

HISTORIC CONSERVATION BOARD AGENDA

Monday, March 14, 2022 at 3:00 pm

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

CALL TO ORDER

DISCUSSION ITEMS

-
- Item 1.** 1808 ELM ST The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure for mixed use purposes, including new storefront, construction of a roof deck, window replacement and the addition of residential units on the top two floors in the Over-the-Rhine Historic District.
- Applicant:** PLATTE ARCHITECTURE AND DESIGN
 Owner: BRIGHT BLUE LLC
- Staff Report:** BETH JOHNSON

OTHER BUSINESS

ADJOURN

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

APPLICATION #: COA2022003
APPLICANT: Platte Architect + Design- Melissa Reddy
OWNER: Bright Blue LLC
ADDRESS: **1808 Elm Street**
PARCELS: 094-0008-0253
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 23, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for a recessed roof deck and rehabilitation of the building. No zoning relief is required.

Existing Conditions

The subject property is situated mid-block on the east side of Elm Street north of Findlay Market. The building is a 3-story façade brick building with a commercial storefront and 2 upper stories that were originally residential but have been vacant for approximately 20 years.

Proposed Conditions

The applicant is proposing a rehabilitation of the property into a storefront and bakery for Blue Oven Bakery with second floor office and test kitchen and 3 apartments on the third and 4th (attic) floor with the following elements:

- New storefront with traditional design
- Removal of the bridge over the alleyway
- New windows throughout, a new door on the side and rear, and a door to be enlarged on the side
- Addition on the attic floor rear to allow for an additional living space
- Recessed roof deck at the attic (4th) floor level.

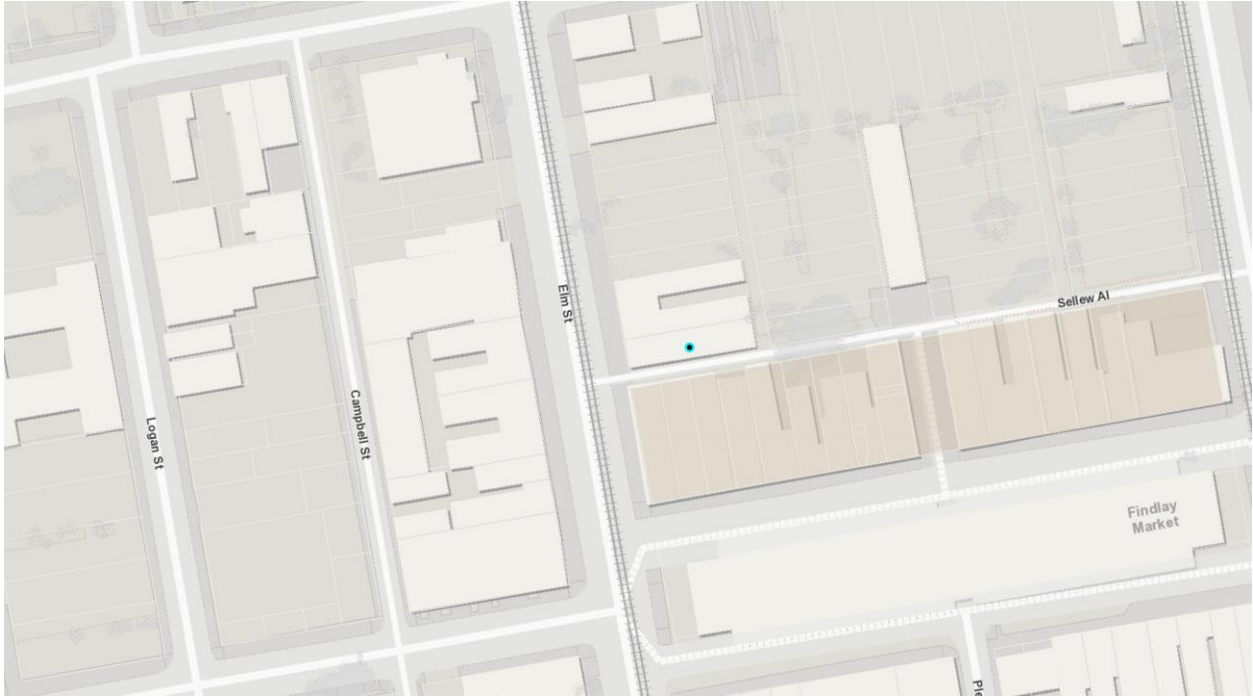


Figure 1. Location of 1808 Elm Street. Image from CAGIS.



Figure 2. Street view of 1808 Elm Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

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

Zoning Review

The proposal is for a mixed-use building with a bakery, office, and 3 apartments. The lot size is 1800 sf and the CC-P zoning permits 1 unit per 500 sf of land area for existing buildings. The uses and density are permitted. This is in an urban parking overlay zone and therefore no parking is required. As this is a mixed-use building there is no required rear setback and the height of the addition is within the permitted height allowances for the CC-P zoning.

Certificate of Appropriateness Review:

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

REHABILITATION

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.

On the front façade all window openings are remaining the same size with new historically appropriate windows per staff review. On the side and rear the majority of the openings are also remaining the same and will also have historically appropriate windows per staff review. There will be slight changes to select openings on the side and rear to accommodate for the new function as a bakery. This includes:

- *New side door for circulation and code purposes for the bakery storefront and an enlargement of an existing non-original opening on the side. Both of these are appropriate to accommodate for the new use. The new door is an appropriate size and placement.*
- *A slight enlargement of an existing window on the side to lower the sill. This window is not in vertical alignment with other windows and is towards the rear that the change will not be noticeable or affect the historic integrity of the building.*
- *New overhead door and infill window at the rear to accommodate for the bakery use. This is an appropriate change to allow for the new function as a bakery and is on the rear of the building and will not affect the architectural integrity of the building.*

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

The current storefront is not original and cannot accommodate access to the floors above. The new proposed storefront is more appropriate for the reuse of the building allowing separate access up to the floors above and a separate entrance to the storefront commercial use. The design of the new storefront follows the traditional storefront design with a knee wall, large storefront glass, transoms and an awning. The entrances will be recessed.

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 addition that allows additional height on the rear of the attic/4th floor to make it a livable space. While this does change the pitch angle of the roof, the overall shed roof with a slight sloped angle from front to back does not change. The change will be a subtle change that does not overpower the original building and keeps the overall integrity and massing of the building intact. Detailing, such as windows on the side and rear are appropriate changes that are sympathetic to the overall design of the building.

SITE IMPROVEMENTS- DECKS

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

The roof deck is recessed into the roof. This cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic level and an addition will not be required for access. The cutout of the roof deck will not be highly visible from the public street.

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 removal of the skywalk is removing an inappropriate and non-significant portion of the building. The two buildings that this skywalk connected are no longer owned by the same entity and are functionally separate buildings. The skywalk is not historically associated with either building and its removal is appropriate.

Other Considerations:

Prehearing Results: A prehearing was held on February 23, 2022. The applicants were present.

Comments Provided to Staff: A support letter from the Corporation at Findlay Market has been received and is included in the packet.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for a proposed addition, roof deck, and exterior rehabilitation submitted by Platte Architecture + Design dated 1/28/2022 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 rear attic level addition are not highly visible from any of the surrounding streets and do not overpower the original building.
3. The exterior changes to door and window openings are required for the use of a bakery, code requirements, and/or are minor and do not affect the historic architectural integrity of the building.

ADJUDICATION/DENIAL LETTER

Date: 01/07/2022

Location: 1808 Elm St

Request: Roof Deck

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

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

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

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

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

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

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

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

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

PROPERTY OWNER INFO SAME AS ABOVE

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

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Melissa M Reddy Date: _____

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

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

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

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

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

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

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

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

Dusty Rhodes, Hamilton County Auditor

generated on 1/17/2022 2:37:54 PM EST

Property Report

Parcel ID 094-0008-0253-00	Address 1808 ELM ST	Index Order Parcel Number	Tax Year 2021 Payable 2022
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 480 - COMMERCIAL WAREHOUSE	Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01	Owner Name and Address BRIGHT BLUE LLC 3668 JACKSON PIKE WILLIAMSBURG OH 45176 <i>(call 946-4015 if incorrect)</i>	Tax Bill Mail Address BRIGHT BLUE LLC 3668 JACKSON PIKE WILLIAMSBURG OH 45176 <i>(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)</i>	
Assessed Value 17,410	Effective Tax Rate 88.991088	Total Tax \$1,577.50	
Property Description 1808 ELM ST 20 X 90 LOT 19 FINDLAY & GARRARD SUB BLK G			

Appraisal/Sales Summary	
Year Built	1876
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	10/25/2021
Last Sale Amount	\$345,000
Conveyance Number	284100
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.041

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	24,190
CAUV Value	0
Market Improvement Value	25,550
Market Total Value	49,740
TIF Value	15,940
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032
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PLATTE

architecture + design

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

January 28, 2022

Historic Conservation Board
Attn Beth Johnson, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Blue Oven Bakery at 1808 Elm Street

To Whom It May Concern:

The proposed rehabilitation at 1808 Elm seeks to meet the Historic Conservation Guidelines. The project will make improvements and modifications to the building to accommodate a bakery on the first and second floors and basement level, with three residential apartments on the third and fourth floors. The bakery will have back-of-house production space as well as a retail storefront, and will include office space on the second floor.

The existing building was constructed in c.1865 as an L-shaped building with courtyard to the south, and later expanded to fill the entire lot. The front original portion has 2-over-2 double hung windows and the brick is painted. The rear expansion has multi-lite steel windows and is mostly unpainted. Several former openings have been modified or infilled over the life of the building. A bridge connects this building to the building across the alley to the south, but this will be removed (under a separate permit) and the opening will be infilled with brick to match adjacent.

The main proposed alterations to the exterior include the Elm Street storefront, roof alterations at the south and east facades, and window replacement.

Openings on First Floor:

West Façade: The storefront will be replaced. The existing storefront is non-original and consists of three bays, with a central deeply recessed entrance and elevated display platforms on either side. Original cast iron columns remain on the north and south ends.

The proposed work will replace the storefront, retaining the existing cast stone columns. The new storefront will be in 3 bays; the north bay will be a recessed entrance to the new circulation stair to the floors above. The center bay will be a storefront display

window. The south bay will be an entrance with sidelite into the retail space. Each bay will have a bulkhead base and transom, and a new fabric awning will be installed across the width of the building.

South Façade: A new doorway will be created at an existing lintel on the first floor for a new door with transom. The existing doorway in the center of the south façade will be widened slightly to accommodate a double door, and a fabric awning will be installed above. One existing window opening at the first floor will receive a new storefront window to provide a view from the alley into the new bakery space.

East Façade: A first floor window opening will be infilled with masonry to match. A former door opening will be re-opened for an egress door. A new central opening will be created for an overhead garage door and a fabric awning will be installed above.

Openings on Floors 2-4:

The existing windows will be replaced on floors 2-4. The window openings with 2-over-2 double hung windows will receive new 2-over-2 clad-wood double-hung windows. The existing window openings with steel windows and the new window openings in the east portion of the building will receive new single 3-over-3 or paired 2-over-2 clad-wood double-hung windows. The intent is to continue the multi-lite appearance but improve practical function for new spaces within. (E.g. Bedrooms on the 3rd and 4th floors require emergency escape and rescue openings.)

Roof alterations:

The fourth floor will be expanded to the east and a new roof will be installed, sloping from the existing ridge to the raised rear wall. The existing south parapet walls will be modified and extended up to the new roof with new rake/eave trim. The new walls will be faced with masonry to match the existing masonry façade.

New rooftop mechanical equipment and exhaust vents will be placed on the roof, and kept set back ~10' from the roof edges to minimize visibility from surrounding properties.

At the west end of the building, a portion of the roof will be removed to allow for a roof deck. New roof deck surface will be at the 3rd floor level with a new scupper connecting to existing downspout. The roof deck will not be visible from the street below.

Other:

The masonry walls will be gently cleaned, repaired and repointed as needed according to the HCB guidelines. The infilled openings and the expanded wall at the south and east facades will match the existing brick. The front portion of the building and the lower level along the alley where currently painted will be repainted.

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

Melissa Reddy
Architect



January 25, 2022

Historic Conservation Board

Re: Development at 1808 Elm St.

It is my pleasure to recommend and support Blue Oven Bakery establishing a brick and mortar business at 1808 Elm St. During the past 15 years, Findlay Market has worked with Blue Oven Bakery as a merchant tenant. The result of that 15 year relationship between Findlay Market and Blue Oven Bakery has been increased customer traffic, job creation, an appreciation for the neighborhood, donations of baked goods to help combat hunger and homelessness, and in general a lot of good will for the neighborhood.

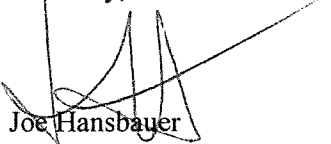
Blue Oven Bakery is a unique position, after experiencing a fire that completely wiped out its production facility 8/20/20. Findlay Kitchen was able to partner with Blue Oven to accommodate their continued operations as they began to look at options to rebuild or relocate their commissary kitchen. Options existed throughout the city, including locations outside of Cincinnati, and even in neighboring states.

Supporting small business is at the core of what Findlay Market is all about, and keeping a core/contributing business at the market and in the neighborhood was a key consideration in our support. When they opportunity came available at 1808 Elm Street, we were thrilled to see Blue Oven look at this as an opportunity to expand and deepen the commitment to the market and the neighborhood.

We believe Blue Oven will be a great steward and neighbor at 1808 Elm st, and believe the plans that Blue Oven has for operations at this location will be beneficial and contributing to the neighborhood.

The Corporation for Findlay Market supports their plans to redevelop 1808 Elm St.

Sincerely,



Joe Hansbauer
President & CEO – Corporation for Findlay Market.

BLUE OVEN BAKERY INTERIOR RENOVATION

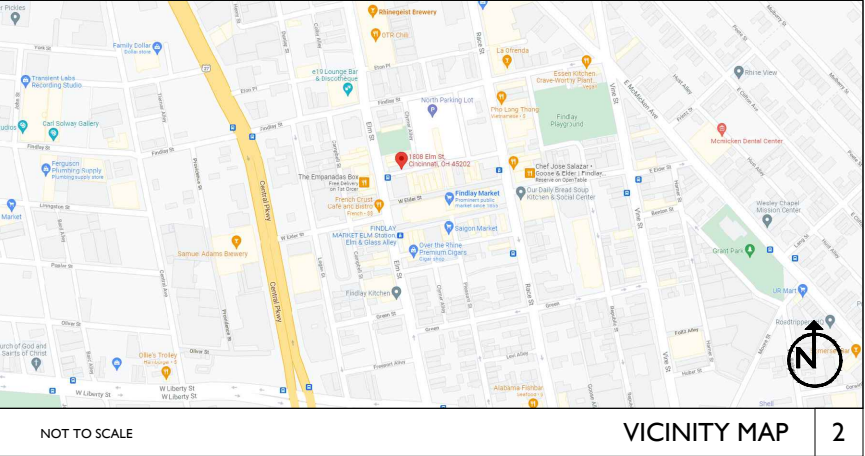
CONTRACTOR
CUTTER CONSTRUCTION, INC.
4209 ALEXANDRIA PIKE
COLD SPRING, KY 41076
(859)-781-6924

ARCHITECT
PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, SUITE 300
CINCINNATI, OH 45202
(513) 871-1850

1808 ELM ST
CINCINNATI, OH 45202

PLATTE
architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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NOT TO SCALE VICINITY MAP 2

ARCHITECTURAL		SHEET LIST	
A0.00	COVER SHEET	A4.01	STREET ELEVATIONS
A0.10	SITE PLANS	A4.02	EXTERIOR PHOTOS
A1.00	EXG + DEMOLITION PLAN		
A1.01	EXG + DEMOLITION PLAN		
A1.02	EXG + DEMOLITION PLAN		
A1.03	EXG + DEMOLITION PLAN		
A1.04	EXG + DEMOLITION PLAN		
A1.05	EXG + DEMOLITION PLAN		
A1.10	NEW WORK PLAN		
A1.11	NEW WORK PLAN		
A1.12	NEW WORK PLAN		
A1.13	NEW WORK PLAN		
A1.14	NEW WORK PLAN		
A1.15	NEW WORK PLAN		
A2.01	EXG + DEMOLITION ELEV.		
A2.02	EXG + DEMOLITION ELEV.		
A2.03	EXG + DEMOLITION ELEV.		
A2.11	NEW WORK ELEVATION		
A2.12	NEW WORK ELEVATION		
A2.13	NEW WORK ELEVATION		
A3.01	SIGHT LINE DIAGRAM		

SYMBOLS	
	FE = WALL MOUNTED FIRE EXTINGUISHER
	SMOKE DETECTOR
	PARTITION TYPE; SEE A6.00 SERIES
	KEYNOTE
	ACCESS TO MEANS OF EGRESS
	EXISTING WALL
	NEW PARTITION WALL
	1-HR FIRE RATING 2-HR FIRE RATING
	NEW DROPPED CEILING/SOFFIT. SEE RCP FOR ELEVATION INFO.
	DOOR DESIGNATION; SEE A6.00 SERIES
	WINDOW DESIGNATION; SEE A6.00 SERIES
	SAFETY GLAZING
	MATERIAL TAG
	STOREFRONT DESIGNATION; SEE A6.00 SERIES
	NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: FR INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET ____)
	REVISION CLOUD WITH REVISION TAG.
	CENTER LINE TAG
	ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
	ELEVATION TAG
	INTERIOR ELEVATION TAG
	SECTION CUT TAG
	DETAIL CALLOUT

CODE NOTES



NOT TO SCALE STREET VIEW 1

ABBREVIATIONS									
ADJ	ADJACENT	DIAG	DIAGONAL	FDN	FOUNDATION	MEP	MECHANICAL, ELECTRIC & PLUMBING	REV	REVISED/REVISION
A.F.F.	ABOVE FINISH FLOOR	DIA or Ø	DIAMETER	FE	FIRE EXTINGUISHER	MIN	MINIMUM	R.O.	ROUGH OPENING
ALT	ALTERNATE	DIM(S)	DIMENSION(S)	F.F.E.	FINISH FLOOR ELEVATION	MAX	MAXIMUM	R.O.W.	RIGHT OF WAY
ALUM	ALUMINUM	D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	FLR	FLOOR	MANUF	MANUFACTURER	SECT	SECTION
APPROX	APPROXIMATELY	D.L.	DEAD LOAD	FTG	FOOTING	N/A	NOT APPLICABLE	SIM	SIMILAR
APT	APARTMENT	D.S.	DOWNSPOUT	G.C.	GENERAL CONTRACTOR	N.I.C.	NOT IN CONTRACT	SF	SQUARE FEET
BD	BOARD	D.TL(S)	DETAIL(S)	GYP	GYPSUM	N.I.S.	NOT IN SCOPE	SPEC	SPECIFICATION
BLDG	BUILDING	DWG(S)	DRAWING(S)	H.M.	HOLLOW METAL	N.T.S.	NOT TO SCALE	STRUCT	STRUCTURAL
C.L.	CENTER LINE	EA	EACH	HR	HOUR	O.C.	OHIO BUILDING CODE	T.O. or T/	TOP OF
C.J.	CONTROL JOINT	ELEC	ELECTRICAL	HORIZ	HORIZONTAL	OBC	ON CENTER	T&G	TONGUE & GROOVE
CLG	CEILING	ELEV(S)	ELEVATION(S)	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	O.P.	OPPOSITE	TYP	TYPICAL
CLR	CLEAR DIMENSION	EJ	EXPANSION JOINT	INCL	INCLUDED/ INCLUDING	OPNG	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
C.M.U.	CONCRETE MASONRY UNIT	EQ	EQUAL	INFO	INFORMATION	OPP	OVER	VAPOR	VAPOR BARRIER
COL	COLUMN	EQ	EQUAL	INSUL	INSULATED/ INSULATING	PLWD	PLYWOOD	VERT	VERTICAL
CONC	CONCRETE	EXG	EXISTING	INT	INTERIOR	PLUMB	PLUMBING	V.I.F. or ±	VERIFY IN FIELD
CONT	CONTINUOUS/ CONTINUED	EXT	EXTERIOR	LL	LIVE LOAD	PT.	PRESSURE TREATED	W/	WITH
CONTR	CONTRACTOR	FDC	FIRE DEPARTMENT CONNECTION	MATL	MATERIAL	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
				MECH	MECHANICAL	REQ	REQUIRED	WD	WOOD

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.01.2022

A0.00

Progress Dates
12.23.2021 - DEMO PERMIT
01.28.2022 - HCB SUBMISSION

Revisions

Design Team:
SO, MR, JC, TB
Drawn by:
MR, TB



1/16"=1'-0"

SITE | 1

NOT FOR CONSTRUCTION

Job No: 21072 | 01.01.2022

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BLUE OVEN BAKERY
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







Revisions

Progress Dates
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A0.10

-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER.
PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG

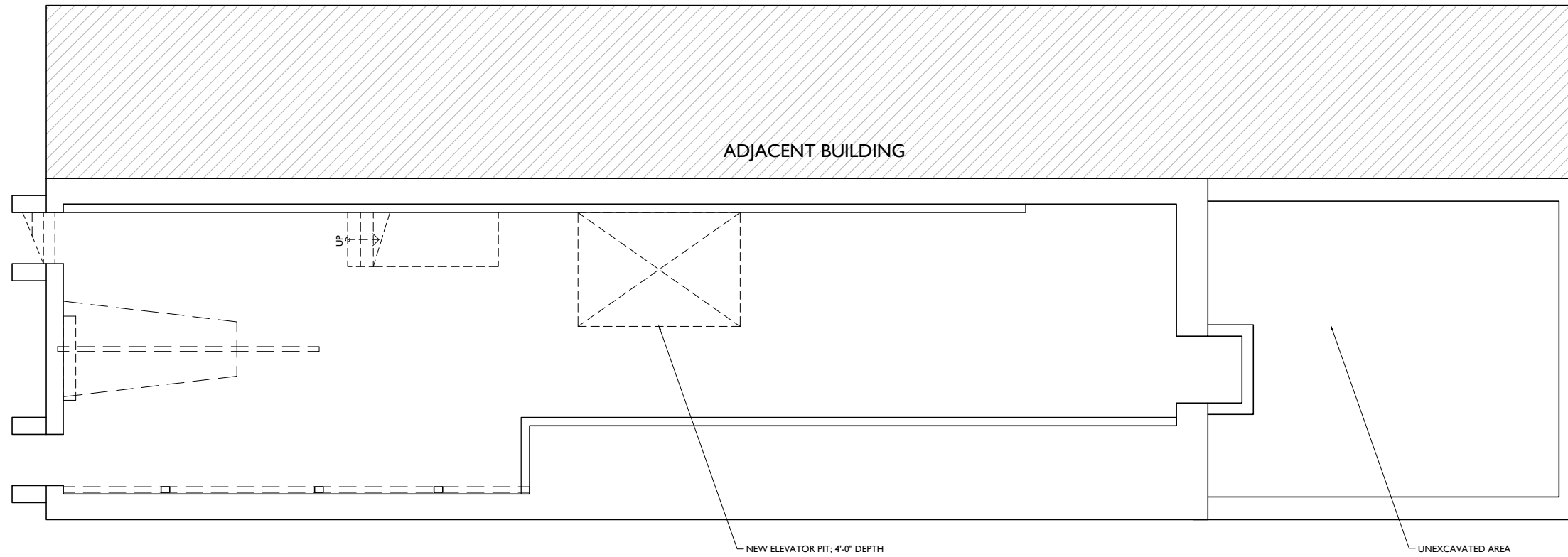
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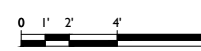


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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.00



- KEYNOTE
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PROVIDE SHORING AS REQUIRED.
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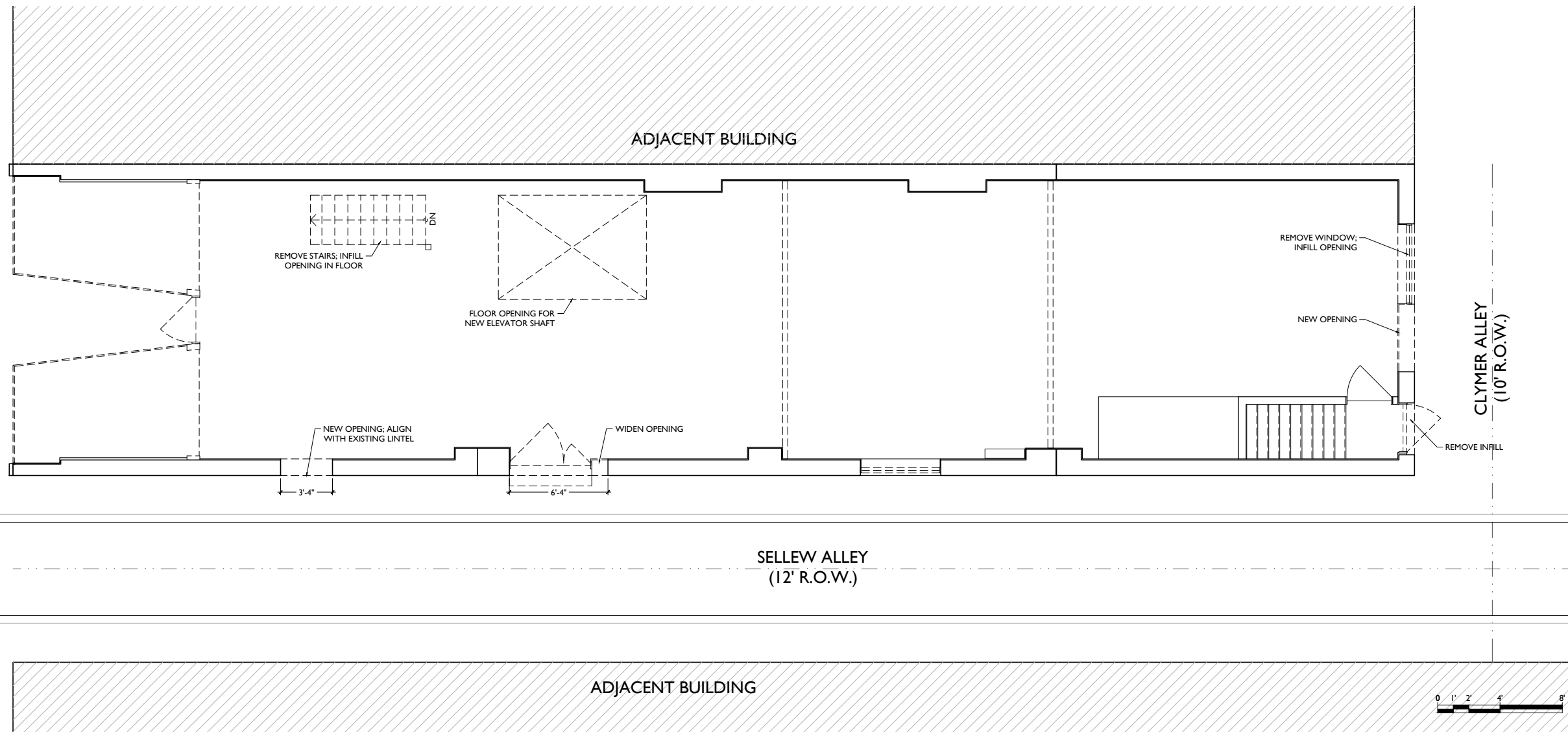
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ELM STREET
(66' R.O.W.)



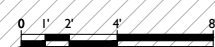
ADJACENT BUILDING

ADJACENT BUILDING











SELLEW ALLEY
(12' R.O.W.)

CLYMER ALLEY
(10' R.O.W.)

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PROPOSED PROJECT:
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BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

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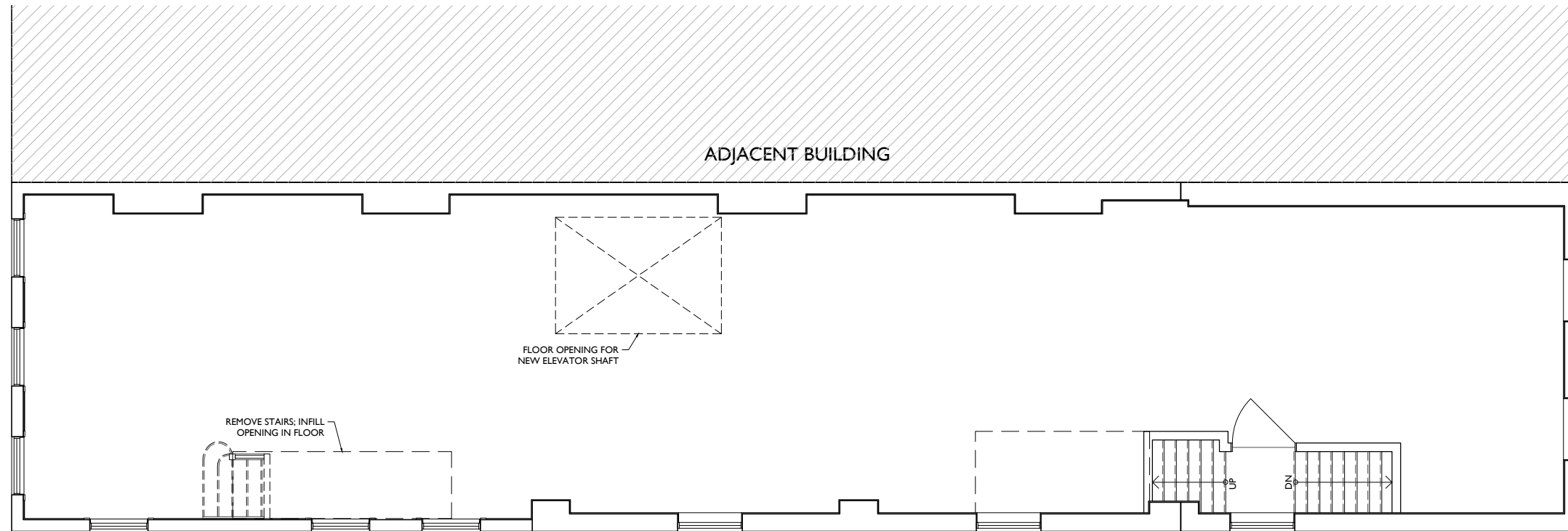
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Revisions
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Design Team:
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Drawn by:
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









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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.02



-  KEYNOTE
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-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG

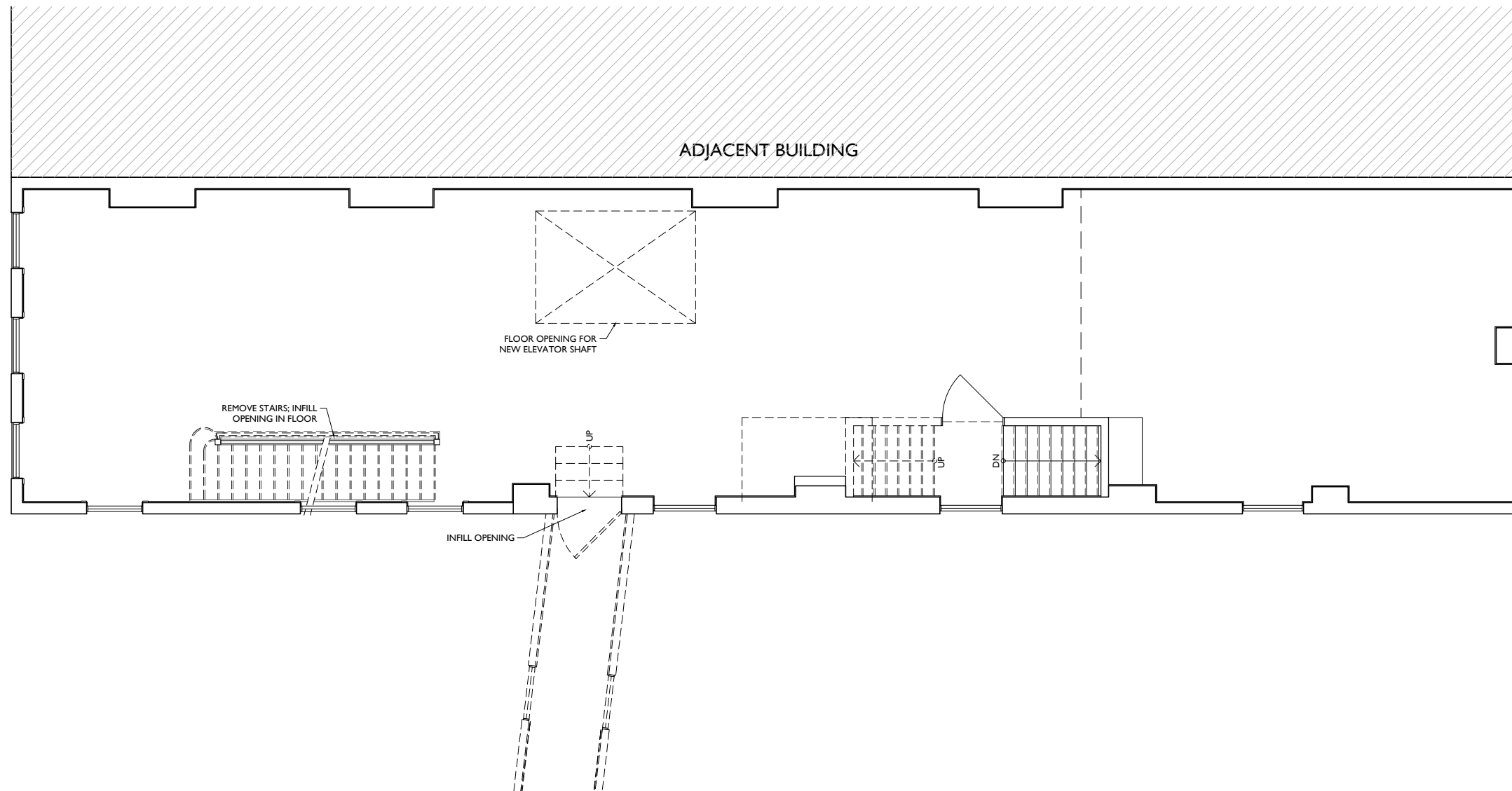
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







Revisions
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Design Team:
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PROPOSED PROJECT:
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BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

-  KEYNOTE
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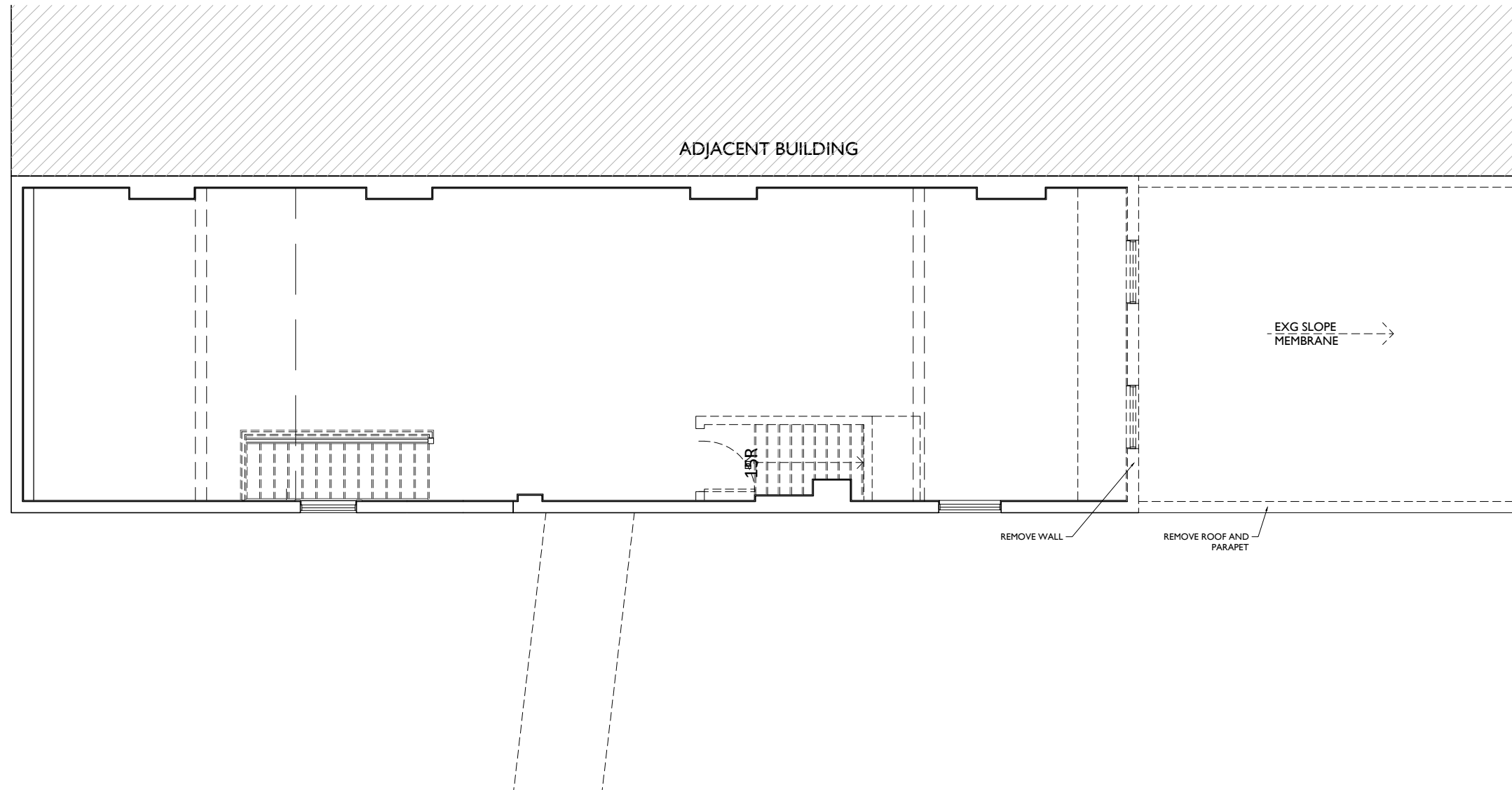
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









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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.04

-  KEYNOTE
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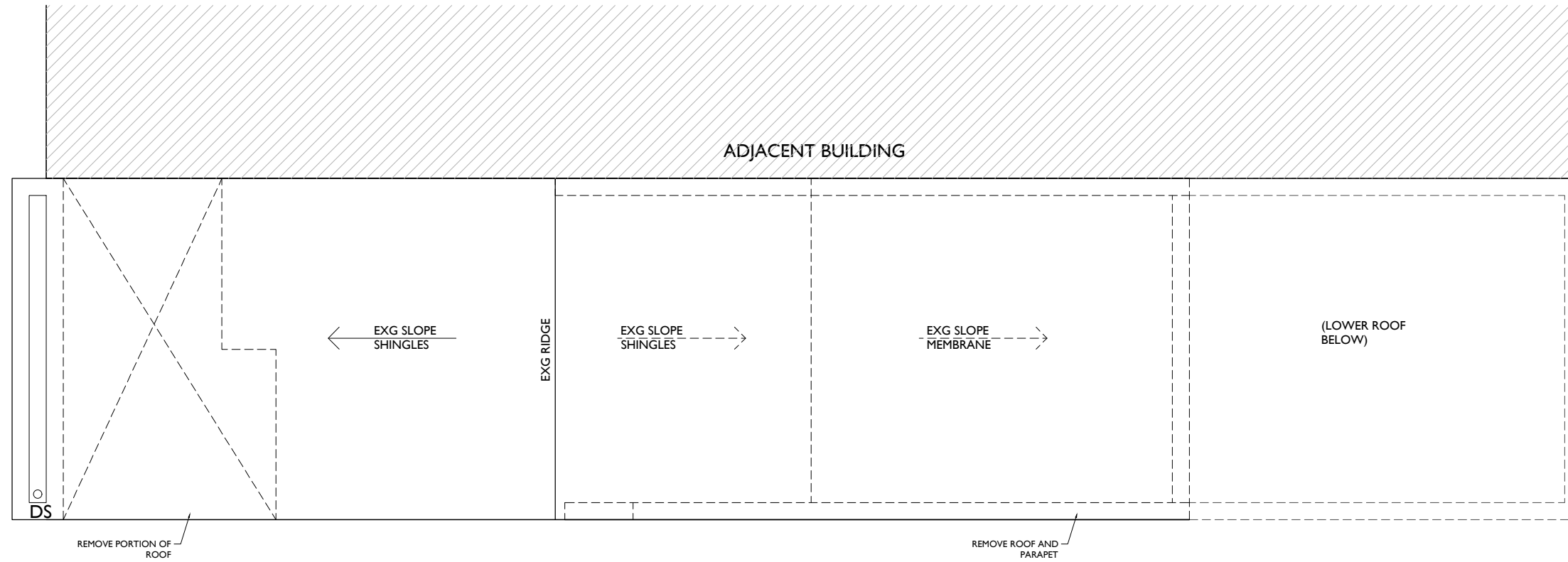
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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.05



- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- DOOR TAG. SEE SCHEDULE: A6.20
- WINDOW DESIGNATION. SEE A6.30
- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG

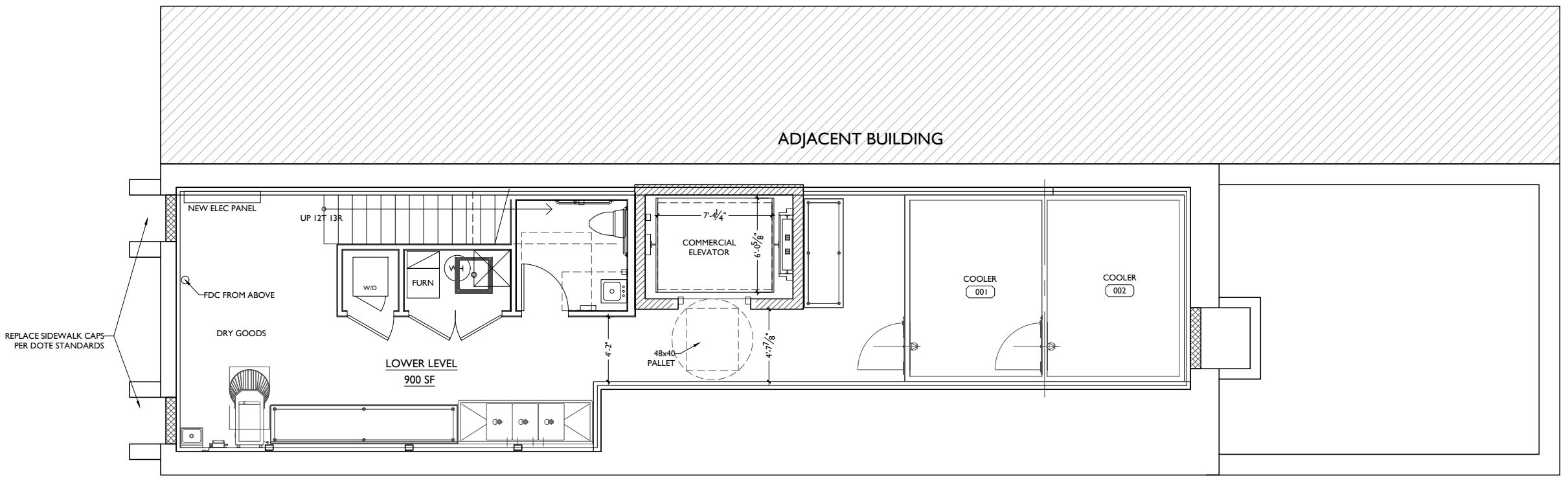
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REPLACE SIDEWALK CAPS PER DOTE STANDARDS

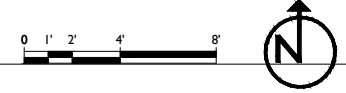
ADJACENT BUILDING

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.10



- # PARTITION TYPE: SEE SHEET A6.00
- # KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
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- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- 100A DOOR TAG. SEE SCHEDULE: A6.20
- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
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- SG OPENING CONTAINS SAFETY GLAZING
- X'-X' ELEVATION TAG

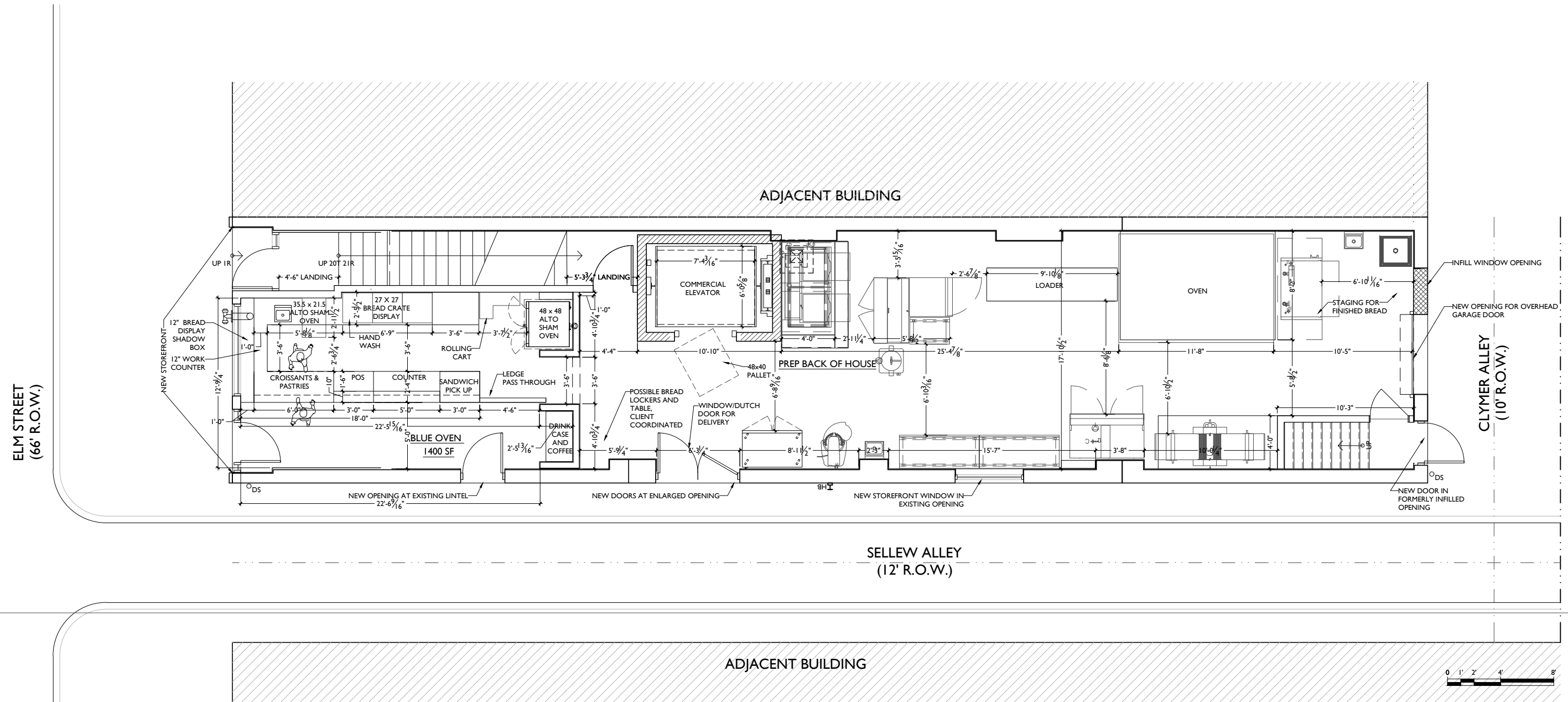
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BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

AI.II

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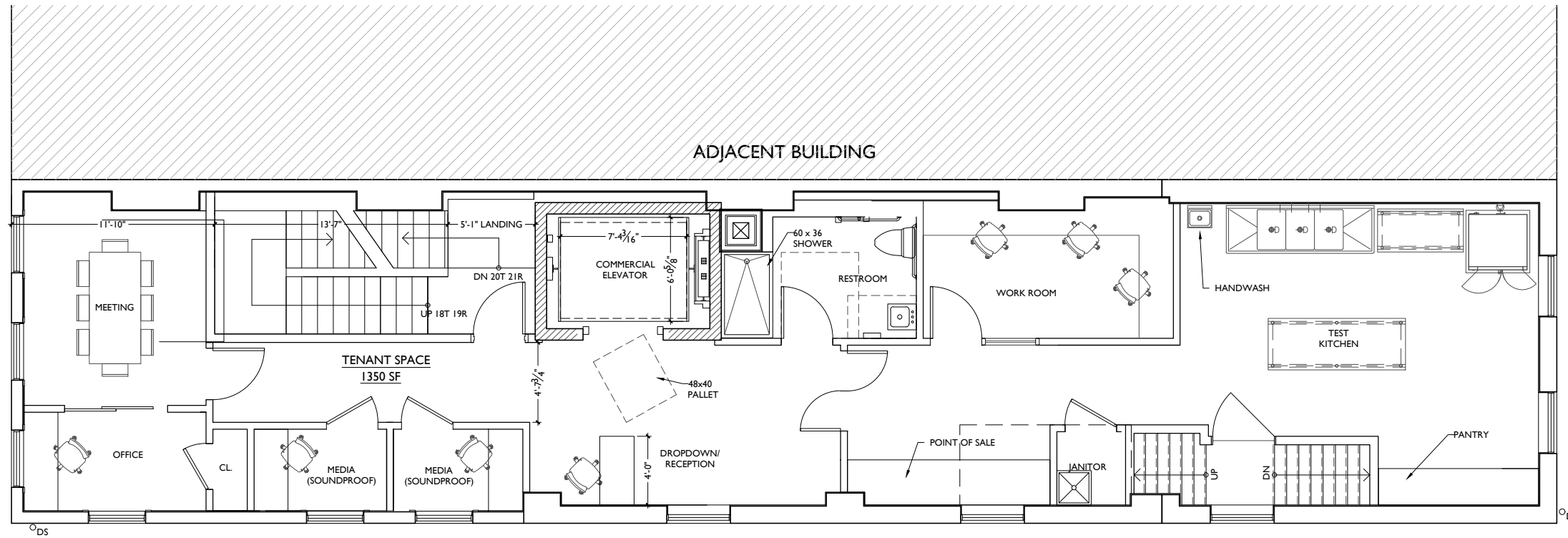
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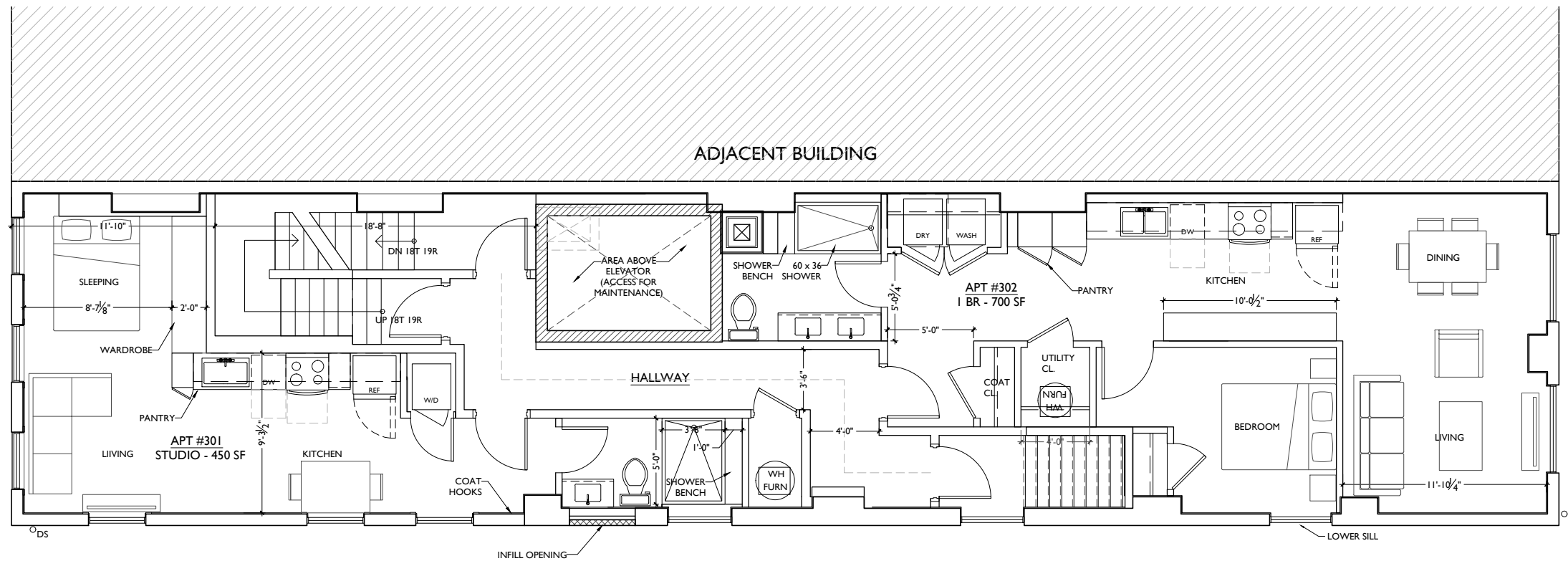
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INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.12



- # KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- 100A DOOR TAG. SEE SCHEDULE. A6.20
- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- X'-X" ELEVATION TAG



ADJACENT BUILDING

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
 INTERIOR RENOVATION
BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

Progress Dates
 12.23.2021 - DEMO PERMIT
 01.28.2022 - HCB SUBMISSION

Revisions

Design Team:
 SO, MR, JC, TB
 Drawn by:
 MR, TB

Job No: 21072 01.28.2022

AI.13

- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
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- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG

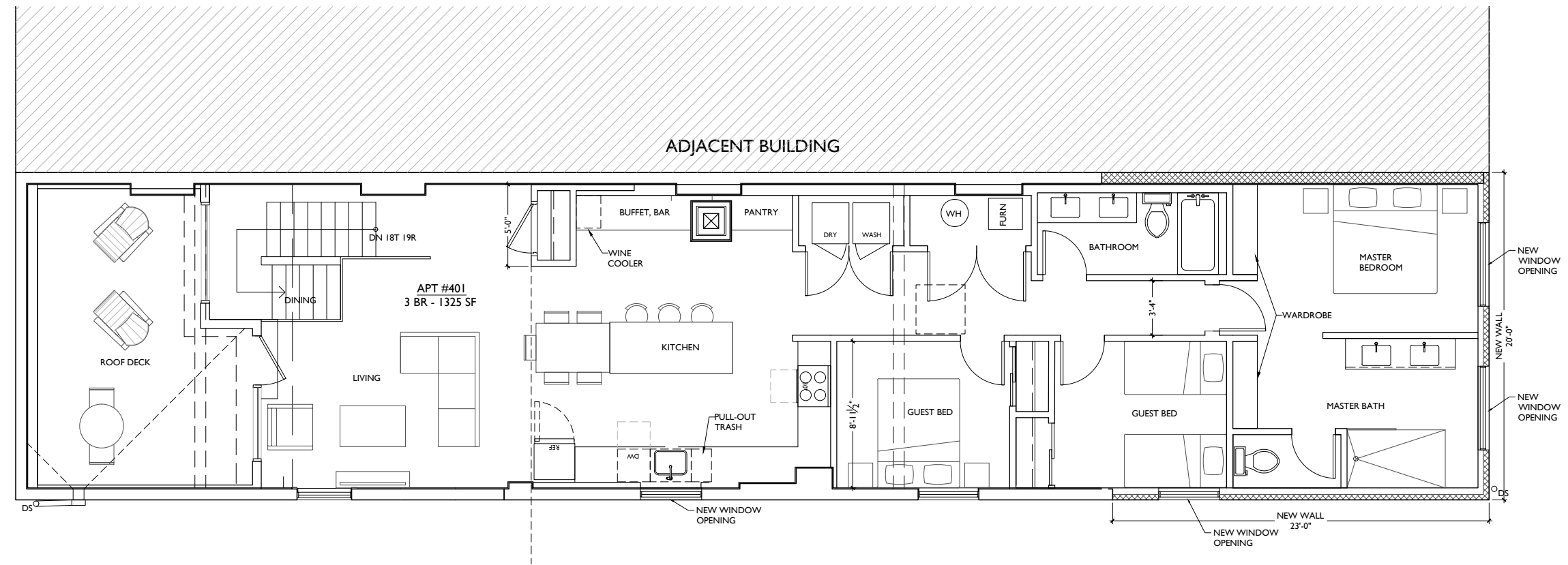
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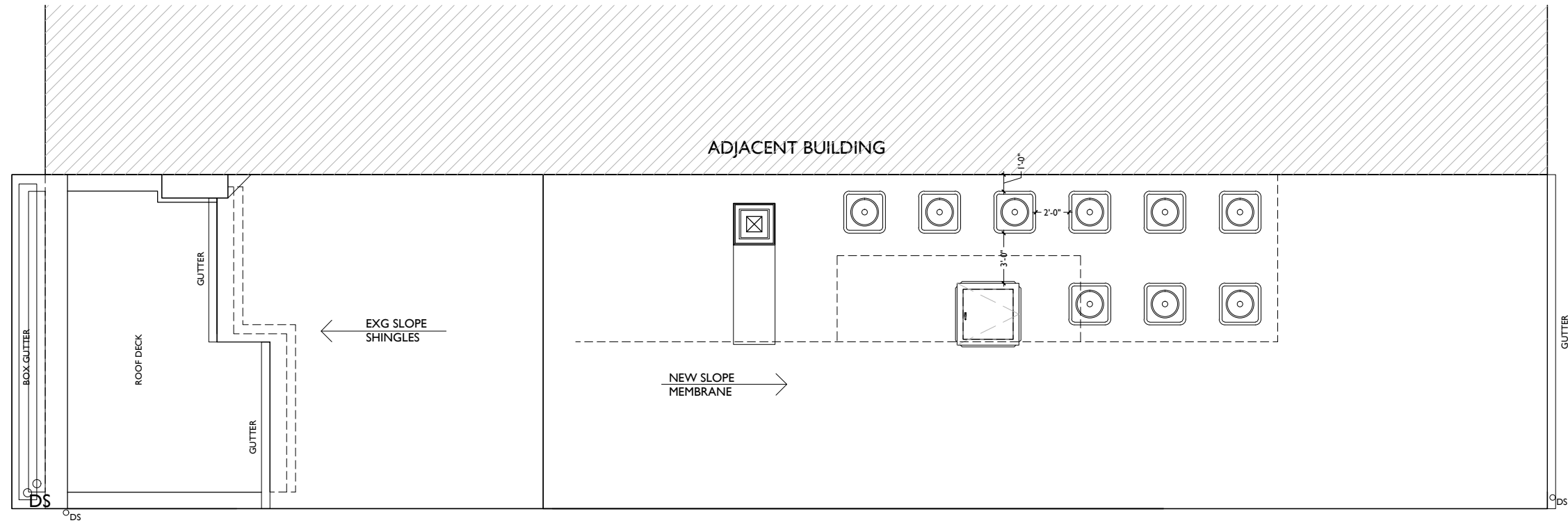
PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.14



- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
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- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG
- ELEVATION TAG



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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
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






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A1.15

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NOT FOR CONSTRUCTION

-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG

Progress Dates
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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.01

- # KEYNOTE
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- - - DEMO EXISTING WALL/ELEMENT
- ▨ DEMO EXISTING MASONRY WALL
- OBJECT OVERHEAD
- ▨ EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
- EXISTING STRUCTURAL MEMBER.
PROVIDE SHORING AS REQUIRED.
- ⬆ X'-X" ELEVATION TAG
- ⊕ CH: X'-X" CEILING HEIGHT TAG



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

EXISTING + DEMOLITION ELEVATION - SOUTH (SIDE / ALLEY) |

Progress Dates
12.23.2021 - DEMO PERMIT
01.28.2022 - HCB SUBMISSION

Revisions

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Drawn by:
MR, TB

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.02

- # KEYNOTE
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- - - DEMO EXISTING WALL/ELEMENT
- ▨ DEMO EXISTING MASONRY WALL
- OBJECT OVERHEAD
- ▨ EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED.
- EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
- X'-X" ELEVATION TAG
- CH: X'-X" CEILING HEIGHT TAG



SELLEW ALLEY
(12' R.O.W.)

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

EXISTING + DEMOLITION ELEVATION - EAST (REAR) |

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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.03

- KEYNOTE
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- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - WEST (FRONT / ELM STREET) |

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12.23.2021 - DEMO PERMIT
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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.11

- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
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- ELEVATION TAG



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - SOUTH (SIDE / ALLEY) | 1

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Job No: 21072 01.28.2022

A2.12

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- SG OPENING CONTAINS SAFETY GLAZING
- X'-X" ELEVATION TAG



SELLEW ALLEY
(12' R.O.W.)

REMOVE BRICK INFILL AT EXIT DOOR
NEW OVERHEAD DOOR OPENING
INFILL WINDOW OPENING



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - EAST (REAR) |

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12.23.2021 - DEMO PERMIT
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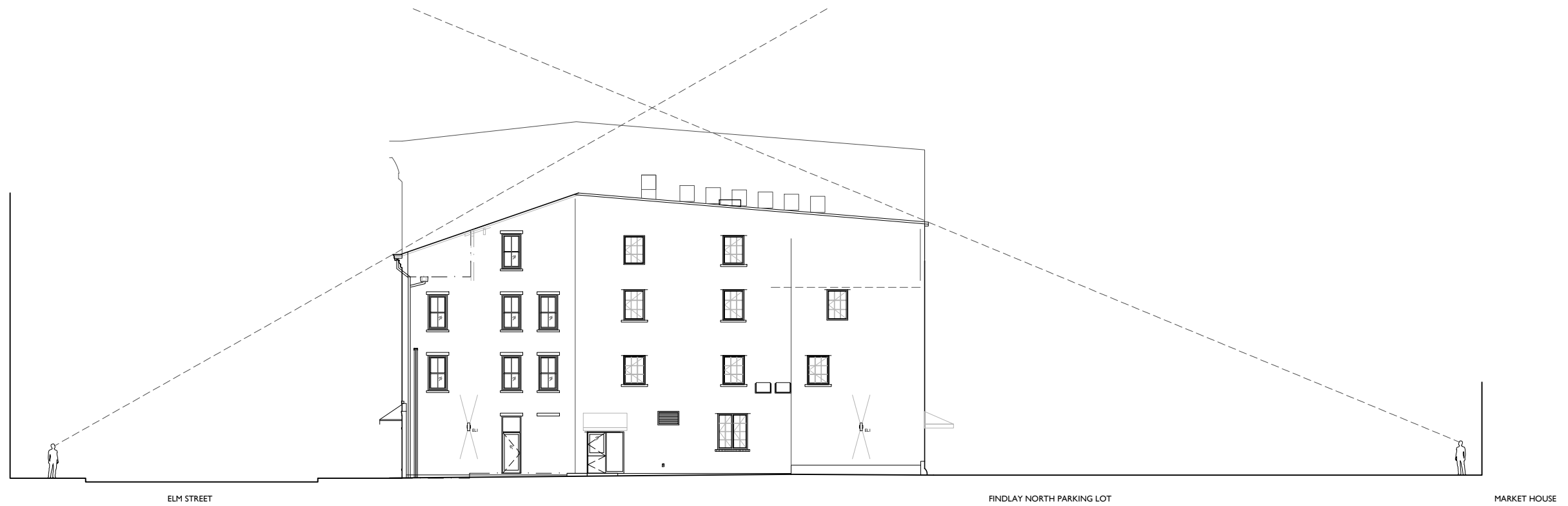
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A2.13

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ELM STREET

FINDLAY NORTH PARKING LOT

MARKET HOUSE



SCALE: 3/16" = 1'-0"

SIGHT LINE DIAGRAM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

INTERIOR RENOVATION
BLUE OVEN BAKERY
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A3.01

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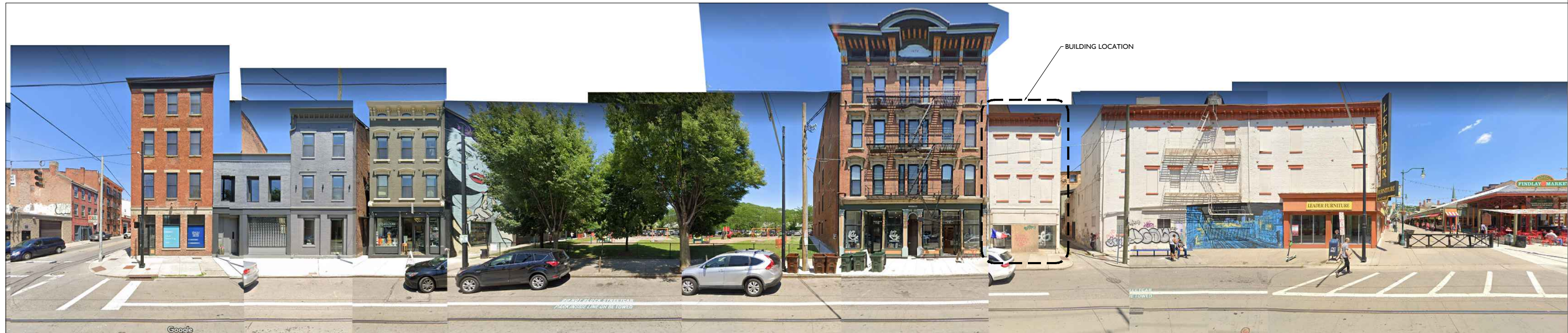
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 MR, TB



ELM STREET - WEST STREET ELEVATION | 2



ELM STREET - EAST STREET ELEVATION | 1

BUILDING LOCATION



CLYMER ALLEY - WEST STREET ELEVATION | 3

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
 INTERIOR RENOVATION
BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

Job No: 21072 | 01.01.2022

A4.01

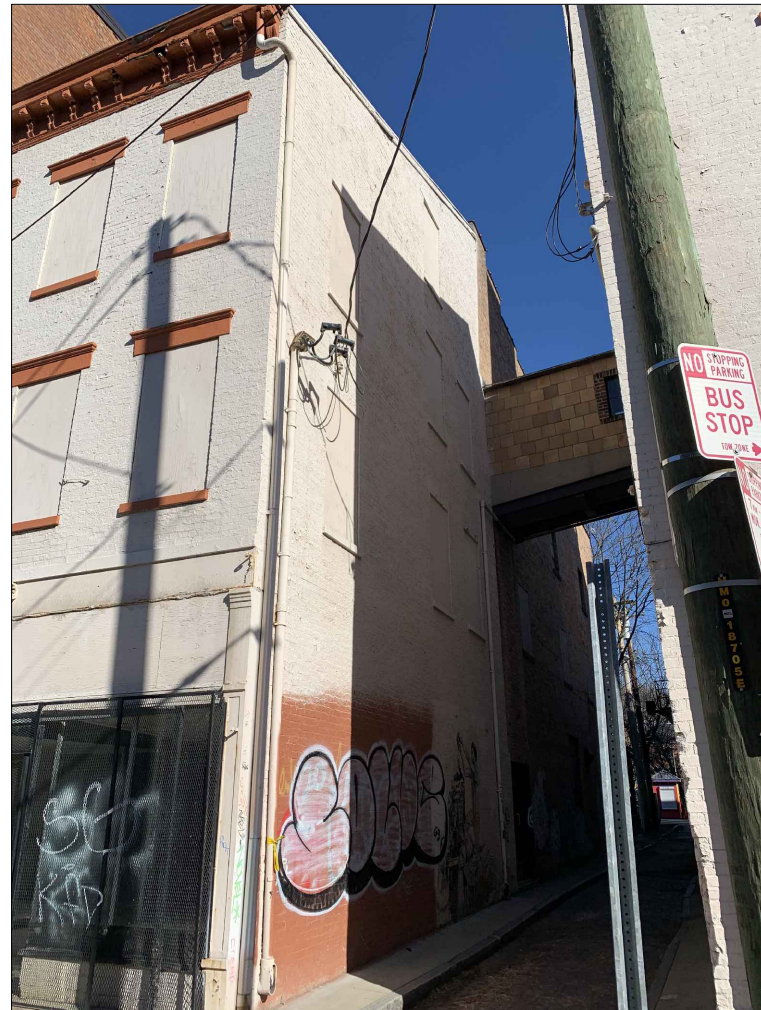
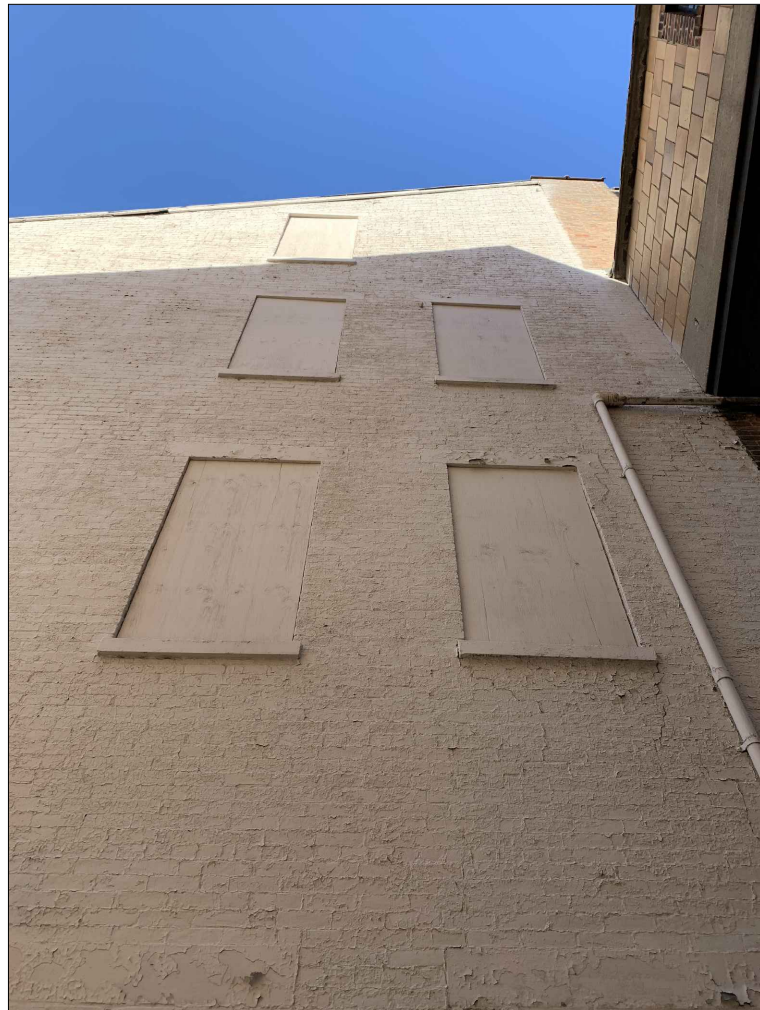
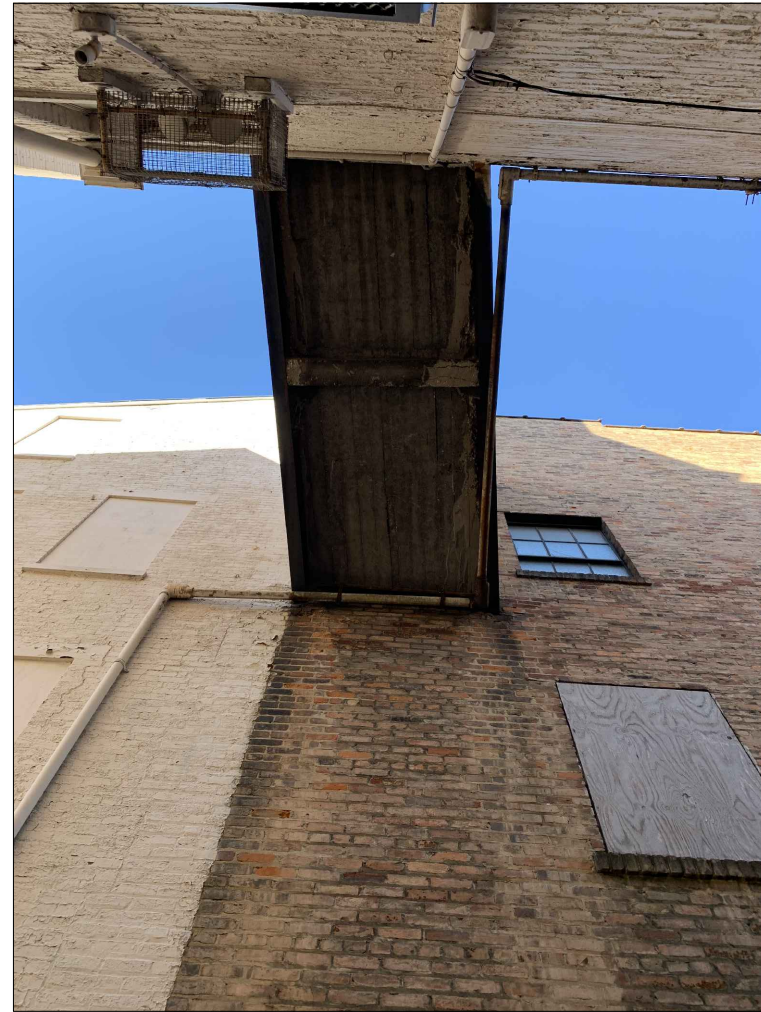
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EXTERIOR PHOTOS |

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BLUE OVEN BAKERY
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Job No: 21072 01.01.2022

A4.02

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ADJUDICATION/DENIAL LETTER

Date: 01/07/2022

Location: 1808 Elm St

Request: Roof Deck

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

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

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

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

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

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

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

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

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

PROPERTY OWNER INFO SAME AS ABOVE

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

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Melissa M Reddy Date: _____

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

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

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

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

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

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

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

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

Dusty Rhodes, Hamilton County Auditor

generated on 1/17/2022 2:37:54 PM EST

Property Report

Parcel ID 094-0008-0253-00	Address 1808 ELM ST	Index Order Parcel Number	Tax Year 2021 Payable 2022
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 480 - COMMERCIAL WAREHOUSE	Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01	Owner Name and Address BRIGHT BLUE LLC 3668 JACKSON PIKE WILLIAMSBURG OH 45176 (call 946-4015 if incorrect)	Tax Bill Mail Address BRIGHT BLUE LLC 3668 JACKSON PIKE WILLIAMSBURG OH 45176 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 17,410	Effective Tax Rate 88.991088	Total Tax \$1,577.50	
Property Description 1808 ELM ST 20 X 90 LOT 19 FINDLAY & GARRARD SUB BLK G			

Appraisal/Sales Summary	
Year Built	1876
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	10/25/2021
Last Sale Amount	\$345,000
Conveyance Number	284100
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.041

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	24,190
CAUV Value	0
Market Improvement Value	25,550
Market Total Value	49,740
TIF Value	15,940
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

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January 28, 2022

Historic Conservation Board
Attn Beth Johnson, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Blue Oven Bakery at 1808 Elm Street

To Whom It May Concern:

The proposed rehabilitation at 1808 Elm seeks to meet the Historic Conservation Guidelines. The project will make improvements and modifications to the building to accommodate a bakery on the first and second floors and basement level, with three residential apartments on the third and fourth floors. The bakery will have back-of-house production space as well as a retail storefront, and will include office space on the second floor.

The existing building was constructed in c.1865 as an L-shaped building with courtyard to the south, and later expanded to fill the entire lot. The front original portion has 2-over-2 double hung windows and the brick is painted. The rear expansion has multi-lite steel windows and is mostly unpainted. Several former openings have been modified or infilled over the life of the building. A bridge connects this building to the building across the alley to the south, but this will be removed (under a separate permit) and the opening will be infilled with brick to match adjacent.

The main proposed alterations to the exterior include the Elm Street storefront, roof alterations at the south and east facades, and window replacement.

Openings on First Floor:

West Façade: The storefront will be replaced. The existing storefront is non-original and consists of three bays, with a central deeply recessed entrance and elevated display platforms on either side. Original cast iron columns remain on the north and south ends.

The proposed work will replace the storefront, retaining the existing cast stone columns. The new storefront will be in 3 bays; the north bay will be a recessed entrance to the new circulation stair to the floors above. The center bay will be a storefront display

window. The south bay will be an entrance with sidelite into the retail space. Each bay will have a bulkhead base and transom, and a new fabric awning will be installed across the width of the building.

South Façade: A new doorway will be created at an existing lintel on the first floor for a new door with transom. The existing doorway in the center of the south façade will be widened slightly to accommodate a double door, and a fabric awning will be installed above. One existing window opening at the first floor will receive a new storefront window to provide a view from the alley into the new bakery space.

East Façade: A first floor window opening will be infilled with masonry to match. A former door opening will be re-opened for an egress door. A new central opening will be created for an overhead garage door and a fabric awning will be installed above.

Openings on Floors 2-4:

The existing windows will be replaced on floors 2-4. The window openings with 2-over-2 double hung windows will receive new 2-over-2 clad-wood double-hung windows. The existing window openings with steel windows and the new window openings in the east portion of the building will receive new single 3-over-3 or paired 2-over-2 clad-wood double-hung windows. The intent is to continue the multi-lite appearance but improve practical function for new spaces within. (E.g. Bedrooms on the 3rd and 4th floors require emergency escape and rescue openings.)

Roof alterations:

The fourth floor will be expanded to the east and a new roof will be installed, sloping from the existing ridge to the raised rear wall. The existing south parapet walls will be modified and extended up to the new roof with new rake/eave trim. The new walls will be faced with masonry to match the existing masonry façade.

New rooftop mechanical equipment and exhaust vents will be placed on the roof, and kept set back ~10' from the roof edges to minimize visibility from surrounding properties.

At the west end of the building, a portion of the roof will be removed to allow for a roof deck. New roof deck surface will be at the 3rd floor level with a new scupper connecting to existing downspout. The roof deck will not be visible from the street below.

Other:

The masonry walls will be gently cleaned, repaired and repointed as needed according to the HCB guidelines. The infilled openings and the expanded wall at the south and east facades will match the existing brick. The front portion of the building and the lower level along the alley where currently painted will be repainted.

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

Melissa Reddy
Architect



January 25, 2022

Historic Conservation Board

Re: Development at 1808 Elm St.

It is my pleasure to recommend and support Blue Oven Bakery establishing a brick and mortar business at 1808 Elm St. During the past 15 years, Findlay Market has worked with Blue Oven Bakery as a merchant tenant. The result of that 15 year relationship between Findlay Market and Blue Oven Bakery has been increased customer traffic, job creation, an appreciation for the neighborhood, donations of baked goods to help combat hunger and homelessness, and in general a lot of good will for the neighborhood.

Blue Oven Bakery is a unique position, after experiencing a fire that completely wiped out its production facility 8/20/20. Findlay Kitchen was able to partner with Blue Oven to accommodate their continued operations as they began to look at options to rebuild or relocate their commissary kitchen. Options existed throughout the city, including locations outside of Cincinnati, and even in neighboring states.

Supporting small business is at the core of what Findlay Market is all about, and keeping a core/contributing business at the market and in the neighborhood was a key consideration in our support. When they opportunity came available at 1808 Elm Street, we were thrilled to see Blue Oven look at this as an opportunity to expand and deepen the commitment to the market and the neighborhood.

We believe Blue Oven will be a great steward and neighbor at 1808 Elm st, and believe the plans that Blue Oven has for operations at this location will be beneficial and contributing to the neighborhood.

The Corporation for Findlay Market supports their plans to redevelop 1808 Elm St.

Sincerely,

Joe Hansbauer
President & CEO – Corporation for Findlay Market.

BLUE OVEN BAKERY INTERIOR RENOVATION

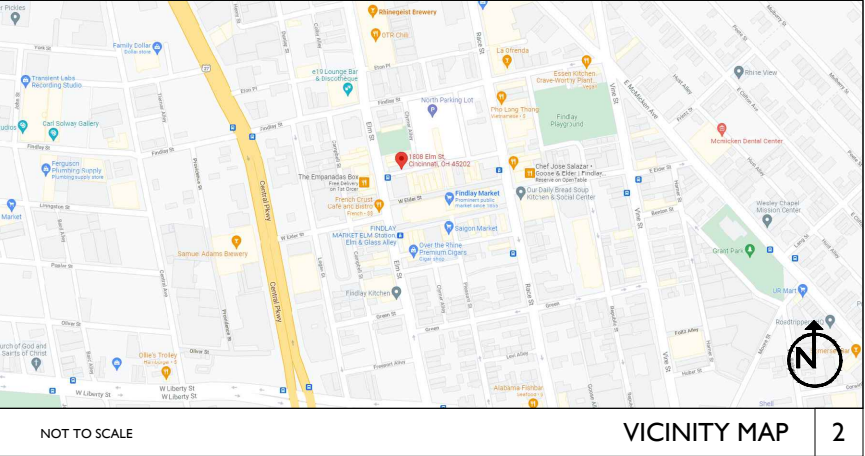
CONTRACTOR
CUTTER CONSTRUCTION, INC.
4209 ALEXANDRIA PIKE
COLD SPRING, KY 41076
(859)-781-6924

ARCHITECT
PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, SUITE 300
CINCINNATI, OH 45202
(513) 871-1850

1808 ELM ST
CINCINNATI, OH 45202

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NOT TO SCALE VICINITY MAP 2

ARCHITECTURAL		SHEET LIST	
A0.00	COVER SHEET	A4.01	STREET ELEVATIONS
A0.10	SITE PLANS	A4.02	EXTERIOR PHOTOS
A1.00	EXG + DEMOLITION PLAN		
A1.01	EXG + DEMOLITION PLAN		
A1.02	EXG + DEMOLITION PLAN		
A1.03	EXG + DEMOLITION PLAN		
A1.04	EXG + DEMOLITION PLAN		
A1.05	EXG + DEMOLITION PLAN		
A1.10	NEW WORK PLAN		
A1.11	NEW WORK PLAN		
A1.12	NEW WORK PLAN		
A1.13	NEW WORK PLAN		
A1.14	NEW WORK PLAN		
A1.15	NEW WORK PLAN		
A2.01	EXG + DEMOLITION ELEV.		
A2.02	EXG + DEMOLITION ELEV.		
A2.03	EXG + DEMOLITION ELEV.		
A2.11	NEW WORK ELEVATION		
A2.12	NEW WORK ELEVATION		
A2.13	NEW WORK ELEVATION		
A3.01	SIGHT LINE DIAGRAM		

SYMBOLS	
	FE = WALL MOUNTED FIRE EXTINGUISHER
	SMOKE DETECTOR
	PARTITION TYPE; SEE A6.00 SERIES
	KEYNOTE
	ACCESS TO MEANS OF EGRESS
	EXISTING WALL
	NEW PARTITION WALL
	1-HR FIRE RATING 2-HR FIRE RATING
	NEW DROPPED CEILING/SOFFIT. SEE RCP FOR ELEVATION INFO.
	DOOR DESIGNATION; SEE A6.00 SERIES
	WINDOW DESIGNATION; SEE A6.00 SERIES
	SAFETY GLAZING
	MATERIAL TAG
	STOREFRONT DESIGNATION; SEE A6.00 SERIES
	NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: FR INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET)
	REVISION CLOUD WITH REVISION TAG.
	CENTER LINE TAG
	ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
	ELEVATION TAG
	INTERIOR ELEVATION TAG
	SECTION CUT TAG
	DETAIL CALLOUT

CODE NOTES



NOT TO SCALE STREET VIEW 1

ABBREVIATIONS									
ADJ	ADJACENT	DIAG	DIAGONAL	FDN	FOUNDATION	MEP	MECHANICAL, ELECTRIC & PLUMBING	REV	REVISED/REVISION
A.F.F.	ABOVE FINISH FLOOR	DIA or Ø	DIAMETER	FE	FIRE EXTINGUISHER	MIN	MINIMUM	R.O.	ROUGH OPENING
ALT	ALTERNATE	DIM(S)	DIMENSION(S)	F.F.E.	FINISH FLOOR ELEVATION	MAX	MAXIMUM	R.O.W.	RIGHT OF WAY
ALUM	ALUMINUM	D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	FLR	FLOOR	MANUF	MANUFACTURER	SECT	SECTION
APPROX	APPROXIMATELY	D.L.	DEAD LOAD	FTG	FOOTING	N/A	NOT APPLICABLE	SIM	SIMILAR
APT	APARTMENT	D.S.	DOWNSPOUT	G.C.	GENERAL CONTRACTOR	N.I.C.	NOT IN CONTRACT	SF	SQUARE FEET
BD	BOARD	D.TL(S)	DETAIL(S)	GYP	GYPSUM	N.I.S.	NOT IN SCOPE	SPEC	SPECIFICATION
BLDG	BUILDING	DWG(S)	DRAWING(S)	H.M.	HOLLOW METAL	N.T.S.	NOT TO SCALE	STRUCT	STRUCTURAL
C.L.	CENTER LINE	EA	EACH	HR	HOUR	O.C.	ON CENTER	T.O. or T/	TOP OF
C.J.	CONTROL JOINT	ELEC	ELECTRICAL	HORIZ	HORIZONTAL	OBC	OHIO BUILDING CODE	T&G	TONGUE & GROOVE
CLG	CEILING	ELEV(S)	ELEVATION(S)	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
CLR	CLEAR DIMENSION	EJ	EXPANSION JOINT	INCL	INCLUDED/ INCLUDING	OPP	OPPOSITE	UN.O.	UNLESS NOTED OTHERWISE
C.M.U.	CONCRETE MASONRY UNIT	EQ	EQUAL	INFO	INFORMATION	OV	OVER	VAPOR	VAPOR BARRIER
COL	COLUMN	EXG	EXISTING	INSUL	INSULATED/ INSULATING	PLWD	PLYWOOD	VERT	VERTICAL
CONC	CONCRETE	EXT	EXTERIOR	INT	INTERIOR	PLUMB	PLUMBING	V.I.F. or ±	VERIFY IN FIELD
CONT	CONTINUOUS/ CONTINUED	FDC	FIRE DEPARTMENT CONNECTION	LL	LIVE LOAD	PT.	PRESSURE TREATED	W/	WITH
CONTR	CONTRACTOR			MATL	MATERIAL	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
				MECH	MECHANICAL	REQ	REQUIRED	WD	WOOD

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.01.2022

A0.00

Progress Dates
12.23.2021 - DEMO PERMIT
01.28.2022 - HCB SUBMISSION

Revisions

Design Team:
SO, MR, JC, TB
Drawn by:
MR, TB



1/16"=1'-0"



SITE | 1

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BLUE OVEN BAKERY
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Job No: 21072 | 01.01.2022

A0.10











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 Drawn by:
 MR, TB

Revisions

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-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
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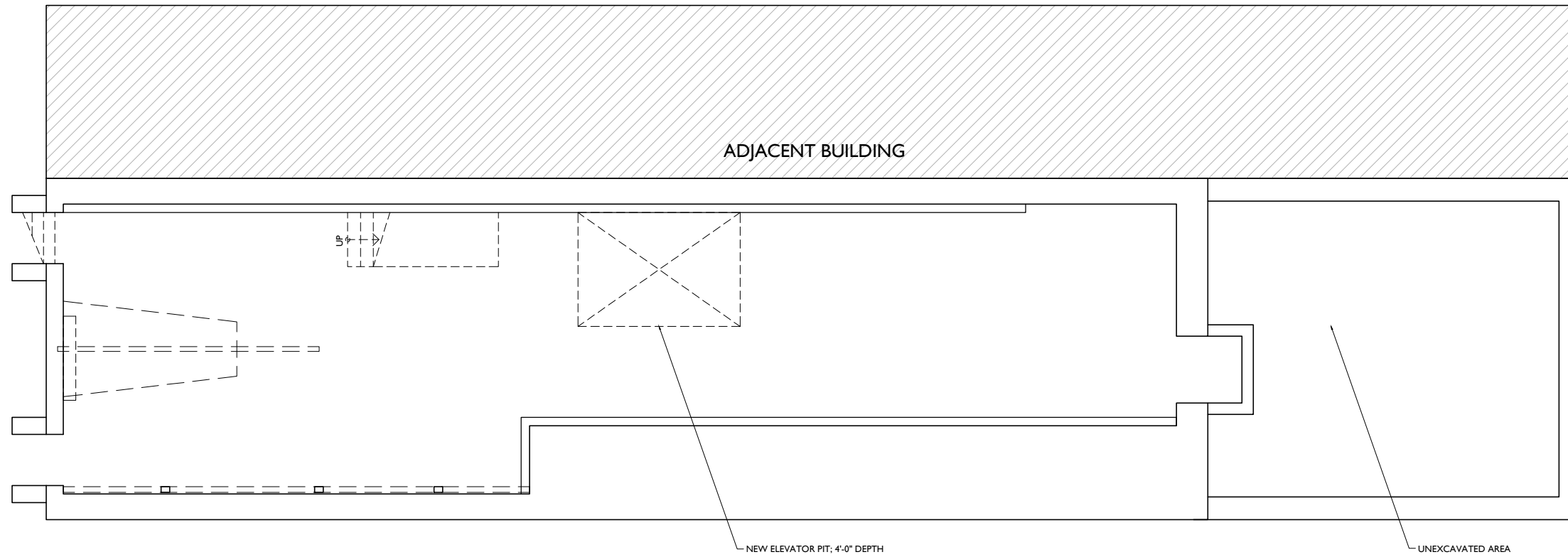
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









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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.00



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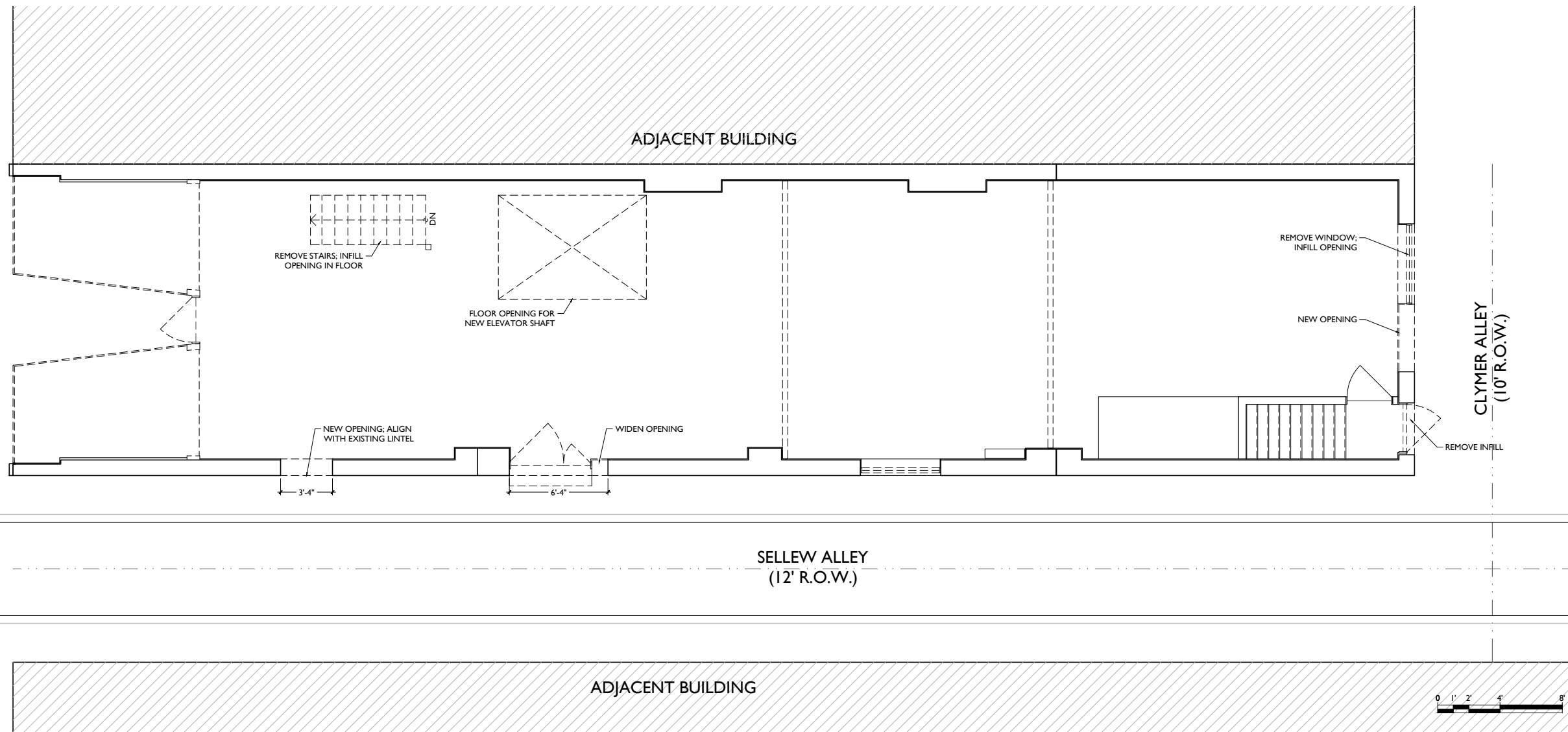
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Revisions

Design Team:
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Drawn by:
MR, TB

ELM STREET
(66' R.O.W.)



CLYMER ALLEY
(10' R.O.W.)

SELLEW ALLEY
(12' R.O.W.)

ADJACENT BUILDING

ADJACENT BUILDING













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A1.01

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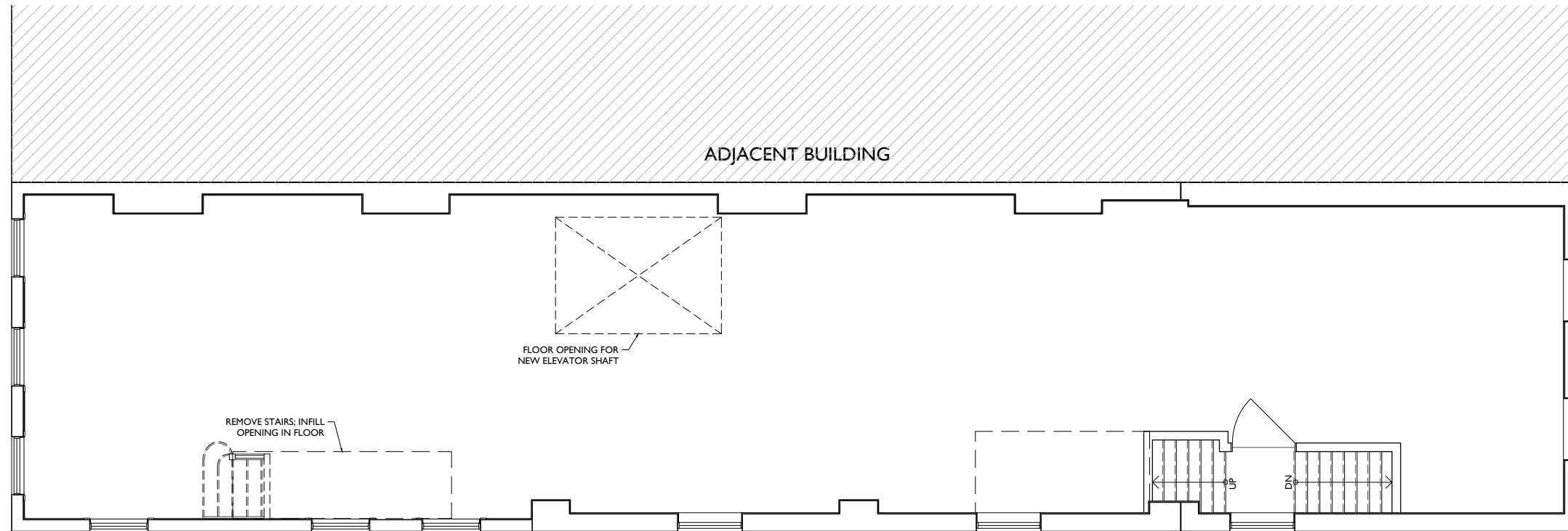
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









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CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.02



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-  EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
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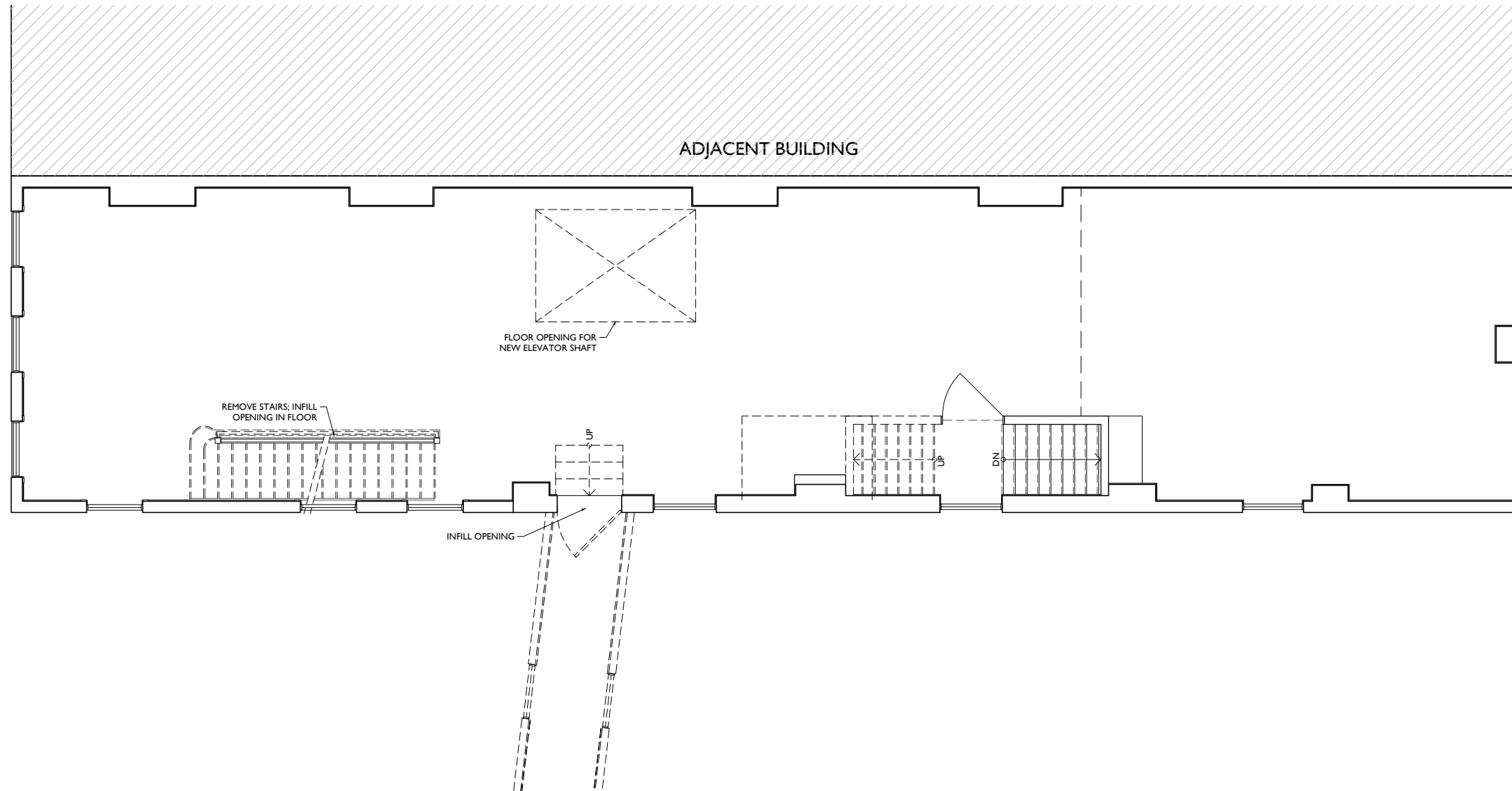
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Revisions
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Design Team:
 SO, MR, JC, TB
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BLUE OVEN BAKERY
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 CINCINNATI, OH 45202

Job No: 21072 | 01.28.2022

A1.03

- KEYNOTE
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- DEMO EXISTING WALL/ELEMENT
- DEMO EXISTING MASONRY WALL
- OBJECT OVERHEAD
- EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
- EXISTING STRUCTURAL MEMBER.
PROVIDE SHORING AS REQUIRED.
- 'X'-'X"' ELEVATION TAG
- CH: 'X'-'X"' CEILING HEIGHT TAG

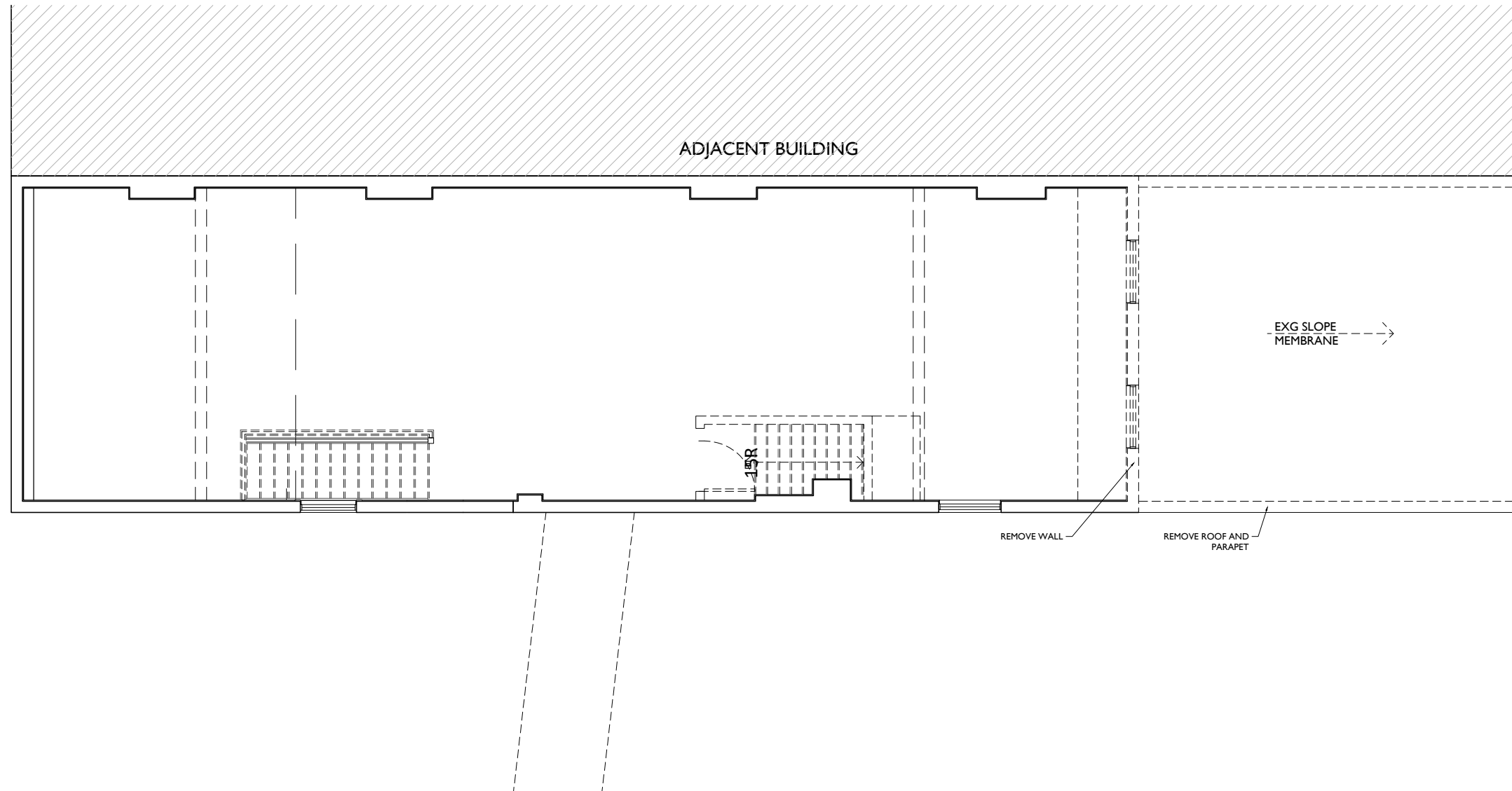
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





Design Team:
SO, MR, JC, TB
Drawn by:
MR, TB



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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER.
PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG

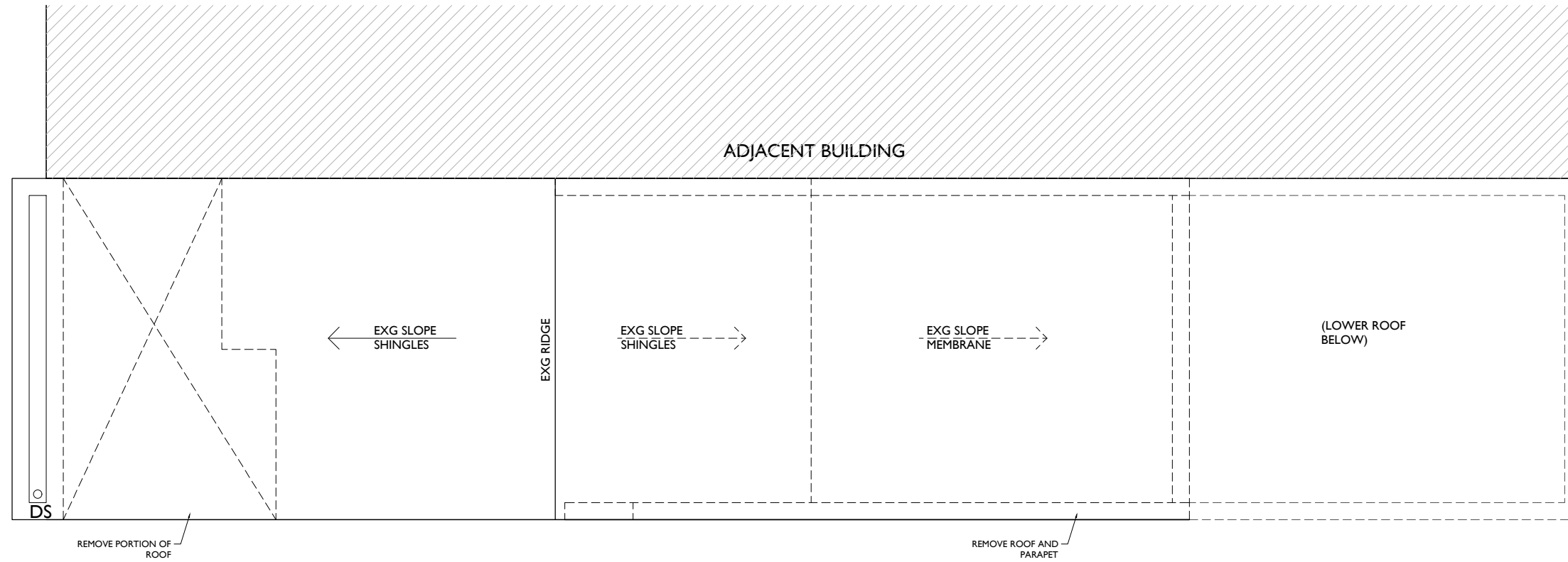
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Design Team:
SO, MR, JC, TB
Drawn by:
MR, TB



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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.05



- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- DOOR TAG. SEE SCHEDULE: A6.20
- WINDOW DESIGNATION. SEE A6.30
- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG

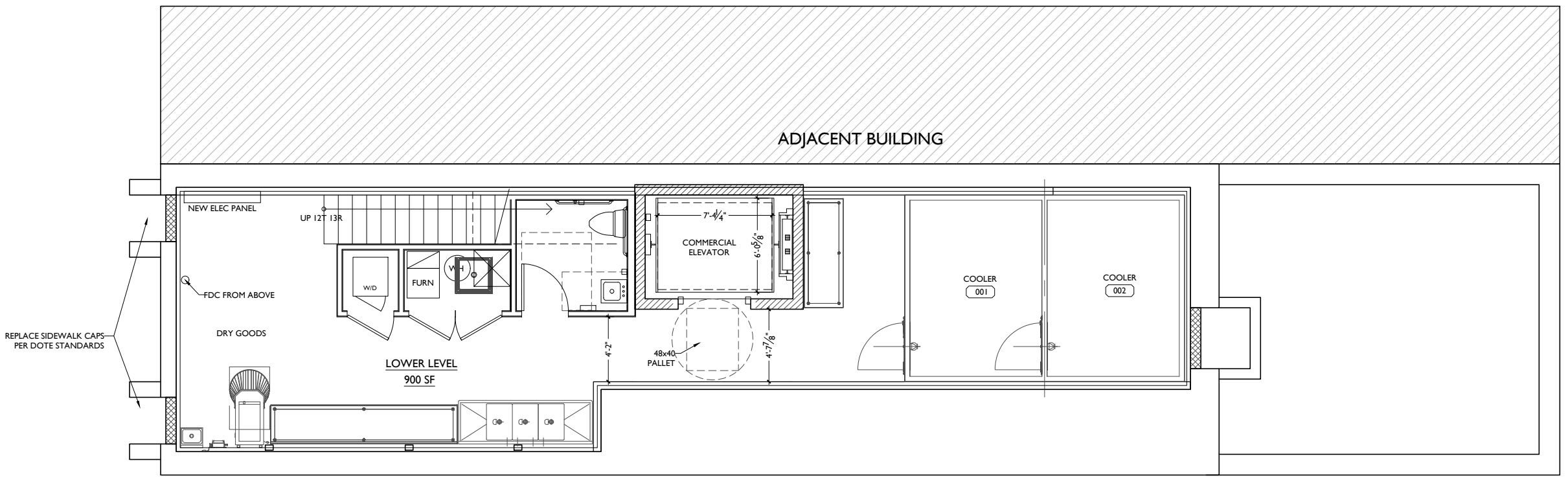
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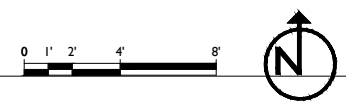


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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.10



- # PARTITION TYPE: SEE SHEET A6.00
- # KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- 100A DOOR TAG. SEE SCHEDULE: A6.20
- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- X'-X' ELEVATION TAG

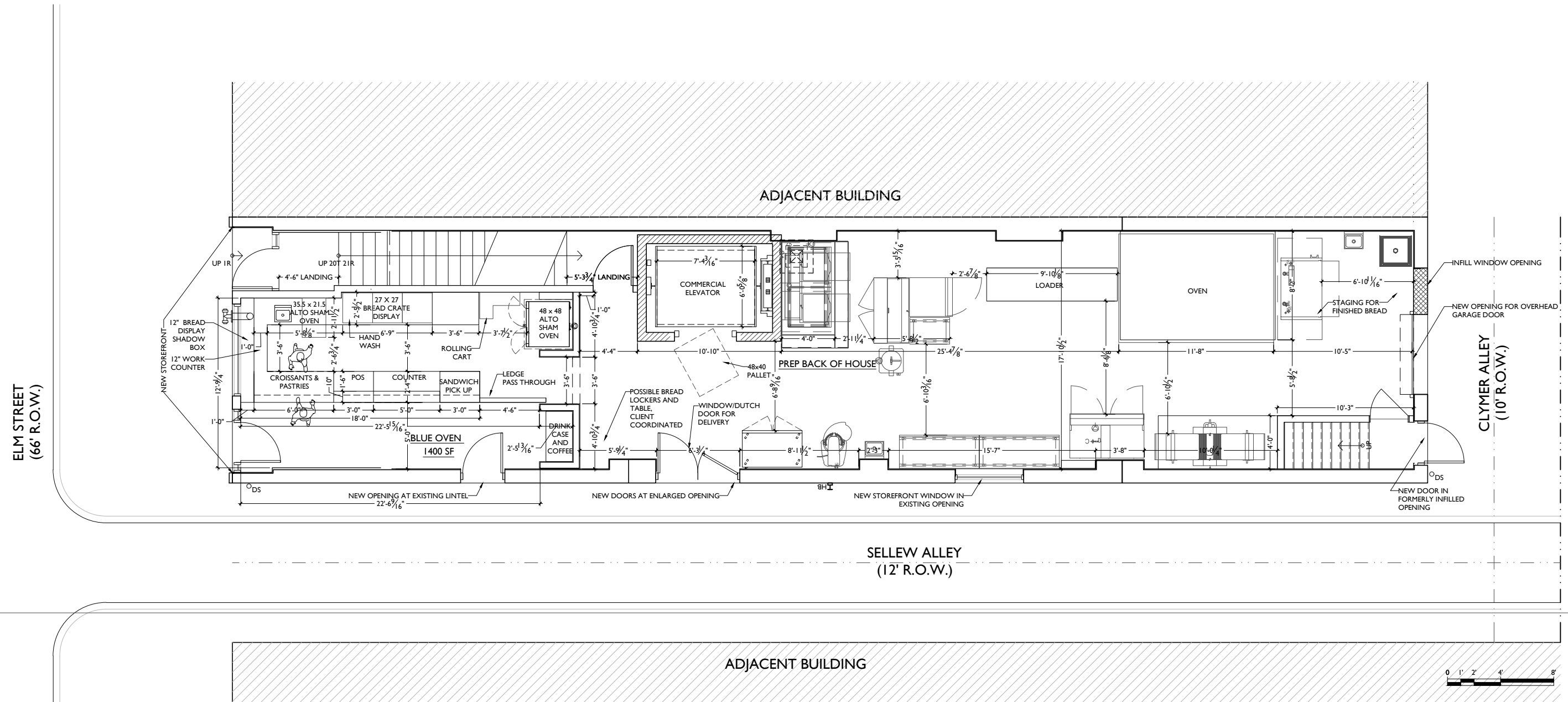
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Drawn by:
MR, TB



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

FIRST FLOOR NEW WORK PLAN |

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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

AI.II

- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
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- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG

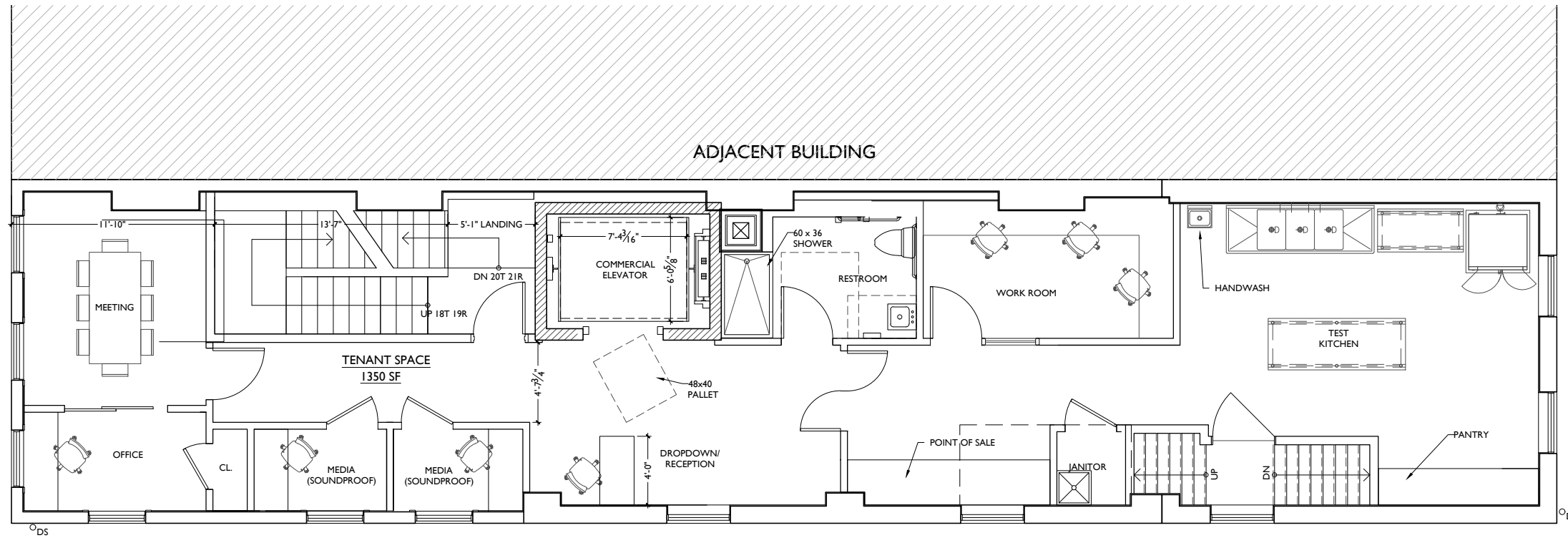
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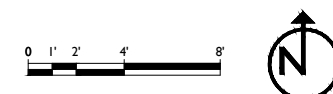
ADJACENT BUILDING

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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.12



- # KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- 100A DOOR TAG. SEE SCHEDULE. A6.20
- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- X'-X" ELEVATION TAG

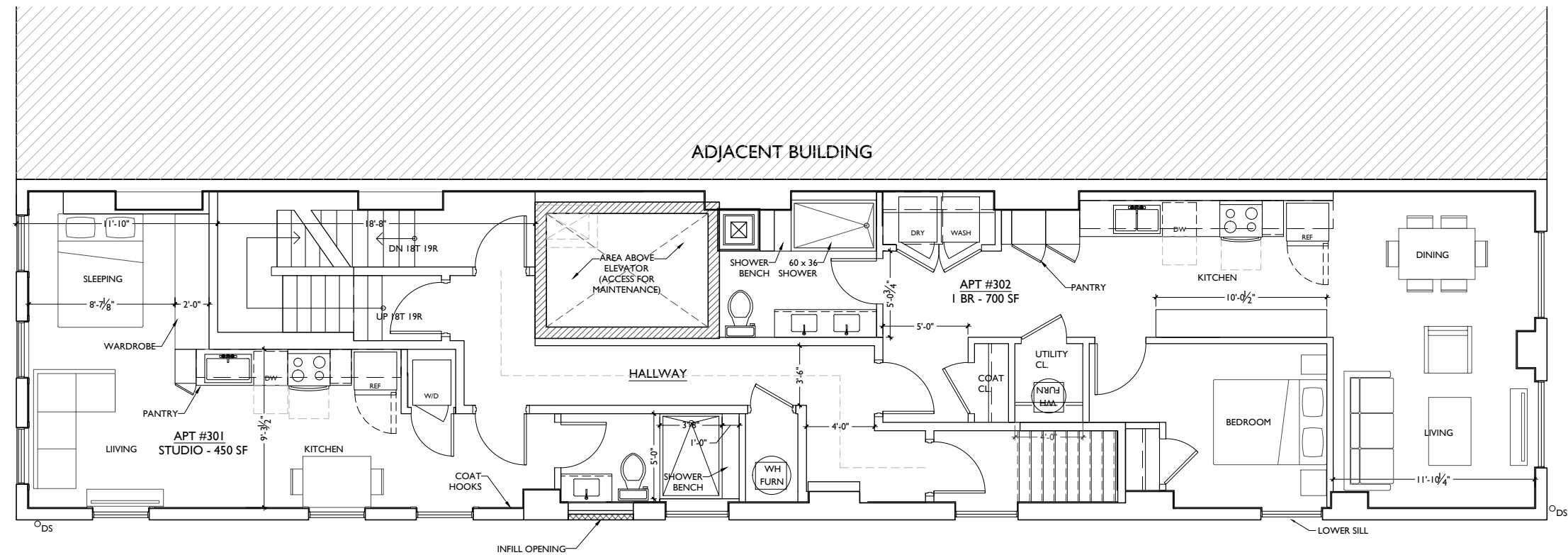
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Drawn by:
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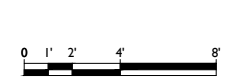


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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.13



- # PARTITION TYPE: SEE SHEET A6.00
- # KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- 100A DOOR TAG. SEE SCHEDULE: A6.20
- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- X'-X" ELEVATION TAG

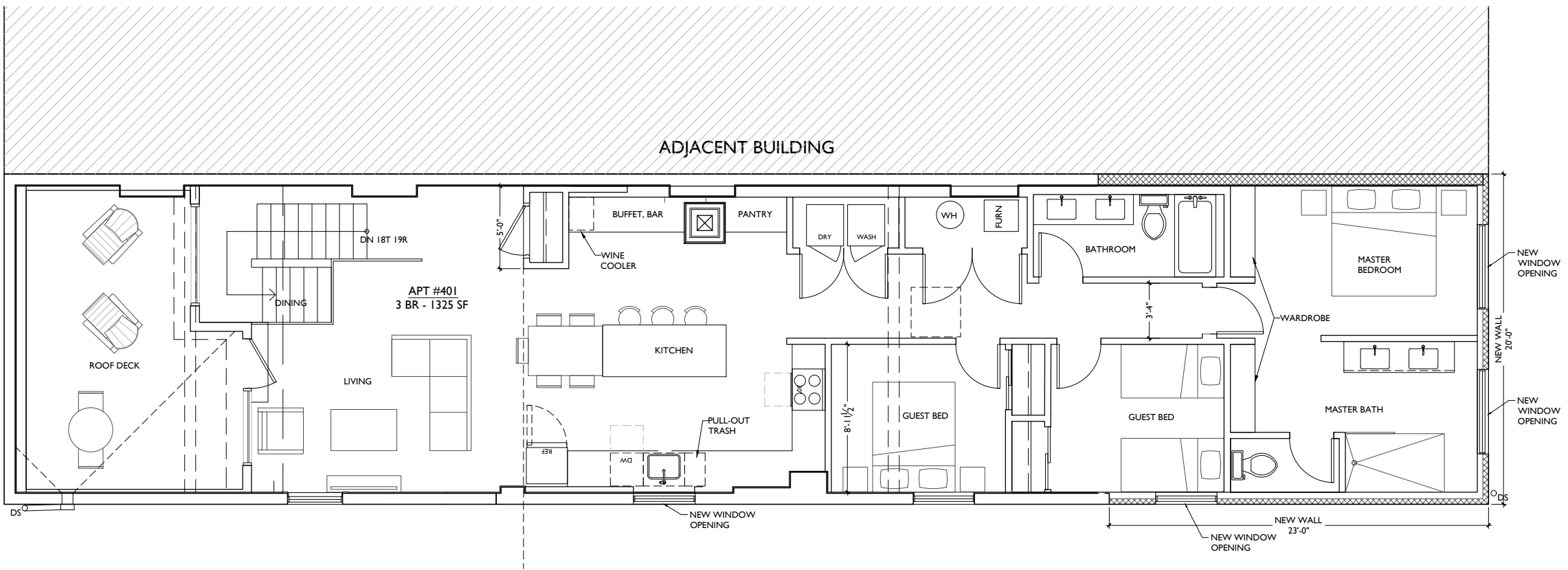
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Drawn by:
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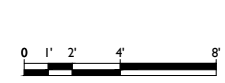
ADJACENT BUILDING

NOT FOR CONSTRUCTION

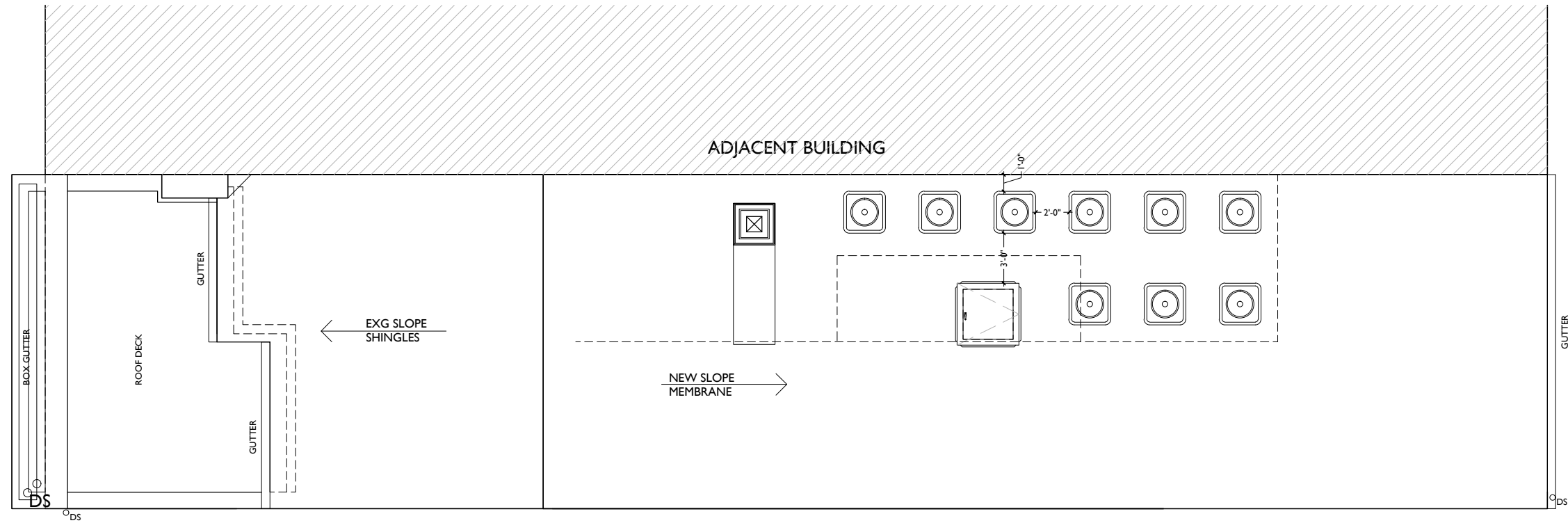
PROPOSED PROJECT:
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BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A1.14



- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- DOOR TAG. SEE SCHEDULE: A6.20
- WINDOW DESIGNATION. SEE A6.30
- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG



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Design Team:
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Drawn by:
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









PROPOSED PROJECT:
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BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 | 01.28.2022

A1.15

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-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG



SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - WEST (FRONT / ELM STREET) |

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PROPOSED PROJECT:
 INTERIOR RENOVATION
BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.01

- # KEYNOTE
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- - - DEMO EXISTING WALL/ELEMENT
- ▨ DEMO EXISTING MASONRY WALL
- OBJECT OVERHEAD
- ▨ EXISTING FLOOR/ROOF TO BE REMOVED
PROVIDE SHORING AS REQUIRED.
- EXISTING STRUCTURAL MEMBER.
PROVIDE SHORING AS REQUIRED.
- ⬆ X'-X" ELEVATION TAG
- ⊕ CH: X'-X" CEILING HEIGHT TAG



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

EXISTING + DEMOLITION ELEVATION - SOUTH (SIDE / ALLEY) |

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









Design Team:
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Drawn by:
MR, TB

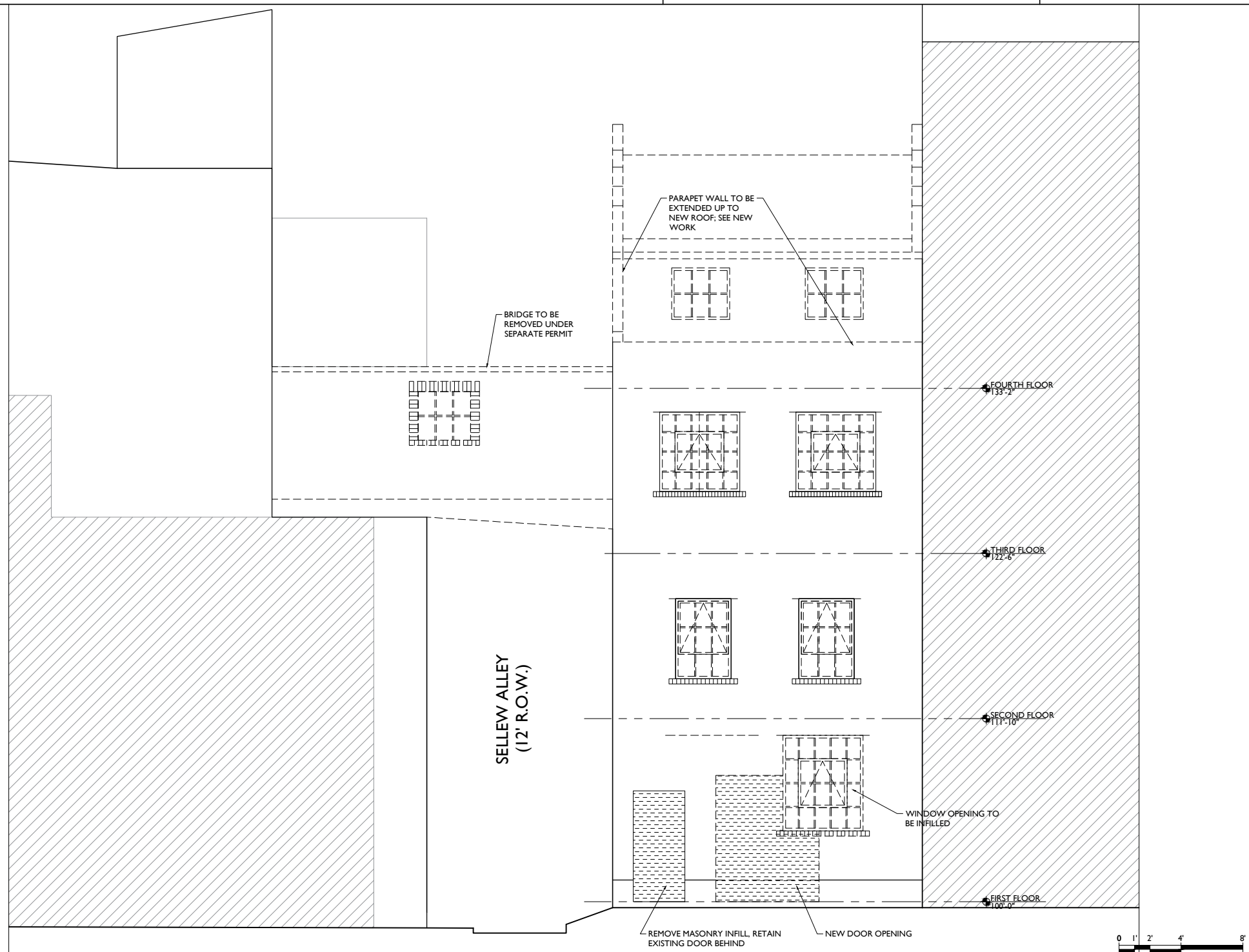
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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.02

-  KEYNOTE
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR WALL TO REMAIN
-  DEMO EXISTING WALL/ELEMENT
-  DEMO EXISTING MASONRY WALL
-  OBJECT OVERHEAD
-  EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED.
-  EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
-  "X'-X" ELEVATION TAG
-  CH: "X'-X" CEILING HEIGHT TAG



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

EXISTING + DEMOLITION ELEVATION - EAST (REAR) |

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 Drawn by:
 MR, TB

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PROPOSED PROJECT:
 INTERIOR RENOVATION
BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

Job No: 21072 | 01.28.2022

A2.03

- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT - SEE STRUCT DWGS
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
- DOOR TAG. SEE SCHEDULE: A6.20
- WINDOW DESIGNATION. SEE A6.30
- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - WEST (FRONT / ELM STREET) |

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Drawn by:
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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.11

- PARTITION TYPE: SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
- NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
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- DOOR TAG. SEE SCHEDULE: A6.20
- WINDOW DESIGNATION. SEE A6.30
- STOREFRONT DESIGNATION. SEE A6.10
- NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)
- EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- ELEVATION TAG



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - SOUTH (SIDE / ALLEY) | 1

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PROPOSED PROJECT:
INTERIOR RENOVATION
BLUE OVEN BAKERY
1808 ELM ST
CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.12

- # KEYNOTE
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- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING: SEE SHEET A6.00
- 2-HR FIRE RATING: SEE SHEET A6.00
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- A WINDOW DESIGNATION. SEE A6.30
- SFA STOREFRONT DESIGNATION. SEE A6.10
- FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
- SG EMERGENCY EGRESS EXIT
- SG OPENING CONTAINS SAFETY GLAZING
- X'-X" ELEVATION TAG



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - EAST (REAR) |

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Design Team:
 SO, MR, JC, TB
 Drawn by:
 MR, TB

NOT FOR CONSTRUCTION

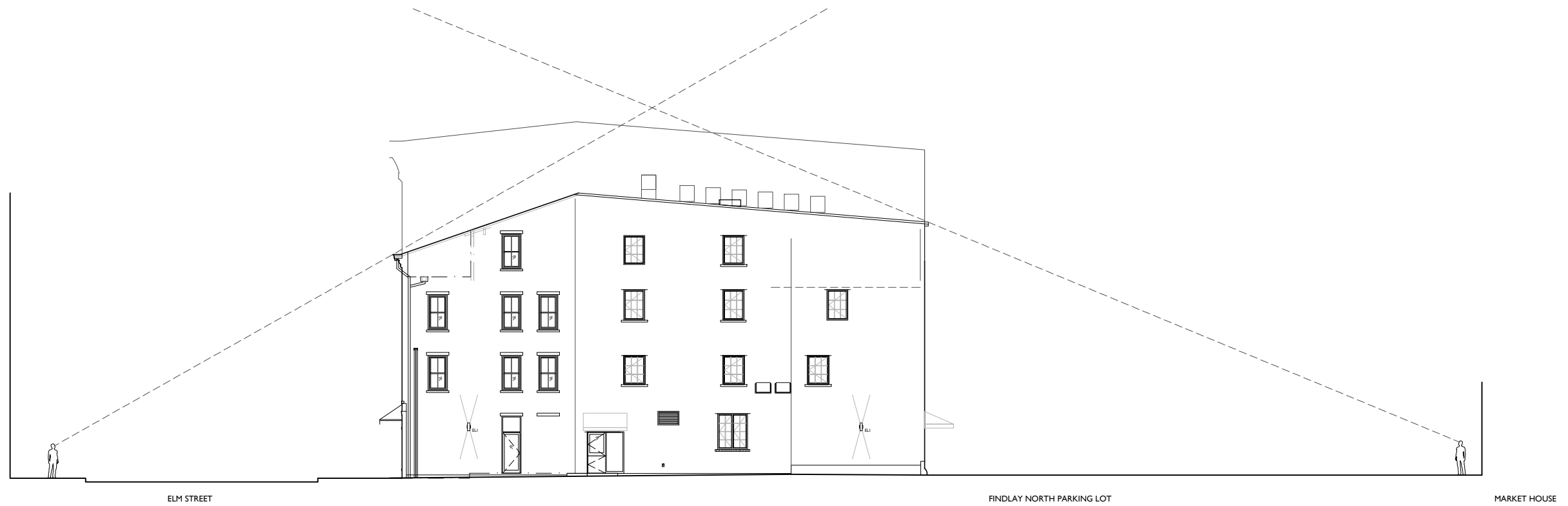
PROPOSED PROJECT:
 INTERIOR RENOVATION
BLUE OVEN BAKERY
 1808 ELM ST
 CINCINNATI, OH 45202

Job No: 21072 01.28.2022

A2.13

PLATTE
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ELM STREET

FINDLAY NORTH PARKING LOT

MARKET HOUSE



SCALE: 3/16" = 1'-0"

SIGHT LINE DIAGRAM

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PROPOSED PROJECT:

INTERIOR RENOVATION
BLUE OVEN BAKERY
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A3.01

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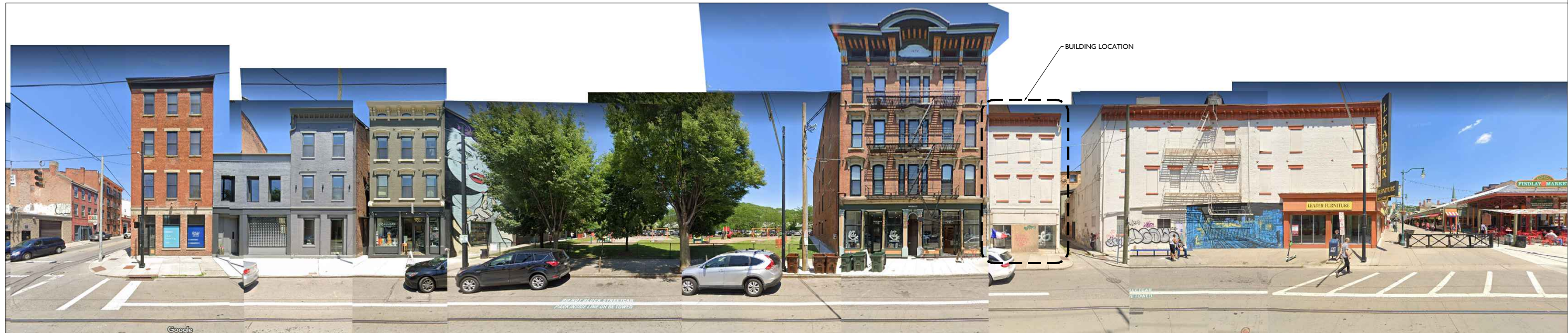
Progress Dates
 12.23.2021 - DEMO PERMIT
 01.28.2022 - HCB SUBMISSION

Revisions

Design Team:
 SO, MR, JC, TB
 Drawn by:
 MR, TB



ELM STREET - WEST STREET ELEVATION | 2



ELM STREET - EAST STREET ELEVATION | 1

BUILDING LOCATION



CLYMER ALLEY - WEST STREET ELEVATION | 3

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PROPOSED PROJECT:
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BLUE OVEN BAKERY
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 CINCINNATI, OH 45202

Job No: 21072 | 01.01.2022

A4.01

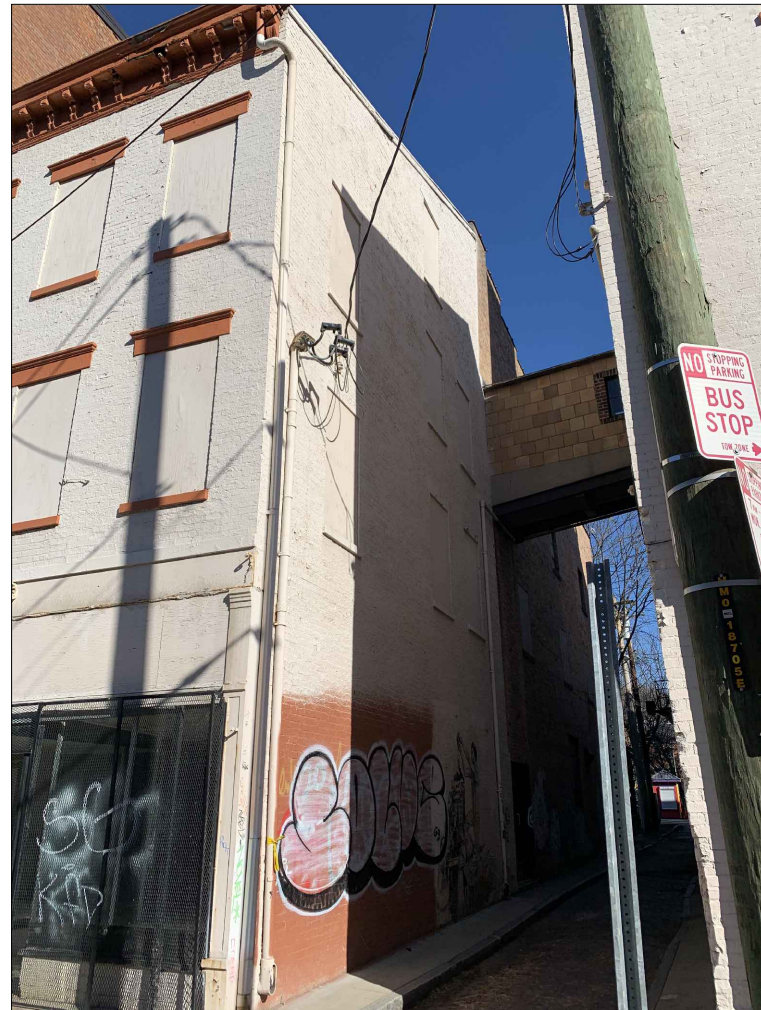
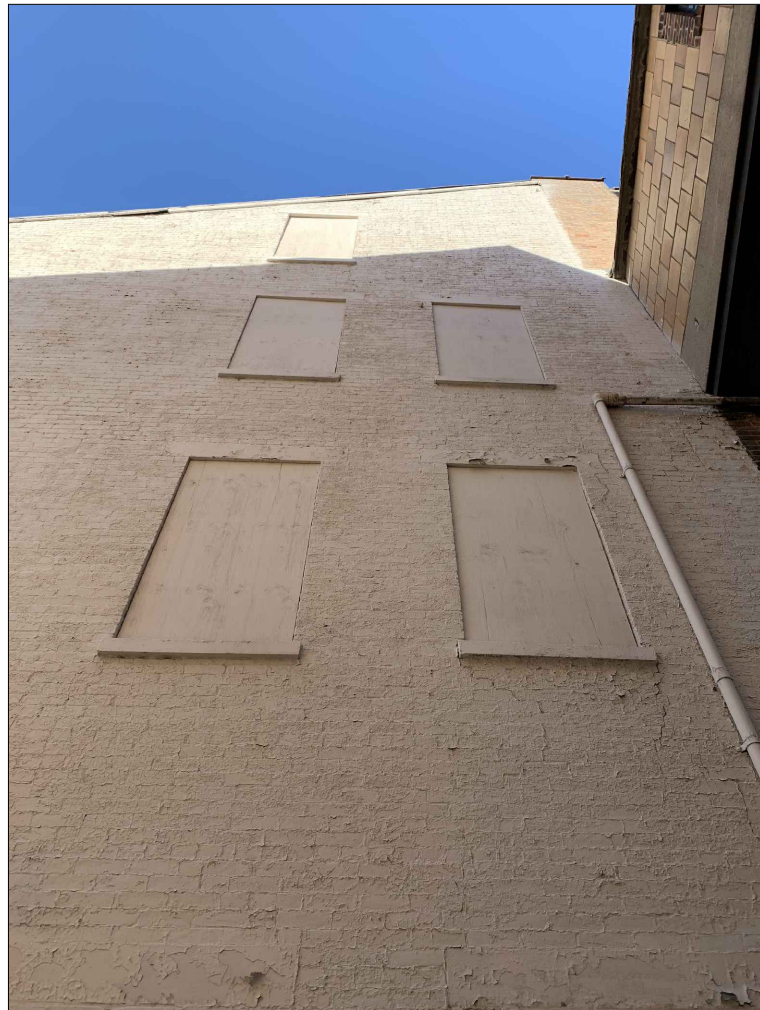
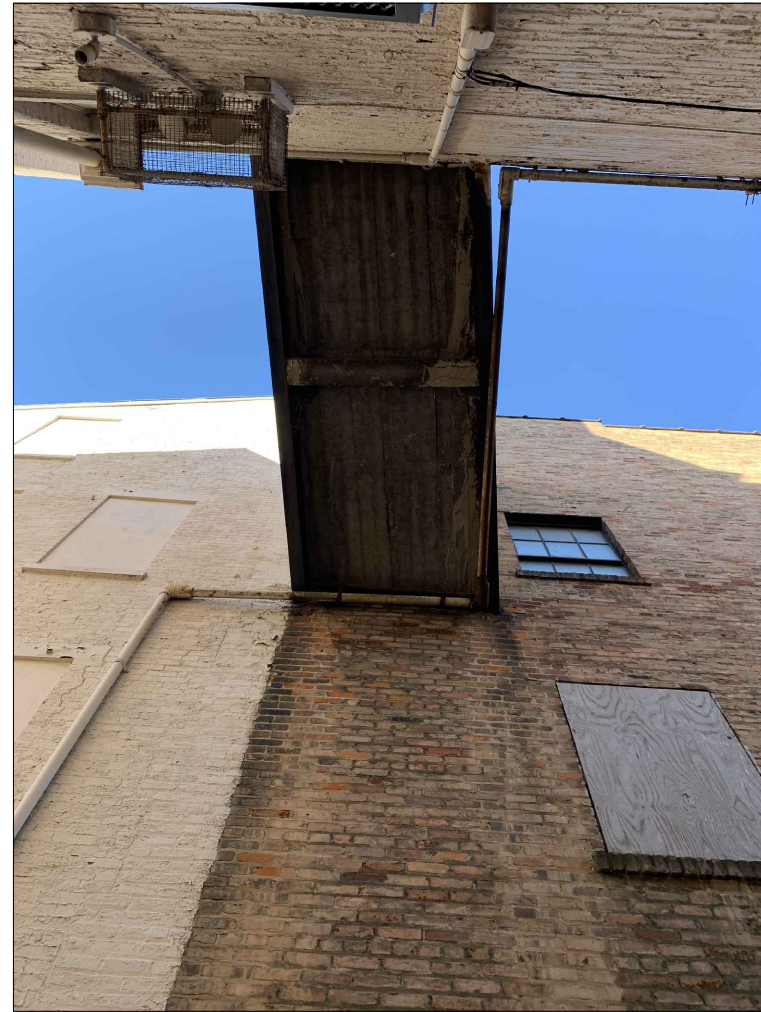
Progress Dates
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Revisions

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EXTERIOR PHOTOS |

Progress Dates
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Revisions

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CINCINNATI, OH 45202

Job No: 21072 01.01.2022

From: [Maynes, Kasandra](#)
Sent: Monday, February 7, 2022 3:19 PM
To: [Johnson, Beth](#); [Ahouse, Emily](#)
Subject: 1808 ELM ST
Attachments: [1808 Elm_COA Application-Full submission.pdf](#)

1808 ELM ST
COA2022003
3.14.22