1'-0"



EXISTING BRICK



REPAIR / TUCKPOINT / PAINT EXIST. BRICK  
NEW BRICK MODULAR PAINTED



NEW WINDOWS LINCOLN DOUBLE HUNG WITH WIDE RAIL SASH (HCB PRE-APPROVED)  
COLOR: BLACK

**BOX RIB 1**  
PRECISION SERIES WALL PANELS

**MATERIALS:**  
100% aluminum  
20 gauge steel  
20 gauge steel  
20 gauge steel

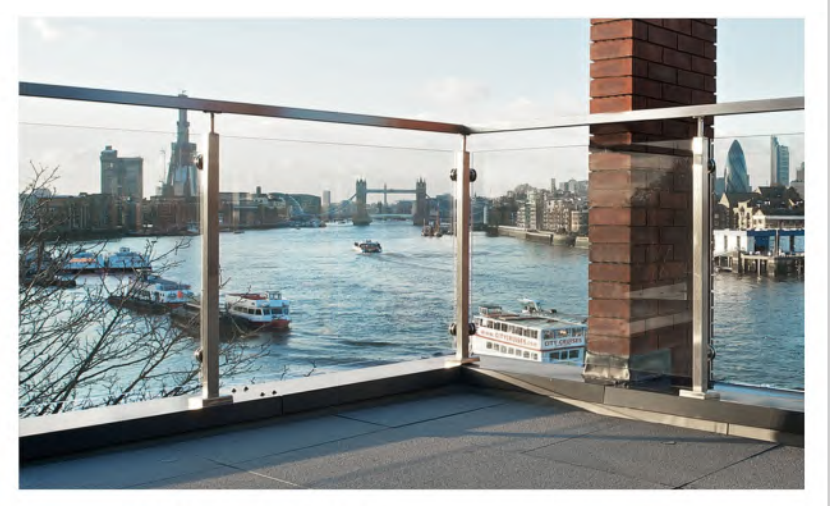
**SIZES:**  
12" Wide  
11 1/2" High

**AVAILABLE WITH OR WITHOUT CLIP**

**PRODUCT FEATURES:**  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction

**DETAILS:**  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction  
• 100% aluminum construction

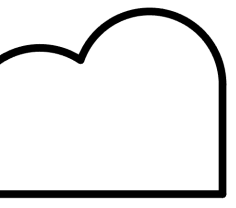
PENTHOUSE SIDING  
BOX RIB MTL PANEL  
COLOR: GRAY



PENTHOUSE GUARDRAIL  
GLASS METAL GUARDRAIL

**ISSUED FOR ZONING REVIEW**  
**NOT FOR CONSTRUCTION**

ISSUE / DATE:	DRAWING SET
# 1	ZONING REVIEW
DATE 5/27/22	



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

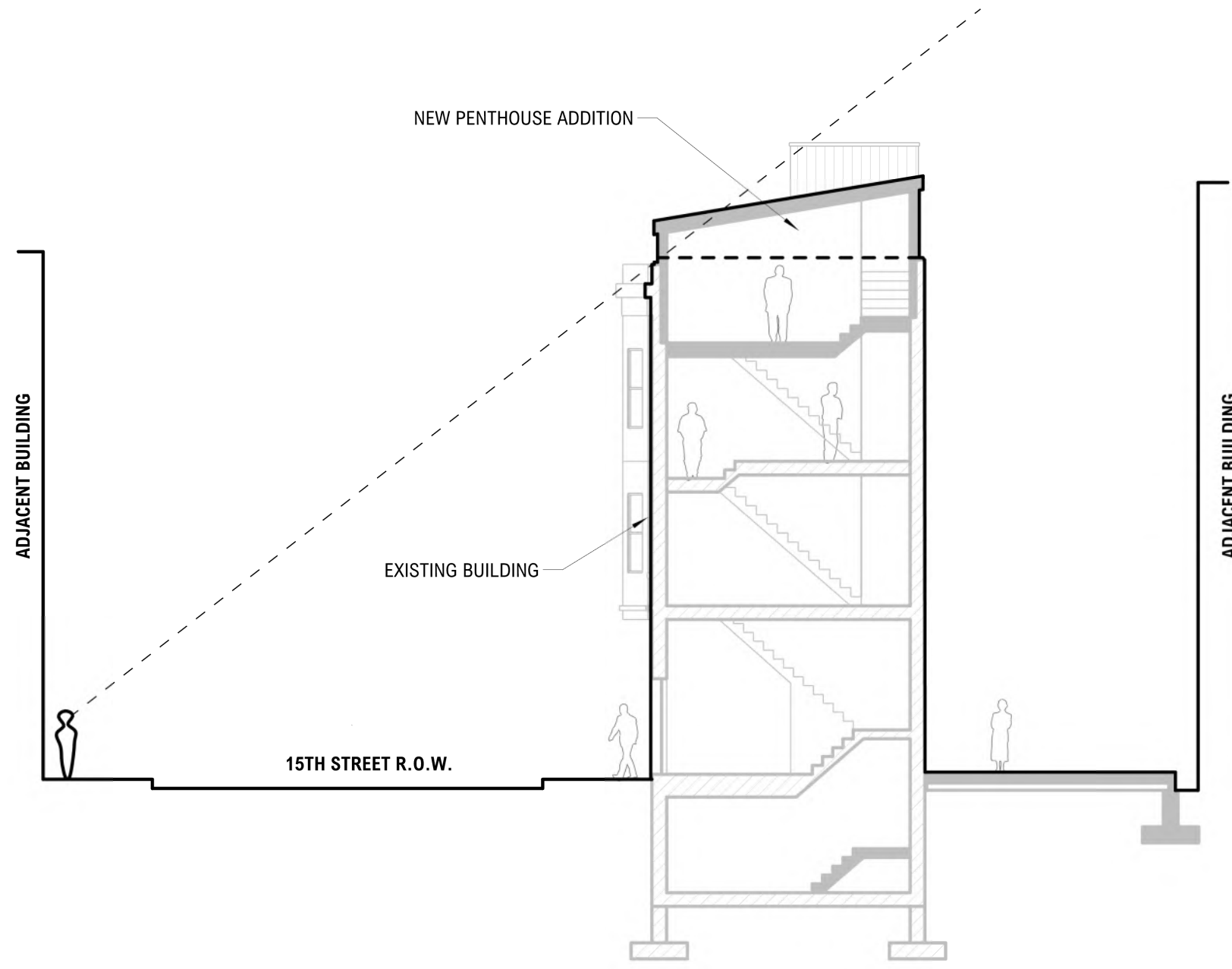
**NOT FOR  
CONSTRUCTION**

**SINGLE-FAMILY RENOVATION**  
1439 ELM ST.,  
CINCINNATI, OH 45202

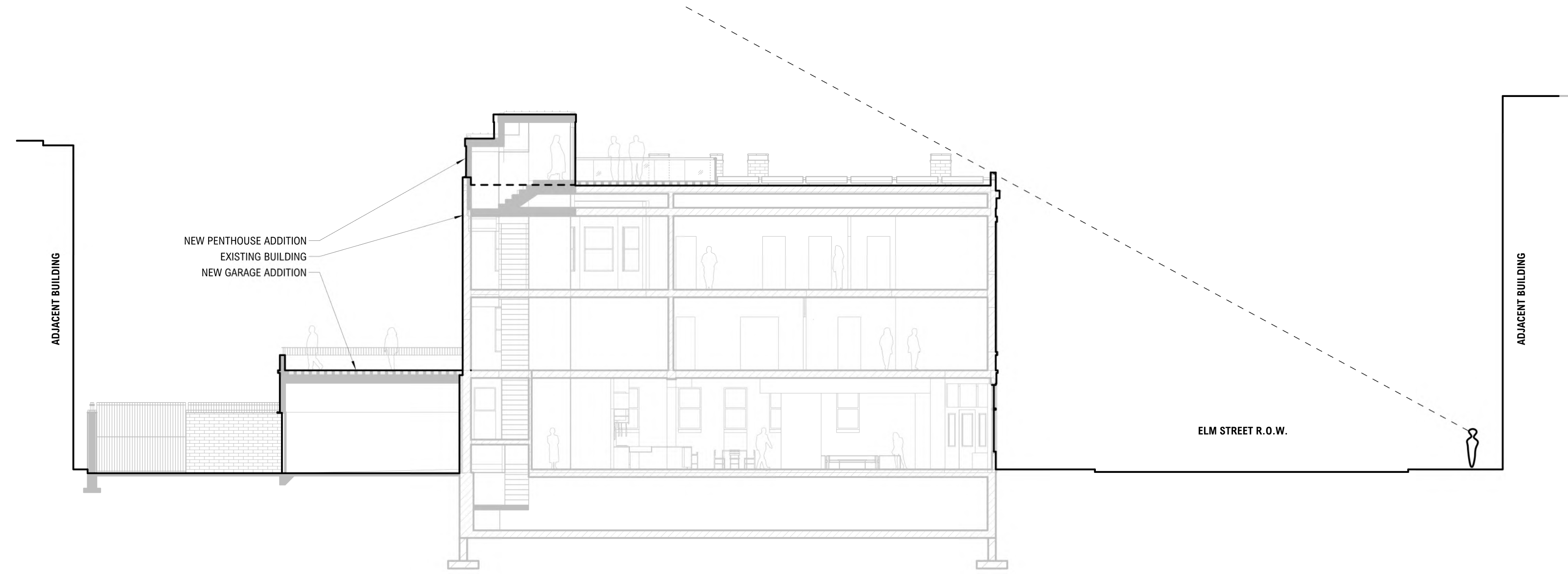
ISSUE / DATE:	#	DATE	DRAWING SET
	1	5/27/22	ZONING REVIEW

LONGITUDINAL BUILDING  
SECTION AND SITE SECTIONS

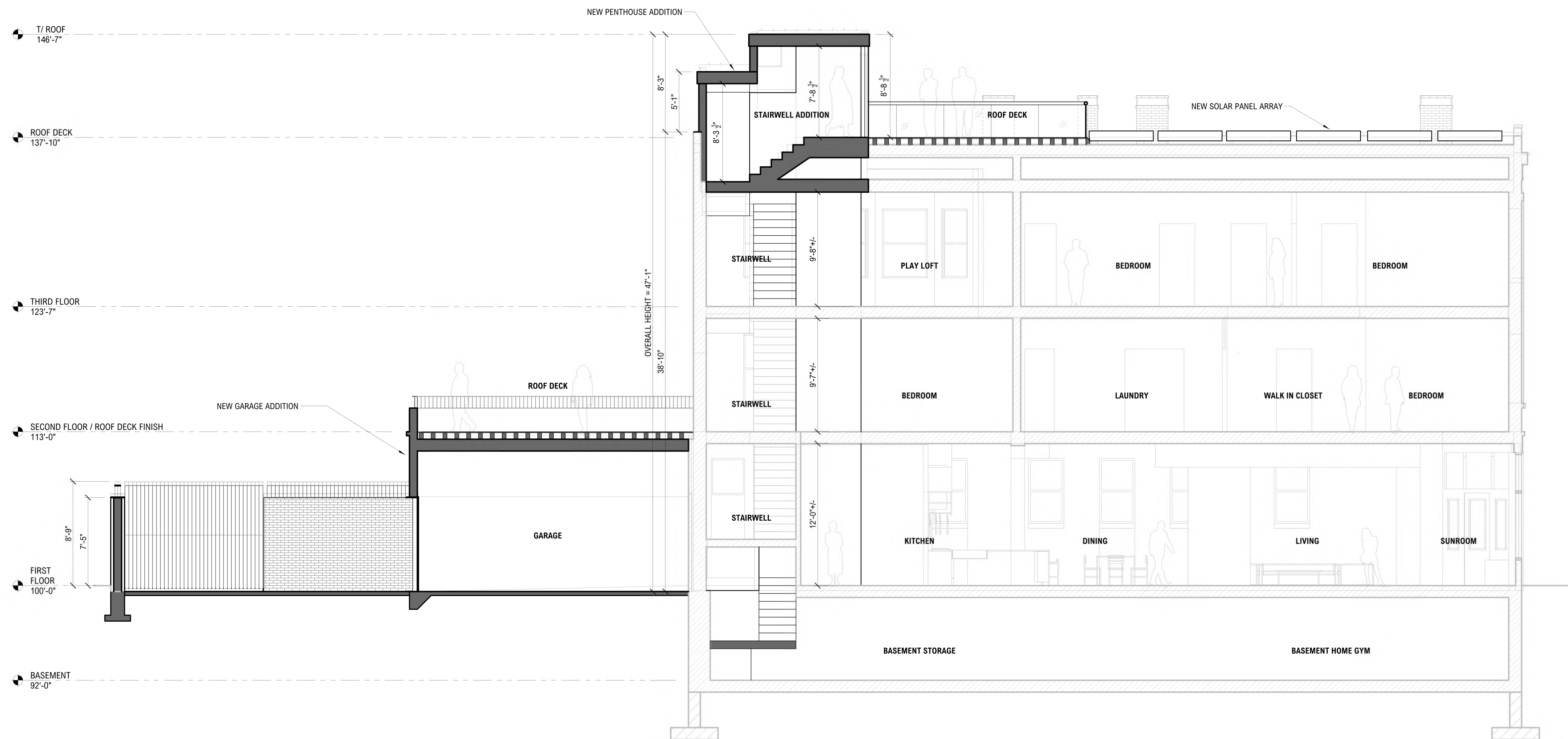
**A4.0**



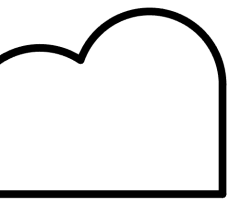
**02** SITE SECTION - 15TH STREET  
N.T.S.



**03** SITE SECTION - ELM STREET  
N.T.S.



**01** BUILDING SECTION - LONGITUDINAL  
3/16" = 1'-0"



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**

963 E McMILLAN ST, UNIT C-2  
CINCINNATI, OH 45206  
TEAM@TEAM-B.CO  
(513) 830-5132

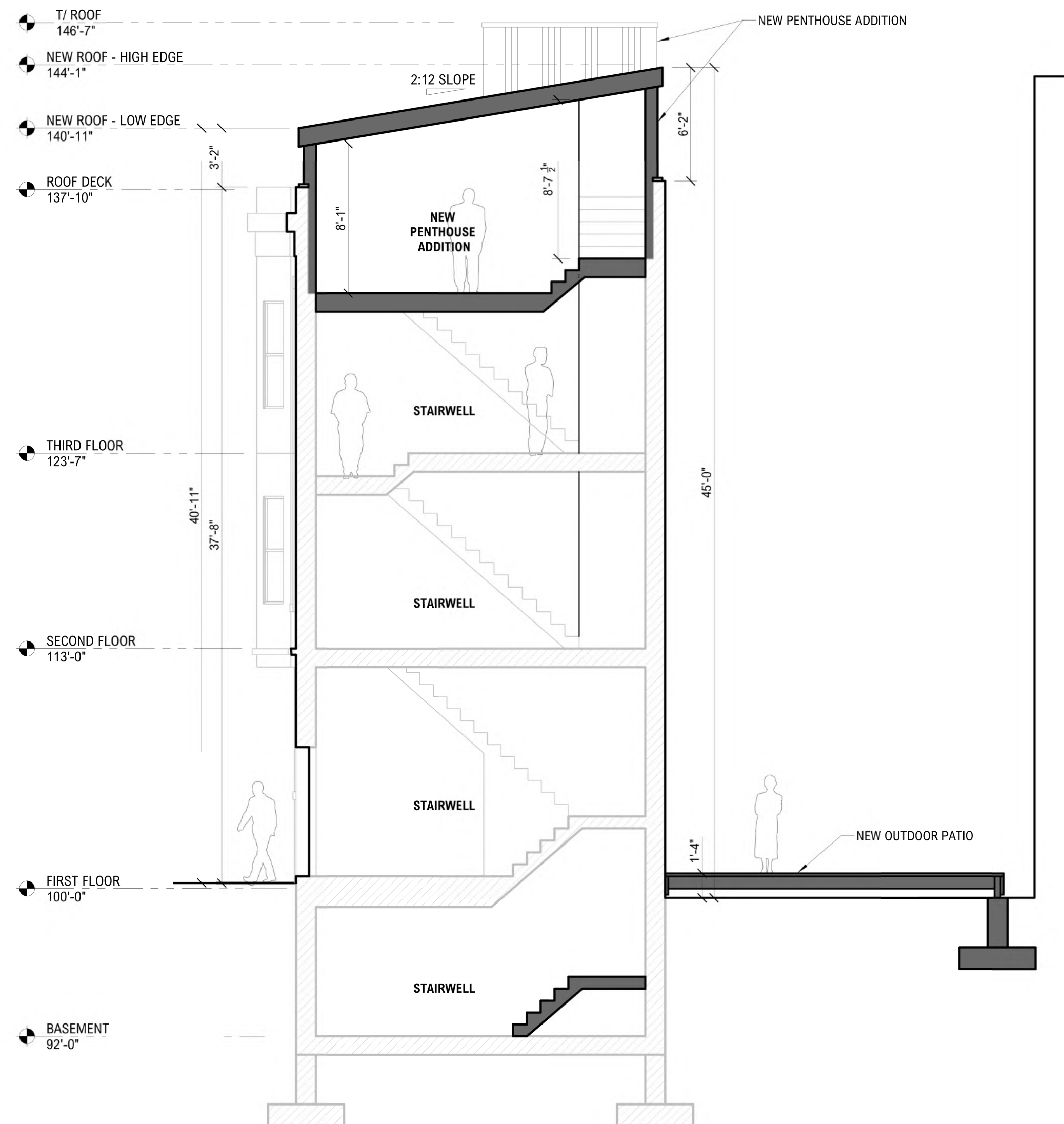
OWNER

**1439 ELM DESIGN  
LLC**

20 W 13TH ST  
CINCINNATI, OH 45202

**ISSUED FOR  
ZONING REVIEW**

**NOT FOR  
CONSTRUCTION**



01

**BUILDING SECTION - TRANSVERSE**

3/16" = 1'-0"

**SINGLE-FAMILY RENOVATION**

1439 ELM ST.,  
CINCINNATI, OH 45202

ISSUE / DATE:	#	DATE	DRAWING SET
	1	5/27/22	ZONING REVIEW

TRANSVERSE BUILDING  
SECTION

**A4.1**

---

---

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

---

APPLICATION #: ZH20220097/ COA2022035  
APPLICANT: Terry Boling  
OWNER: Three Dot LLC  
ADDRESS: **1530-1534 Race Street**  
PARCELS: 081-0004-0005; 081-0004-0006  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: July 1, 2022

---

---

### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1421-33(b) – Dimensional Variance** to allow an 11' wall, in excess of the 6' height limit.

### **Existing Conditions**

The subject property is situated on the east side of Race Street between its intersection with W. Liberty Street on the north and W. 15<sup>th</sup> Street on the south in the Over-the-Rhine neighborhood. The property consists of three buildings, with a non-contributing one-story garage addition on the 1530 Race lot and two ca. 1880 Italianate buildings at 1532 and 1534 Race. Non-contributing concrete block rear additions line Goose Alley. The buildings are listed with retail and office uses on the ground floor with apartments above and are currently vacant.

### **Proposed Conditions**

The applicant is proposing the rehabilitation of the property into art gallery space on the ground floor with four apartments above. The non-contributing garage addition and the rear concrete block additions will be removed. Modifications include:

- Demolition of non-contributing garage and rear additions
- Courtyard and parking area at location of former garage addition with brick screen walls and Corten steel plate sliding gates
- Exterior stair and brick refuse and HVAC enclosure along Goose Alley
- Elevator addition between the two buildings
- New glass and steel storefront
- New balconies and roof decks for apartments



Figure 1. Location of 1530-1534 Race Street. Image from CAGIS.



Figure 2. Street view of 1530-1534 Race Street. Image from Google.



Figure 3. Image of rear of 1530-1534 Race Street. Image from applicant.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

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

**Zoning Review**

Zoning Relief is required for the height of the brick screen wall, which is proposed at 11', where the Zoning Code allows for 6'. Because the wall does not extend in front of the building, opacity may be up to 100%. A 25' rear yard setback is not required, as the building is mixed-use and the setback requirement only applies to all-residential buildings in the CC-P District. The variance for the wall height is the only Zoning Relief required.

**Standards for Variances per Section 1435-05-4**

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

The proposed work is compatible with the historic district. The proposed wall will be contemporary in style while compatible with the historic district in scale, massing, and materials. The additional 5' of height over the 6' permitted will help bring the wall closer to the first-floor heights of the nearby buildings.

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

The denial of the requested relief would likely not deprive the applicant of all economically viable uses of the property; however, it would reduce the privacy and security granted by the higher walls and would create a 6' tall wall on a streetscape where most buildings feature first-floor heights between 10' and 15'.

### **General Standards**

Below is analysis of the 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 CC-P. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

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

Traffic will not be adversely impacted as there will be no change to the current traffic flow. The existing building features a garage entry at the approximate location of the proposed courtyard entry. The project will not require the removal of any parking spaces.

- 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 neighborhood. The property sits on Race Street, with many other mixed-use buildings located on this block. The additional height requested for the wall, will allow the wall to better fit within the existing built environment.

- 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 project. The proposed wall heights will not impact 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.

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

No adverse affects are anticipated to public peace, health, safety or general welfare as a result of the proposed work.

**Certificate of Appropriateness Review:**

The proposed demolition, additions and other façade changes require a Certificate of Appropriateness.

**REHABILITATION**

- 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.*

Proposed materials for the rehabilitation and additions are compatible with the original building. The renovation will include new windows and doors that meet the historic conservation guidelines. The rear addition housing the staircase and refuse storage area and HVAC enclosure will be clad in brick and will be located at the rear of the building adjacent to Goose Alley. The screen walls along Race Street and Goose Alley will be brick with a bas relief pattern allowing views and light into the courtyard and into the adjacent church property. The gates to the courtyard and parking area will be made of Corten steel plates. The proposed elevator tower will be clad in zinc metal panels. Perforated metal gates will be installed along the alley for pedestrian access and a perforated metal guard will be installed along the south balcony/deck.

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

The majority of the existing window and door openings will remain intact. Existing infilled window openings on the first floor will be reopened. The existing front door opening at 1532 Race will remain; however, it will be converted into a window

opening with a metal panel installed at the bottom to bring the height in line with the other ground-floor window openings. The door is currently not functional, as the steps were previously removed and the door is missing and boarded over. A non-operable plate glass window will be installed in the opening and the existing door surround and hood will remain in place.

A new large sliding door will be installed on the south elevation of 1532 Race allowing access to the courtyard. The opening will be created toward the rear of the building. This opening will be largely screened from view by the proposed brick screen walls at the Race Street and Goose Alley frontages and the breezeway wing extending south on Race Street.

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.*

Proposed window replacements consist of a Pella Architect series double hung aluminum clad wood window, as previously approved on other rehab projects.

9. *Painting: Repaint buildings that were historically painted... 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.*

The applicant is proposing painting the building, which was historically painted.

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...*

*Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the build 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.*

1534 Race Street has an existing heavily altered storefront consisting of a double-entry door and composite paneling. The breezeway entry has also been infilled with brick. The unsympathetic storefront will be removed and replaced with a

compatible storefront system featuring metal knee wall panels and plate glass windows.

## **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.*

The additions at the rear of the property consist of a two-story staircase enclosure and a refuse storage and HVAC enclosure. The additions will be brick and will be at a lower level than the surrounding historic buildings, with the stair enclosure being two stories with a rooftop deck, and the refuse and HVAC enclosure being one story. The additions will not be visible from the primary street and will not overpower the original buildings, but will be architecturally related to the building through its materials.

The elevator tower will be built toward the center of the complex between the two extant historic buildings. While the addition will be taller than the historic buildings to allow for the required mechanical penthouse, it will not be visible from the front street, as outlined by the sight line drawing included in the application materials. The tower will be clad in zinc metal panels. The location and design of the addition will not overpower the original building.

## **SITE IMPROVEMENTS**

3. *Fences and Walls: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.*

The applicant is proposing new masonry walls along the Race Street and Goose Alley frontages. While the guidelines state that masonry privacy walls are not encouraged, in this particular instance, Staff feels the walls are appropriate in order

to provide screening and security for the courtyard and parking area. The wall will not be solid brick but will feature a geometric design allowing openness for views and light into and out of the courtyard on the west, south and east. Similar installations have been installed on similar properties in Over-the-Rhine, including Somerset Bar at 139 E. McMicken Avenue. The brick pattern will provide interest in the wall, and will avoid an unrelieved expanse of wall along Race Street. The wall will feature sliding steel gates at the vehicular entry along Race Street and Goose Alley.

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 proposal includes rooftop decks at the rear of 1532 Race and above the stair addition on 1534 Race. Neither deck will be highly visible from the principal façade. The deck at 1532 Race will require the removal of the side walls and roof as discussed under the “Demolition” section below.

A deck will also be built at the second floor along the south elevation of 1532 Race and a balcony installed between the two buildings behind the elevator tower. Neither of these will be highly visible from the principal façade.

## **DEMOLITION**

4. *The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.*

The applicant proposes the demolition of the non-contributing garage addition at 1530 Race, including the concrete block addition that wraps around the rear of 1532-1534 Race and fronts Goose Alley. The garage addition is listed in the OTR Conservation Guidelines as a non-contributing building. The removal of the unsympathetic additions will not adversely affect the significant portion of the original historic building.

The applicant also proposes the demolition of a small portion of the fourth floor wall and roof on the rear of 1532 Race Street for the inclusion of a rooftop deck. The portion to be removed is not visible when viewed from the front of the building. However, it should be noted that a portion of this area is visible from Liberty Street to the north. The typical inset roof deck, which would leave the side walls in place, is not practical at this location, as the fourth floor has a full ceiling height and the side walls would block views from the proposed roof deck. As the area proposed for demolition is not visible from view directly in front of the building, and is only minimally visible from surrounding streets, Staff is supportive of the proposed roof deck.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on June 22, 2022. The applicants were not present. One neighbor attended seeking additional information. Concerns regarding the potential temporary closure of Goose Alley during construction were presented. Street closures are handled by the Department of Transportation and Engineering.

**Comments Provided to Staff:** Staff received four letters of support for the project, and one additional letter generally supporting the project, but outlining concerns with the street closure.

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions based on the plans by Terry Boling Architect dated 6.29.2022:

**I. ZONING RELIEF**

- A. Section 1421-33(b) – **APPROVE – Dimensional Variance** to allow an 11’ wall, in excess of the 6’ height limit.
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to the property within the district or vicinity where property is located.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for the proposed demolition, additions, and exterior rehabilitation with the following condition:
  - 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 roof decks and additions are not highly visible from primary street and will not overpower the original building.

# Historic Conservation Board

## Hearing Application

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

### Section 1. SUBJECT PROPERTY

ADDRESS \_\_\_\_\_ COMMUNITY \_\_\_\_\_  
 PARCEL ID(S) \_\_\_\_\_ HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT: \_\_\_\_\_  
 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 CERTIFICATE OF APPROPRIATENESS REQUESTED

- A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply
- New Construction     Alteration     Demolition

**BRIEF DESCRIPTION OF PROJECT** (Do not write "see attached" or leave blank.)

\_\_\_\_\_

\_\_\_\_\_

### Section 5. NATURE OF ZONING RELIEF REQUESTED

- Zoning relief is NOT being requested, or 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

**BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED** (Do not write "see attached" or leave blank.)

\_\_\_\_\_

\_\_\_\_\_

### Section 6. SIGNATURE.

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.

Print Name \_\_\_\_\_ Signature  Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

**Important Information:** An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <b>AND</b> one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input type="checkbox"/>	Adjudication Letter <b>AND</b> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <b>Cincinnati Municipal Code 1433-15</b> . Please ensure your application meets these requirements.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <b>existing and proposed</b> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <b>existing</b> conditions of all sides/directions of the structure/property.
<input type="checkbox"/>	The <b>Hamilton County Auditor’s record showing ownership of the property</b> . 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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<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.”

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.

05.27.2022

Douglas Owen  
Urban Conservator  
City of Cincinnati

Hi Doug-

Here is the application for the Certificate of Appropriateness for 1530-1534 Race Street.  
I am enclosing (2) sets of 12 x 18 drawings for your review. I will also send this information via email.

The project consists of the renovation of two abandoned buildings (1532 & 1534 Race Street), with a new exterior egress stair and a refuse and HVAC enclosure on Goose Alley. There will be 4 condominium units above the ground floor, and an Art Gallery occupying the combined ground floors. An elevator will be constructed between the 2 existing buildings for access to the owner's condo unit and gallery spaces. The existing non-conforming garage building at 1530 Race Street and recent non-conforming additions to the Goose Alley side of the 1532 and 1534 properties will be demolished. A large courtyard will be created on the 1530 property that will be framed by brick screen walls. The Race Street and Goose Alley walls have an angled brick bas relief pattern- allowing views and light into the courtyard for the Art Gallery. The South facing brick screen will have a simple opening pattern, allowing for views to the neighboring church.

The existing buildings will have new Pella Architect-series double-hung clad windows on the principal facades, and a glass and steel framed storefront for the 1534 building. The South elevation of the 1532 building facing the courtyard will have a large multi-slide door to open the Art Gallery to the courtyard. The brick screen walls will be constructed with Manganese Ironspot Smooth Modular Brick by Endicott and will have a painted steel base and cornice cap to house the sliding gate hardware. The sliding gates will be constructed with Corten steel plate. The new stair and refuse enclosure will be constructed with the same brick cladding with painted steel coping and trim. The courtyard will be paved with permeable pavers and will contain several trees. Several new balconies will be created for the condominium units and will be constructed with steel framing and perforated steel guard panels.

We are respectfully requesting a variance on the height of the brick screen wall, and a variance on the 25' setback on Goose Alley to provide an egress stair and refuse structure. This is consistent with the existing properties on the alley.

Thank you for your consideration,



Terry Boling, AIA, LEED AP  
Professor of Practice  
University of Cincinnati  
School of Architecture & Interior Design  
cell: 513-375-0304  
[terry.boling@uc.edu](mailto:terry.boling@uc.edu)  
[www.terryboling.com](http://www.terryboling.com)  
[DAAP directory profile](#)

05.27.2022

Douglas Owen  
Interim Urban Conservator  
City of Cincinnati

RE: Demolition worksheet-

We are requesting that the existing non-conforming garage building at 1530 Race Street and recent non-conforming additions to the Goose Alley side of the 1532 and 1534 properties be demolished. A large courtyard will be created on the 1530 property that will be framed by brick screen walls. According to the demolition worksheet guidelines, we comply with Section 1, 2a- **noncontributing buildings** as the property is listed on the city's current Over-the-Rhine Historic District conservation guidelines. (see photographs below and document from City of Cincinnati website showing 1530 Race as non-contributing).

Thank you for your consideration,



Terry Boling, AIA, LEED AP  
Professor of Practice  
University of Cincinnati  
School of Architecture & Interior Design  
cell: 513-375-0304  
[terry.boling@uc.edu](mailto:terry.boling@uc.edu)  
[www.terryboling.com](http://www.terryboling.com)  
[DAAP directory profile](#)



100	115-129 W McMicken Ave (116-122 Henry St)	
101	112-138 W McMicken Ave	Oral T. Carter & Assoc.
102	203 W McMicken Ave	
103	1608 Moore St	
104	1621 Moore St	Husman's Potato Chips
105	31-33 Mulberry St	
106	S of 73 Mulberry St	
107	127 Mulberry St	Church in the City
108	138 Mulberry St	
109	322 Mulberry St	
110	19 Peete St	
111	75 Peete St (rear)	garage Note: Building fronts on E Clifton Avenue and may have an address of 68 and/or 70 E Clifton Avenue.
112	106 Peete St	
113	107 Peete St	
114	114 Peete St	
115	119-121 Peete St	
116	124 Peete St	church
117	127-129 Peete St	
118	1301 Pendleton St	
119	1413 Pleasant St	
120	1440 Pleasant St (113-115 W 15th St)	shelter
121	1511-1519 Pleasant St	
122	1553-1561 Pleasant St	Kentucky Fried Chicken
123	1615-1617 Pleasant St	
124	1618 Pleasant St	
125	1914 Pleasant St	
126	1216 Race St	
127	1218-1220 Race St	
128	Bounded by Race St, Elm St, & E 12th St	Washington Park Comfort Station
129	1530 Race St	addition only
130	1538 Race St	laundry
131	1702 Race St (26-34 Green St)	
132	1715 Race St	Hub Center
133	1722-1724 Race St	Over-the-Rhine Senior Center
134	1723 Race St	
135	1725 Race St (13-19 W Elder; 13-17 Republic St)	
136	1730-1738 Race St	former IGA grocery store
137	1812 Race St (rear)	garage
138	1814 Race St (rear)	garage
139	1826-1828 Race St	
140	1910-1916 Race St	Catanzaro Produce
141	315-319 Reading Rd	addition to Sun Furniture Building
142	SW corner of Reading Rd & Liberty St	Over-the-Rhine Carillon
143	1332 Republic St	
144	1413 Republic St	
145	1308 Spring St	
146	1322-1326 Spring St	
147	NW corner Sycamore St & E 13th St (1301 Sycamore; 218-230 E 13th St)	Sycamore Park (pool, comfort station, picnic table and playground)
148	1123 Sycamore St (208-224 Reading Rd)	Alms & Doepke Park Haus
149	1203 Sycamore St (226 E 12th St)	The Diner on Sycamore



1530 RACE STREET  
TO BE DEMOLISHED



# BADER + SIMON GALLERY & RESIDENTIAL UNITS

1530-34 RACE ST, CINCINNATI OH 45202

TERRY  
BOLING  
ARCHITECT  
terryboling.com

## PROJECT DATA

**PROJECT LOCATION**  
1530-34 RACE ST  
CINCINNATI, OH 45202

COUNTY: HAMILTON COUNTY  
ZONING JURISDICTION: CITY OF CINCINNATI  
BUILDING DEPARTMENT JURISDICTION: CITY OF CINCINNATI

- PROJECT DESCRIPTION**  
 CONSOLIDATION OF 2 HISTORICALLY CONTRIBUTING BUILDINGS AND DEMOLITION OF 1 NON-CONTRIBUTING 1-STORY GARAGE (1530 RACE ST - ADDITION). RENOVATION TO INCLUDE A GALLERY SPACE AND PRIVATE COURTYARD ON THE GROUND LEVEL W/ CONDO UNITS ABOVE.
- DESIGN CODE**  
 2017 OHIO BUILDING CODE
- ZONING DISTRICT**  
 CC-P\_COMMERCIAL COMMUNITY - PEDESTRIAN  
 MULTIFAMILY DWELLING = PERMITTED  
 CULTURAL INSTITUTIONS = PERMITTED
- USE GROUP**  
 ASSEMBLY A3\_GROUND LEVEL  
 OCCUPANT LOAD FACTOR: ASSEMBLY W/ OUT FIXED SEATS = 7 NET  
  
 RESIDENTIAL R2\_LEVELS 2, 3  
 OCCUPANT LOAD FACTOR (CONDOS) = 200 GROSS
- SQUARE FOOTAGE - AS DEFINED BY OBC**  
**FLOOR AREA, NET:** ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS  
**FLOOR AREA, GROSS:** AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING, EXCLUSIVE OF VENT SHAFTS
- CONSTRUCTION CLASSIFICATION\_IIIIB**  
 2 HOUR RATED EXTERIOR BEARING WALLS. EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS.
- CODE REVIEW**  
 1534 LAND USE CODE = 431 OFFICE/APARTMENT OVER  
 1530 LAND USE CODE = 404 RETAIL/APARTMENT OVER
  - Setbacks**
    - Max Building Height = 85'
    - Min Building Height = 15'
    - Driveway Restrictions apply
    - Fence and Wall - Maximum 6' (50% opacity).  
[Code: 1421-33. - Fences and Walls.]  
(NEED VARIANCE)

AREA SCHEDULE (PER OBC)			
Level	Name	Area	(TYPE)
LEVEL - 1	COURT YARD	1942 SF	NET
LEVEL - 1	GALLERY	2098 SF	NET
LEVEL - 1	STAIR & ELEVATOR	282 SF	GROSS
LEVEL - 1	STAIR - STUDIO	129 SF	GROSS
LEVEL - 2	STUDIO - DECK	92 SF	GROSS
LEVEL - 2	UNIT 1	1295 SF	GROSS
LEVEL - 2	UNIT 1 - DECK	325 SF	GROSS
LEVEL - 2	UNIT 2 - STUDIO	503 SF	GROSS
LEVEL - 2	UNIT 3	681 SF	GROSS
LEVEL - 3	UNIT 3	1248 SF	GROSS
LEVEL - 3	UNIT 3 - DECK	94 SF	GROSS
LEVEL - 3	UNIT 3 - PRIVATE DECK	127 SF	GROSS
LEVEL - 3	UNIT 4	1309 SF	GROSS
LEVEL - 4	UNIT 4	621 SF	GROSS
LEVEL - 4	UNIT 4 - ROOF DECK	330 SF	GROSS

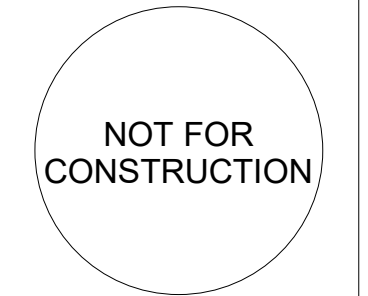


WEST ELEVATION - RENDERING

## SHEET LIST (HISTORIC)

SHEET NAME	#	REVISION DATE
COVER	HS000	
SITE CONTEXT	HS001	
SITE CONTEXT	HS002	
SURVEY	HS003	
EXISTING PLANS	HS010	
EXISTING PLANS	HS011	
EXISTING PLANS	HS012	
EXISTING PLANS	HS013	
EXISTING PLANS	HS014	
EXISTING PLANS	HS015	
EXISTING PLANS	HS016	
EXISTING ELEVATIONS	HS020	
EXISTING ELEVATIONS	HS021	
EXISTING ELEVATIONS	HS022	
EXISTING ELEVATIONS	HS023	
PROPOSED PLANS	HS030	
PROPOSED PLANS	HS031	
PROPOSED PLANS	HS032	
PROPOSED PLANS	HS033	
PROPOSED PLANS	HS034	
PROPOSED PLANS	HS035	
PROPOSED PLANS	HS036	
PROPOSED ELEVATIONS	HS040	
PROPOSED ELEVATIONS	HS041	
PROPOSED ELEVATIONS	HS042	
PROPOSED ELEVATIONS	HS043	
SITE SECTION	HS050	
MATERIALS	HS060	
MATERIALS	HS061	
MATERIALS	HS062	
MATERIALS	HS063	
MATERIALS	HS064	
REFERENCE PHOTOS	HS065	
REFERENCE PHOTOS	HS066	
REFERENCE PHOTOS	HS067	
REFERENCE PHOTOS	HS068	
REFERENCE PHOTOS	HS069	
BRICK SCREEN DETAIL	HS070	
RENDERING	HS071	
RENDERING	HS072	
RENDERING	HS073	
RENDERING	HS074	

## SEALS



## REVISION SCHEDULE

#	REVISION	DATE

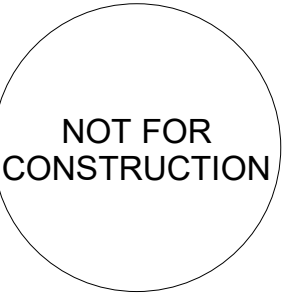
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:53:40 PM

**HS000**  
COVER

SEALS



REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:53:57 PM

1 1/2" = 1'-0"

**HS001**  
SITE CONTEXT

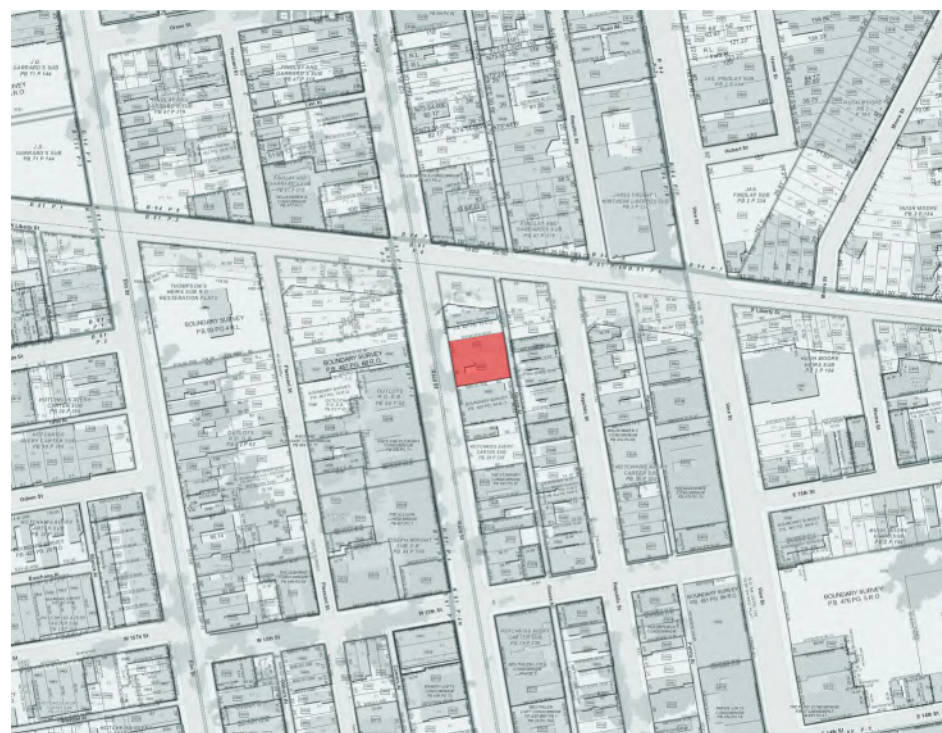
- 1530-34 RACE ST. -



1 | RACE STREET - WEST ELEVATION



2 | RACE STREET - EAST ELEVATION



3 | CONTEXT MAP



4 | CONTEXT MAP - ENLARGED



1 | WEST ELEVATION - EXISTING



2 | SOUTH WEST ELEVATION - EXISTING



3 | SOUTH EAST ELEVATION - EXISTING



4 | NORTH WEST ELEVATION - EXISTING

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

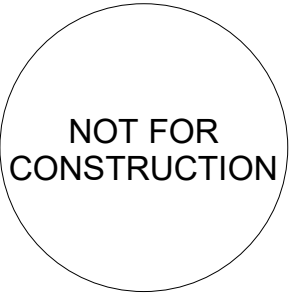
6/29/2022 2:53:58 PM

1 1/2" = 1'-0"

**HS002**  
SITE CONTEXT



SEALS



REVISION SCHEDULE

#	REVISION	DATE

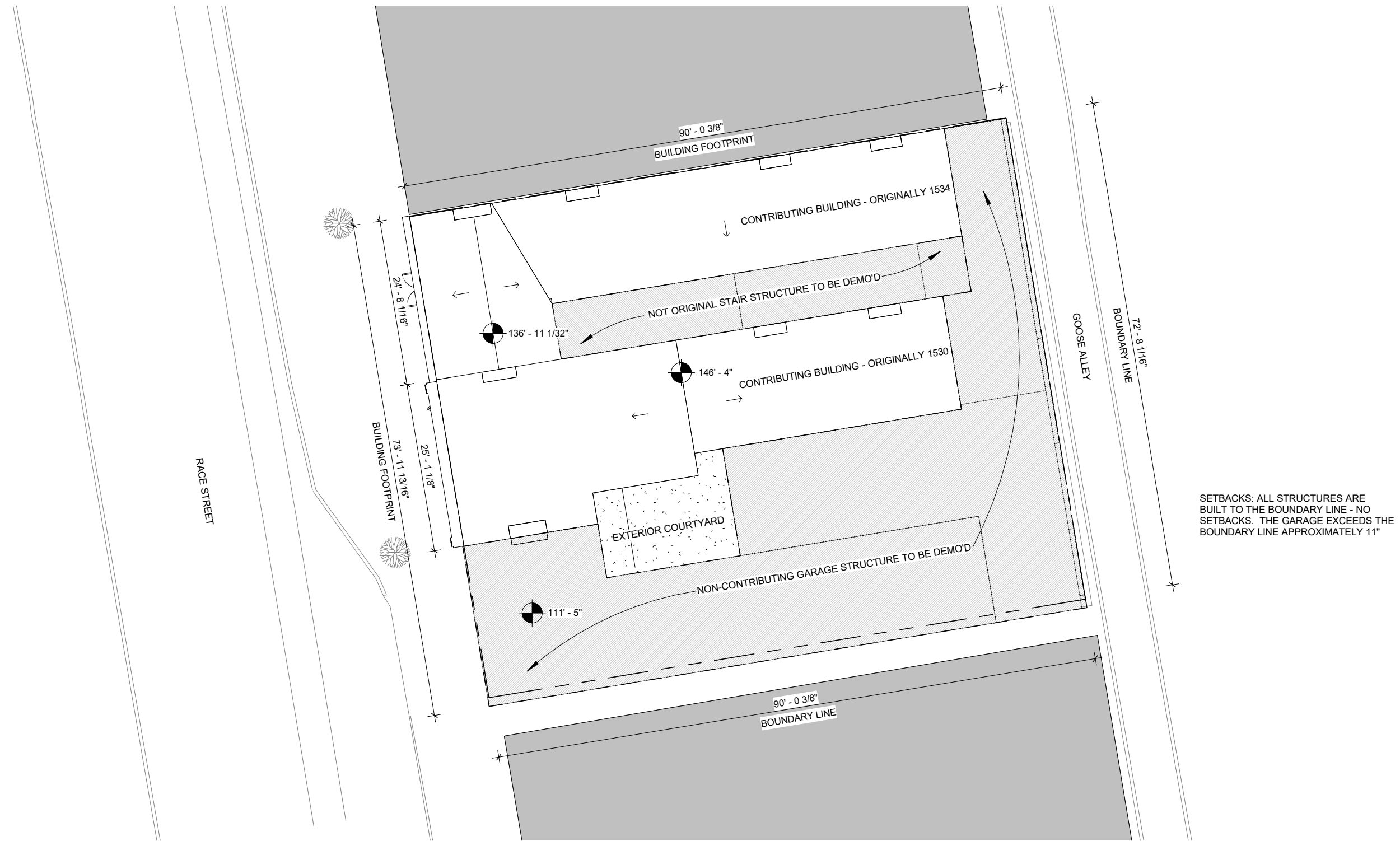
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

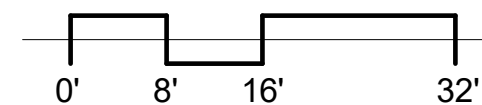
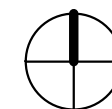
6/29/2022 2:54:05 PM

1/16" = 1'-0"

**HS010**  
EXISTING PLANS



**1** LEVEL - SITE PLAN EXISTING  
1/16" = 1'-0"



SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE

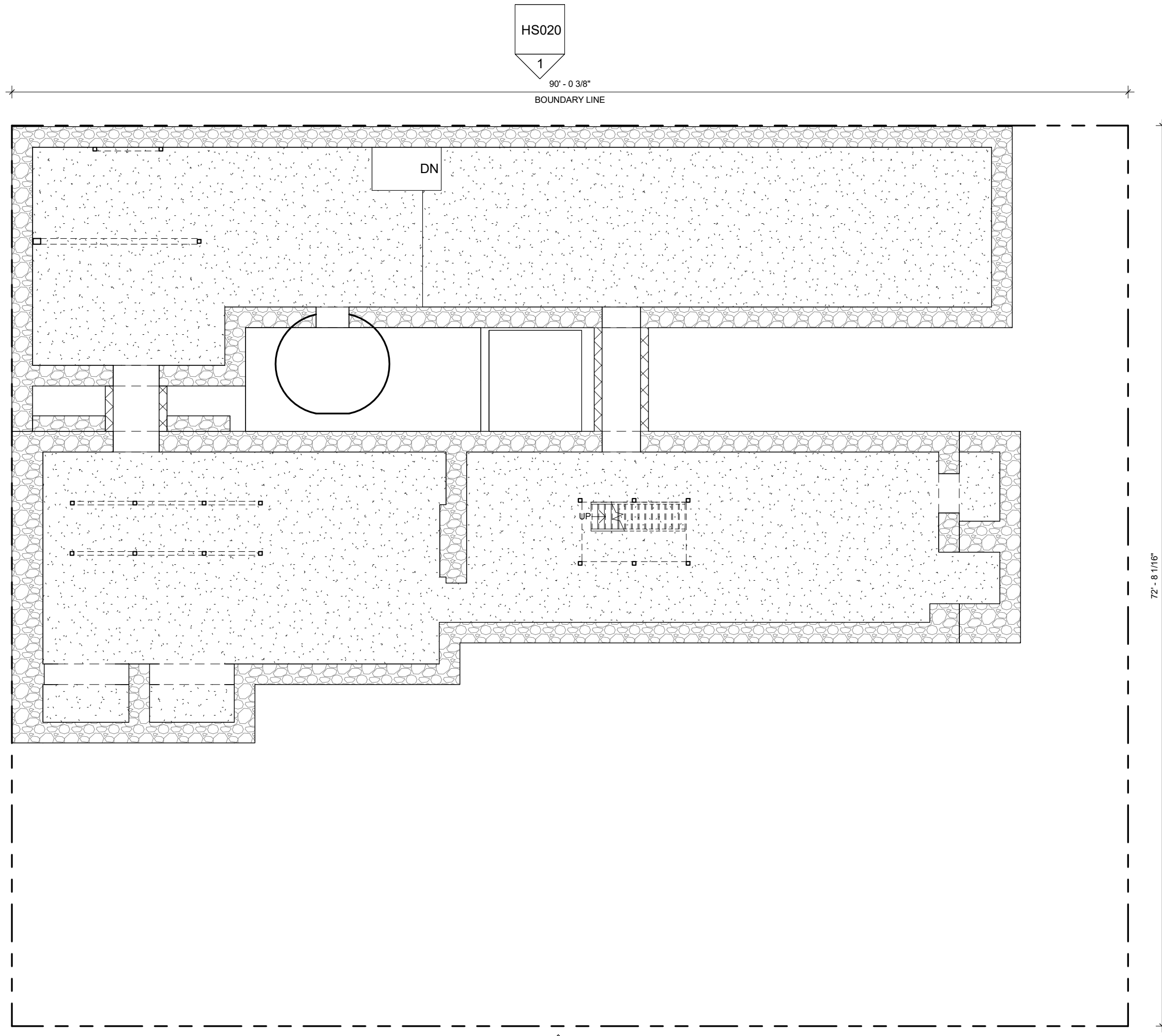
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:05 PM

1/8" = 1'-0"

**HS011**  
EXISTING PLANS



HS023 1

HS020  
1

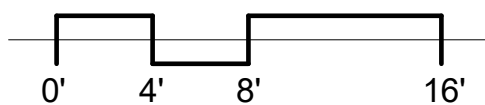
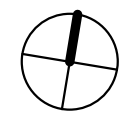
90'-0 3/8"  
BOUNDARY LINE

HS022  
1

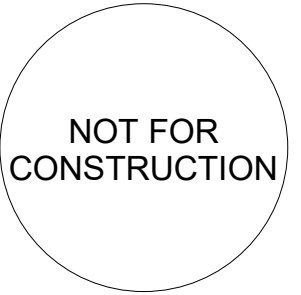
72'-8 1/16"  
BOUNDARY LINE

HS021  
1

**1** LEVEL - BASEMENT EXISTING  
1/8" = 1'-0"



SEALS



REVISION SCHEDULE

#	REVISION	DATE

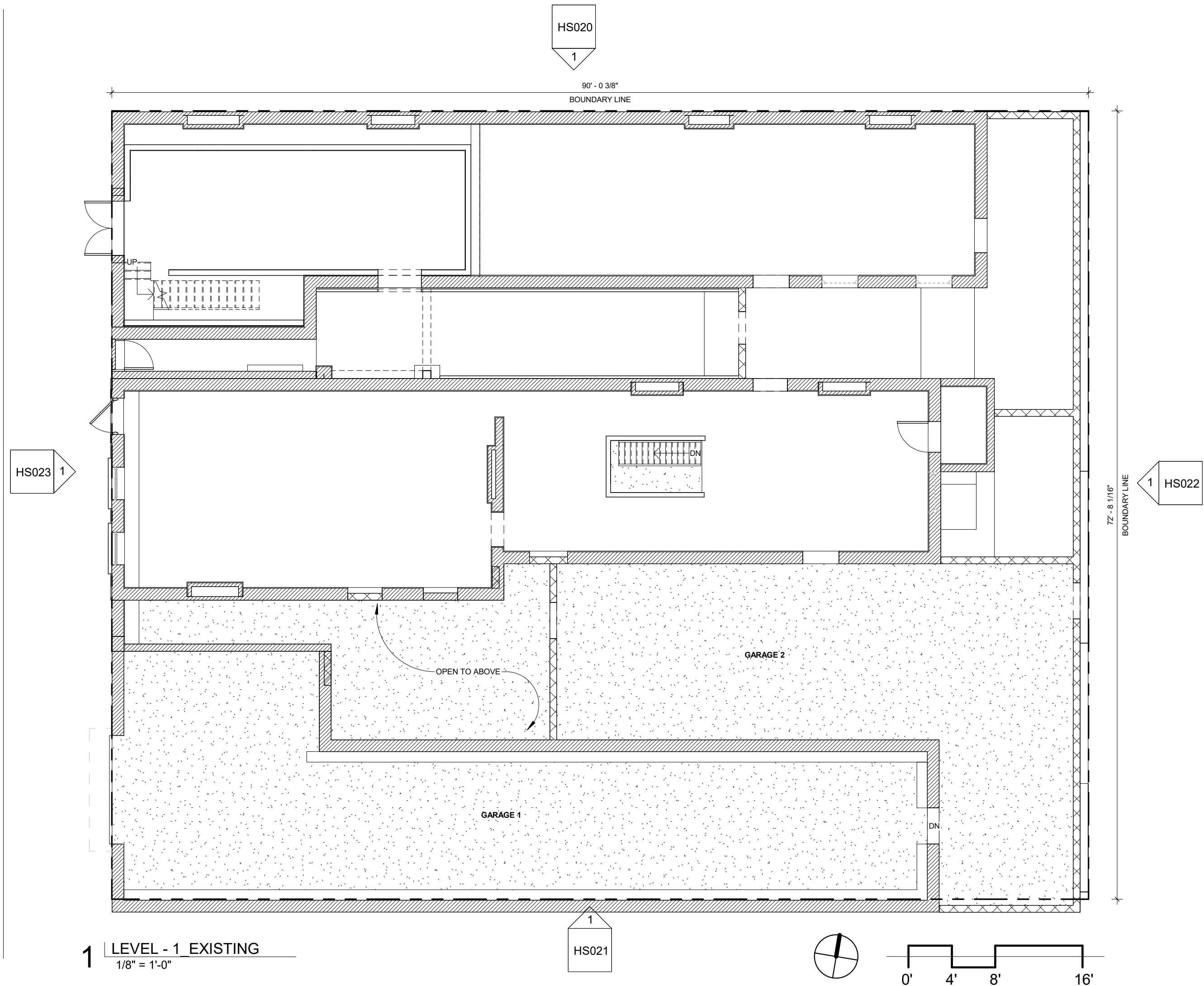
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:06 PM

1/8" = 1'-0"

**HS012**  
EXISTING PLANS



**1** LEVEL - 1 EXISTING  
1/8" = 1'-0"

HS020  
1

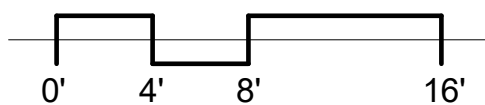
90' - 0 3/8"  
BOUNDARY LINE

HS023 1

1 HS022

72' - 8 1/16"  
BOUNDARY LINE

1  
HS021



OPEN TO ABOVE

GARAGE 2

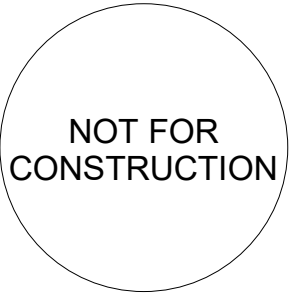
GARAGE 1

DN

DN

UP

SEALS



REVISION SCHEDULE

#	REVISION	DATE

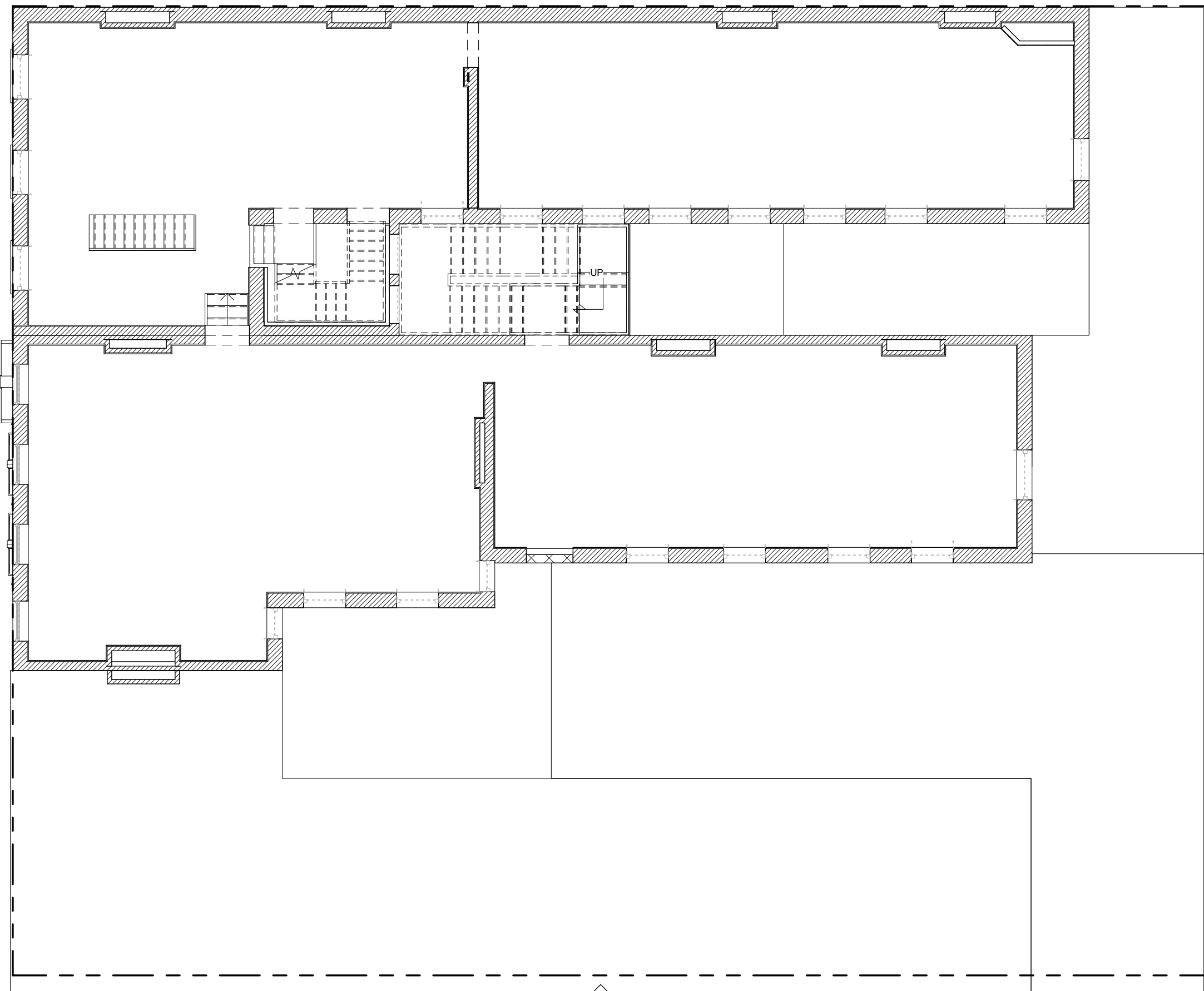
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:07 PM

1/8" = 1'-0"

**HS013**  
EXISTING PLANS

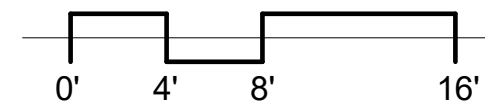
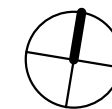


HS023 1

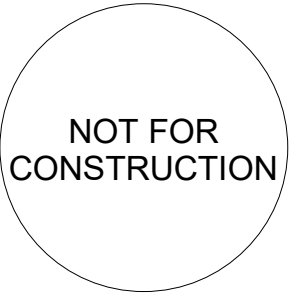
HS022 1

HS021 1

**1** LEVEL - 2 EXISTING  
1/8" = 1'-0"



SEALS



REVISION SCHEDULE

#	REVISION	DATE

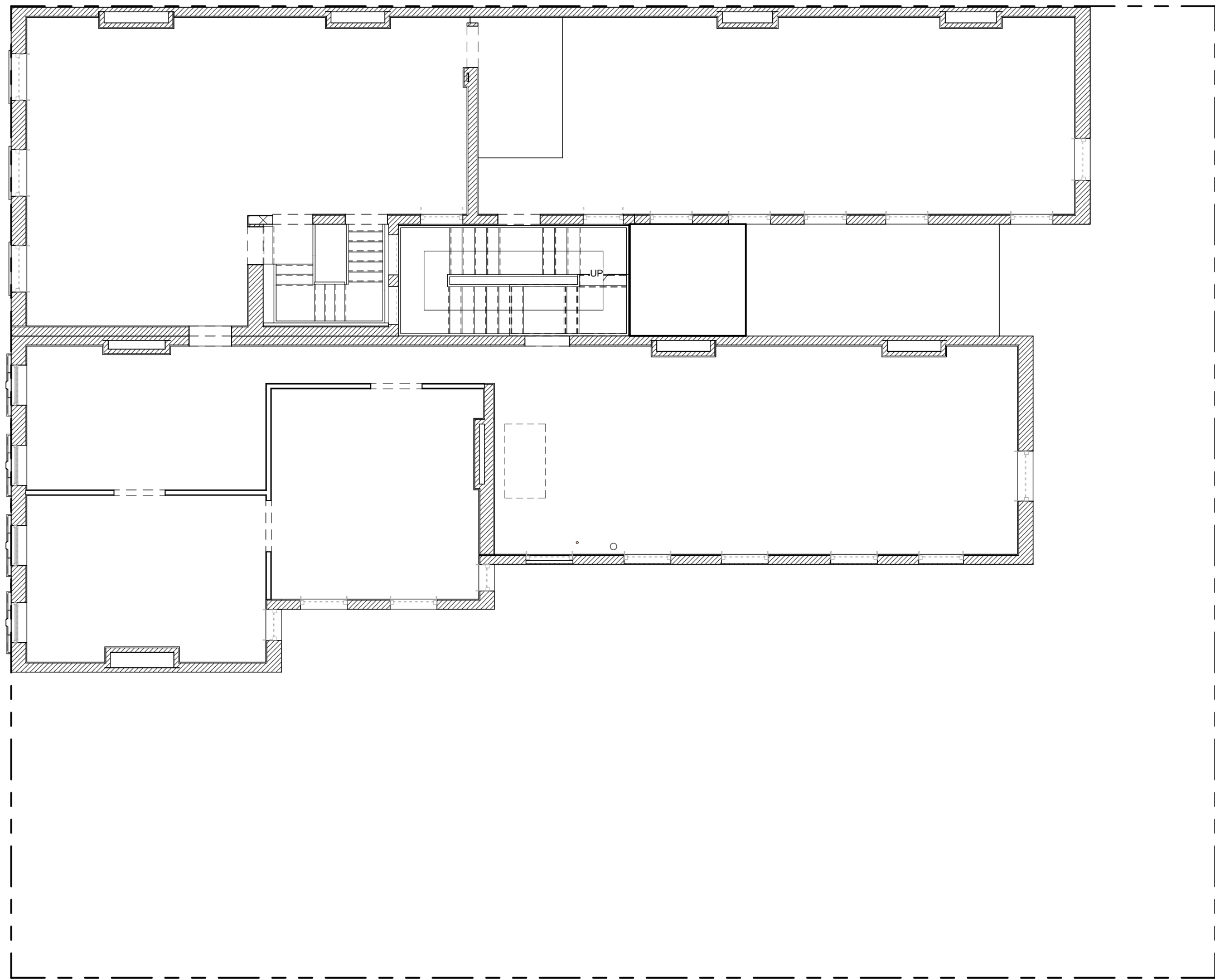
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:08 PM

1/8" = 1'-0"

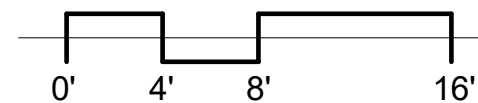
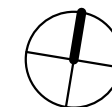
**HS014**  
EXISTING PLANS



HS023 1

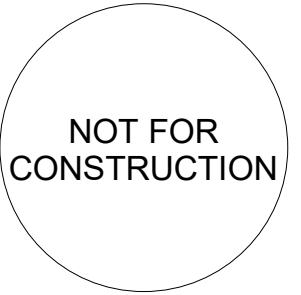
1 HS022

1  
HS021



**1** LEVEL - 3 EXISTING  
1/8" = 1'-0"

SEALS



REVISION SCHEDULE

#	REVISION	DATE

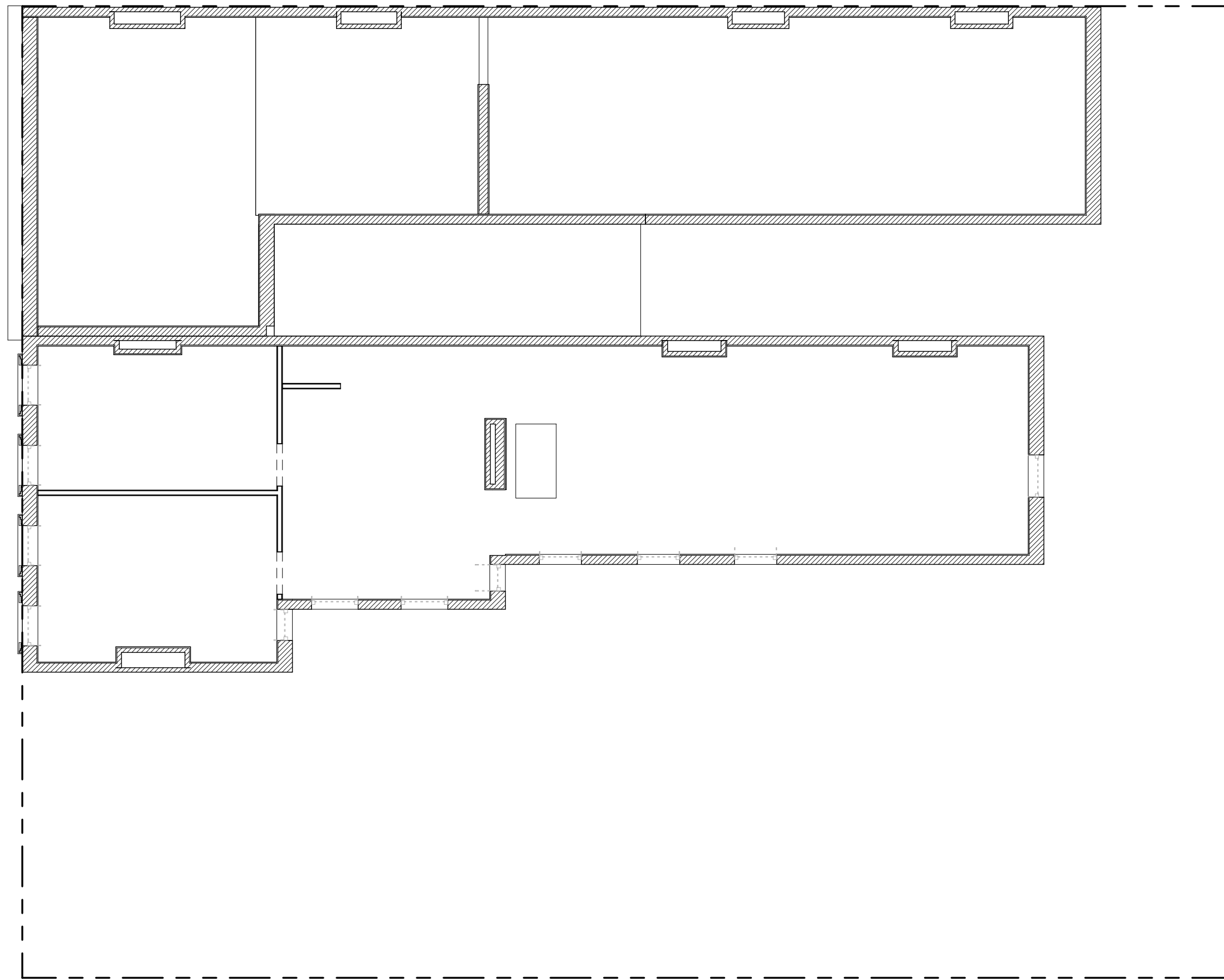
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:09 PM

1/8" = 1'-0"

**HS015**  
EXISTING PLANS

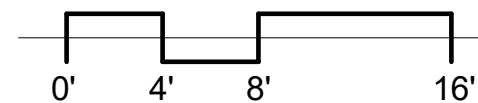
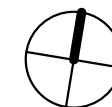


HS023 1

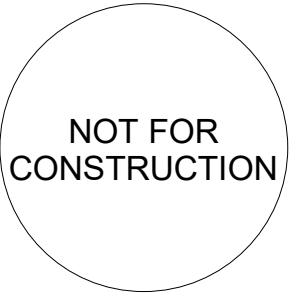
1 HS022

1  
HS021

**1** LEVEL - 4 EXISTING  
1/8" = 1'-0"



SEALS



REVISION SCHEDULE

#	REVISION	DATE

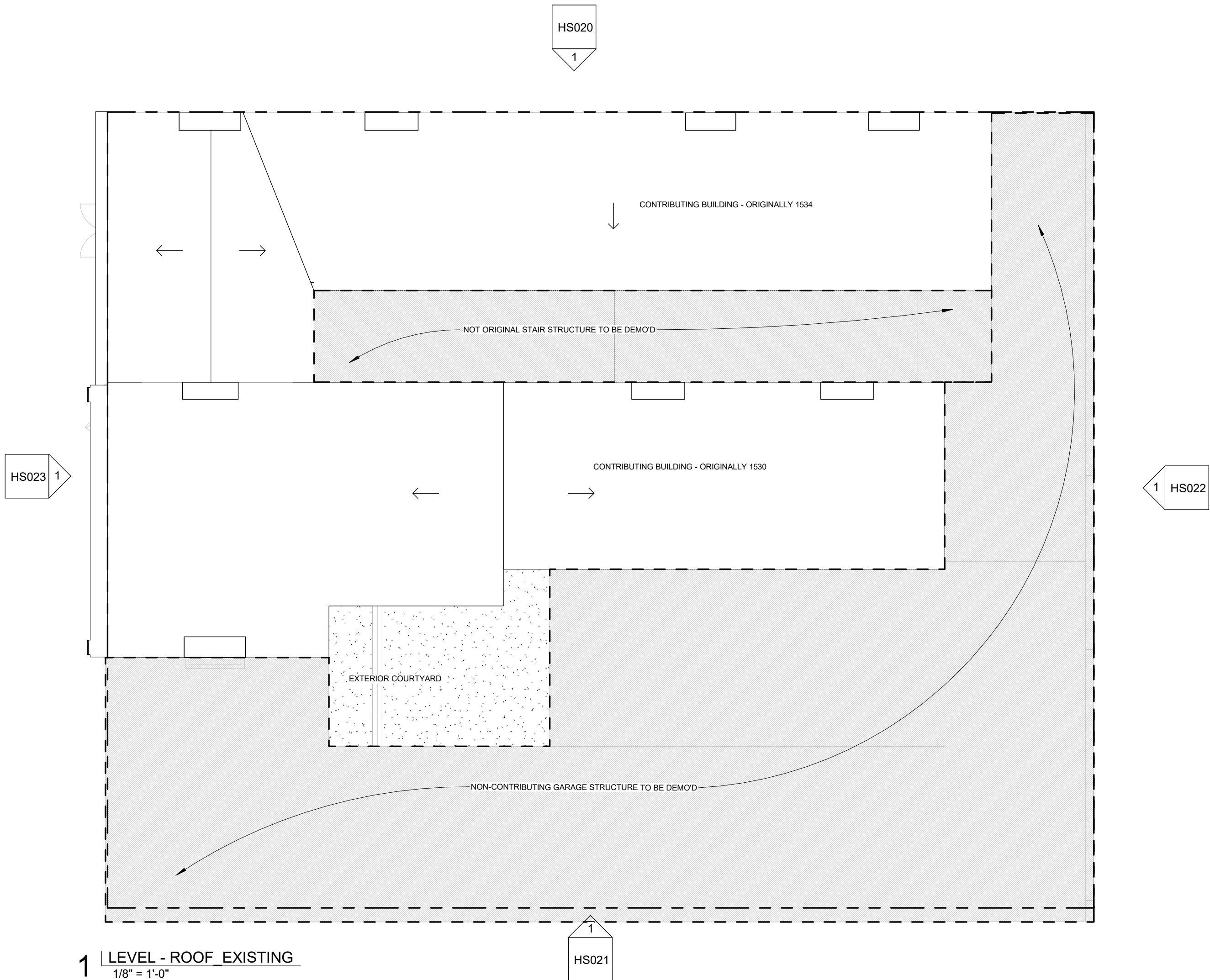
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:09 PM

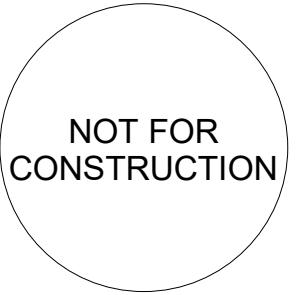
1/8" = 1'-0"

**HS016**  
EXISTING PLANS



**1** LEVEL - ROOF EXISTING  
1/8" = 1'-0"

SEALS



REVISION SCHEDULE

#	REVISION	DATE

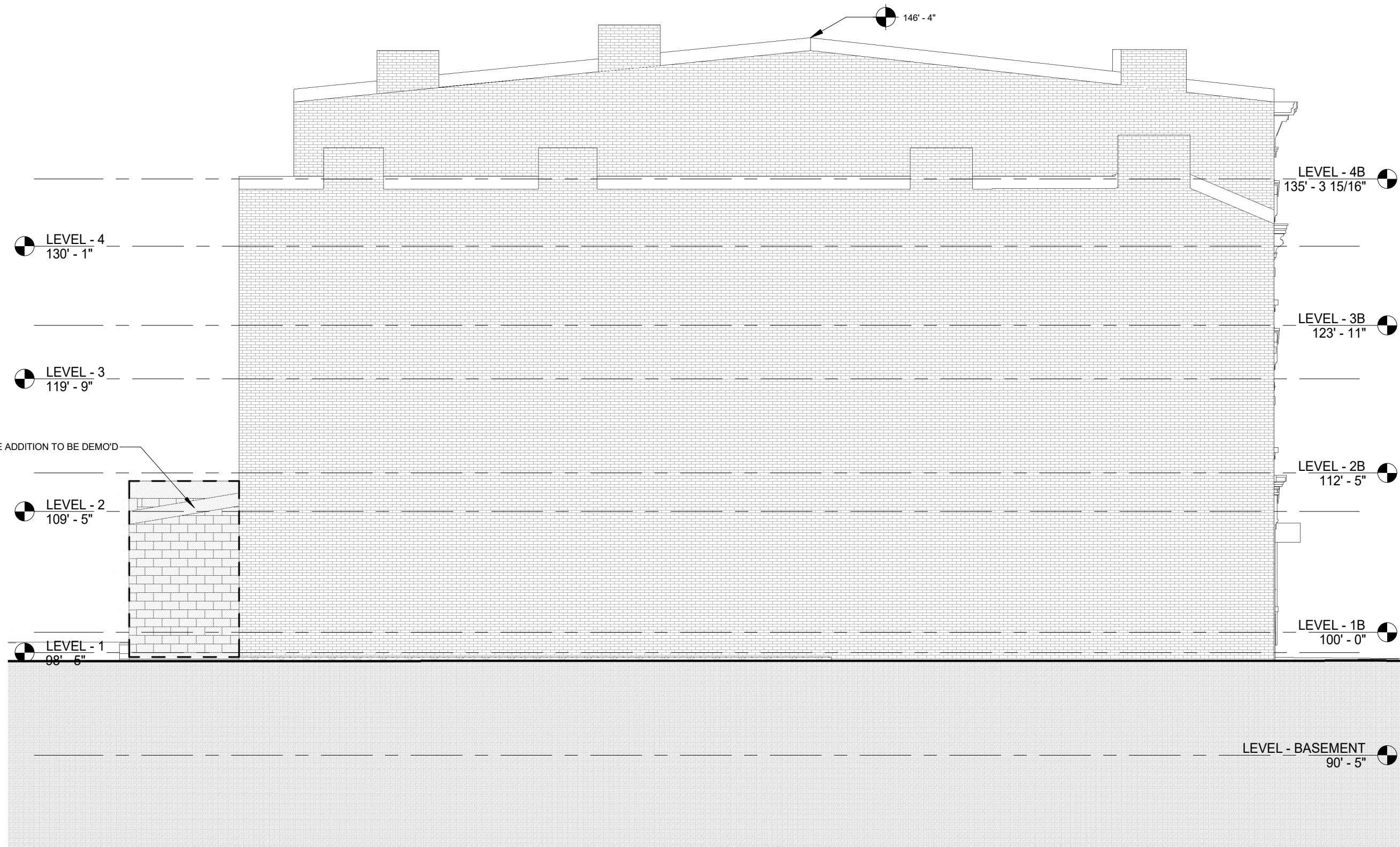
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

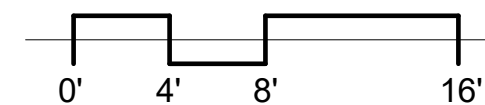
6/29/2022 2:54:11 PM

1/8" = 1'-0"

**HS020**  
EXISTING  
ELEVATIONS



**1** ELEVATION - NORTH (SIDE) EXISTING  
1/8" = 1'-0" VIEW REFERENCED ON: HS011- 1

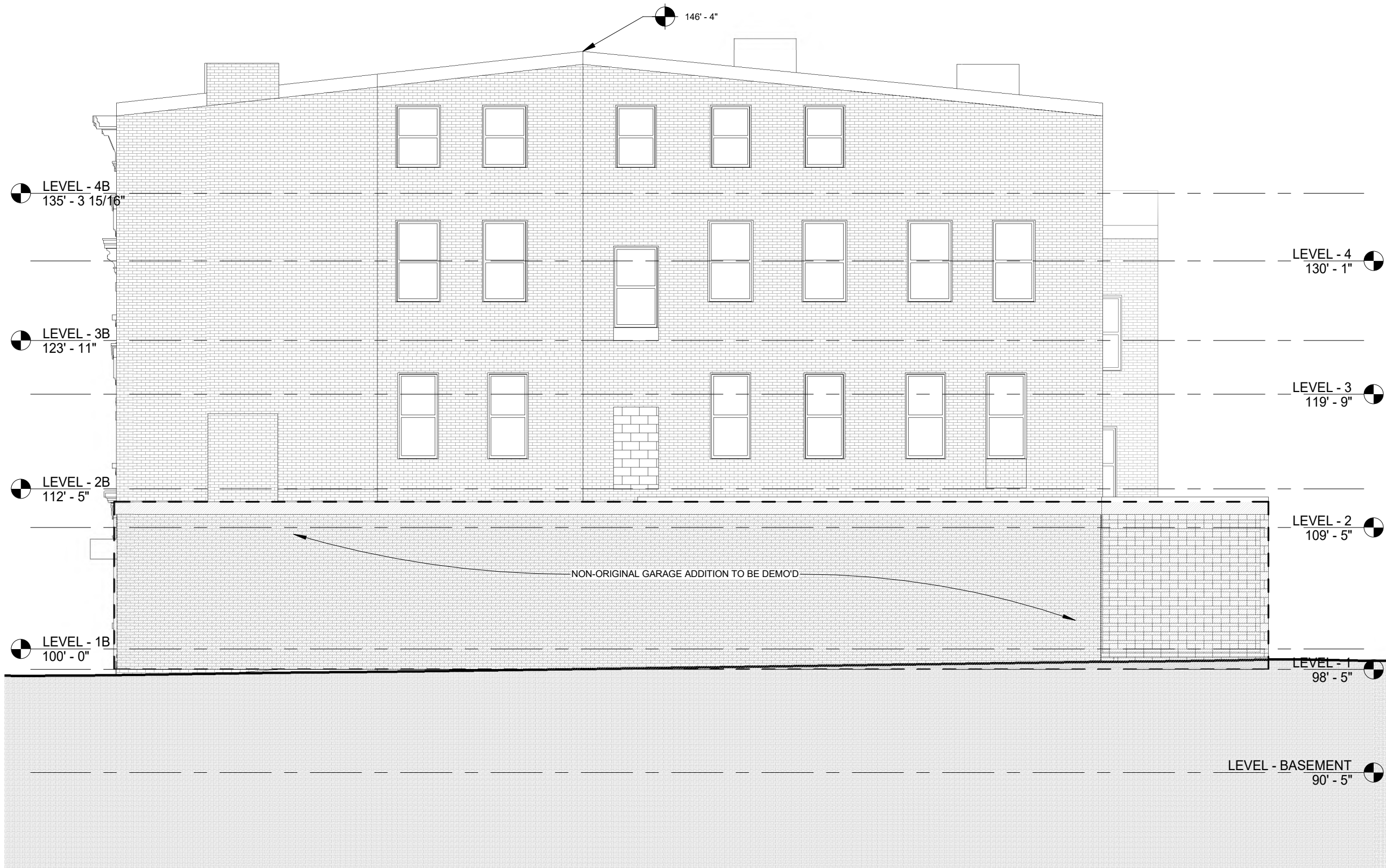


SEALS

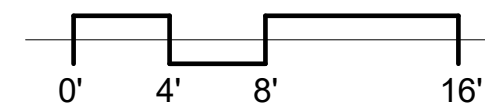
NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE



**1** ELEVATION - SOUTH (SIDE) EXISTING  
1/8" = 1'-0" VIEW REFERENCED ON: A104- 1



BADER + SIMON

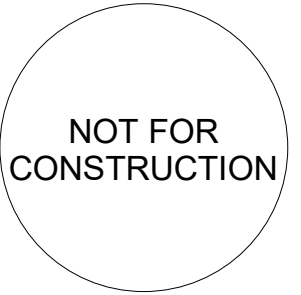
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:14 PM

1/8" = 1'-0"

**HS021**  
EXISTING  
ELEVATIONS

SEALS



REVISION SCHEDULE

#	REVISION	DATE

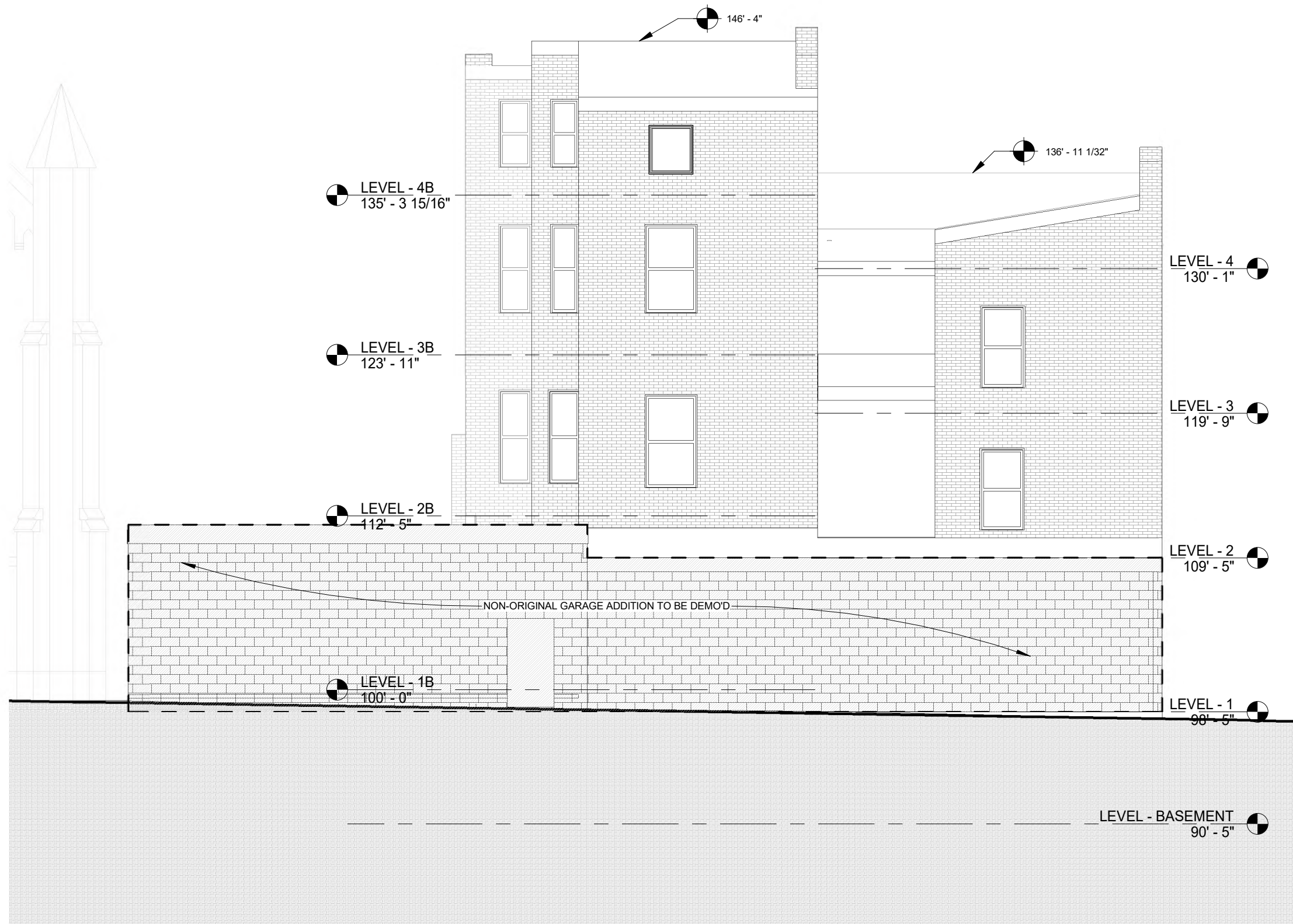
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

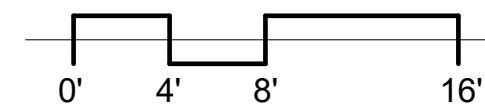
6/29/2022 2:54:16 PM

1/8" = 1'-0"

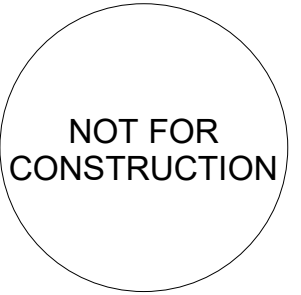
**HS022**  
EXISTING  
ELEVATIONS



**1** | ELEVATION - EAST (REAR) EXISTING  
1/8" = 1'-0" VIEW REFERENCED ON: A104- 1



SEALS



REVISION SCHEDULE

#	REVISION	DATE

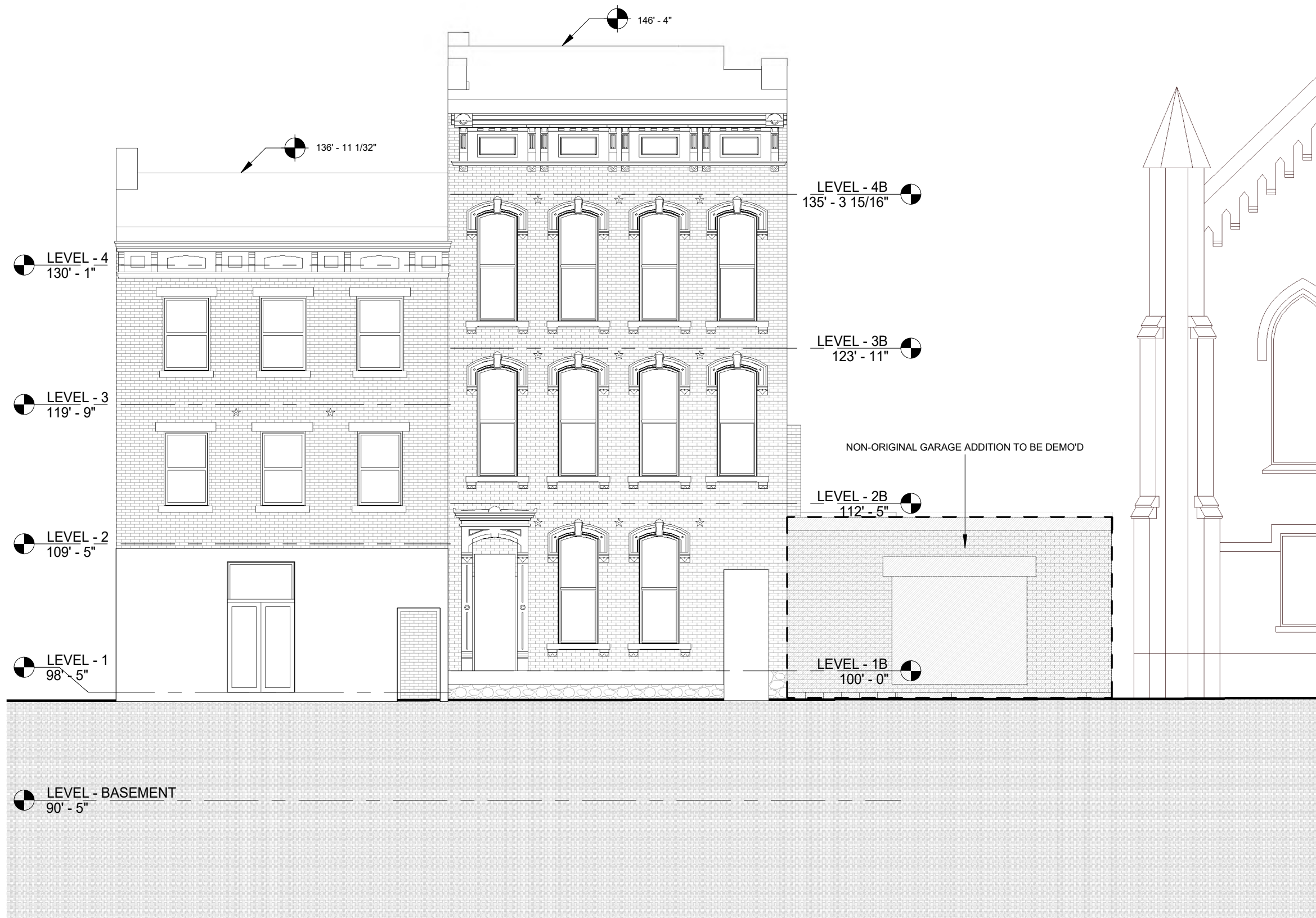
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

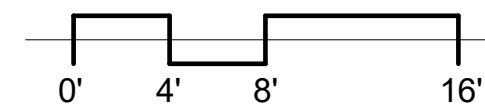
6/29/2022 2:54:18 PM

1/8" = 1'-0"

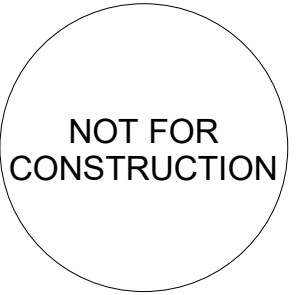
**HS023**  
EXISTING  
ELEVATIONS



**1** ELEVATION - WEST (FRONT) EXISTING  
1/8" = 1'-0" VIEW REFERENCED ON: A104- 1



SEALS



REVISION SCHEDULE

#	REVISION	DATE

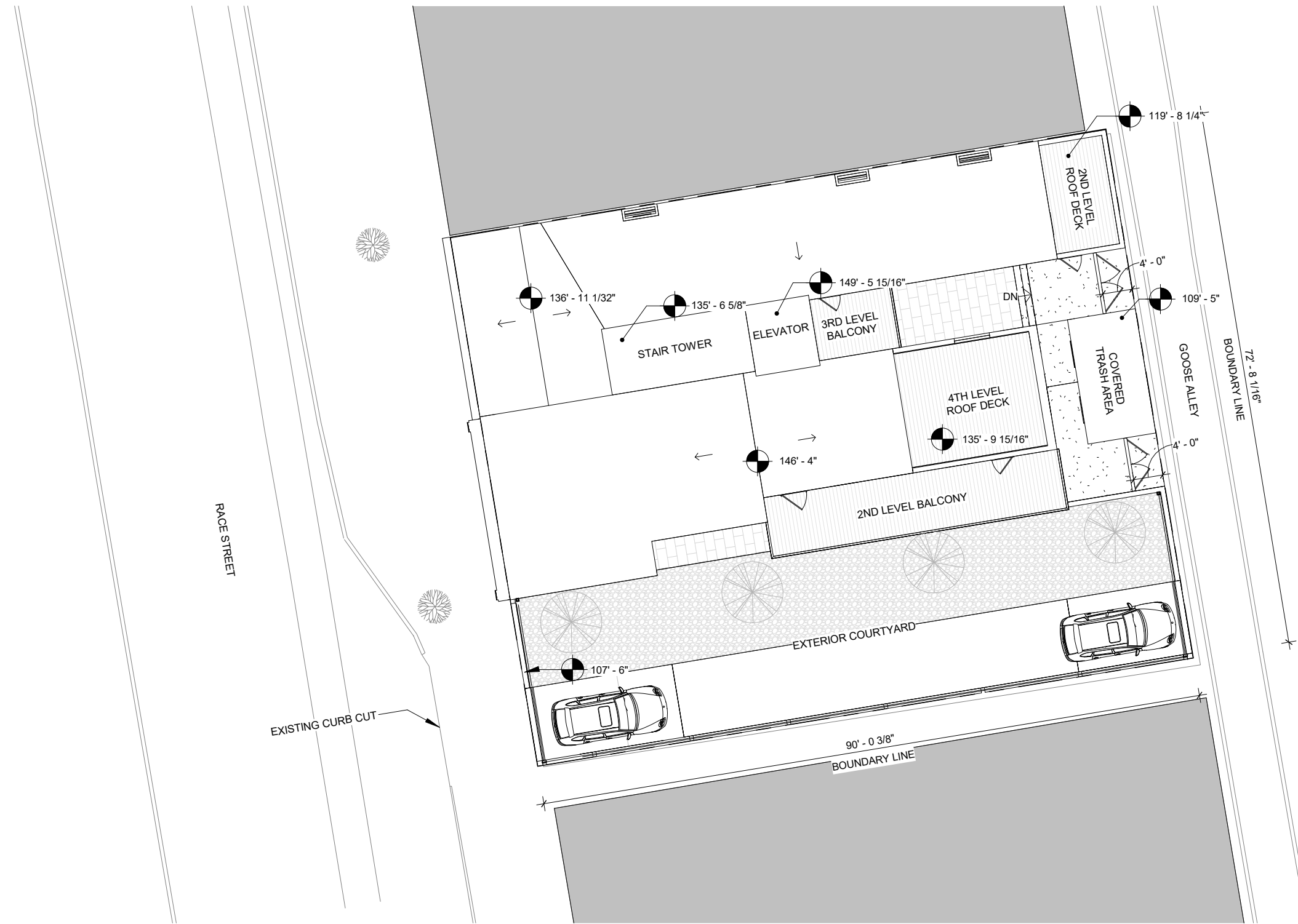
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:23 PM

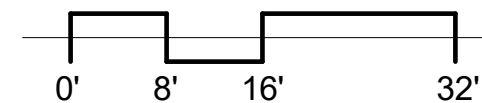
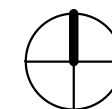
1/16" = 1'-0"

**HS030**  
PROPOSED PLANS

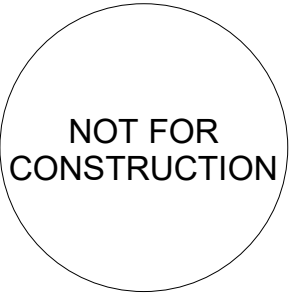


SETBACKS: ALL STRUCTURES ARE BUILT TO THE BOUNDARY LINE - NO SETBACKS.

**1** LEVEL - SITE PLAN PROPOSED  
1/16" = 1'-0"

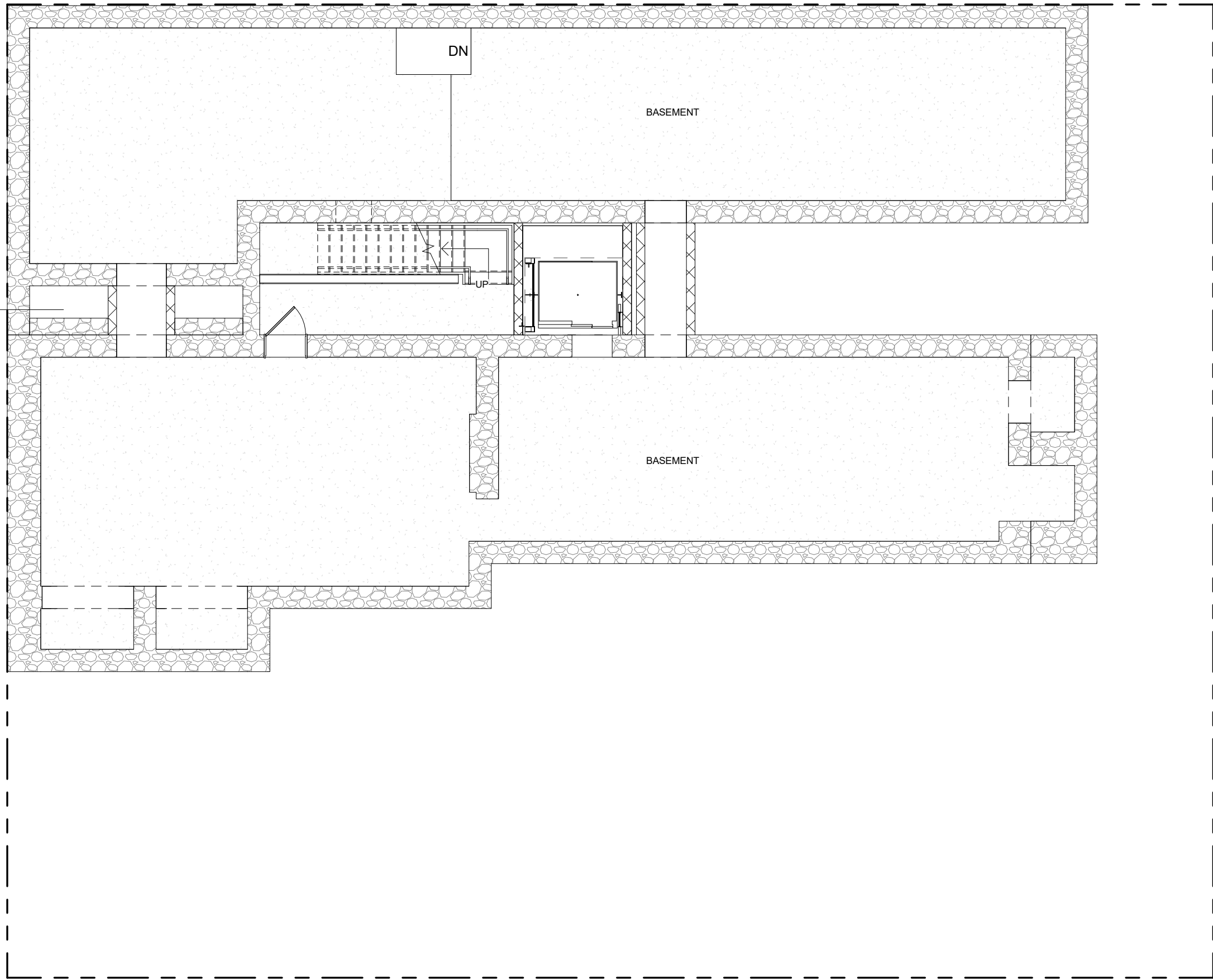


SEALS

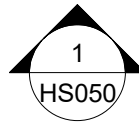
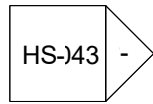
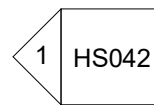
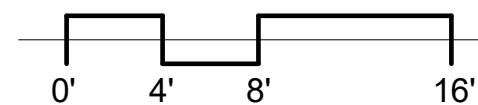
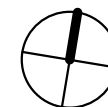
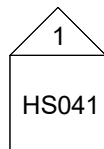


REVISION SCHEDULE

#	REVISION	DATE



**1** LEVEL - BASEMENT PROPOSED  
1/8" = 1'-0"



BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:24 PM

1/8" = 1'-0"

**HS031**  
PROPOSED PLANS

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:31 PM

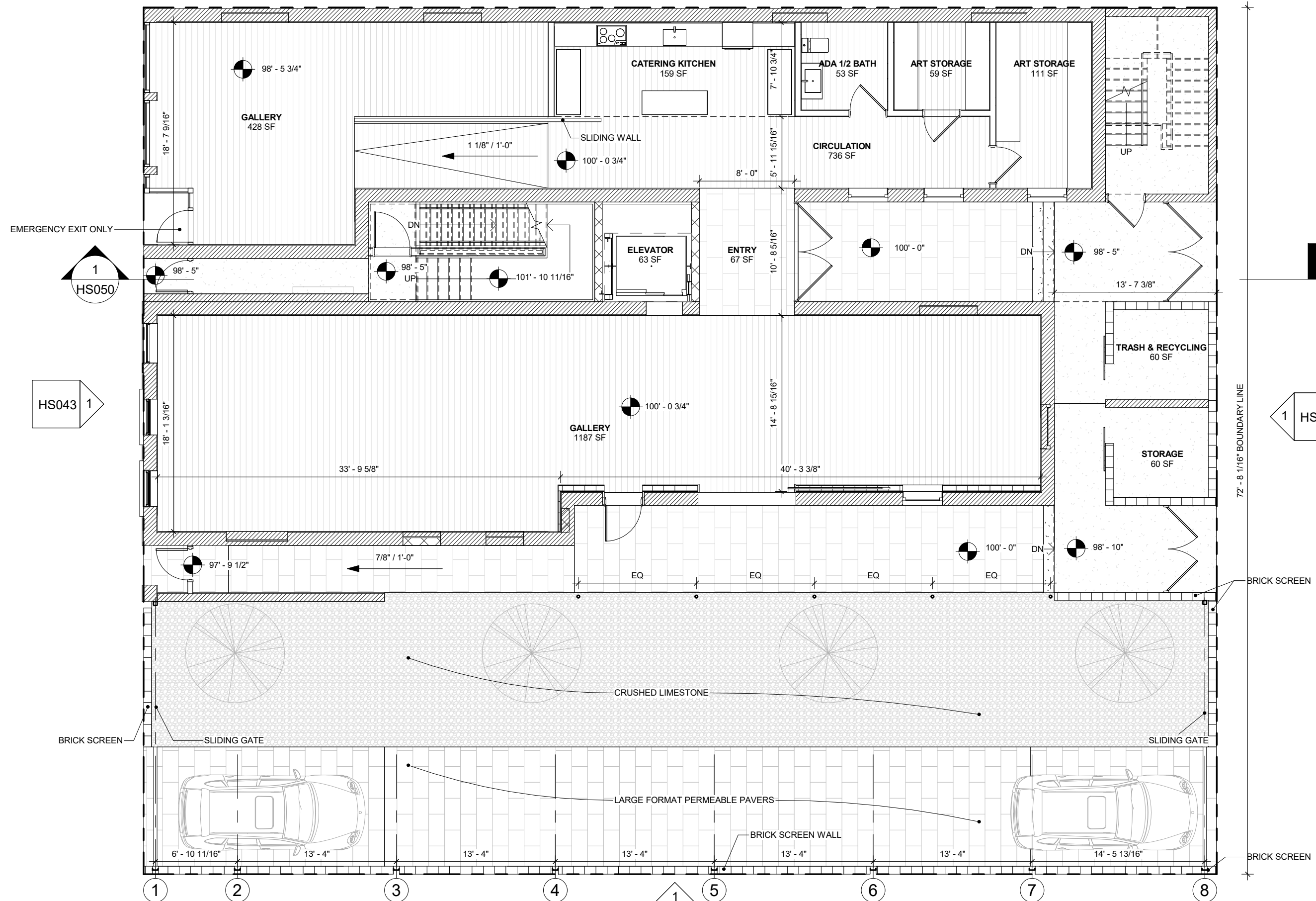
1/8" = 1'-0"

HS032  
PROPOSED PLANS

HS040

1

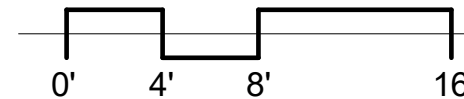
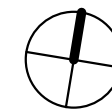
90'-0 3/8" BOUNDARY LINE



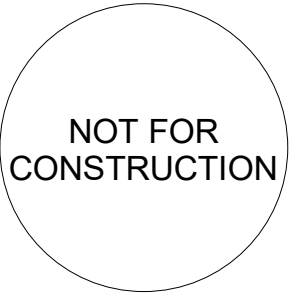
1 LEVEL - 1 PROPOSED  
1/8" = 1'-0"

HS041

SETBACKS: ALL STRUCTURES ARE BUILT TO THE BOUNDARY LINE - NO SETBACKS.  
NO DOORS SWING INTO THE PUBLIC RIGHT OF WAY



SEALS



REVISION SCHEDULE

#	REVISION	DATE

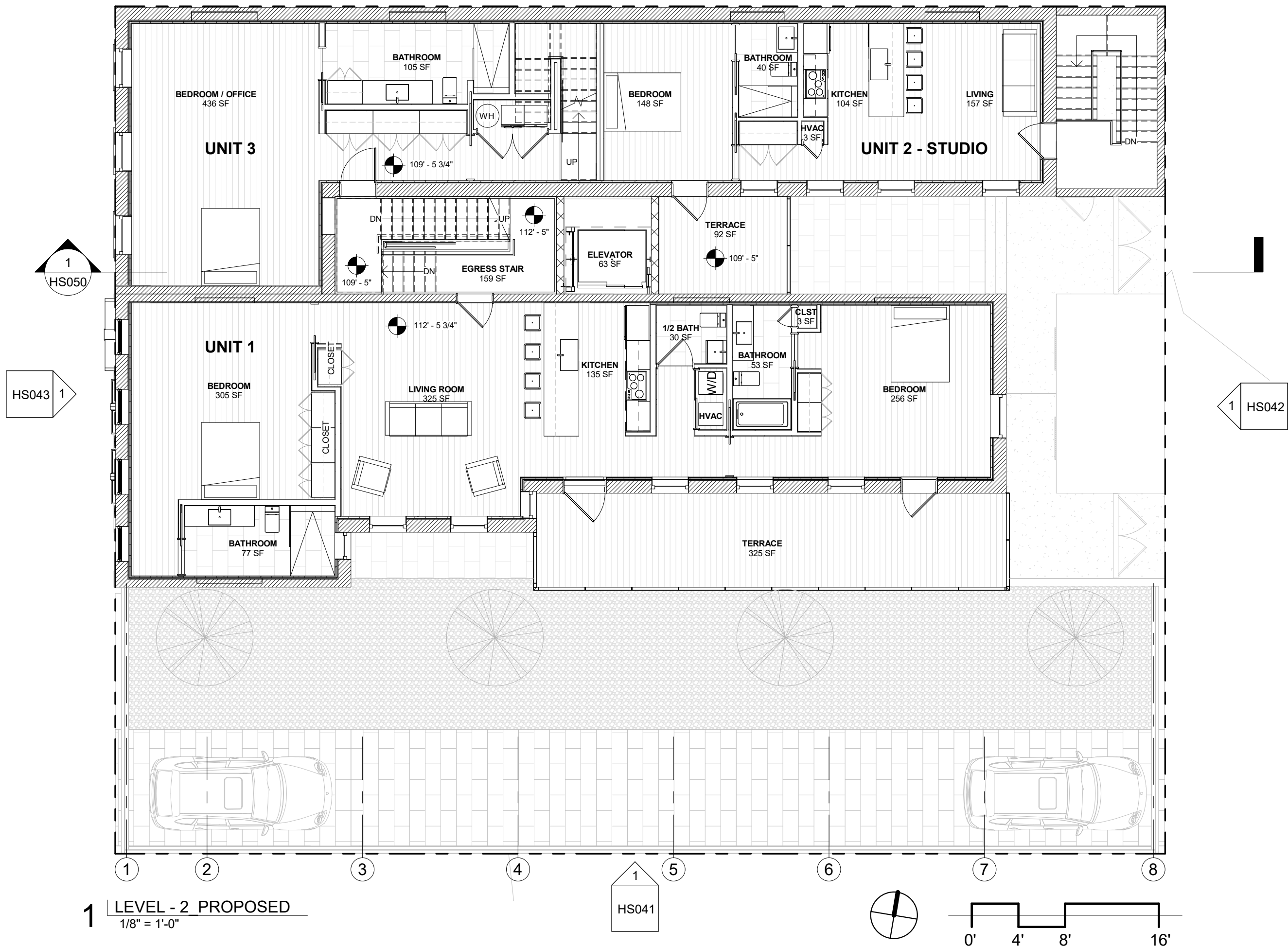
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:50 PM

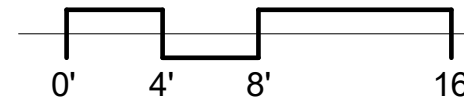
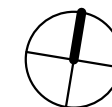
1/8" = 1'-0"

**HS033**  
PROPOSED PLANS

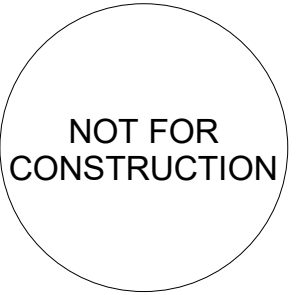


**1** LEVEL - 2 PROPOSED  
1/8" = 1'-0"

HS041

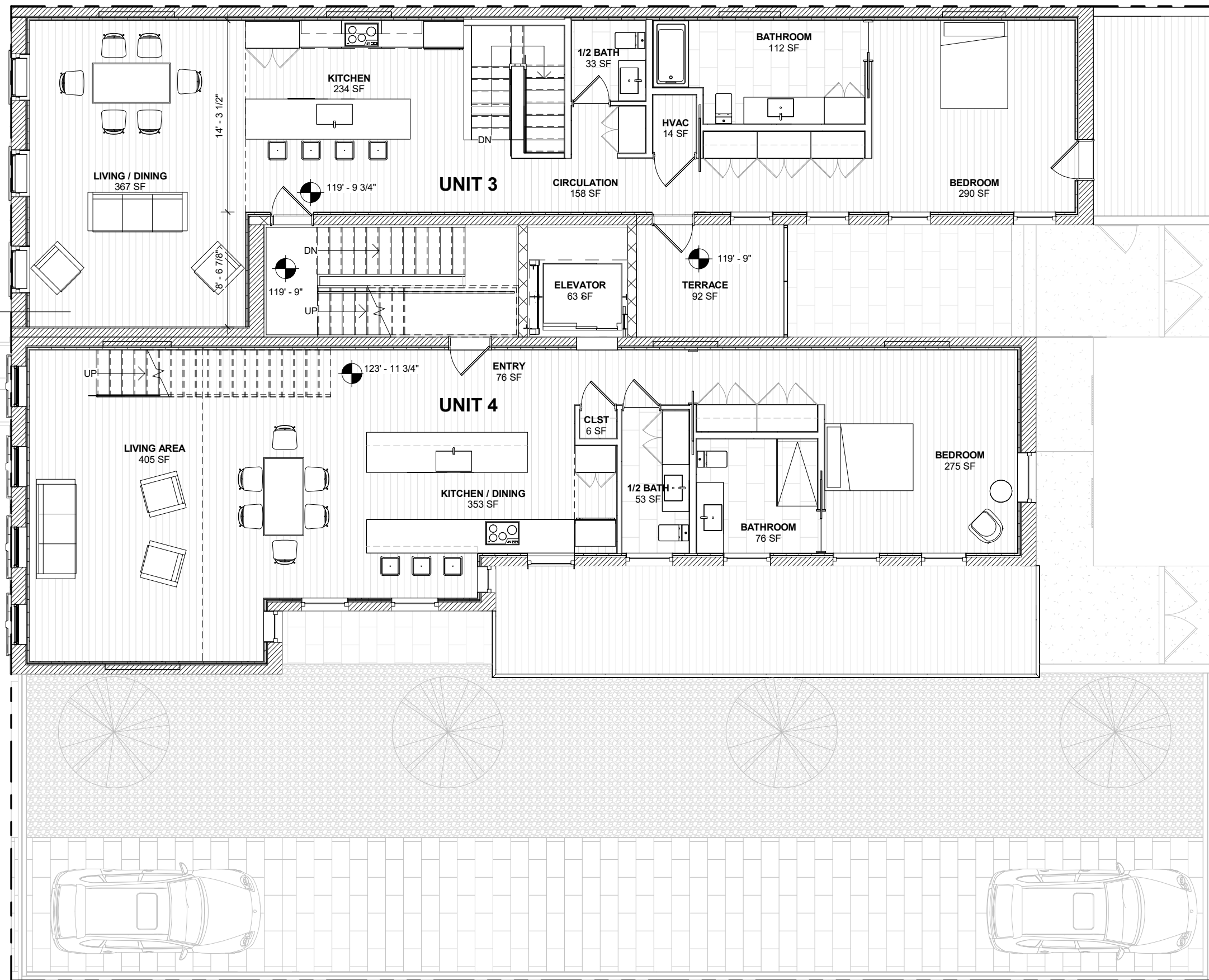


SEALS



REVISION SCHEDULE

#	REVISION	DATE



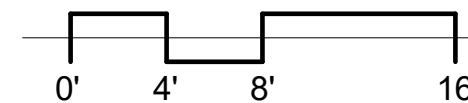
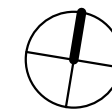
1  
HS050

HS043 1

1  
HS042

1  
HS041

1 LEVEL - 3 PROPOSED  
1/8" = 1'-0"



BADER + SIMON

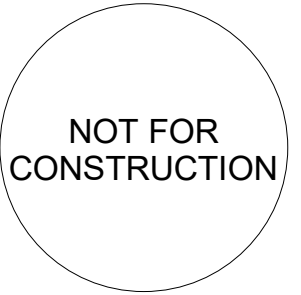
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:54:58 PM

1/8" = 1'-0"

HS034  
PROPOSED PLANS

SEALS



REVISION SCHEDULE

#	REVISION	DATE

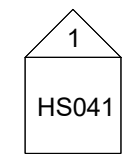
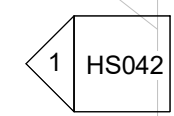
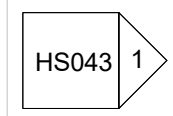
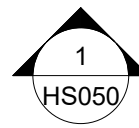
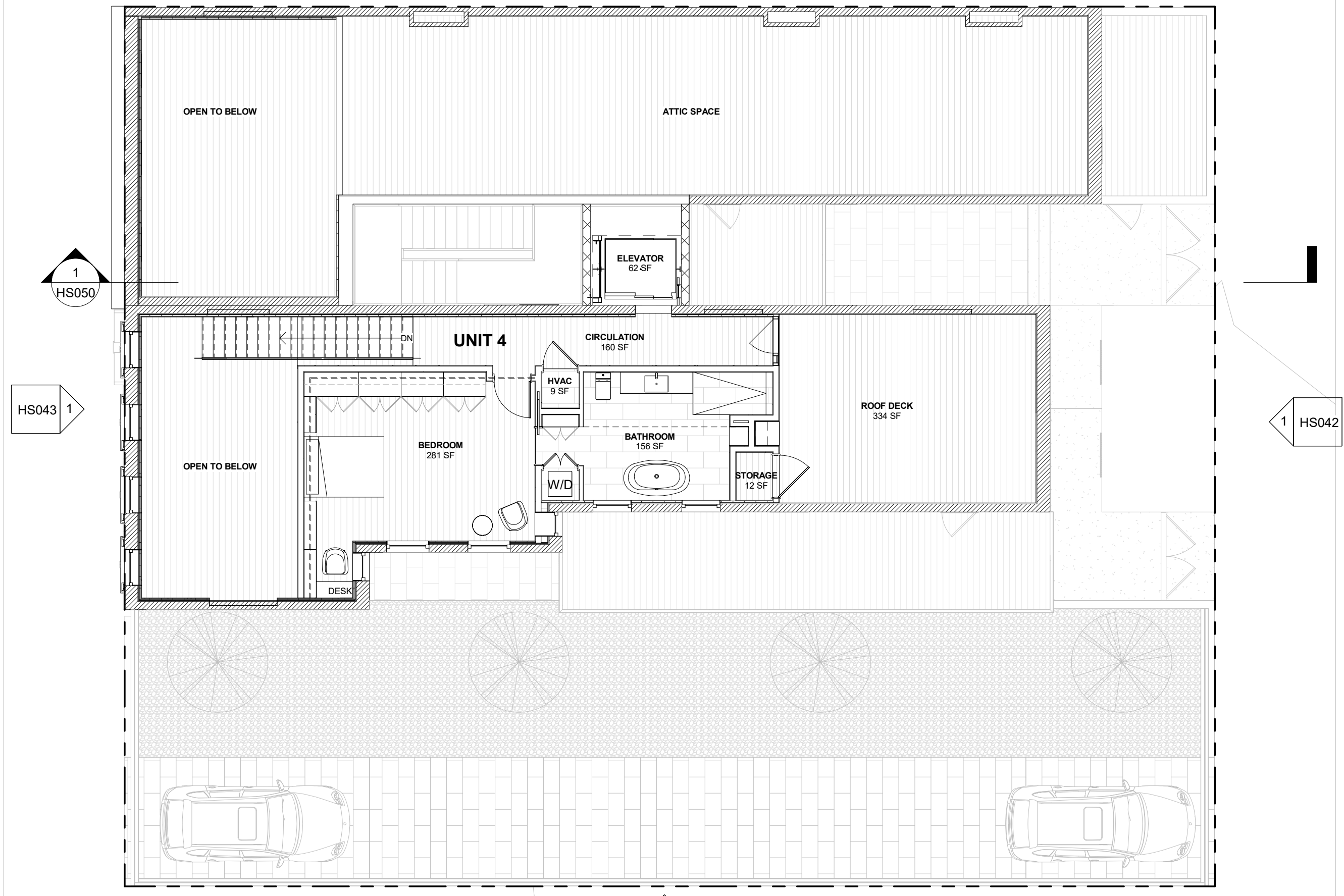
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

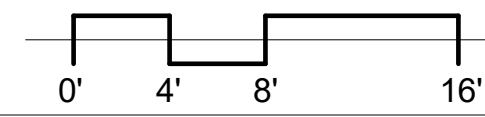
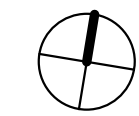
6/29/2022 2:55:16 PM

1/8" = 1'-0"

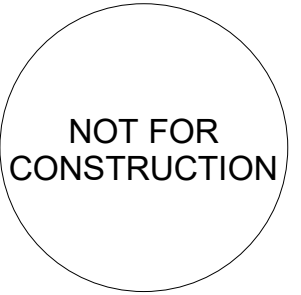
**HS035**  
PROPOSED PLANS



**1** LEVEL - 4 PROPOSED  
1/8" = 1'-0"



SEALS



REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:55:23 PM

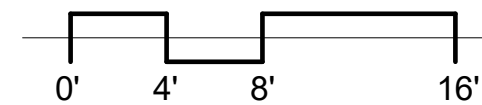
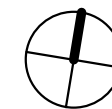
1/8" = 1'-0"

**HS036**  
PROPOSED PLANS

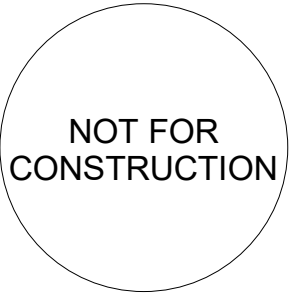


**1** LEVEL - ROOF PROPOSED  
1/8" = 1'-0"

1  
HS041



SEALS



REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:55:32 PM

1/8" = 1'-0"

**HS040**  
PROPOSED  
ELEVATIONS

ELEVATOR TOWER. ZINC CLADDING

LEVEL - ROOF  
146' - 4"

LEVEL - 4B  
135' - 3 15/16"

LEVEL - 4  
130' - 1"

ROOF DECK W/ BRICK GUARD RAIL

LEVEL - 3B  
123' - 11"

LEVEL - 3  
119' - 9"

NEW BRICK STAIR TOWER

LEVEL - 2B  
112' - 5"

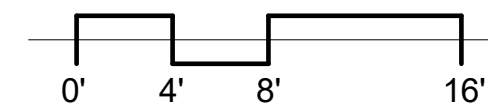
LEVEL - 2  
109' - 5"

LEVEL - 1B  
100' - 0"

LEVEL - 1  
98' - 5"

LEVEL - BASEMENT  
90' - 5"

**1** | ELEVATION - NORTH (SIDE) PROPOSED  
1/8" = 1'-0" VIEW REFERENCED ON: A106- 1

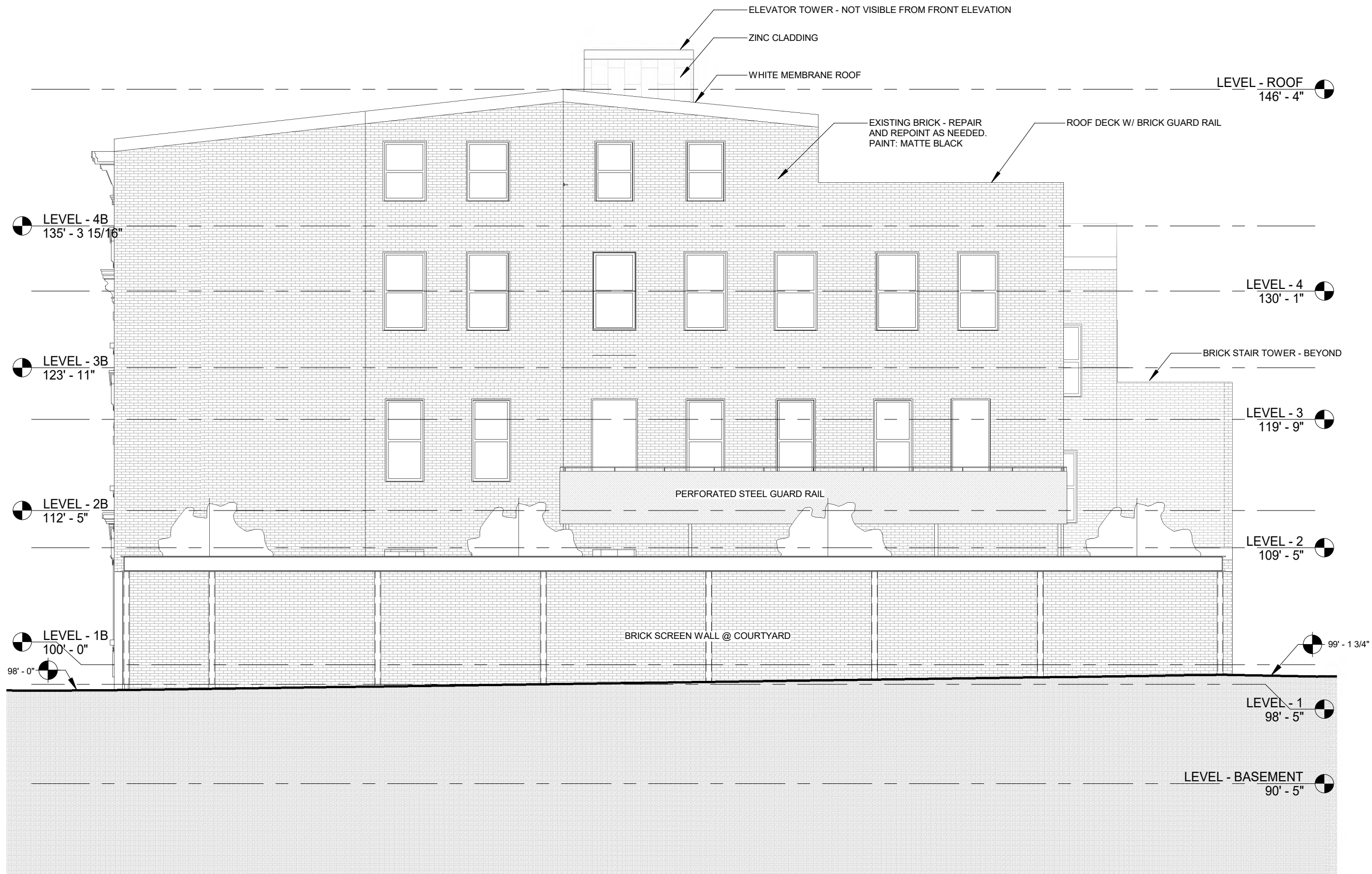


SEALS

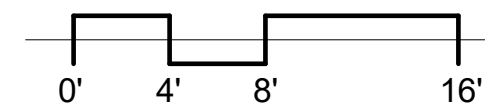
NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE



1 ELEVATION - SOUTH (SIDE) PROPOSED  
1/8" = 1'-0" VIEW REFERENCED ON: A105- 1



BADER + SIMON

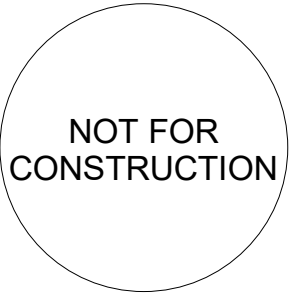
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:55:34 PM

1/8" = 1'-0"

HS041  
PROPOSED  
ELEVATIONS

SEALS



REVISION SCHEDULE

#	REVISION	DATE

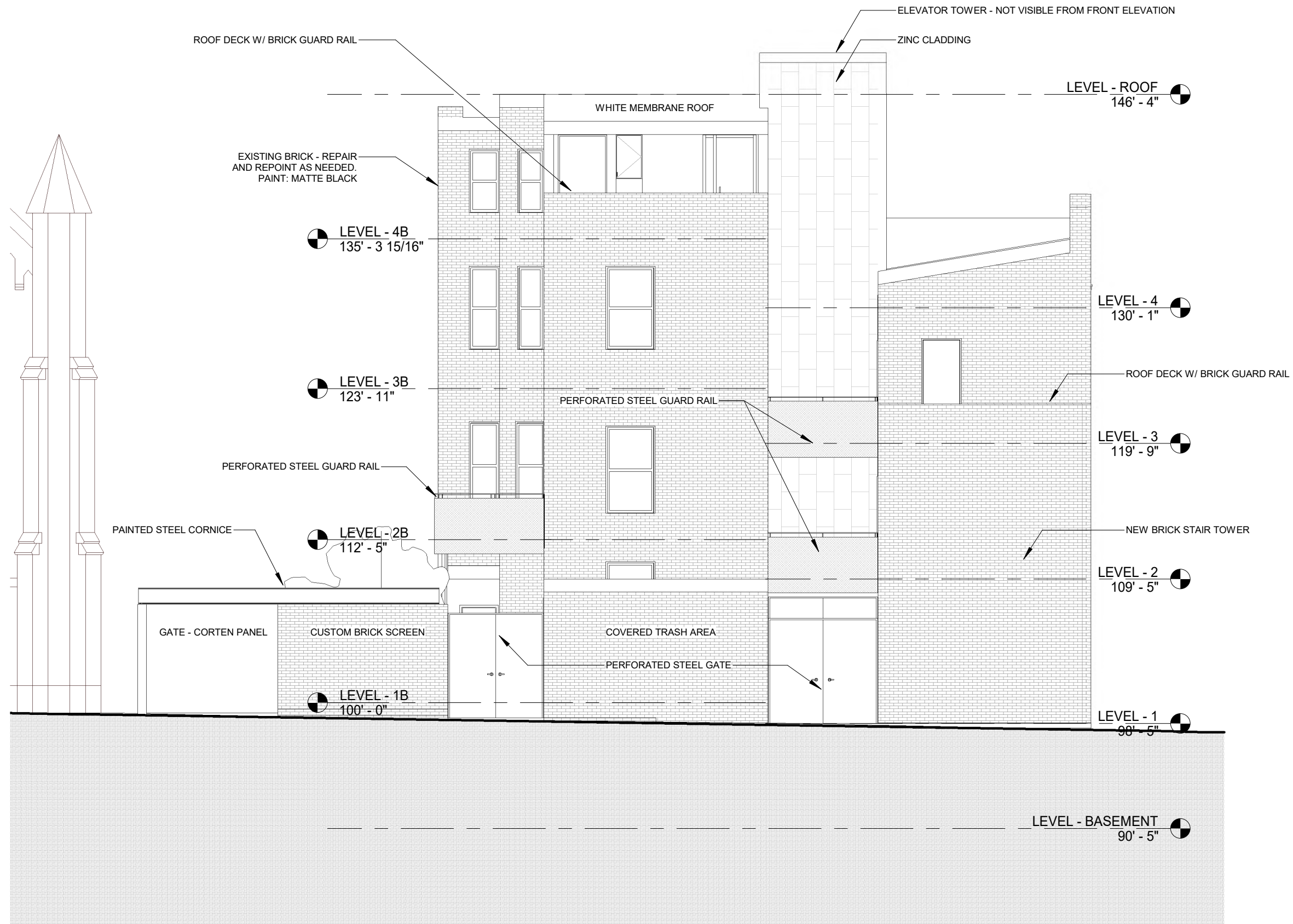
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

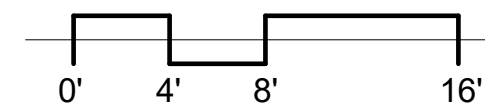
6/29/2022 2:55:36 PM

1/8" = 1'-0"

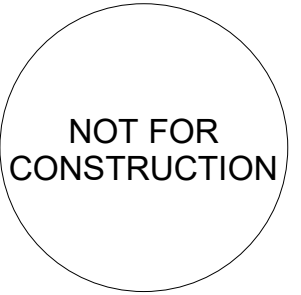
**HS042**  
PROPOSED  
ELEVATIONS



**1** | ELEVATION - EAST (REAR) PROPOSED  
1/8" = 1'-0" VIEW REFERENCED ON: A105- 1



SEALS



REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

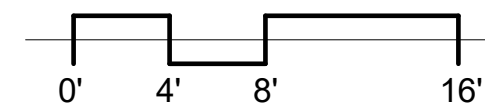
6/29/2022 2:55:38 PM

1/8" = 1'-0"

**HS043**  
PROPOSED  
ELEVATIONS



**1** ELEVATION - WEST (FRONT) PROPOSED  
1/8" = 1'-0" VIEW REFERENCED ON: A105- 1

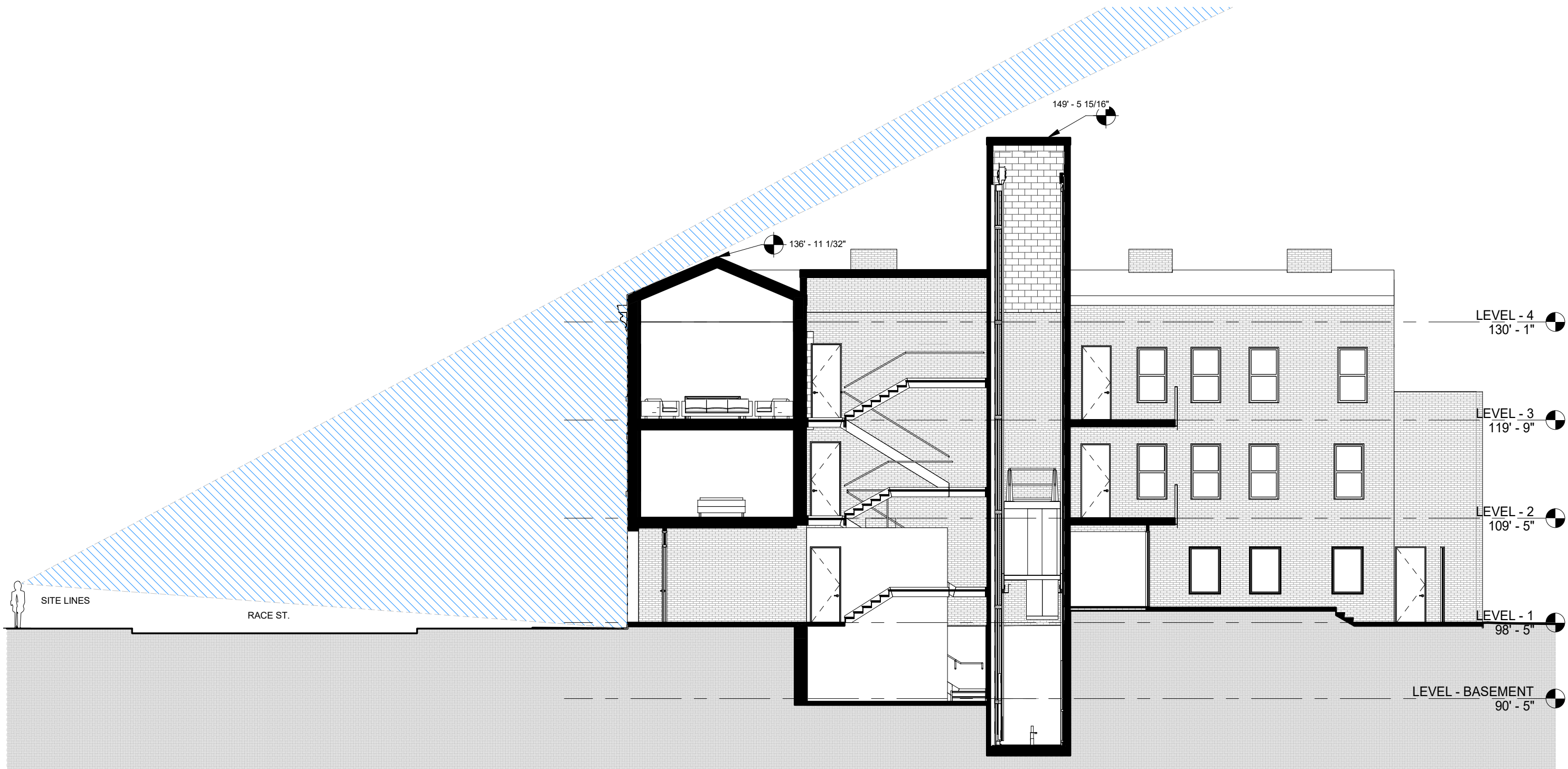


SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE



BADER + SIMON

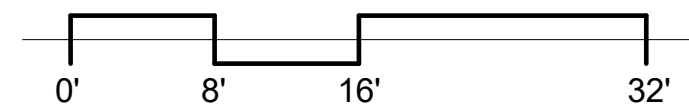
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:55:43 PM

3/32" = 1'-0"

**HS050**  
SITE SECTION

**1** SECTION - E/W SITE LINES  
3/32" = 1'-0" VIEW REFERENCED ON: HS031- 1



## PRODUCT DATA SHEET

### GenFlex II EPDM Membrane

#### DESCRIPTION

GenFlex II EPDM is a Non-Reinforced membrane that meets or exceeds all of the requirements for ASTM D 4637-04, Type I vulcanized rubber membrane.

#### PHYSICAL PROPERTIES

PROPERTY	ASTM TEST METHOD	MINIMUM	TYPICAL VALUES
Thickness-min. inches (mm) 45 mil (1.14 mm) 60 mil (1.52 mm)	D 412	0.040 (1.02) 0.054 (1.37)	0.045 (1.14) 0.060 (1.52)
Tensile Strength – min. psi (MPa)	D 412	1305 (9.0)	1425 (9.8)
Dynamic Puncture Resistance	D 5635	Pass	Pass
Static Puncture Resistance	D 5602	Pass	Pass
Elongation, ultimate, min. - %	D 412	300	450
Tensile Set, max %	D 412	10	10
Tear Resistance – min. lbf/in (kN/m)	D 624	150 (26.27)	200 (35)
Brittleness Temperature – max °F (°C)	D 2137	-49 (-45)	-63 (-53)
Ozone Resistance – No Cracks	D 1149	Pass	Pass
Heat Aging – 240°F (116°C) 28 days			
Tensile Strength – min. psi (MPa)	D 412	1205 (8.3)	1415 (9.7)
Elongation – Ultimate min. %	D 412	200	290
Tear Resistance – min. lbf/in (kN/m)	D 624	125 (21.9)	181 (31.5)
Linear dimensional change, max, %	D 1204	±1.0	-0.7
Water Absorption – max mass % 150°F (62.6°C) 7 days	D 471	+8 (-2)	+1.8
Factory Seam Strength – min. lbf/in (kN/m)	D 816	50/sheet failure	Sheet failure
Weathering Resistance			
Visual inspection PRFSE, min, %	D 518	Pass 30	Pass 30
Elongation, ultimate, min. %		200	200

#### INSTALLATION

EPDM may be installed as a mechanically attached, a fully adhered, or a ballasted system. Please consult current GenFlex EPDM specifications for specific application needs.

#### PREPARATION OF SUBSTRATES

Substrates must be clean, dry, smooth, and free of sharp edges, tins, loose or foreign materials, oil, grease, or other materials which may damage the membrane.

All rough surfaces, which could damage the membrane, shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.35 mm) wide shall be properly filled with an acceptable material.

#### PRODUCT DATA

THICKNESS	WIDTH	LENGTH	WEIGHT
45 mil (1.14 mm)	7.5' (2.3 m)	25' (7.6 m)	0.29 lb/ft <sup>2</sup> (1.4 kg/m <sup>2</sup> )
	9' (2.7 m)		
	10' (3 m)		
	15' (4.6 m)		
	20' (6.2 m)		
60 mil (1.52 mm)	7.5' (2.3 m)	50' (15.2 m)	0.40 lb/ft <sup>2</sup> (1.8 kg/m <sup>2</sup> )
	9' (2.7 m)		
	10' (3 m)		
	15' (4.6 m)		
	20' (6.2 m)		

#### LEED INFORMATION

Reflectivity, % (ASTM C 1549)	6
Emissivity (ASTM C 1371)	0.87 (Black)
Solar Reflectance Index (ASTM D 1980)	0
Recycled Content Post Consumer Post Industrial	0% 0%
Manufacturing Locations	Prescott, AR Kingstree, SC

#### STORAGE

Store in original, unopened packaging and away from sources of punctures and physical damage.

Assure that structural decking will support the loads incurred by the material stored on roof top. The deck load limitations should be specified by the project designer.

#### SHELF LIFE

Not applicable

#### PRECAUTIONARY DATA

To avoid sources of punctures and physical damage, take care when moving, transporting, or handling.

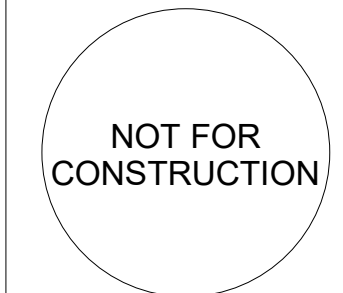
Waste products such as petroleum products, greases, animal fats, and oils (mineral and vegetable) should be isolated from the membrane.

Refer to Material Safety Data Sheet for additional information.



CCMC 12912-L

#### SEALS



#### REVISION SCHEDULE

#	REVISION	DATE

#### BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:57:55 PM

HS060  
MATERIALS

# Pella® Architect Series®

## Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- Designed with distinguished details**  
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- Enhanced style options and custom capabilities**  
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- Authentic look of true divided light**  
Pella's Integral Light Technology™ grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- Interior finish options**  
From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Fine interiors are available in a variety of paint and stain colors.
- Beautiful hardware**  
Choose from Pella's collection of rich patinas and other timeless finishes.
- Optional integrated security sensors**  
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® certified**  
Pella products offer energy efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.<sup>1</sup>
- Long-lasting durability**  
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- Best limited lifetime warranty<sup>2</sup>**  
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>3</sup>
- Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:



Special shape windows also available.

\*\*See back cover for disclosures.

### Window Hardware

#### Essential Collection

Select from popular designs and finishes to suit every style.



### Patio Door Hardware

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

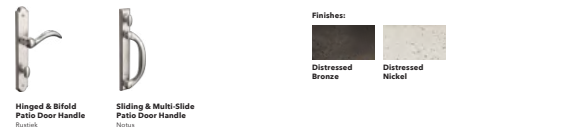
#### Classic Collection

##### BALDWIN



#### Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.



#### Essential Collection

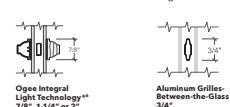
Elevate your style and transform a home with elegant selections.



Additional hardware collections available. Visit PellaADM.com for more information.

### Grilles

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



\*\*See back cover for disclosures.

### Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-1/2"	13-1/2"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision FR Awning	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Casement	13-1/2"	13-1/2"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision FR Casement	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision FR Fixed Casement	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-1/2"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision FR Double-Hung	13-1/2"	23-1/2"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	30"	48"	199-1/2"	LC40-LC55	0.20-0.40	0.14-0.40	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	30"	48"	119-1/2"	R50-LC70	0.20-0.40	0.14-0.39	30-36	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Out-Swing Hinged Patio Door (Double)	36"	30"	96"	119-1/2"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (D)	30-1/2"	74"	60-1/2"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Sliding Patio Door (CX, XC)	59-1/2"	74"	119-1/2"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
Sliding Patio Door (CXK)	90"	74"	180"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Sliding Patio Door (CXKX)	116-1/2"	74"	236-1/2"	119-1/2"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Multi-Slide Patio Door	40-1/2"	50-1/2"	701-1/2"	119-1/2"	R15-LC25 <sup>4</sup>	0.30-0.36	0.15-0.46	-	For more info visit PellaADM.com
Bifold Patio Door	31-1/2"	55-1/2"	312"	119-1/2"	R15-R25 <sup>4</sup>	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments. Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

### Window Hardware

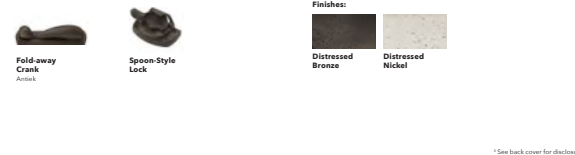
#### Classic Collection

Get a timeless look with authentic styles in classic finishes.



#### Rustic Collection

Create a distinct and charming look with distressed finishes.



### Colors

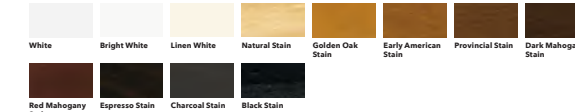
#### Wood Types

Wood species for complementing your project's interior.



#### Prefinished Pine Interior Colors

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



#### Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>5</sup>



### Added Peace of Mind

#### Integrated Security Sensors

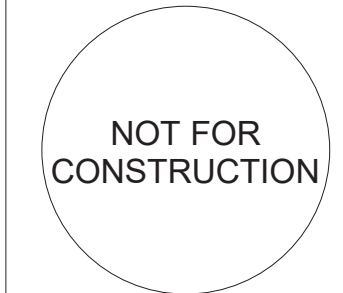
Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Instructive® App and are compatible with major security panel systems.<sup>6</sup> For more information, go to [connectpella.com](http://connectpella.com).

**The Best Limited Lifetime Warranty in the Industry**  
We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>7</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energyguide.ca](http://energyguide.ca).  
<sup>2</sup> Based on comparable window/door line items of leading national wood window and door manufacturers. See website for details, including exceptions and limitations of this warranty.  
<sup>3</sup> Performance ratings vary based on product configuration.  
<sup>4</sup> Flush-mount slide handles are Pella exclusive design.  
<sup>5</sup> Flush-mount slide handles not available in Champagne.  
<sup>6</sup> Custom installation required for product function and warranty claim.  
<sup>7</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
<sup>8</sup> EnduraClad Plus product line is not available in all states. See your local Pella sales representative for availability.  
<sup>9</sup> Requires the Instructive App on a smart device, an Instructive Bridge and a wireless home router with internet connection.

TERRY  
BOLING  
ARCHITECT  
[terryboling.com](http://terryboling.com)

SEALS



### REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

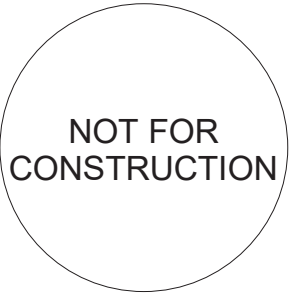
BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:01 PM

HS061  
MATERIALS

SEALS



REVISION SCHEDULE

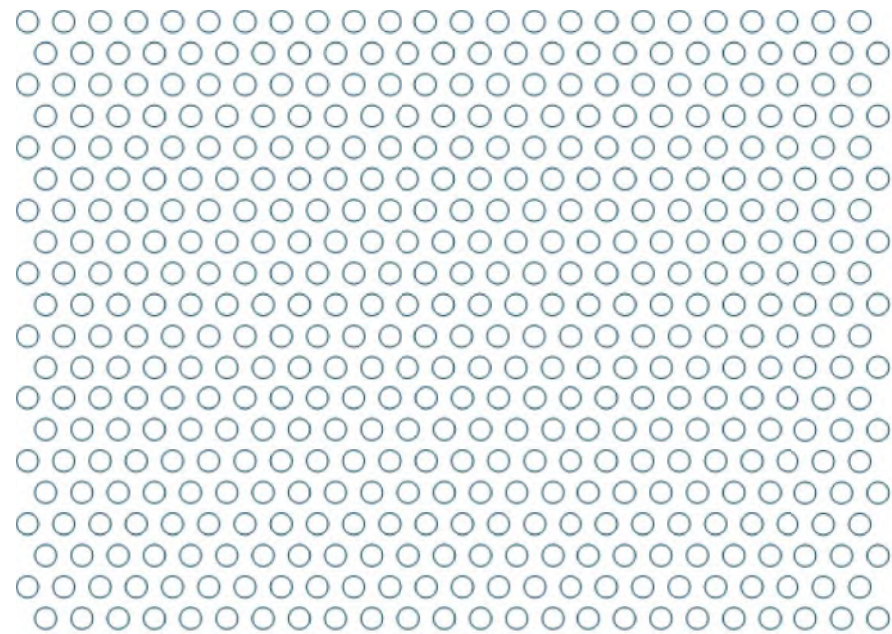
#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:03 PM

**HS062**  
MATERIALS



**3/16" Diameter 5/16" Staggered Centers**

- Hole Type: Round
- Finish Type: A606-4
- Hole Size: 3/16"
- Centers: 5/16"
- Pattern Type: 60 Deg
- Holes PSI: 11.82
- Open Area: 32.65%
- Thickness: 16 Gauge
- Sheet Size: 48" X 120"

**WESTERN STATES  
METAL ROOFING**




901 W Watkins Rd, Phoenix, AZ 85007  
sales@perforated.com | (855) 426-7836

PERFORATED STEEL DATA SHEET



PERFORATED STEEL GUARD WITH STEEL STRUCTURE BEHIND  
Artichoke OTR  
1824 Elm Street

 ENDICOTT CLAY PRODUCTS  
P O BOX 17  
FAIRBURY, NE 68352

---

---

**MANGANESE IRONSPOT  
SMOOTH MODULAR**



MANGANESE IRONSPOT BRICK SAMPLE

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:05 PM

**HS063**  
MATERIALS

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:08 PM

**HS064**  
MATERIALS

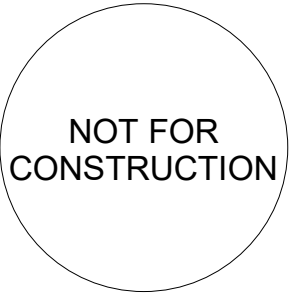


RUUKKI COR-TEN STEEL PANELS



CORTEN PANEL PRECEDENT  
Artichoke OTR  
1826 Elm Street

SEALS



REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:09 PM

**HS065**  
REFERENCE  
PHOTOS



TALL BRICK WALL PRECEDENT  
Saint Francis Seraph Church  
1615 Vine Street

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:11 PM

**HS066**  
REFERENCE  
PHOTOS



CORBELED BRICK PRECEDENT  
Cincinnati Music Hall  
1241 Elm Street



SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:12 PM

**HS067**  
REFERENCE  
PHOTOS



MONOCHROME BLACK BRICK PRECEDENT  
Bar Saeso  
1208 Sycamore Street



MONOCHROME BLACK BRICK PRECEDENT  
Sotto  
118 East Sixth Street

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

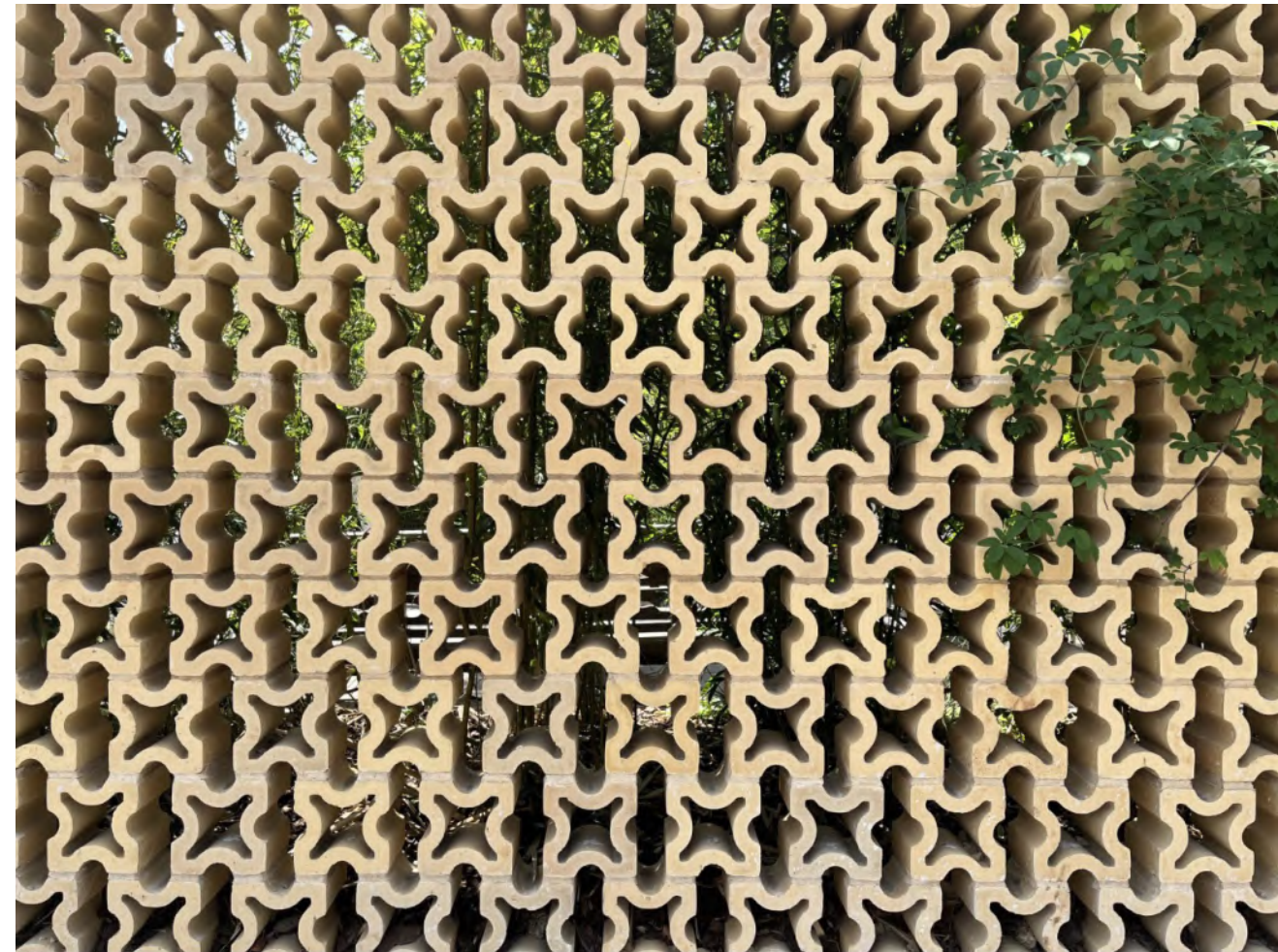
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:14 PM

**HS068**  
REFERENCE  
PHOTOS



MASONRY SCREEN PRECEDENT  
Somerset Bar  
139 E McMicken Ave





PAINTED STEEL PLATE AND GLASS STOREFRONT  
 Artichoke OTR  
 1824 Elm Street

SEALS

NOT FOR  
 CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
 Cincinnati, OH 45202

6/29/2022 2:58:15 PM

**HS069**  
 REFERENCE  
 PHOTOS

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

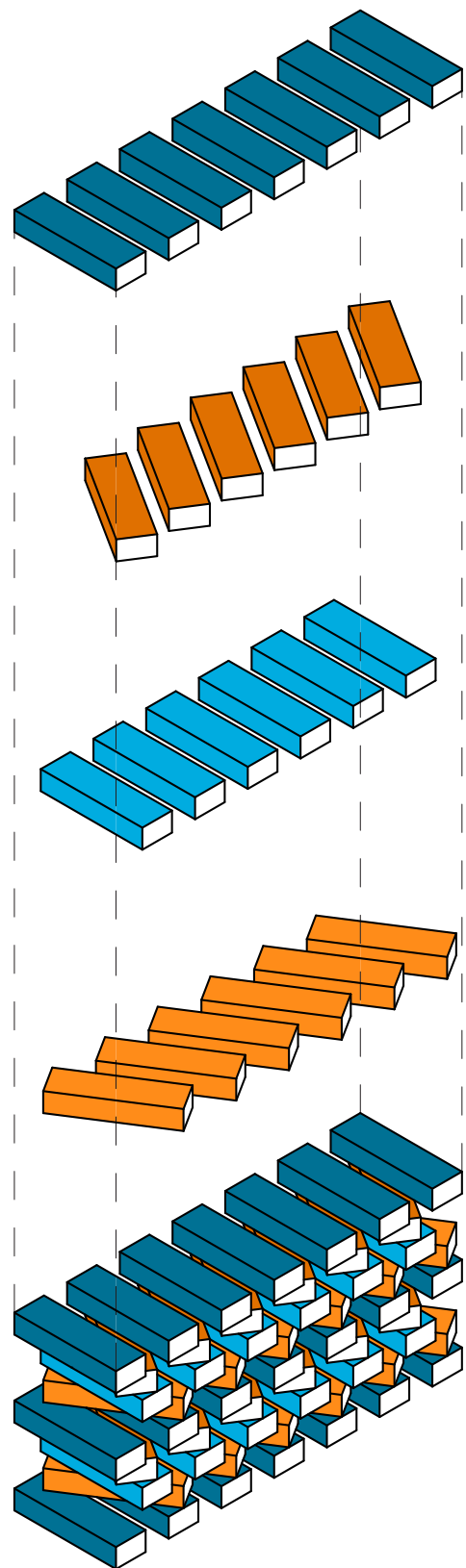
#	REVISION	DATE

BADER + SIMON

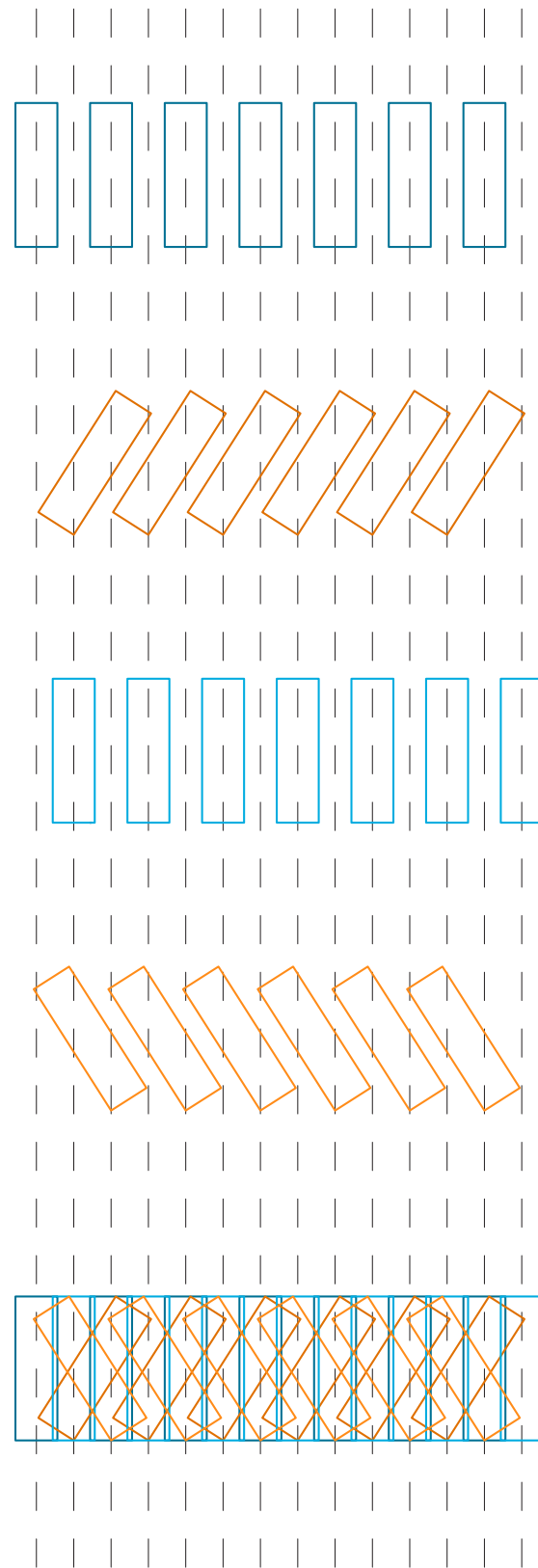
1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:16 PM

**HS070**  
BRICK SCREEN  
DETAIL

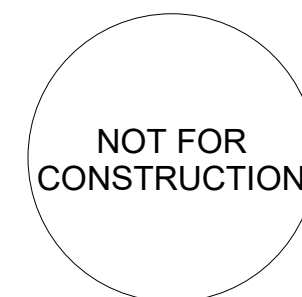


BRICK SCREEN AXONOMETRIC DIAGRAM



BRICK SCREEN PATTERN

SEALS



REVISION SCHEDULE

#	REVISION	DATE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:18 PM

**HS071**  
RENDERING



MATERIAL CALL OUTS

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

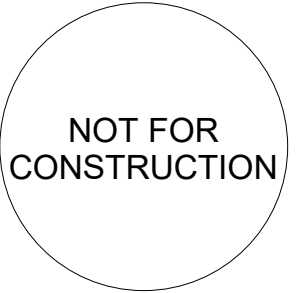
6/29/2022 2:58:20 PM

**HS072**  
RENDERING



RENDERING- WEST ELEVATION

SEALS



REVISION SCHEDULE

#	REVISION	DATE
---	----------	------

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:22 PM

**HS073**  
RENDERING



RENDERING- BRICK SCREEN TYPE A



RENDERING- COURTYARD

TERRY  
BOLING  
ARCHITECT  
terryboling.com

SEALS

NOT FOR  
CONSTRUCTION

REVISION SCHEDULE

#	REVISION	DATE

BADER + SIMON

1530-34 Race ST  
Cincinnati, OH 45202

6/29/2022 2:58:23 PM

**HS074**  
RENDERING

23JUN2022

To Whom It May Concern,

We are the property owners at 1531 Republic Street, which is also our primary residence. The proposed project at 1530 Race Street is across Goose Alley from our property. The plans for the Race Street building's improvements look wonderful. Our only wish is to make the applicant aware that construction should not interfere with access to Goose Alley. Several residents of Race Street and Republic Street properties have garages that are only accessible via Goose Alley, and there is also concern that the blocking of Goose Alley could create a hazard in case of fire or other safety event.

Goose Alley is accessible from the north and the south, so if a blockage of one side is sought it is important to ensure the opposite entrance is still open. Often, commercial and construction vehicles will unwittingly block the north entrance, and unaware OTR visitors will block the south. Adequate awareness and policing will need to be enforced to ensure these blockages do not occur so access and public safety are not affected. We understand this matter also falls under the Department of Transportation's purview so will be sending them a letter as well, but we wanted to make sure the builder was aware of the neighbor's concerns.

Thank you, and thanks for bringing revitalization to the neighborhood

Eric and Deja Adams Clayton  
1531 Republic Street  
Cincinnati, OH 45202

## Owen, Douglas

---

**From:** Jim Guthrie <jguthrie@hubweber.com>  
**Sent:** Thursday, June 30, 2022 12:02 PM  
**To:** Conservator, Urban; Owen, Douglas  
**Cc:** Terry Boling; Mason Boling (masonboling@gmail.com)  
**Subject:** [External Email] 1530-1534 Race Street

Some people who received this message don't often get email from jguthrie@hubweber.com. [Learn why this is important](#)

### External Email Communication

I am writing in support of the COA Application by Terry Boling Architects for the above address.

Mr. Boling has a great deal of experience in outstanding design in urban contexts. Designs that both highly creative, appropriate to our point in time and also responsive to the existing context.

I have reviewed the proposed design and find it to be appropriate and sensitive to the surrounding context, preserving the street edge while simultaneously transparent, utilizing contextual materials, and serving the clients programmatic needs. I encourage you to support this kind of forward thinking design and continued growth in our urban communities.

Thanks for your consideration.

**JIMGUTHRIE** AIA, NCARB | Principal

he/him



Let's build something cool together.

200 West Pike Street  
Covington, KY 41011  
859.491.3844  
[www.hubweber.com](http://www.hubweber.com)

July 1, 2022

Doug Owen  
Interim Urban Conservator  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Dear Doug,

**Re: Letter of Support for 1530-1534 Race Street**

This letter is to express our support for the variance requests and Certificate of Appropriateness (COA) for 1530-1534 Race Street.

I feel that the height and location of the proposed brick screen wall is appropriate for the project site and for the neighborhood. The Over-the-Rhine Historic District Guidelines address the importance of retaining edges along property lines in the dense urban area. The wall is simple, well designed, compatible with the historic buildings and meets the overall intent and guidelines for the Over-the-Rhine Historic District.

As an architect in the Over-the-Rhine neighborhood for many years, I appreciate the development of our underutilized buildings and feel that this project is a positive example of how contemporary elements can be thoughtfully integrated into the historic fabric that makes Over-the-Rhine special.

Sincerely,



Deanna Heil  
Principal Architect  
**CITY STUDIOS ARCHITECTURE**

I am writing in support of Terry Boling's application for a Certificate of Appropriateness for 1530-1534 Race Street, and his request for a variance on the height of a proposed brick screen wall and the 25 feet setback on Goose Alley.

Over the years Terry has demonstrated his ability to create beautiful architecture that manages to be innovative and contemporary, and at the same time deeply respectful of its historic environment. This is not an easy approach, it requires balancing a deep knowledge of essential features that make our beloved OTR a national treasure, and being true to his own personal style. Far from simplistic imitation he takes the harder job of providing a fresh contribution that somehow feels as if it has always been there, a major accomplishment. His new project is no exception, subtle and sophisticated, it will beautifully complete a missing piece in that block of Race Street.

I strongly support his application.

**Jose Garcia**

**JOSE GARCIA**  
**DESIGN + CONSTRUCTION**

1775 Mentor Avenue, Suite 202 | Cincinnati | OH | 45212

O: 513.751.1222 | C: 513.236.8850

June 29, 2022

To: Cincinnati Historic Conservation Board

Dear Members,

This is a letter of support for the project at 1532 Race. While not a huge fan of curb cuts on Race St. (despite the fact that there was previously a garage there), the overall design seems compatible with the overall look of our part of Race St. Terry Boling was the architect on our project a few doors down, and did a wonderful job on that one.

It would be great to see the renovation of one of the last unoccupied building groups on our block and done as a reasonably sized multi-family dwelling — all goals that seem compatible with what we are all trying to achieve in OTR.

Thanks for your consideration of our comments.

Two handwritten signatures in black ink. The first signature on the left is 'Ted Leavitt' and the second signature on the right is 'Vicky Leavitt'.

Ted Leavitt  
Vicky Leavitt

1514 Race St.  
Cincinnati, OH 45202