

HISTORIC CONSERVATION BOARD

5th Floor Conference Room 805 Central Ave, II Centennial

AGENDA

Monday, March 24, 2025 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS

Item 1. 341 MILTON ST
 COA2025004

The applicant requests a Certificate of Appropriateness to rehabilitate an existing residential structure, including altering the front door into a window opening, and window and siding replacement in the Prospect Hill Historic District.

Applicant: AJ BACKSCHEIDER
Staff Report: DOUG OWEN

Item . 310 RACE
 STCOA2025005

The applicant requests a Certificate of Appropriateness to rehabilitate the H&S Pogue Service landmark building into 120 housing units, including window openings and new windows located in the Central Business District. Additionally, the applicant seeks a special exception for commercial continuity.

Applicant: WINSTANLEY ARCHITECTS AND PLANNERS
Staff Report: DOUG OWEN

OTHER BUSINESS

February 2025 Staff COA Approvals

ADJOURN

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

APPLICATION #: COA2025004
APPLICANT: AJ Backscheider
OWNER: Notoro Management, LLC
ADDRESS: **341 Milton Street**
PARCELS: 086-0002-0261
ZONING: RM-1.2-T
OVERLAYS: Prospect Hill Historic District
COMMUNITY: Mt. Auburn
REPORT DATE: March 10, 2025
STAFF REVIEW: Douglas Owen, Urban Conservator

Existing Conditions:

The subject property is located on the south side of Milton Street, between its intersection with Mansfield Street on the west and Broadway on the east in the Mt. Auburn neighborhood. The property consists of a wood-frame Italianate single-family dwelling built ca. 1880.

Proposed Conditions:

The Applicant is requesting a Certificate of Appropriateness (COA) for work previously done on the property without approval. Exterior work consists of replacing the wood lap siding with fiber cement lap siding with a wood-grain finish, replacement vinyl windows on the north and east elevations, conversion of the front door opening to a window opening, painting and electric meter installation.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Prospect Hill Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review



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



Figure 2. Image of subject property from July 2022 prior to alterations. Image from Google.



Figure 3. Image of subject property from June 2024 after alterations. Image from Google.

Previous Reviews: N/A.

Zoning Review

The proposed work complies with all Zoning requirements. No Zoning Relief is needed.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the alterations to the building including the conversion of the original front door opening to a window opening, replacement siding, replacement vinyl windows, painting, and electric meter installation. While Staff appreciates the good intentions of the owner as outlined in the justification statement, there are significant concerns that the majority of the work performed does not comply with the Prospect Hill Conservation Guidelines as discussed below, and as such is a substantially noncompliant project.

Alteration and Rehabilitation

Materials: *Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated material should be replaced with recycled or new materials which match the original as closely as possible with regard to: type of material,*

texture, size of unit, style, color, type of joint, shape, placement, composition, [and] detailing.

Wall Resurfacing: *Wood clapboard or shingle siding should be used as the repair or replacement material where appropriate, and their use is encouraged as a resurfacing material. The use of aluminum or vinyl siding for resurfacing should be avoided; however, in cases where they are used, the exposed width of such siding should not exceed four inches. Artificial stone, brick veneer, asbestos, asphalt shingles and other similar resurfacing materials shall not be used. Architectural features such as cornices, brackets, window sills and architraves, and doorway pediments shall not be removed or obscured when resurfacing materials is applied. Siding should be applied horizontally, and all wood siding should be painted.*

The building originally featured wood lap siding. The siding in place prior to the alterations was not entirely original, though some original siding may have remained. The profile and exposure of the siding differed in different areas, indicating areas of previous replacement. The applicant notes that an inspection revealed deterioration of the siding including damage, rot and pest intrusion. Replacement of the mismatched wood lap siding is therefore warranted.

The applicant replaced the previous wood siding with a fiber cement lap siding material by Hardie with a wood grain finish and an approximately 6" exposure. Fiber cement replacement siding is an appropriate material that mimics the features of true wood siding and has been used on many other projects throughout Cincinnati's historic districts; however, Staff consistently recommends fiber cement siding be smooth in finish without the faux wood grain. True wood siding is milled smooth and when painted has no visible wood grain. As the Conservation Guidelines require materials to match the original in texture, Staff has consistently found that faux wood grain siding is not an appropriate replacement for true wood lap siding.

While the wood grain finish on this particular fiber cement siding is not highly prominent and is not highly noticeable from a distance, Staff would have advised the applicant to use a smooth-finished product had the applicant applied for approval prior to completing the work. As such, Staff finds that the wood grain finish on the fiber cement siding does not meet the Conservation Guidelines.

Cleaning/Painting: *Cleaning of existing materials should be done by the least damaging method possible. Sandblasting is not an acceptable method for cleaning. Painted brick buildings, when necessary, should be repainted rather than stripped or cleaned to reveal the natural brick color. The color of trim and decorative detailing on a building should contrast with the wall paint color; i.e., light colored buildings should have darker trim and dark colored buildings should have lighter trim. At no time should the detailing and the trim be painted the same color as the walls.*

The wood frame building was historically painted. While paint colors are not specifically regulated, the Prospect Hill Guidelines do state that trim and decorative

detailing should contrast with the primary wall color. The trim and cornice detailing is a very similar color to the siding, lacking sufficient contrast. Staff finds that this condition does not meet the Conservation Guidelines.

Windows/Doors – Openings: *Original window and door openings should not be reduced or enlarged in size. Repaired or replacement windows should be double-hung and contain one-over-one, two-over-two, or six-over-six panes where appropriate. The elimination or permanent concealment of window and door openings on the primary or street facade should not be permitted, and elsewhere avoided. New window and door openings on the primary or street facade should not be permitted. Removable storm windows and doors should be utilized whenever possible. Aluminum storm windows and doors should be painted to match trim.*

The front door facing Milton Street was replaced with a window opening, which directly contradicts the Conservation Guidelines. The applicant notes that the existing door framing remains intact behind the siding. Staff finds that the elimination of the original door opening on Milton Street does not meet the Conservation Guidelines and the original door opening should be restored and a compatible door placed in the opening. The applicant has expressed a willingness to reinstall the front door in its original location.

Seven windows in existing openings on the primary (north) and side (east) elevations were replaced with new black vinyl windows. The previous windows were also vinyl windows that were installed between 2014 and 2017, also without approval, by a previous owner and were already failing. While the recently installed black vinyl windows are an improvement over the white vinyl which they replaced, vinyl is not an appropriate material for window replacements as it does not meet the Materials guideline and also is not able to closely replicate the dimensions of a historic wood window. Staff finds that the vinyl windows do not meet the Conservation Guidelines.

Utility/System Installation: *The installation of utility and mechanical systems such as water or gas meters, central air conditioning cooling units, and elaborate electrical hookups should be inconspicuously placed, and screening should be provided; the installation of such systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should not be permanently installed, but removable window units shall be permitted on a seasonal basis.*

A new electric meter was installed on the east elevation. As the meter is not located on the primary façade, it is generally an acceptable location. Screening would be difficult as the eastern portion of the lot is paved with a walkway and the adjacent lot, which is under common ownership, is also paved for a parking area. Staff would recommend that the electrical conduit running from the top of the building to the bottom should be painted to match the color of the siding to make the installation less conspicuous.

Other Considerations:

Prehearing Results: A prehearing was held on March 5, 2025. The applicant was in attendance.

Comments Provided to Staff: Five letters of support were included in the applicant's submission package.

Consistency with *Plan Cincinnati (2012)*:

Inconsistent with the "Sustain" Initiative Area "Preserve our built history."

Recommendation:

Staff recommends the Historic Conservation Board take the following actions based on undated plans and images submitted with this application:

I. CERTIFICATE OF APPROPRIATENESS

A. **DENY** a Certificate of Appropriateness for 341 Milton Street.

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

1. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

Historic Conservation Board

Hearing Application



11 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 341 Milton St COMMUNITY Mt Auburn
PARCEL ID(S) 086-0002-0261-00 HISTORIC DISTRICT Prospect Hill
BASE ZONING CLASSIFICATION _____ HILLSIDE DISTRICT: Yes No
 Non-Residential Project Residential Project (RCO) One, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME AJ Backscheider CONTACT PERSON (if legal entity) _____
ADDRESS 323 Milton St CITY C i n STATE OH ZIP 45202
EMAIL aj@backscheider.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 5133174664

Section 3. OWNER

NAME Notoro Management LLC CONTACT PERSON (if legal entity) AJ Backscheider
ADDRESS 323 Milton St CITY Cin STATE OH ZIP 45202
EMAIL aj@backscheider.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-317-4664

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

New Construction Alteration Demolition

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

Siding & window replacement + door removal

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.)

Siding & window replacement + door removal

Siding & window replacement + door removal

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 AJ Backscheider **Signature** AJ Backscheider **Date** 1/17/25

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, <u>AND</u> one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. <i>No emails.</i>
<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 <u>AND</u> 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. <i>If you fail to follow the instructions for your type of request(s), your application may be denied.</i>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. <i>Please ensure your application meets these requirements.</i>
<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. <i>No larger sizes will be accepted.</i>
<input checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <u>existing and proposed</u> 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 <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <u>existing</u> conditions of all sides/directions of the structure/property.
<input checked="" type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input checked="" type="checkbox"/>	A list of witnesses, 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.

ADJUDICATION/DENIAL LETTER

Date: December 23, 2024

Location: 341 Milton Street

Request: COA

Zoning District: RM-1.2-T/ Prospect Hill 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 from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations to the building, specifically, altering the front door to a window and residing.

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%202.22%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.**

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

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

Sincerely,



Douglas Owen

Urban Conservator

(p): 513-352-4848

(e): 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. \$ 649.10

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

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.

AJ Backscheider
323 Milton St
Cincinnati, OH 45202

1/5/2024

Historic Conservation Office
Cincinnati Zoning Department
City of Cincinnati
II Centennial Plaza
805 Central Ave., Suite 500
Cincinnati, OH 45202

**Re: Certificate of Appropriateness Request
341 Milton Street, Cincinnati, OH 45202**

I am requesting a Certificate of Appropriateness for repairs and alterations I made to my property at 341 Milton St, including replacing siding, window replacements and the removal of a front door.

Background

I am a life-long Cincinnati, and have been a resident and property owner at 323 Milton St in Prospect Hill since 2013. I love our city and I especially love my neighborhood. In 2020 I purchased 341 Milton St as my first long-term rental venture. My tenants recently reported significant comfort issues, including excessive cold and unusually high heating bills. A professional inspection revealed severe deterioration of the siding, including structural damage, rot, and pest intrusion. The aging vinyl windows were also found to be compromising the building's thermal efficiency.

Given these concerning structural and safety issues, I took immediate action to protect both my tenants' well-being and the building's integrity. The repairs and alterations listed required a substantial investment of approximately \$75,000. While I was unaware at the time that these improvements required a Certificate of Appropriateness, I now fully understand and respect this vital process that helps maintain our city's historic character. I want to emphasize that my actions, though uninformed, were made with the best intentions for both the property and its residents.

Work Completed

Failing Siding Replacement

The previous non-original wood siding had deteriorated significantly, causing substantial discomfort for tenants due to inadequate insulation and weather protection. I replaced it with Hardie® Plank Lap Siding in Evening Blue with a Select Cedarmill® finish. During this renovation, I also took the opportunity to replace non-historic folded and painted aluminum window trim with historically appropriate wood trim, enhancing the property's historical integrity.

While the Urban Conservator confirmed that Hardie® Plank is an approved material, I learned after installation that the Historic Conservation Board generally prefers a smooth finish. However, upon thorough review of the Prospect Hill Historic District conservation guidelines, I found no specific requirements regarding siding texture. My choice of material was guided by two primary considerations: ensuring the building's long-term durability and maintaining its historic character, as wood was the original siding material.

The wood grain texture of the new siding is subtle and only discernible upon close inspection (see exhibit figures 9-11). Given that this renovation represented a substantial investment of approximately \$60,000 in material and labor costs, and considering both the quality of the installation and my current financial position, replacing the siding again would pose an extreme hardship.

Door Replacement with Window

After deciding to replace the failing siding, I thought it would also be a good time to replace the non-used front door with a window to improve the functionality of the home. (See Exhibit pages 10-14 for Window Specifications). The side-entry door is used as the home's primary entrance and the former door limited the interior use of space.

At the time, I did not know that this was against the historic guidelines. I thought the alteration aligned with established neighborhood patterns, as evidenced by similar configurations on other Milton properties (see Figures 11 and 12). Furthermore, as one of the few non-brick structures on the street, this modification maintains complete reversibility. The original door framing remains intact, allowing future owners the flexibility to restore the front entrance if desired.

I now know that this alteration required an approved Certificate of Appropriateness, prior to the work being completed. I regret and apologize for my oversight and will not repeat this mistake in the future.

Failing Window Replacements

Seven existing windows were replaced, and one new window was installed where the front door was removed. The installed windows are 70 Series Buck Pro Double-Hung 8601 Equal Sash, AA, in Black Painted/White finish (See Exhibit pages 10-14 for Window Specifications). All windows maintained their original size and style, with no alterations to existing openings except for the door-to-window conversion. The window replacement was necessary to improve tenant comfort and protect the structure's longevity. I selected these windows as a cost-effective solution, believing they wouldn't compromise the historical integrity since the previous windows were of similar—though inferior—material.

After consulting with the Urban Conservator, I learned that my chosen window specifications may not meet the Historic Conservation Board's preferences. Due to financial constraints, reinstalling the previous non-compliant vinyl windows appears to be one of my only options to rectify this issue.

Conclusion

I am committed to preserving our neighborhood's historic character while ensuring safe, comfortable housing for our residents. While I regret not obtaining the necessary approvals beforehand, the improvements were made to address urgent structural and safety concerns, representing a significant \$75,000 investment in maintaining this historic property.

I have included letters of support from Prospect Hill community that speak to my commitment to the neighborhood. Moving forward, I fully understand the importance of the Certificate of Appropriateness process and pledge to obtain all necessary approvals before any future alterations or repairs.

I respectfully request the Board's consideration in finding a path forward that balances historic preservation with the practical constraints of the improvements already made. I am eager to work collaboratively to ensure this property continues to contribute positively to our historic district's character.

Index of Drawings

- Page 1 Figure 1: Context Map of 341 Milton St
- Page 2 Figure 2-5: Streetscape
- Page 3 Figure 6: Previous Front & Side Facade of 341 Milton St
- Page 4 Figure 7: Previous Front Facade of 341 Milton St
- Page 5 Figure 8: Current Front & Side Facade of 341 Milton St
- Page 6 Figure 9: Current Front Facade of 341 Milton St
- Page 7 Figure 10: Current Rear Façade of 341 Milton St
- Page 8 Figure 11: Milton St Side Entry Houses Group 1
- Page 9 Figure 12: Milton St Side Entry Houses Group 2
- Pages 10-14 Receipt for Window Replacements
- Pages 15-20 Letters from Community

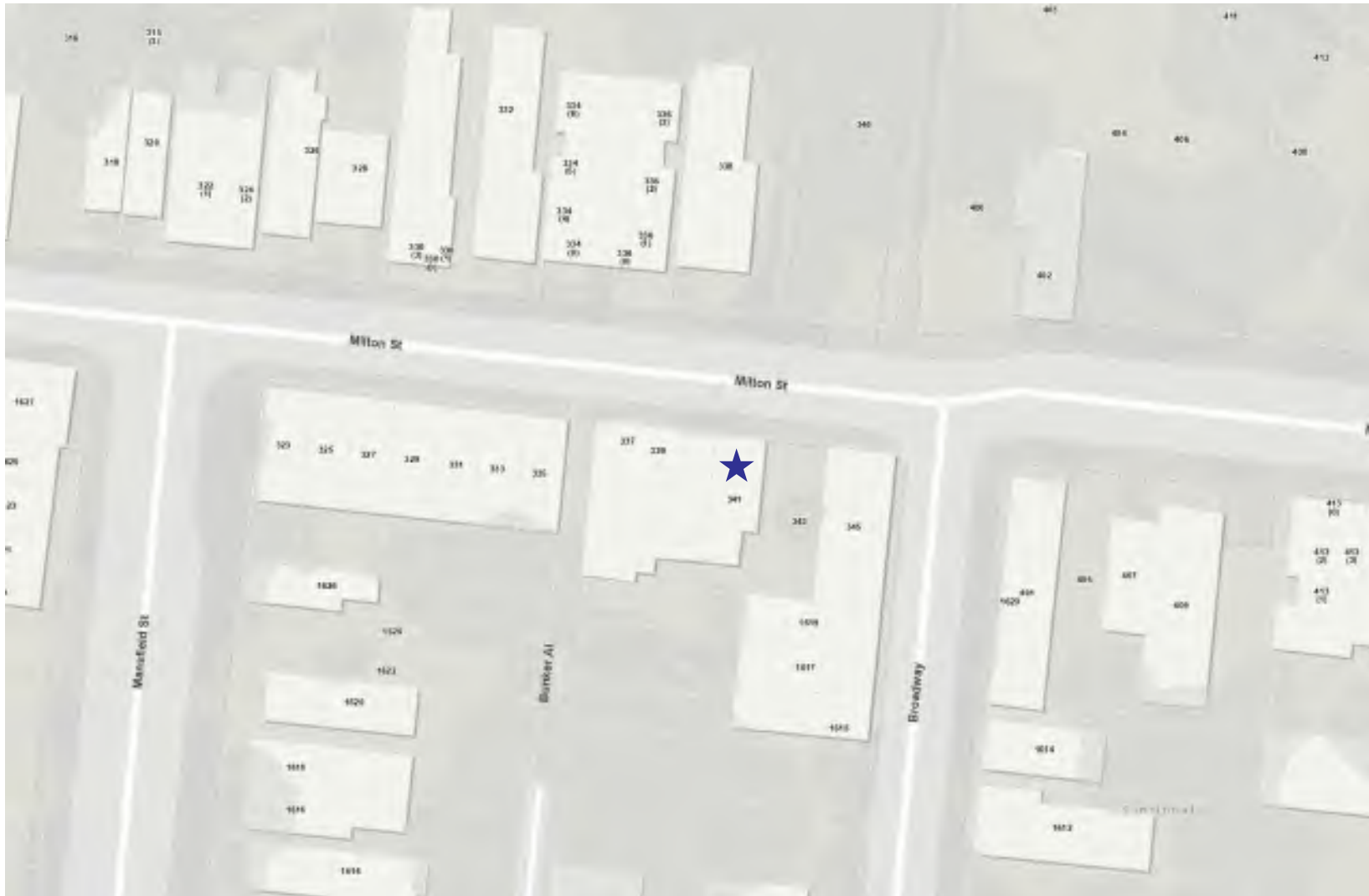


Figure 1: Context Map of 341 Milton St. Image from CAGIS.



Figure 2: Milton St facing West



Figure 3: Milton St facing East



Figure 4: Milton St facing Northwest



Figure 5: Milton St facing Northeast

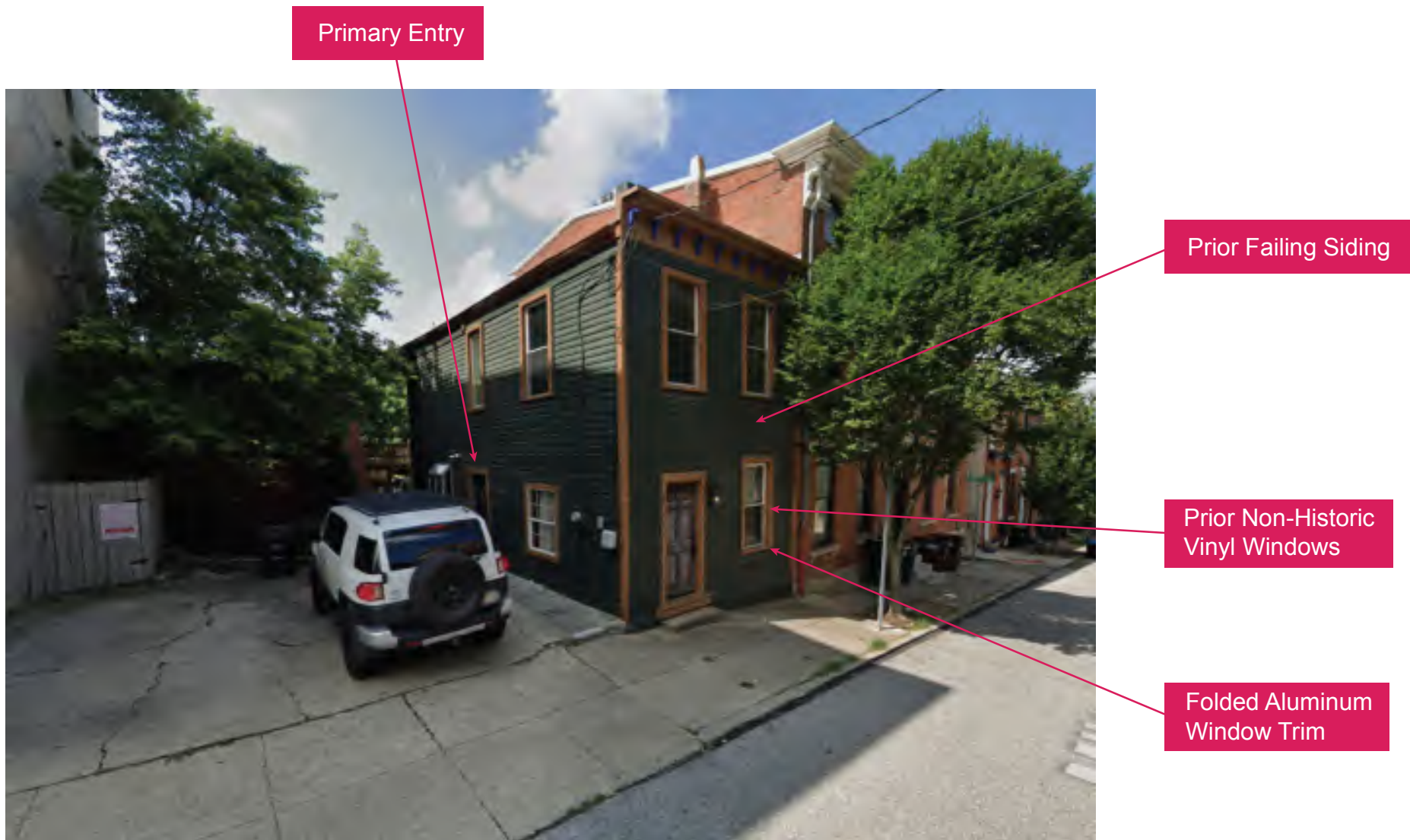


Figure 6: Previous Front and Side facade of 341 Milton St. 2022 Google Street Views



Figure 7: Previous Front facade of 341 Milton St. 2022 Google Street Views

Replaced 7 Windows;
(No opening alterations)
Wood Trim Install

New Hardie Siding

Replaced Door
w/ window



Figure 8: Current Front and Side facade of 341 Milton St.



Figure 9: Current Front facade of 341 Milton St.



Figure 10: Only new work is siding. Old windows shown.



516 Milton



422 & 424 Milton



561, 559 & 557 Milton



536, 538, 540 Milton



550 Milton

Figure 11: Milton St Side Entry Houses Group 1



556, 558 Milton



450, 452 Milton



449 Milton

Figure 12: Milton St Side Entry Houses Group 2



The Home Depot Special Order Quote

Customer Agreement #: H3822-393641

Customer: AJ BACKSCHEIDER
Address: 323 MILTON ST
 CINCINNATI, OH 45202
Phone: 513-317-4664
Email: AJ@BACKSCHEIDER.COM

Store: 3822
Associate: BENJAMIN
Address: 6300 Glenway Ave
 Cincinnati, OH 45211
Phone: (513)661-2413

Pre-Savings Total: \$5,564.82
Total Savings: (\$0.00)
Pre-Tax Price: \$5,564.82

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 137



Frame Width = 38
Frame Height = 49

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 38 x 49 , Black Painted / White , FL# ---	First Floor Front Room	\$627.62	\$627.62	1	\$0.00	\$627.62
Unit 100 Total:			\$627.62	\$627.62		\$0.00	\$627.62

Begin Line 100 Description

---- Line 100-1 ----

70 Series Buck Pro Double-Hung-8601
 Overall Rough Opening = 38 1/4" x 49 3/4"
 Overall Unit = 38" x 49"
 Installation Zip Code = 45202
 U.S. ENERGY STAR® Climate Zone = North Central
 ENERGY STAR Required = No
 Frame Width = 38
 Frame Height = 49
 Venting / Handing = AA
 Exterior Color = Black Painted
 Interior Finish Color = White
 Performance Rating = PG30
 Glass Construction Type = Dual Pane

Glass Option = Low-E Argon
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 None
 Number of Sash Locks = Double
 Lock Type = Standard
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Foam = Foam in Frame
 Vinyl Sill Angle = Sill Angle

Head Expander = Yes
 Room Location = First Floor Front Room
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.27
 U.S. ENERGY STAR Certified = No
 Florida Product Approval Number (FL#) = ---
 SKU = 1001796670
 SKU Description = S/O AC 70 PRO REPL DH LONG LT
 Vendor Name = S/O SILVER LINE BLDG PRD
 Vendor Number = 60660514
 Customer Service = (866) 486-1222
 Catalog Version Date = 01/29/2024

End Line 100 Description



Catalog Version 137



Frame Width = 33 1/4
Frame Height = 65

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 33.25 x 65 , Black Painted / White , FL# ---	First Floor Front Room	\$678.52	\$678.52	2	\$0.00	\$1,357.04
Unit 200 Total:			\$678.52	\$678.52		\$0.00	\$1,357.04

Begin Line 200 Description

---- Line 200-1 ----

70 Series Buck Pro Double-Hung-8601	Glass Option = Low-E Argon	Head Expander = Yes
Overall Rough Opening = 33 1/2" x 65 3/4"	High Altitude Breather Tubes = No	Room Location = First Floor Front Room
Overall Unit = 33 1/4" x 65"	Glass Strength = Standard	Unit U-Factor = 0.3
Installation Zip Code = 45202	Glass Tint = No Tint	Unit Solar Heat Gain Coefficient (SHGC) = 0.27
U.S. ENERGY STAR® Climate Zone = North Central	Specialty Glass = None	U.S. ENERGY STAR Certified = No
ENERGY STAR Required = No	Gas Fill = Argon	Florida Product Approval Number (FL#) = ---
Frame Width = 33 1/4	None	SKU = 1001796670
Frame Height = 65	Number of Sash Locks = Double	SKU Description = S/O AC 70 PRO REPL DH LONG LT
Venting / Handing = AA	Lock Type = Standard	Vendor Name = S/O SILVER LINE BLDG PRD
Exterior Color = Black Painted	Insect Screen Type = Full Screen	Vendor Number = 60660514
Interior Finish Color = White	Insect Screen Material = Fiberglass	Customer Service = (866) 486-1222
Performance Rating = PG30	Foam = Foam in Frame	Catalog Version Date = 01/29/2024
Glass Construction Type = Dual Pane	Vinyl Sill Angle = Sill Angle	

End Line 200 Description



Catalog Version 137



Frame Width = 33
Frame Height = 46 1/2

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 33 x 46.5 , Black Painted / White , FL# ---	Kitchen	\$627.62	\$627.62	1	\$0.00	\$627.62
Unit 300 Total:			\$627.62	\$627.62		\$0.00	\$627.62

Begin Line 300 Description

---- Line 300-1 ----

70 Series Buck Pro Double-Hung-8601	Glass Option = Low-E Argon	Head Expander = Yes
Overall Rough Opening = 33 1/4" x 47 1/4"	High Altitude Breather Tubes = No	Room Location = Kitchen
Overall Unit = 33" x 46 1/2"	Glass Strength = Standard	Unit U-Factor = 0.3
Installation Zip Code = 45202	Glass Tint = No Tint	Unit Solar Heat Gain Coefficient (SHGC) = 0.27
U.S. ENERGY STAR® Climate Zone = North Central	Specialty Glass = None	U.S. ENERGY STAR Certified = No
ENERGY STAR Required = No	Gas Fill = Argon	Florida Product Approval Number (FL#) = ---
Frame Width = 33	None	SKU = 1001796670
Frame Height = 46 1/2	Number of Sash Locks = Double	SKU Description = S/O AC 70 PRO REPL DH LONG LT
Venting / Handing = AA	Lock Type = Standard	Vendor Name = S/O SILVER LINE BLDG PRD
Exterior Color = Black Painted	Insect Screen Type = Full Screen	Vendor Number = 60660514
Interior Finish Color = White	Insect Screen Material = Fiberglass	Customer Service = (866) 486-1222
Performance Rating = PG40	Foam = Foam in Frame	Catalog Version Date = 01/29/2024
Glass Construction Type = Dual Pane	Vinyl Sill Angle = Sill Angle	

End Line 300 Description



Catalog Version 137



Frame Width = 36
Frame Height = 68 3/4

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 36 x 68.75 , Black Painted / White , FL# ---	Second Floor Front Room	\$720.10	\$720.10	3	\$0.00	\$2,160.30
Unit 400 Total:			\$720.10	\$720.10		\$0.00	\$2,160.30

Begin Line 400 Description

---- Line 400-1 ----

<p>70 Series Buck Pro Double-Hung-8601 Overall Rough Opening = 36 1/4" x 69 1/2" Overall Unit = 36" x 68 3/4" Installation Zip Code = 45202 U.S. ENERGY STAR® Climate Zone = North Central ENERGY STAR Required = No Frame Width = 36 Frame Height = 68 3/4 Venting / Handing = AA Exterior Color = Black Painted Interior Finish Color = White Performance Rating = PG30 Glass Construction Type = Dual Pane</p>	<p>Glass Option = Low-E Argon High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Gas Fill = Argon None Number of Sash Locks = Double Lock Type = Standard Insect Screen Type = Full Screen Insect Screen Material = Fiberglass Foam = Foam in Frame Vinyl Sill Angle = Sill Angle</p>	<p>Head Expander = Yes Room Location = Second Floor Front Room Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.27 U.S. ENERGY STAR Certified = No Florida Product Approval Number (FL#) = --- SKU = 1001796670 SKU Description = S/O AC 70 PRO REPL DH LONG LT Vendor Name = S/O SILVER LINE BLDG PRD Vendor Number = 60660514 Customer Service = (866) 486-1222 Catalog Version Date = 01/29/2024</p>
---	--	--

End Line 400 Description



Catalog Version 137



Frame Width = 26
Frame Height = 65

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 26 x 65 , Black Painted / White , FL# ---	Bathroom	\$792.24	\$792.24	1	\$0.00	\$792.24
Unit 500 Total:			\$792.24	\$792.24		\$0.00	\$792.24

Begin Line 500 Description

---- Line 500-1 ----

<p>70 Series Buck Pro Double-Hung-8601 Overall Rough Opening = 26 1/4" x 65 3/4" Overall Unit = 26" x 65" Installation Zip Code = 45202 U.S. ENERGY STAR® Climate Zone = North Central ENERGY STAR Required = No Frame Width = 26 Frame Height = 65 Venting / Handing = AA Exterior Color = Black Painted</p>	<p>Unit 1 Lower Sash Lower Glass: Glass Strength = Tempered Unit 1 Lower Sash Lower Glass: Glass Tint = No Tint Unit 1 Lower Sash Lower Glass: Specialty Glass = Obscure Unit 1 Lower Sash Lower Glass: Gas Fill = Argon Unit 1 Upper Sash Upper Glass: Glass Construction Type = Dual Pane Unit 1 Upper Sash Upper Glass: Glass Option =</p>	<p>Insect Screen Material = Fiberglass Foam = Foam in Frame Vinyl Sill Angle = Sill Angle Head Expander = Yes Room Location = Bathroom Unit U-Factor = 0.29 Unit Solar Heat Gain Coefficient (SHGC) = 0.26 U.S. ENERGY STAR Certified = No Florida Product Approval Number (FL#) = --- SKU = 1001796670</p>
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Limited Lifetime Warranty 50, 60, & 70 Series Windows & Patio Doors

Please read this document carefully, as it contains important information to protect your purchase, should you encounter a manufacturing-related defect.

Defined Terms

This "Agreement" is limited to these terms and conditions which form the entire agreement between the parties with respect to the Goods and the Warranty Program. Additional or different terms proposed by Customer or any attempt by Customer to vary in any degree any of the terms of this Warranty Program whether by invoice, quote, delivery tickets, payment or otherwise are hereby deemed a material alteration and notice of objection and rejection of such terms is hereby given.

"Customer" used hereinafter shall only include the initial Customer for American Craftsman Goods and the first consumer user of such Goods. The Warranty is not transferable beyond the first consumer user.

The term "Goods" used hereinafter shall mean and include all products, goods, materials, supplies, installation and equipment in connection therewith as identified in the American Craftsman Limited Lifetime Warranty. The "Goods" does not include (i) work performed by Customer or third parties, or (ii) any other products, goods, materials, supplies, equipment, and all installation services not performed by American Craftsman.

The "Purchase Date" is from the first date of invoice by American Craftsman for the Goods, unless the first consumer can provide a proof of purchase date of product.

"Specialty Goods" shall mean: special applications, including laminated, obscure, and decorative glass; simulated divided lites, and blinds between glass; laminated, painted, coextrusion, and cap stock vinyl colors; specialty units, including all bay/bow windows, garden windows, French doors and hinged doors.

Registration

We encourage you to register your American Craftsman product shortly after installation. Should you need to file a warranty claim, this information will be needed to assist with a proper resolution. Please register via the website www.americancraftsman.com/support/warranties/warranty-registration/ or by email to: registeryourwarranty@cornertime-ib.com.

Coverage

To qualify for coverage under this warranty, the Goods must be installed in accordance with AAMA and local guidelines, and with American Craftsman installation instructions.

Frames and Sash.

The vinyl frame and sash are warranted to be free from blistering, peeling, flaking, and decaying, under normal environmental conditions, for the length of time the customer resides in the home in which the Goods are installed. The coverage for Specialty Goods is limited to 10 years from Purchase Date.

Insulating Glass Units.

The installed, sealed insulating glass unit is warranted to be free from material obstruction of vision on the internal surfaces of the insulating glass unit, for up to 15 years from Purchase Date. The coverage for Specialty Goods is limited to 10 years from Purchase Date. The insulating glass unit is also warranted to be free from stress cracks for up to one year from Purchase Date.

Components, Hardware, and other Mechanical Parts.

Components, hardware, and other mechanical parts are warranted against breaking, peeling, flaking, rusting, blistering, for a period of 5 years from Purchase Date under normal environmental conditions. Torn or loose screen mesh is not covered.

Commercial Applications

If American Craftsman products are installed in a non-owner, multi-family occupied dwelling or one used for commercial purposes, the coverage on frame, sash and insulating glass units is 10 years from Purchase Date. The coverage for

components, hardware and other mechanical parts is 5 years from Purchase Date. For commercial applications, only, as defined above, this warranty is transferable one time, from original developer to building owner.

Claim Procedure

All warranty claims must be made within sixty (60) days of the appearance of the defect and within the applicable warranty notice period. To initiate a claim, visit homedepot.plygemwindows.com/resources/warranty.

Remedies

This Warranty is made as of the Purchase Date and is not a warranty of future performance. Warranty notice periods begin on the Purchase Date. If a covered defect is reported during the term of the applicable warranty notice period, and otherwise in accordance with the terms of the Warranty, the remedies for approved warranty claims, include replacing defective parts (color matching not guaranteed); or, American Craftsman, at its sole discretion, reserves the right to refund the amount paid by the original single-family homeowner for the product, excluding installation cost. Shipping and handling fees may apply. The remedies set forth in this Warranty are the sole and exclusive remedies available to Customer and sole and exclusive liability of American Craftsman for any claims arising out of or in connection with the Agreement, whether arising in contract, warranty, tort (including negligence), strict liability or otherwise. Removal of millwork, trim by others, finishing, refinishing, and disposal costs and services are not included.

General Conditions and Exclusions

The parties acknowledge that American Craftsman makes no guarantee or warranty as to the timely delivery of Goods or installation services.

If at any time, payment is not remitted to American Craftsman (regardless of whether Customer registered the Goods for the Warranty) when invoiced and due, American Craftsman may, at its sole discretion, at any time, suspend or void the Warranty, stop work, exercise any lien rights, offset any amounts owed by the Customer and enforce all other rights by contract, equity or law. Payment of the total purchase price is a condition precedent to American Craftsman's Warranty.

This Limited Lifetime Warranty is the only warranty, written or oral, express or implied, provided by American Craftsman. No dealer, employee, or agent of American Craftsman, nor any third party, may create or assume any other liability, obligation, or responsibility on behalf of American Craftsman. THE WARRANTIES SET FORTH IN THIS LIMITED LIFETIME WARRANTY ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, WHETHER UNDER ANY FEDERAL OR STATE LAW. ALL OTHER EXPRESS AND ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. Any implied warranty which cannot be disclaimed under applicable law will be limited in duration to the shortest permissible term and, in any event, will not exceed the term of the applicable express limited warranty; the requirements for presenting any claim so affected will be as provided in this Limited Lifetime Warranty. Any Goods or component not specifically subject to this Limited Lifetime Warranty is provided AS IS and without warranty. THIS WARRANTY IS NOT A WARRANTY OF FUTURE PERFORMANCE OR A STATEMENT OF THE USEFUL LIFE OF ANY GOODS, BUT ONLY A WARRANTY TO REPAIR, REPLACE, OR REFUND.

American Craftsman reserves the right to discontinue the model or models manufactured under these warranties. Any discontinued parts, components or materials may be replaced with an equivalent part at the sole discretion of American Craftsman. American Craftsman is not responsible for any color variation in the replacement part, component, or material.

Many standard Goods are labeled with the AAMA or Hurricane Impact Certifications. Certification is based on the performance of a sample(s) of the product at the time of manufacture. Many standard Goods are labeled with National Fenestration Rating Council (NFRC) ratings. NFRC ratings are based on a combination of computer simulations and physical testing of product samples. Certifications and ratings typically apply to single products only; however certain

Effective for purchases on or after 10/1/2022.

Figure 8 M

factory-milled or combined product configurations may also be certified. Performance of individual Goods may vary and will change over time, depending upon the conditions of use. Certifications and NFRC ratings are not performance warranties.

American Craftsman will not be liable for any problem or damage relating to inappropriate or faulty building design or construction, maintenance, installation, or selection of Goods. Windows and doors are only one element of a structure; American Craftsman does not warrant that third-party certification of a building or project to any specific standard will be achieved through the use of any Goods.

The Goods, including all products, goods, materials, supplies, equipment, windows and screens, are not designed, tested or certified to, and will not, prevent falls. Under no circumstances does American Craftsman represent or warrant that the Goods can be used for fall prevention; American Craftsman shall not be responsible or liable in any manner for damages or bodily injury associated with or related to the failure of the Goods to prevent falls.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT WILL AMERICAN CRAFTSMAN BE LIABLE FOR CONSEQUENTIAL DAMAGES, INCLUDING CLAIMS, LOSSES, DAMAGES, OR EXPENSES RELATED TO CUSTOMER'S INTERIOR EQUIPMENT, FURNISHING, OR PROPERTY INSIDE THE STRUCTURE, LOST PROFITS, LOSS OF INVESTMENT, BUSINESS INTERRUPTION OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING FROM OR IN RELATION TO THE AGREEMENT OR THE GOODS PROVIDED BY AMERICAN CRAFTSMAN UNDER THE AGREEMENT WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, PRODUCTS LIABILITY, INDEMNITY, CONTRIBUTION, OR ANY OTHER CAUSE OF ACTION.

In no event shall the liability of American Craftsman arising in connection with any Goods or activities provided under the Agreement exceed the actual amount paid by Customer to American Craftsman for the Goods or activities involved with any such claim.

Items NOT Covered by this Limited Warranty

This limited warranty is only applicable to Goods installed in the USA. This limited warranty gives the holder specific legal rights, which may vary, from state to state.

American Craftsman is not responsible for any costs incurred in the removal, replacement, installation, re-installation or repair of product or adjacent materials.

Damage, defects or failure of Goods resulting from causes outside of American Craftsman control are excluded from coverage under this Limited Lifetime Warranty, including, but not limited to the following:

- Storage, handling, installation by others, modifications by others, application or use of the Goods not in accordance with American Craftsman's instructions, specifications or building codes.
- The occurrence of accidents, vandalism, fire, floods, acts of God including, but not limited to, earthquakes and hurricanes; exposure of the Goods to excessive heat and/or cold beyond naturally occurring conditions; and use in applications exceeding design standards.
- The failure to perform reasonable and necessary maintenance on the Goods.
- Stresses caused by building defects, settlement, or movement of the structure in which the Goods are installed.
- The application of harmful cleaning solutions or products including, but not limited to, brick wash, acetone, petroleum products or abrasive compounds.
- Fading and/or color variations caused by normal aging or weathering.
- The rusting or corrosion of Goods installed in proximity to coastal environments, unless the product is composed of appropriate stainless steel or other non-corrosive hardware in which case such Goods are warranted to be free from manufacturing defects that result in abnormal deterioration

of the finish for a period of five (5) years. Other hardware finishes are not warranted in coastal environments.

- Installation of the Goods outside of the United States.
- Minor blemishes in the glass that do not significantly impair the structure or vision through the glass, including glass curvature.
- Condensation on the external surfaces of the window and/or glass.
- Misalignment, bow, twist and warp of grilles/muntins of 1/8" or less from appropriate position shall be excluded from the Limited Lifetime Warranty.
- Damage due to the transportation or installation of the glass product or Goods at altitudes more than 5,000 feet above or below point of manufacture, unless equipped with capillary or breather tubes.
- The very gradual, natural migration of inert gas used in insulating glass units.
- Damage incurred by reflection of solar energy from the product surface.
- Misuse, abuse, alteration by others, accident or negligence.
- Goods installed in wall systems that do not allow for proper moisture management, such as exterior insulation and finish systems (EIFS) or "synthetic stucco" without effective engineered drainage systems, are not covered under the Warranty.

American Craftsman does not warrant the amount or percentage of argon or other inert gas present in insulating glass at any time after manufacture. Inert gas dissipates over time and may be ineffective in products manufactured with capillary tubes. Thermal efficiencies vary with the application of the Goods. American Craftsman does not warrant a specific level of thermal efficiency will be maintained by inert gas, low emissivity coatings, or other product features.

Thank you for choosing American Craftsman.

After your windows and/or doors are installed, be sure to register them online at silverlinewindows.com/support/warranties/warranty-registration/.

January 16, 2025

To the Cincinnati Historic Conservation Board,

Regarding the renovations made to 341 Milton Street, I would like to add my voice to support AJ Backscheider in his petition to retroactively obtain a Certificate of Appropriateness for the improvements done to his building.

I myself have been a resident of Prospect Hill since 2011 and own both 436 and 528 Milton Street. Those of us that have decided to live here do so in spite of the difficulties (like crime and lack of parking) incurred by living in an urban environment because we value the proximity to downtown and the charming, historic nature of the neighborhood. I only know AJ peripherally; in regards to his own house and now this rental property, over the years I have witnessed only sensitive, common sense improvements that have elevated the curb appeal of both of his buildings, in my view.

Prior to the siding that he installed, the building had what looked like rickety lumber on its sides that seemed to be rotting in spots. It also was painted in an unattractive purple and yellow. Now, every single time I drive down Milton Street, I look at the property at 341 and think, "Wow, that really looks great..." instead of the "Oof" or "Yikes" I thought before.

I have learned through a common acquaintance that Mr. Backscheider wasn't aware of the need to obtain approval from the city before making these changes. It is my hope that there can be a way forward that allows the improvements made to stand without penalizing him for his earnest desire to improve his property and the beauty of our neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read "Martin Garcia", with a stylized flourish at the end.

Martin Garcia
528 Milton Street

Thomas Hollmeyer

331 Milton St, Cincinnati, OH, 45202

Years in Prospect Hill Community: 7

To: Cincinnati Historic Conservation Board

I am writing to express my support for the improvements made to 341 Milton Street. As a seven-year resident of Prospect Hill, I believe these renovations, including the siding replacement, window installations, and door modification, represent a positive investment in our community.

I have known AJ for 20 years. This is a person who truly cares about Prospect Hill, its residents, and the overall feel and appearance of the neighborhood. In fact, I don't think my wife and I would have wound up in Prospect Hill if it weren't for AJ Backscheider. AJ is and always has been a civic-minded steward for this neighborhood we call home.

341 Milton looks exponentially better than it did before, while maintaining historic charm. Raising issues for trivial things like this goes against what this neighborhood stands for and is the type of thing which leads to a neighborhood being known as stuffy and unwelcoming. Prospect Hill is lucky to have a long time resident and investor like AJ Backscheider. I am in full support of the improvements that have been made to his property.

Sincerely,

Thomas Hollmeyer

Gerald O'Brion

337 Milton Street

Years in Prospect Hill Community: 25 years

To: Cincinnati Historic Conservation Board

I am writing to express my support for the improvements made to 341 Milton Street. As a 25-year resident and investor in Prospect Hill, I believe these renovations, including the siding replacement, window installations, and door modification, represent a positive investment in our community.

My building is right next door to 341 and it looks better, and more historically accurate than it ever has. I absolutely believe in making the Prospect Hill area beautiful and historic, but we need to keep our eye on the ball about how to accomplish that. We are shooting for a historic look and feel, creating a beautiful neighborhood that continues to improve.

As an investor in the neighborhood for 25 years, I believe that the opportunity is to continue the progress that we've made in the neighborhood over many decades. We need to encourage investment by people who want to put their money and sweat into the neighborhood, not shoot to destroy them financially. Let's work together to invest and do it in a reasonable, sustainable, and uplifting way.

The historic intent is correct, but holding people to regulations that call for using options that are visually identical to other options is not helpful. We're shooting for a beautiful historic neighborhood, not being militant about specific materials that have the same visual appeal and functionality as others that are not yet on the approved list.

Please consider the overall impact on the visual, historic appearance, and improvement of the neighborhood before financially devastating someone so committed to improving and investing in our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gerry O'Brion', with a horizontal line underneath.

Gerry O'Brion

Zachary J. Heeney
321 Boal St.
Years in Prospect Hill Community: 15 years

Dear Cincinnati Historic Conservation Board,

My Name is Zachary Heeney and I purchased my property at 321 Boal St in 2010 and have enjoyed the character of this neighborhood to its fullest. I love going for walks and admiring the character and history of the buildings. From the Italianate row houses to the more modern renditions that have been approved by the board as new builds, it has been quite a pleasure to be a part of this neighborhood.

My home was built in 1875. And if these walls could talk! I purchased the property from the bank in 2010 as it was a foreclosure and you can only imagine the repairs it underwent to update and make it a livable home for me and my family. These old homes require extra maintenance! And that is why,

I am writing to express my support for the improvements made to 341 Milton Street. As a 15-year resident of Prospect Hill, I believe these renovations, including the siding replacement, window installations, and door modification, represent a positive investment in our community. The old windows cause drafts and waste money and energy to make the home livable. These are necessary updates to make the space livable, efficient, and comfortable.

As a property owner who appreciates the uniqueness of our neighborhood, as there are not a lot of neighborhoods like this in the USA. The history and the age is something very special. We do have to consider that renditions and updates are a necessary part of maintaining these homes to be habitable by us and for future generations to come.

Zachary J. Heeney
321 Boal St
513-767-8677

Dear Cincinnati Historical Society,

My wife and I reside at 320 Milton Street in the Historic portion of Prospect Hill. We moved to the neighborhood in 2017 and absolutely love it. In 2008, we actually considered a condo in the school house on Liberty Hill. We opted to move to the Business District at that time; however, we have always thought highly of the Prospect Hill neighborhood.

AJ asked I write a letter commenting on the changes he made 341 Milton. The building is one of few on Milton that have a wood/non-brick exterior facade. At a minimum, 341 is one of the last few 'surviving' non-brick facades in the neighborhood. Everything I've seen done to 341 should be categorized as "improvements". The updated exterior siding, the new windows, the refreshed color, it all looks great and fully blends into the neighborhood as much as it did prior to the renovations.

As the city razed several buildings in the neighborhood, some homeowners expanded their footprint to include off-street parking or even yards. AJ replaced the front door and made the existing side door into the primary entrance. I've not been inside the house and am guessing this is more related to the room layout indoor vs external beautification. The resulting window symmetry looks perfectly natural to me and aligns with other dwelling in the neighborhood. Opening the house towards the previously existing private parking seems more logical than a front door.

Since 2017, I've seen a couple new builds (assumily approved) at 314 Milton and 501 Milton that, in my opinion, stand out as distractions to the neighborhood and it's historic vibe. I don't see anything done to 341 Milton that does anything other than refresh the existing design and fit.

Best regards,

James K Mathews

Jessica E. Miranda, Hamilton County Auditor

Property Report

Parcel ID 086-0002-0261-00 Address 341 MILTON ST Index Order Parcel Number Tax Year 2024 Payable 2025

Property Information table with columns for Tax District, School District, Appraisal Area, Auditor Land Use, Owner Name and Address, Tax Bill Mail Address, Assessed Value, Effective Tax Rate, Total Tax, and Property Description.



Appraisal/Sales Summary table with columns for Year Built, Total Rooms, # Bedrooms, # Full Bathrooms, # Half Bathrooms, Last Transfer Date, Last Sale Amount, Conveyance Number, Deed Type, Deed Number, # of Parcels Sold, and Acreage.

Tax/Credit/Value Summary table with columns for Board of Revision, Rental Registration, Homestead, Owner Occupancy Credit, Foreclosure, Special Assessments, Market Land Value, CAUV Value, Market Improvement Value, Market Total Value, TIF Value, Abated Value, Exempt Value, and Taxes Paid.

Notes

Structure List table with columns for Structure Name, Finished Sq. Ft., and Year Built.

Residential Appraisal Data table with columns for Attribute and Value, split into two columns for comparison.

Proposed Levies table with columns for Levy, Levy Type, Mills, Current Annual Tax, Estimated Annual Tax, and Note.

No Passed Levies Found

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 table with columns for Year, Conveyance #, Selling Price, Transfer Date, Previous Owner, and Current Owner.

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	125,290	114,700	239,990	0	120 Reappraisal, Update or Annual Equalization
2020	8/17/2020	71,420	127,160	198,580	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	62,650	92,640	155,290	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	30,920	92,420	123,340	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	28,110	84,020	112,130	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	3,140	128,670	131,810	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	3,200	131,300	134,500	0	50 Changes to/from Exempt Property
2005	9/19/2005	3,200	131,300	134,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	25,400	75,300	100,700	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	11,200	66,300	77,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,200	48,300	56,500	0	110 Miscellaneous

Board of Revision Case History								
Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail or email, 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.

***Please allow six to eight 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	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	NOTORO MANAGEMENT LLC	Full Rate	106.420000
Tax Bill Mail Address	NOTORO MANAGEMENT LLC 10081 LINCOLN RD CAMP DENNISON OH 45111	Effective Rate	69.138606
		Non Business Credit	0.086192
		Owner Occupancy Credit	0.021548
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	43,850		
Improvements	40,150		
Total	84,000		

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,469.64		\$4,469.64	
Credit			\$1,565.82		\$1,565.82	
Subtotal			\$2,903.82		\$2,903.82	
Non Business Credit			\$250.29		\$250.29	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$2,653.53	\$0.00	\$2,653.53	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$2,653.53		\$2,653.53	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$6.39		\$0.00	
Total Due	\$0.00		\$2,659.92		\$2,653.53	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$2,659.92		\$5,313.45	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$6.39	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$6.39		\$0.00	

Payment Information for Current And Prior Year						
Date	Half	Prior	1st Half	2nd Half	Surplus	
1/16/2025	1 - 2024	\$0.00	\$2,659.92	\$0.00	\$0.00	
6/2/2024	2 - 2023	\$0.00	\$0.00	\$2,658.28	\$0.00	
1/23/2024	1 - 2023	\$0.00	\$2,664.66	\$0.00	\$0.00	
6/16/2023	2 - 2022	\$0.00	\$0.00	\$2,444.98	\$0.00	
1/31/2023	1 - 2022	\$0.00	\$2,451.36	\$0.00	\$0.00	
6/3/2022	2 - 2021	\$0.00	\$0.00	\$2,404.83	\$0.00	
1/21/2022	1 - 2021	\$0.00	\$2,409.15	\$0.00	\$0.00	
6/7/2021	2 - 2020	\$0.00	\$0.00	\$2,411.83	\$0.00	
2/1/2021	1 - 2020	\$0.00	\$2,416.15	\$0.00	\$0.00	
7/1/2020	2 - 2019	\$0.00	\$2,283.32	\$2,071.42	\$0.00	

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Current Year
2024 Payable 2025
Prior Year

2023 Payable 2024

Tax Distribution Information					
Market Value		Assessed Value (35%)		Tax Rate Information	
Land	125,290	Land	43,850	Full Tax Rate (mills)	106.420000
Building	114,700	Building	40,150	Reduction Factor	0.350324
Total	239,990	Total	84,000	Effective Tax Rate (mills)	69.138606
				Non Business Credit	0.086192
				Owner Occupancy Credit	0.021548

Tax Calculations	
Gross Real Estate Tax	\$8,939.28
- Reduction Amount	\$3,131.64
- Non Business Credit	\$500.58
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$2,653.53
- Sales Tax Credit	\$0.00
+ Current Assessment	\$6.39
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,659.92

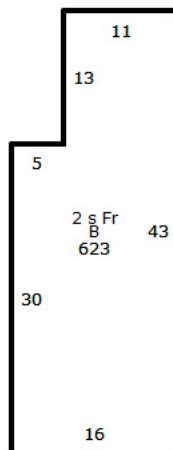
Half Year Tax Distributions	
School District	\$663.74
Township	\$0.00
City/Village	\$1,755.72
Joint Vocational School	\$0.00
County General Fund	\$35.87
Public Library	\$30.64
Family Service/Treatment	\$3.43
HLTH/Hospital Care-Indigent	\$17.24
Mental Health Levy	\$21.69
Developmental Disabilities	\$39.89
Park District	\$24.33
Crime Information Center	\$1.69
Children Services	\$42.15
Senior Services	\$13.56
Zoological Park	\$3.58

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

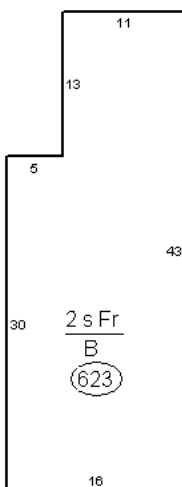


Current Parcel Sketch



Sketch by Apex Medina™

Legacy Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
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Special Assessments

55-060	CINCINNATI - Urban Forestry	10/11/2024	2099	\$6.39
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Related Names

Name	Relationship	Status
NOTORO MANAGEMENT LLC	Parcel Owner	Current
NOTORO MANAGEMENT LLC	Mail Name	Current



341 Milton
Reinstalled Door & Light

INVOICE

Marsh Home Solutions LLC
4432 Intersection St, Cincinnati,
45204

watelse14@gmail.com
+1 (513) 601-4915

Bill to
Aj

Invoice details

Invoice no.: 1278
Terms: Net 30
Invoice date: 03/12/2025
Due date: 04/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Window Replacement	small windows \$600 per window x2 1200\$ 2nd floor windows \$750 x5 3750\$ 5 small windows are 2nd floor required scaffolding 5 sets up an 5 breakdowns 100x10=\$1000 Labor costs 5950 total	1	\$5,950.00	\$5,950.00
2.		Convert window to door	Basic modification is covered for the \$5000 Converting of Window to a Door Cut siding to refit also installing New Door platform the old style was rotted out was changed to match Also changing interior back to fit door new trim stained to match Material \$1500	1	\$6,500.00	\$6,500.00
3.		Window Material fiber glass Clad	1.) 1241.61 front room first floor x1 2.) 1271.61 front room first floor x1 3.)1094.26 kitchen first floor x1 4.)1374.94 2nd floor front room x3 5.) 1201.65 bathroom 7 windows total 8933.95±tax	1	\$11,956.53	\$11,956.53
4.		Exterior Trim paint an reseal	7 windows worth or retrim Also removing some will/may get damage an snap may have to replace play by ear each board is 35+paint 50	1	\$2,100.00	\$2,100.00

Windows trim repaint an reseal
250 per window x7
1750
Seal is 50 per window x7
350

5.	Interior trim reinstall & seal	Special stained interior trim on all windows Will need reinstalled an secured an touch up stain 50 x7 install trim \$350 200x7 paint (150) & seal (50) 1400 Total 1750\$	1	\$1,750.00	\$1,750.00
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Total **\$28,256.53**

Note to customer

pay half labor an start of the parts this is a just a ruff start on parts
but all receipts will be given for prices



Proposal - Detailed

Pella Window and Door Showroom of Montgomery
 9869 Montgomery Road
 Montgomery, OH 45242-6424
 Phone: (513) 936-5240 Fax: (513) 745-0828

Sales Rep Name: Whited, Steven
 Sales Rep Phone: 513-623-4752
 Sales Rep E-Mail: stevewh@pellaoki.com
 Sales Rep Fax: 513-745-0828

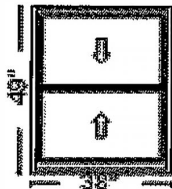
Customer Information	Project/Delivery Address	Order Information
AJ BACKSCHEIDER 341 Milton St Cincinnati, OH 45202-0950 Primary Phone: (513) 3174664 Mobile Phone: Fax Number: E-Mail: aj@backscheider.com Contact Name: Great Plains #: Customer Number: 1012231137 Customer Account: 1008484893	AJ BACKSCHEIDER REPLACE RESERVE 341 MILTON ST 10081 Lincoln Road 341 Milton Street Lot # OVER THE RHINE, OH 45202 County: HAMILTON Owner Name: AJ BACKSCHEIDER Owner Phone: (513) 3174664	Quote Name: AJ BACKSCHEIDER REPLACE RESERVE 341 MILTON ST 3- Order Number: 275 Quote Number: 19271656 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Deposit/Cash Before Delivery Tax Code: HAMILTON CO 7.8 Cust Delivery Date: None Quoted Date: 3/13/2025 Contracted Date: Booked Date: Customer PO #:

Line #	Location	Attributes
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10 FIRST FLR FRNT ROOM

Pella Reserve, Traditional Double Hung, 38 X 49, Black

Item Price	Qty	Ext'd Price
\$1,289.87	1	\$1,289.87



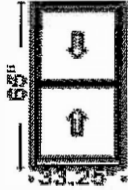
Viewed From Exterior

Rough Opening: 38 - 3/4" X 49 - 3/4"

PK #
2193

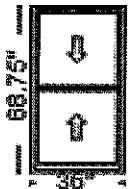
1: 3849 Double Hung, Equal
Frame Size: 38 X 49
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Black, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 34.625, Clear Opening Height 20.062, Clear Opening Area 4.823936, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 174".

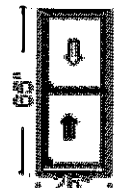
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes			
15	FIRST FLR FRNT ROOM	Pella Reserve, Traditional Double Hung, 33.25 X 65, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,363.64	2	\$2,727.28
	 <p>Viewed From Exterior Rough Opening: 34" X 65.75"</p>	<p>PK # 2193</p> <p>1: 33.2565 Double Hung, Equal Frame Size: 33 1/4 X 65 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Black, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 29.875, Clear Opening Height 28.062, Clear Opening Area 5.821891, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 197".</p>			

Line #	Location:	Attributes			
20	KITCHEN	Pella Reserve, Traditional Double Hung, 33 X 46.5, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,183.34	1	\$1,183.34
	 <p>Viewed From Exterior Rough Opening: 33 - 3/4" X 47 - 1/4"</p>	<p>PK # 2193</p> <p>1: 3346.5 Double Hung, Equal Frame Size: 33 X 46 1/2 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Black, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 29.625, Clear Opening Height 18.812, Clear Opening Area 3.870177, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 159".</p>			

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes			
25	SECOND FLOOR FRNT RM	Pella Reserve, Traditional Double Hung, 36 X 68.75, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,437.96	3	\$4,313.88
	 <p>Viewed From Exterior Rough Opening: 36 - 3/4" X 69 - 1/2"</p>	<p>1: 3668.75 Double Hung, Equal Frame Size: 36 X 68 3/4 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Black, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 32.625, Clear Opening Height 29.937, Clear Opening Area 6.782602, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 210".</p>	PK # 2193		

Line #	Location:	Attributes			
30	BATHROOM	Pella Reserve, Traditional Double Hung, 26 X 65, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,427.03	1	\$1,427.03
	 <p>Viewed From Exterior Rough Opening: 26 - 3/4" X 65 - 3/4"</p>	<p>1: 2665 Double Hung, Equal Frame Size: 26 X 65 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Obscure Obscure Air Filled Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Black, Standard, InView™ Performance Information: U-Factor 0.46, SHGC 0.58, VLT 0.61, CPD PEL-N-232-01109-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24, Clear Opening Width 22.625, Clear Opening Height 28.062, Clear Opening Area 4.409047, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 182".</p>	PK # 2193		
	Obscure Glass Style: Pattern62(Standard)				

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Line #	Location:		Item Price	Qty	Ext'd Price
40	None Assigned	Delivery Fee - Delivery Fee	\$150.00	1	\$150.00

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mull and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

Contact Service at 513-948-8480

TERMS & CONDITIONS:

The following are the Terms and Conditions of the sale of Pella® products between DEPE, LLC dba Pella Windows and Doors, (hereinafter referred to as "Seller") and the undersigned hereinafter referred to as "Buyer". All quotes are valid for 7 days.

1. TERMINATION OR CANCELLATION This contract may be cancelled or terminated by DEPE, LLC (hereinafter referred to as "Seller" throughout the remainder of the terms) by written notification delivered to the Buyer within twenty-one (21) days from the signature date of the contract. The Buyer acknowledges that the products, which are the subject of this contract, are to be custom manufactured to the Buyer's specifications, are not necessarily subject to resale or stocking, and therefore the contract is not subject to cancellation by the Buyer after the product order has been placed by Seller. Any products that are cancelled or changed by Buyer, after the order has been placed, are subject to a charge of one hundred percent (100%) of the selling price which will be applied to the Buyer's order. Changes include, but are not limited to, product selection, clad color, hardware selection, hinge positioning, grid pattern, trim selection, glass type and prefinish selection (i.e. paint or stain). If this is a home solicitation sale it is governed by ORC Chapter 1345 and KRS Chapter 367 and orders will be placed after the statutory period of cancellation has expired.

2. BUYER'S CHOICE OF PRODUCT The Buyer affirms that the Buyer has had an ample opportunity to examine the models or samples of goods to the extent that Buyer desires to do so, and Buyer affirms that the choice to purchase the specific type or model of goods described in this contract was made by Buyer. Buyer acknowledges that color samples depict finish colors as accurately as possible. Light, age, sheen, wood species, and coating can produce changes to the desired color, and as a result, variation between existing color samples, or existing colors and actual finishes can occur.

3. CREDIT APPROVAL In the absence of a cash order, no products will be ordered until verification of credit financing has been received by Seller's credit department. Credit approval may take up to five business days.

4. PAYMENT payments made to Seller pursuant to this contract should be made to DEPE, LLC dba Pella Windows and Doors, 785 Lindbergh Court, Suite 190, Hebron, KY 41048, or at one of Seller's Showroom locations. Effective January 2, 2017, a 2% Convenience Fee will be imposed on all VISA, MasterCard & Discover Credit Card transactions.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

5. PERFORMANCE shipping dates are estimated as closely as possible, and Seller shall use its best efforts in every case to ship within the time frame promised, but there is no guarantee to do so. Seller shall not be liable for any direct, indirect, or consequential damage, or loss, caused by any delay in shipment.

6. DELIVERY Seller will not be responsible for delays, caused directly or indirectly, by labor disputes, weather, fire, war, governmental interference, natural disaster, transportation delays, shortage or unavailability of materials or products, acts of God, or other causes beyond the control of Seller.

7. TITLE/OWNERSHIP Title and ownership of the product passes to the Buyer upon delivery by Seller to the Buyer's preselected destination. After delivery, Buyer is solely responsible for any product damage or theft that is incurred.

8. ACCEPTANCE OF PRODUCTS UPON DELIVERY The Buyer agrees to present to carefully inspect the condition of, and to verify the accuracy of, all products delivered. The Buyer is responsible for checking the quality of the products and specifications of the products received. If the Buyer is unable to present, the Buyer must designate, in writing, to Seller, the name of a representative that is authorized to accept the products on behalf of the Buyer. Such designation must be made in writing to Seller prior to delivery. Seller shall not be responsible or liable for any loss or damage incurred by Buyer's failure to adhere to this policy.

9. INSPECTION AND ACCEPTANCE OF WORKMANSHIP The Buyer agrees to present to carefully inspect the condition of, and verify the accuracy of, all workmanship performed by Seller. If the Buyer is unable to present, the Buyer must designate, in writing, to Seller, the name of a representative that is authorized to inspect and accept the workmanship on behalf of Buyer. Such designation must be made in writing to Seller prior to the completion of the installation. Buyer or Buyer's designated representative is responsible for checking the quality of workmanship and Seller shall not be liable for any claims related to any damages resulting from workmanship or installation by Seller, unless the Buyer provides written notice of such damage within seven (7) days after the installation has been completed. Installation shall be considered complete once all of the products have been installed pursuant to the specifications of the contract. In the rare instance that a damaged or non-functional product is installed by Seller, the Pella® warranty covers the replacement and installation of the damaged product and does not extend the installation period. Seller shall not be liable or responsible for any loss or damage incurred by Buyer, as a result of Buyer's failure to adhere to this policy.

10. STORAGE Seller reserves the right to charge Buyer storage fees for products stored in Seller's warehouse space beyond scheduled delivery for more than 15 days.

11. WARRANTY Pella® products are covered by Pella's limited warranties in effect at the time of the sale. All applicable product warranties are incorporated into and become a part of this contract. Neither Pella Corporation nor D.E.P.E., LLC dba Pella Windows and Doors will be bound by any other warranty.

12. DISCLAIMER OF WARRANTY Seller warrants that the goods are as described in this agreement. No other warranty is given and no affirmation of fact or promise made by Seller, or its agents, shall constitute or apply as a warranty. Seller makes no warranty of merchantability in respect to the goods sold pursuant to this agreement. Seller makes no warranty that the goods sold pursuant to this agreement are fit for any particular purpose.

13. LIMITATION OF REMEDIES In the event that Seller elects to replace any product, or part thereof, referred to in this contract, whether as a result of a breach of warranty or otherwise, the replacement product or part may be comparable or suitable substitute, if a like unit is not readily and reasonably available. The warranty period on the replacement product or part will be the balance of the warranty on the original product purchased. Seller will not be liable to the Buyer for any incidental, consequential, or special damages, including without limitation lost revenues and profits or attorney's fees. In no event shall the responsibility of Seller exceed the contract price.

14. LIMITATIONS OF ACTIONS Any and all legal proceedings commenced by the Buyer with regard to this contract, if not otherwise subject to limitation of remedy or claim pursuant to the terms and conditions of this contract, must be commenced within one year of the date of delivery, or in the case of a warranty claim, within one year of the date on which the basis for the claim was, or reasonably should have been discovered. The failure to commence legal proceedings within the time set forth in this paragraph shall constitute a waiver by the Buyer of any and all claims Buyer may have with regard to this contract.

15. MERGER AND ENTIRE AGREEMENT This contract constitutes the sole and complete agreement between Buyer and DEPE, LLC and no statement, representation, or agreement, written or verbal, not appearing on this contract order, shall be enforceable, except for order verification measurements and change orders prepared on a form furnished by Seller and signed by Seller and the Buyer or their authorized representative.

16. NOTICE OF COMMENCEMENT Pursuant to Ohio Revised Code Section 1311.04(j), this contract constitutes an immediate and continuing request to the contractor that Seller must be provided with a copy of the Notice of Commencement on this project from the general contractor, and execution of this agreement constitutes acknowledgment by the general contractor of this request.

17. NOTICE This contract, if executed by the owner of the real estate being improved by the delivered product or performed labor, is considered notice of Seller's right to file a Mechanic's Lien, under the Ohio Revised Code, and the Kentucky Revised Statutes, and the Indiana Revised Code within the statutory time periods allowed by law, after provision of labor and/or materials.

18. GOVERNING LAW Any disputes arising from the terms or conditions of this contract shall be governed by the laws of the State of Ohio.

19. PURCHASE PRICE AND TERMS FOR NON ACCOUNT CUSTOMERS

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Orders that total \$5,000 or less must be paid IN FULL at the time the order is placed. For orders that exceed \$5,000, fifty percent (50%) deposit is due at the signing of the contract (non-refundable after order placement) with the balance immediately due before delivery of the product or upon substantial completion of the work, if installation is part of this contract. The balance due of any contract for product only must be paid in advance before delivery may be scheduled. Seller personnel will notify Buyer of receipt of product into the Seller's warehouse and make arrangements for final payment and scheduled delivery. Product remaining in the Seller's warehouse more than 15 days after notification will be subject to a storage charge assessed by Seller.

We now offer bill payments online! See salesperson for the link

Payment Type:

Check No. _____

Effective July 1st, 2024, a 3% Convenience Fee will be imposed on all Credit Card transactions.

Credit Card No. _____ (VISA / MASTER CARD / DISCOVER / AMEX)

Expiration date ____ (mth) / ____ (yr)

Name as it appears on card: _____

Billing ZIP CODE of Credit Card: _____

- Substantial completion of work has occurred when the delivered products have been installed per the contract. Items such as missing or broken parts, and service adjustments, will not prevent a job from "substantial completion of work". Once installation has been substantially completed, payment in full of the outstanding balance is due under the terms of this agreement. All replacement parts, punch list items, damaged products, warranty work or other remedial items will be performed by Seller within a reasonable time after Buyer's written notice to Seller. None of these items will extend the payment terms. Substantial completion of work will still be considered complete even if replacement parts, damaged product, punch list items, warranty work or other remedial items need to be performed by Seller.
- It is the responsibility of the Buyer or Buyer's designated agent, to be present during installation to accept the work and workmanship and to pay the balance due.

20. PAYMENT BY CREDIT CARD If the initial deposit is made by credit card, the remaining balance will automatically be charged to the Buyer's credit card upon delivery of product only or substantial completion of the project as defined above. _____ (initial)
Effective July 1st, 2024, a 3% Convenience Fee will be imposed on all Credit Card transactions.

22. LATE CHARGES AND COSTS OF COLLECTION In the event that the contract is not paid when due, the Buyer shall pay a late fee on the sums due at the rate of 1.5% per month. Buyer agrees to pay Seller any and all costs incurred by Seller in collecting amounts from the Buyer, including late charges, which costs will include but are not necessarily limited to, collection agency fees, court costs and attorney's fees.

23. SALES TAX The exact sales tax will be calculated and charged at the time of your order is shipped. Sales tax reflected during the quoting process is an estimate and based on current state sales tax rates. State sales tax rates are subject to change at any time.

24. DELIVERY / FUEL SURCHARGE Product delivered by the Seller will be subject to a Delivery / Fuel Surcharge Fee. This fee can be waived, if the buyer/customer chooses to pick up the product at the Seller's warehouse facility.

The person executing this agreement has authority to bind the customer and is authorized by the customer to enter into the terms and conditions of this contract.

Product Selection: Thank you for taking the time to complete this form, which helps us to ensure the accurate and efficient processing of your order.

- | | <u>Initial</u> |
|---|----------------|
| 1. Reviewed, understand, and agree to the attached "Terms and Conditions"? | _____ |
| 2. Understand that all products are Non-Refundable and Not Subject to Cancellation or Change? | _____ |
| 3. Reviewed each line item to verify that Sizes, Hinging, and Grille Patterns are correct? | _____ |
| 4. Reviewed and agree with anticipated "Delivery Date" (See below) | _____ |
| 5. Reviewed product overview specifications as listed | _____ |

Product Selection:

Exterior Color:

Interior Color:

Interior Finish:

Jamb Extensions:

Grille Selection:

Hardware Selection:

Screen Selection:

Customer: AJ BACKSCHEIDER

Project Name: AJ BACKSCHEIDER REPLACE RESERVE 341 MILTON
ST 3-

Quote Number: 19271656

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 3/13/2025

Detailed Proposal

Page 10 of 11

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Order Totals	
Taxable Subtotal	\$11,091.40
Sales Tax @ 7.8%	\$865.13
Non-taxable Subtotal	\$0.00
Total	\$11,956.53
Deposit Received	
Amount Due	\$11,956.53

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

APPLICATION #: COA2025005/ ZH20250011
APPLICANT: Winstanley Architects and Planners
OWNER: 310 Race Street Partners, LLC
ADDRESS: **310 Race Street**
PARCELS: 083-0001-0048 through 083-0001-0052
ZONING: DD-A
OVERLAYS: H & S Pogue Service Building Landmark
COMMUNITY: Downtown
REPORT DATE: March 11, 2025
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1411-17** – A **Special Exception** is required to allow 0% commercial space on the Race Street frontage, short of the 60% required in the Commercial Continuity Overlay.

Existing Conditions

The H&S Pogue Service Building is an International style service building designed by the prominent local architectural firm of Hake and Hake located on the east side of Race Street between its intersection with W. 3rd Street on the south and W. 4th Street on the north in the Downtown neighborhood. The building is a 12-story building originally constructed to serve as a service building for the nearby H&S Pogue Department Store with construction beginning in 1947. The main body of the building is 9 stories with two additional stories setback slightly from primary west elevation. The 12th story consists of an L-shaped penthouse extending along the east side of the floor plate. The building has been vacant for many years.

Proposed Conditions

The applicant is proposing the complete renovation of the building, with affordable residential housing units throughout. Approximately 120 residential units are proposed. Exterior work will primarily include general maintenance and repair, but also includes a rooftop penthouse addition, installation of a garage entry on the south elevation, new window openings, and replacement doors and windows. The applicant is applying for Historic Tax Credits.

Applicable Zoning Code Sections:

1411: Downtown Development Districts
1435-05-4: Variance Standards

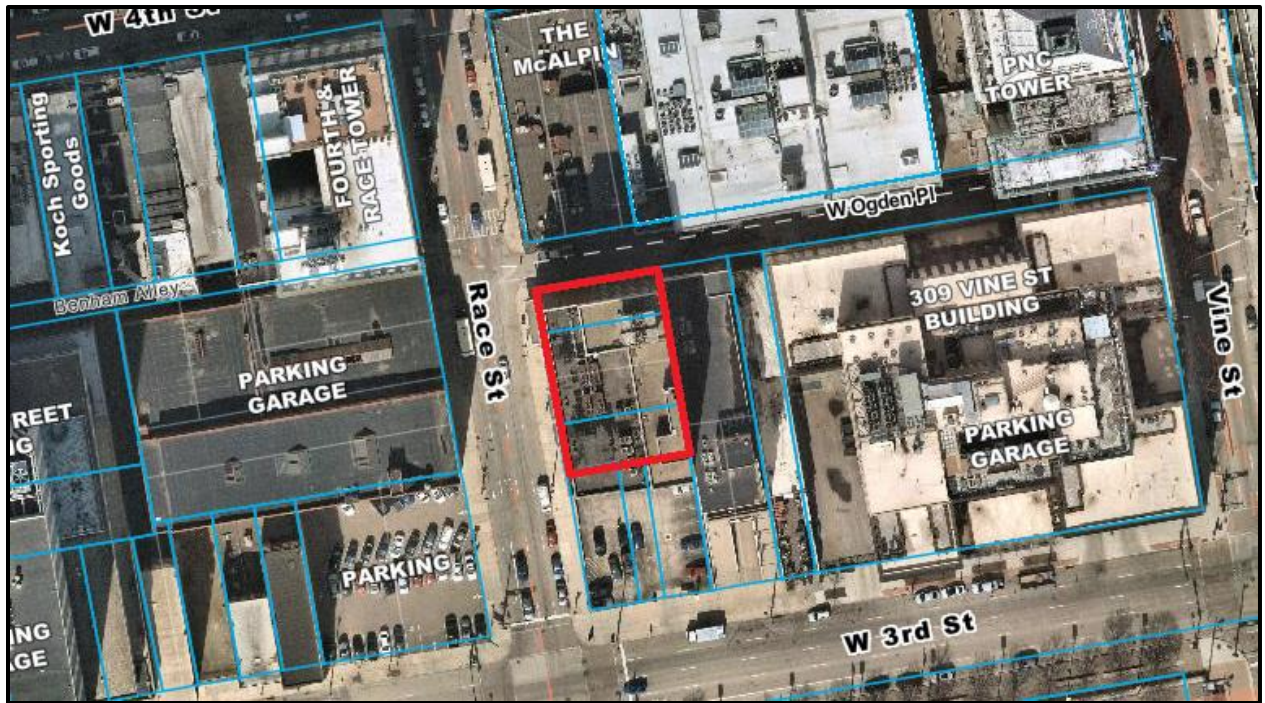


Figure 1. Location of property. Proposed approximate boundary shown in red. Image from Cagis.

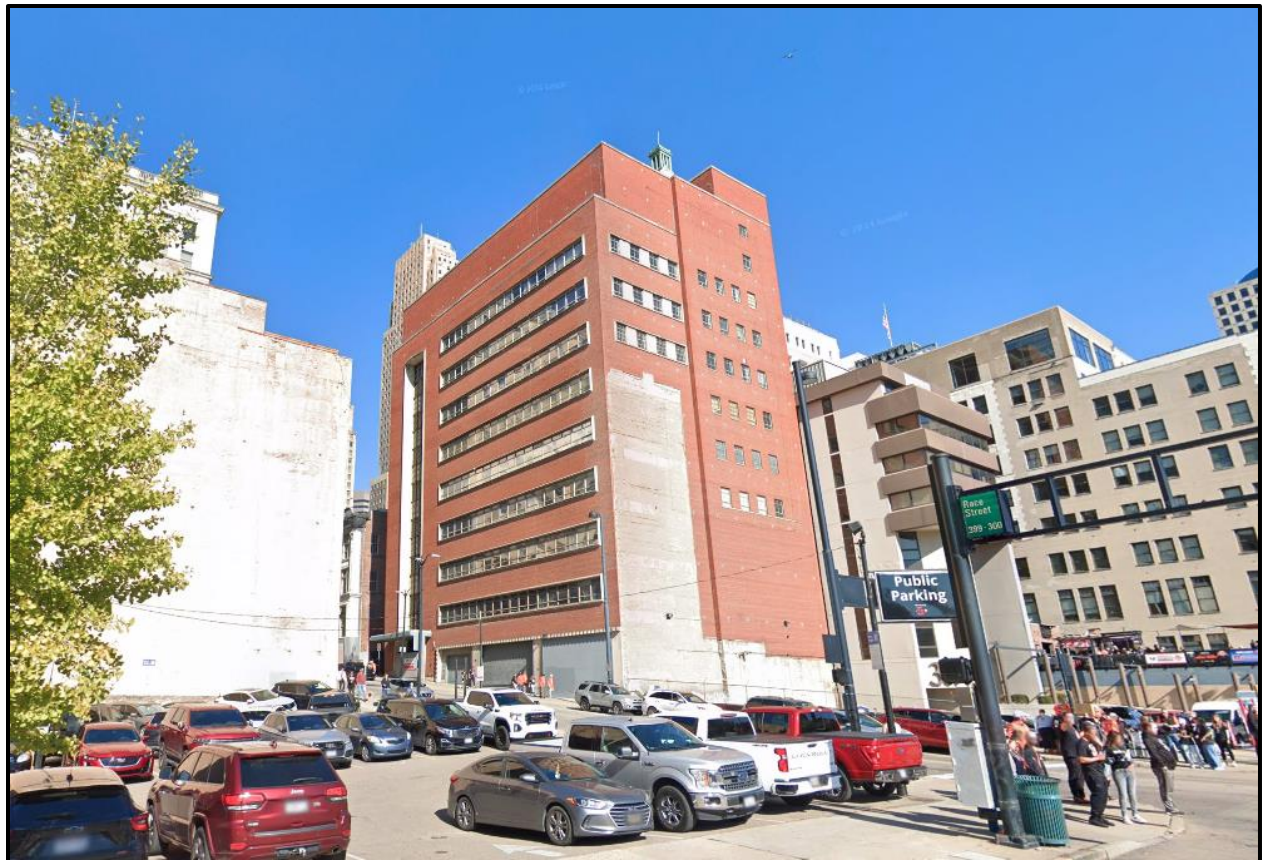


Figure 2. Image of subject property facing northeast ca. November 2024. Image from Google.

Previous Reviews: The Historic Conservation Board considered the Landmark designation for the proposed property at the 12.4.2023 hearing, recommending approval of the designation. City Council ultimately approved the designation on 1.31.2024 (Ordinance 34-2024).

Zoning Analysis:

The subject property is located in the DD-A Zoning District and the Race Street frontage is within a Commercial Continuity Overlay. The Commercial Continuity Overlay requires a minimum of 60% of the ground floor frontage to be dedicated to commercial uses. The applicant is proposing residential use throughout the entire building with lobby and residential amenity space on the ground-floor frontage along Race Street. As these uses are accessory to the residential use of the building and are not true commercial uses, a Special Exception is required to waive the commercial requirement.

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 existing building is historic and the proposed Special Exception to allow residential uses throughout the building will support the rehabilitation and will allow the owner to fully utilize the property and return the vacant property to productive use. This section of Race Street, while located in the Commercial Continuity Overlay, currently has no non-office commercial uses within the block. Existing uses include a parking garage, an office and two vacant buildings. Establishing the ground-floor residential use will not adversely affect the historic landmark.

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

A denial of the Special Exception would likely not result in a deprivation of all economically viable uses, as it may be possible to establish commercial uses within the overhead garage door areas; however, the accessory residential uses proposed for this area will allow for a more efficient use of the space, improving the chances of a successful redevelopment.

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 DD-A. The proposed use generally complies with the Zoning requirements, with the exception of the ground-floor commercial requirement.

- 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 is not expected to be adversely impacted. Parking is provided within the building through the new vehicular access proposed for the south elevation. The adjacent surface parking lot will also support the proposed development for a total of 40 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 residential conversion is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The building will be operated as multi-family residential under the current proposal and will return a vacant and underutilized building to productive use.

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

There are no adverse impacts anticipated for the proposed use. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the dwelling units on the property.

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

Adding dwelling units is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

New features include a new rooftop addition, a new vehicular access entry on the south elevation, window opening alterations, and replacement windows and doors. Remaining exterior work on the building primarily consists of general maintenance and repair. Staff finds the proposed work to be substantially in compliance with the Conservation Guidelines.

REHABILITATION

1. **MATERIALS:** *The primary exterior material is a common red brick laid in a common bond. The south elevation has an exposed party where a prior building was removed. The exposed area is covered in unfinished stucco. The stucco area may be finished with a more durable and aesthetically pleasing stucco system. Materials that are badly*

damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement and detailing should be appropriate for the building.

New materials are primarily limited to the window replacement and the upper penthouse addition. Existing steel windows are badly deteriorated and in need of replacement as indicated by the window survey provided by the applicant. The proposed aluminum window replacements are discussed in further detail below. Existing brick is in good condition and will remain with minor tuckpointing where required. Limestone detailing will be retained. Where damaged, limestone patching with a stone patching material (such as Jahn M70 Limestone Repair Mortar or equivalent) will be used. This is an appropriate treatment for damaged limestone.

The existing ghosting on the building remaining from a previous abutting building that has since been demolished is currently composed of plain concrete parging or stucco. The applicant is proposing to re-clad these areas with new stucco, adding a grooved design inspired by the limestone panels between the windows on the south elevation. This treatment will preserve the original ghosting while giving the stucco cladding a more aesthetically pleasing appearance.

The addition will be constructed of red brick that will be similar in appearance to the existing building. The addition will be setback from the west and south elevations and will not be visible from the streets surrounding the building. The proposed replacement materials are appropriate and meet the Conservation Guidelines.

5. *ENTRANCES – DOORS AND GARAGES: Original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. None of the entrance or garage doors on the primary elevation are original. The canopy above the main entrance is not original as it is clad in non-historic sheet metal. The only other door is a recessed service entrance at the rear corner with a flush metal door. If replacement of doors and the canopy at the main entrance becomes necessary, new doors and canopy should be compatible in scale, size, type, kind, style, color and finish. If the garage openings are re-established, new doors and storefronts should be compatible in scale, size, type, kind, style, color and finish. It is expected the service door on the north elevation will be replaced with a matching door.*

Existing exterior doors throughout the building are non-original replacements. The canopy over the Race Street entry may be original but has been re-clad with modern sheet metal. The Race Street entry is a later aluminum replacement storefront door. The applicant plans to replace the entry system, recessing it from the front of the building by approximately 5' to provide for an ADA compliant entry. The sloping sidewalk adjacent to the entry requires a ramp and landing for adequate wheelchair turning radii and door swings, necessitating the recessed

entry. The new entry will feature paired central glass doors flanked by sidelights and capped by a transom that follows the multi-light configuration of the original transom. Considering the ADA requirements for the residential use, Staff finds the 5' recession to be acceptable.

The canopy over the Race Street entry will be retained and the non-historic sheet metal removed. Once the later material is removed, the condition of the historic structure will be assessed and the canopy will be repaired and reclad with a similar material. The canopy cladding may be approved by Staff after the exploratory demolition is complete and a repair plan is identified.

New overhead garage doors are proposed for the three existing loading bays along Race Street. These spaces will be reconfigured for the new use with the northern bay occupied by a fitness center, the central bay remaining a loading dock, and the southern bay occupied by two residential units. The existing steel doors are not original to the building. Existing infill material that reduced the size of the northern opening will be removed and replacement doors and storefront systems installed in each opening, matching the size of the historic openings. The central bay will remain operable to serve the loading and trash storage use in this area. The outer bays will have storefront systems that mimic overhead garage doors. The door and storefront systems will feature multi-light grid designs with solid panels at the base and head and glazed panels in the upper section to provide additional light infiltration. The aluminum frame system will have a dark charcoal finish. This is an appropriate treatment that replaces the incompatible existing overhead doors and infill material.

A new vehicular entry is proposed for the south elevation, allowing access to the basement parking garage. The opening will consist of a 15' wide coiling steel gate entry with horizontal slats placed within the parged concrete facing. A section of the wall to the east of the gate will be parged and these two sections will be framed with a simple cast stone surround inspired by the detailing of the original building. The additional parged area will help to provide symmetry on the south elevation, framing the four window opening columns above, as the new vehicular entry is required to be off-center due to the building structural elements and parking access area location. A new pedestrian door will also be installed at the rear corner. This elevation is more utilitarian in nature, especially on the lower levels where ghosting from a previous building exists. The utilitarian coiling gate will not detract from the character of the building in this location.

6. *WINDOWS: Original windows should be repaired rather than replaced where feasible. The monumental column of multi-lite metal frame windows above the main entrance and the bands of multi-lite metal frame windows with operable central hopper across the primary elevation appear to be original. The multi-lite metal windows on the side and rear elevation also appear to be original. All windows appear to be in poor condition due to extensive rust and corrosion. If replacement of windows is necessary due to their deteriorated condition and energy performance, new windows should be*

compatible in scale, configuration, style, size and color. Minor variations in replacement sash frames may be considered. Aluminum sashes are acceptable. Insulated glass of clear hue is acceptable. Rehabilitating a historic building to accommodate a new use may require increasing the number of window openings in a secondary elevation or a formerly blank wall to increase access to natural light and ventilation. Any new windows will be of a simple design to differentiate them and be distinguishable from the original, historic windows.

The applicant has provided a windows survey showing that the existing original steel windows are badly deteriorated and in need of replacement. Replacement windows will be Graham aluminum windows that will match the configuration, dimensions, profiles and setback of the original windows. Graham windows have been used on previous projects for replacements of large industrial style windows, and are effective at matching the dimensions and profiles of the historic steel sash.

Additional window openings are proposed for portions of the blank brick and stucco walls on the south and east elevations. No visible window opening alterations are proposed for the primary (west) façade along Race Street or the north elevation along W. Ogden Place. New openings will be installed on the upper setback levels of the west elevation; however, these will not be visible from the street. The additional openings are required for the conversion of the former industrial warehouse to the proposed residential use, allowing additional light infiltration to new residential units where no windows currently exist. This condition was contemplated during the designation process and the Conservation Guidelines allow window openings in these locations. New openings will be simple in nature without the ornamental limestone surrounds and sills found on the original openings, helping to differentiate the new work from the original (see Sheets A203 and A204). The windows themselves will also be simple in nature without muntin divisions and an operable central awning to differentiate the windows themselves from the original.

Certain window openings on the east elevation will be infilled. These windows are not visible from the street due to screening by the surrounding buildings. The openings are not currently Building Code compliant due to their proximity to the adjacent building. Infill material will be recessed 0.5" from the wall plane and existing sills and lintels will remain in place.

- 7. ORNAMENTATION: Significant architecture ornamentation includes streamline limestone detailing that emphasizes the International style of the building. The ornamentation includes limestone water table, fluted surrounds at the main entrance, a continuous arched limestone surround on the column of windows above the main entrance door, patterned limestone surrounds and flat piers at the garage openings, bands of bullnose limestone trim framing the bands of windows on each story. All windows on the north elevation and a limited number on the south elevation have a similar bullnose limestone trim framing the bands of windows and include a fluted limestone panel between each window. These features should be preserved or*

conserved wherever possible. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings and composite materials may be acceptable at the upper floor levels.

Significant architectural ornamentation, primarily consisting of limestone surrounds and detailing will remain in place and be repaired as necessary. Repairs to the masonry include tuck pointing and minor brick replacement where necessary. Existing limestone detailing will be retained and repaired as needed, as discussed above. No ornamental features are proposed to be removed or altered.

8. *ROOFS: Parapets and other architectural features that define the roofline of the building should be preserved. The primary architectural feature at the roofline is limestone coping atop the parapet. The parapet material should be preserved or conserved wherever possible. Replace feature to closely match original in character, scale, configuration, style, size, texture, and color. On the primary elevations, vents, skylights, rooftop utilities, glass conservatories, stairs, elevator penthouses, equipment and other new roof elements should be placed such that they are generally inconspicuous from the opposite side of adjacent streets at street level. Roof decks with railings are acceptable if located to be inconspicuous from street level.*

The existing flat roof and parapets will be preserved. An addition is proposed to the existing L-shaped mechanical penthouse in order to provide additional apartment units. The addition will be aligned with the width of the existing penthouse and will maintain the 22' setback from the south and west elevations, ensuring it will not be visible from the opposite side of adjacent streets. A rooftop deck will also be added to the existing flat roof with the primary change consisting of a metal cable guardrail system installed on the interior face of the parapet wall, gaining the required 42" of height for Building Code compliance. The rail will extend 8" above the parapet and will not be visible due to the minimal height and 18" setback from the exterior wall face.

Rooftop mechanical systems existing on the building will be reworked for the new use with new equipment placed toward the eastern section of the roof, minimizing visibility. The existing large dedicated outdoor air system (DOAS) unit at the northeast corner will be replaced with a smaller unit, reducing the existing visibility of the equipment.

10. *OUTSIDE ATTACHMENTS: Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Where exterior light fixtures of a decorative nature consistent with the overall building history exist, repair, preserve, or reconstruct whenever possible and feasible to do so. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not appropriate. Exterior light fixtures should be mounted or constructed so as not to cast*

undue glare onto neighboring buildings or damage the building on which they are mounted.

Exterior light fixtures have not yet been selected, but are planned to be appropriate to the building, avoiding mercury vapor, high-pressure sodium, or other light sources that create distortions of color when illuminated. Final light fixtures are expected to be contemporary but compatible and will be subject to Staff review prior to permitting.

- 11. SIGNS: Signs should be designed for clarity, legibility, and compatibility with the building on which they are located. Signs on the property should not materially cover or obscure significant architectural features. Signs should be externally illuminated or based on historic precedent. Neon or shadow lettering internally illuminated signs are acceptable if designed and sized to be compatible with other signage in the vicinity.*

The final sign program has not yet been determined. Signage is expected to comply with the guidelines and will not cover or obscure significant architectural features. Signs may be externally illuminated or have neon or halo lighting. The final sign selections will be subject to Staff approval prior to the issuance of building permits.

ADDITIONS

- 1. ADDITIONS: Additions should follow new construction guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the context of the original building. Additions should be sympathetic, may be complimentary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building.*

The addition proposed for the building is located at the upper level in order to expand the existing penthouse to allow for additional residential units. The addition will align with the existing upper level protrusions with the edges of the addition setback 22' from the west and south elevations. The substantial setback will ensure the addition is not visible from street level adjacent to the building to the west and south. The addition will be clad in red brick veneer similar to the cladding of the existing building. The addition's materials and placement will ensure that it is sympathetic to the original design of the building without overwhelming the original building.

Other Considerations:

Prehearing Results: A prehearing was held on February 19, 2025. The applicant and one neighboring property owner were in attendance.

Comments Provided to Staff: N/A.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions based on the plans by Winstanley Architects & Planners dated 2.7.2025:

I. ZONING RELIEF

A. VARIANCES

1. **APPROVE** – Section 1411-17 – A **Special Exception** to allow 0% commercial space on the Race Street frontage, short of the 60% required in the Commercial Continuity Overlay.

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

1. Relief for the Special Exception from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Granting of the Zoning Relief is in the interest of Historic Conservation.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for proposed changes to 310 Race Street with the following conditions:

1. The Race Street canopy repair and recladding shall be subject to Staff approval following the exploratory demolition of the non-historic cladding material.
2. Outside attachments including exterior lighting and signage shall be subject to Staff review prior to the issuance of building permits.
3. The building permit must be issued within 2 years, or the COA shall expire.
4. Changes approved by the National Park Service as part of the Historic Tax Credit application shall be approvable at the Staff Level.

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

1. The proposed project substantially conforms to the H&S Pogue Service Building Historic Conservation Guidelines.



**310 RACE STREET
CINCINNATI, OH 45202**

**HISTORIC CONSERVATION
BOARD – CERTIFICATE OF
APPROPRIATENESS
SUBMISSION**



FEBRUARY 06, 2025

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 - 3.2. ZONING RELIEF SPECIAL EXCEPTION.
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1 . HISTORIC
CONSERVATION BOARD
HEARING APPLICATION

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 310 Race Street, Cincinnati, OH 45202 COMMUNITY Downtown
PARCEL ID(S) 008300010050 HISTORIC DISTRICT Central Business District
BASE ZONING CLASSIFICATION DD-A HILLSIDE DISTRICT: Yes No
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Winstanley Architects and Planners CONTACT PERSON (if legal entity) Leejung Hong
ADDRESS 107 North West Street CITY Alexandria STATE VA ZIP 22314
EMAIL ljh@winstanleyarchitects.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE (646) 528-3957

Section 3. OWNER

NAME 310 Race Street Partners LLC CONTACT PERSON (if legal entity) Sam DiFrank
ADDRESS 7700 Old Georgetown Road CITY Bethesda STATE MD ZIP 20814
EMAIL samdifrank@saulurban.com RELATIONSHIP TO OWNER (if not owner) EVP & CIO
TELEPHONE (301) 986-6020

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

New Construction Alteration Demolition

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

Rehabilitation of the existing building at 310 Race street to convert it into +/- 120 units of affordable housing.

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.)

Requesting relief from Zoning Ordinance 1411-17 Commercial Continuity to allow for no portion of the building's street frontage to be dedicated to a commercial use. 75% of the building's street frontage will be devoted to apartment operations inclusive of a fitness center, loading dock, and leasing office, and the remaining 25% of the frontage to residential units.

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 Leejung Hong Signature Leejung Hong Date 02/06/2025

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 checked="" type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <u>AND</u> one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. <i>No emails.</i>
<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 <u>AND</u> 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. <i>If you fail to follow the instructions for your type of request(s), your application may be denied.</i>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. <i>Please ensure your application meets these requirements.</i>
<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. <i>No larger sizes will be accepted.</i>
<input checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <u>existing and proposed</u> 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 <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <u>existing</u> conditions of all sides/directions of the structure/property.
<input type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input checked="" 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.

**2. ADJUDICATION LETTER
AND WORKSHEET**

ADJUDICATION/DENIAL LETTER

Date: January 28, 2025
Location: 310 Race Street
Request: COA/ Zoning Relief
Zoning District: DD-A/ H&S Pogue Service Building Landmark

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 and involves exterior alterations to the building, specifically, new window openings and replacement windows.

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. 1411-17: Commercial Continuity. A minimum of 60% of the first floor building frontage is required to be devoted to commercial uses. A **Special Exception** is required for 0% commercial space.

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

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): 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. \$ 649.10

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

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.

3 . WRITTEN STATEMENTS :

3 . 1 APPLICABLE HCB
GUIDELINES .

3 . 2 ZONING RELIEF
SPECIAL EXCEPTION .

February 3, 2025

Douglas Owen
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

RE: Certificate of Appropriateness and Zoning Relief for 310 Race Street

Dear Mr. Owen and the Historic Conservation Board:

This is a request for a Certificate of Appropriateness and Zoning Relief (Special Exception) under 1411-17 Commercial Continuity for the rehabilitation of the existing building at 310 Race Street.

Project Narrative

The building is at 310 Race Street in downtown Cincinnati, Ohio. It sits at the northwest corner of the block bounded by Race Street to the west, W. Ogden Place to the north, Vine Street to the east and W. 3rd Street to the south. It is located less than one-half mile north of the Ohio River and one-half block north of Interstate 71 (**see Photos 1, 2, and 10 to 14 for streetscape context within 1 block in all directions**). The building lot slopes down from north to south and is bordered on the south by an open parking lot. Both the west elevation, facing Race Street and the north elevation, facing W. Ogden Place, are bordered by concrete sidewalks. Largely abutted by 27-29 W. Ogden Place, the east elevation faces the interior of the block. The surrounding neighborhood consists of densely concentrated, high rise commercial buildings, dating throughout the 20th century. Located immediately on the opposite (west) side of Race Street is the W. 4th Street National Register Historic District. The building has been vacant since at least 2005.

The project consists of a rehabilitating the building and converting it into +/- 120 units of affordable housing. The project is anticipated to break ground in 2026 with completion in 2027.

The project is applying for federal historic tax credits. The project team has had several preliminary consultations with the Ohio State Historic Preservation Office (OH SHPO) and the National Park Service (NPS) to review the insertion of new window opening on the west, south, and east elevations and the expansion of the 12th story mechanical penthouse. The OH SHPO has also reviewed two preliminary drafts of the Part 2 Application. A final Part 2 Application will be submitted in conjunction with this COA application. The proposed rehabilitation will conform with the Historic Conservation Guidelines and the Standards for Rehabilitation and the primary character defining features will be retained as described below.

The 12-story, red brick building was designed in the International Style in 1947 by the prolific Cincinnati firm of Hake and Hake.²⁶ The building consists of a primary 9-story block with two additional stories slightly recessed from the primary, west, façade. The 12th story consists of an L-shaped penthouse that extends along the entire east side of the floor plate (**see Photo 1**). The primary character defining features include:

- **Masonry – Red Brick (see Photos 1 to 9):** Red brick façade laid in a common bond. There are tie-back anchor plates spaced at 6' +/- centers horizontally at each floor level on the north corner of the primary elevation and on all other elevations. The window bays on the south elevation are framed with vertical courses of brown brick. There is also a large “party wall scar” of unfinished cementitious parging on the south elevation from the removal of a neighboring building. As described below, the primary scope of work is to install more compatible stucco on the party wall scar.
- **Masonry – Limestone (see Photos 1 to 9):** Limestone ornamentation including limestone water table, fluted surrounds at the main entrance, a continuous arched limestone surround on the column of windows above the main entrance door, patterned limestone surrounds and flat piers at the garage openings, bands of bullnose limestone trim framing the bands of windows on each story. All windows on the north elevation and a limited number on the south elevation have a similar bullnose limestone trim framing the bands of windows and include a fluted limestone panel between each window. As described below, all limestone ornamentation will be retained.
- **Entrance (see Photo 4):** The location of the entrance is original but there are non-historic alterations. The extended canopy may be an original feature, but it is clad in non-historic sheet metal. The entrance doors were replaced with non-historic aluminum frame and glass doors and are not ADA compliant. There is an original multi-light transom above the entrance that follows the fenestration pattern of the windows above. As described below, the non-historic entrance doors will be replaced with a historically compatible entrance system and relocated to provide ADA accessibility at the entry. The canopy will be retained and the non-historic sheet metal will be removed and replaced with a more compatible material and design.
- **Garage Bays (see Photo 5):** The location of the garage bays is original, but the overhead garage doors are non-historic. The first bay from the north has also been partially infilled to allow for the installation of a standard sized garage door. As described below, the non-historic garage doors will be replaced with either compatible operable garage doors or multi-grid storefronts that replicate garage doors.
- **Windows (see Photos 3 to 9):** There are three predominant window types on the building. A continuous curtain wall-like set of multi-light, steel windows (twelve-light sections with alternating clear and opaque spandrel glazing) are above the main entrance on the main elevation. Narrow, continuous bands of multi-light steel ribbon windows (three-light sections) are installed on the second to ninth story of

the main façade. The tenth and eleventh floors, which are slightly recessed from the primary façade, have no openings. The windows on the secondary facades are punched windows with multi-light steel windows (typically six or eight light windows with central operable awnings). The north elevation has a full fenestration pattern on all stories. The south elevation has a partial fenestration pattern at the upper stories. The east elevation has an inconsistent fenestration pattern, and the openings are not visible from the public right of way. New window openings will be required on the west, south and east elevations as noted in the Historic Conservation Guidelines. As documented in the enclosed Window Survey, the steel windows are deteriorated beyond repair and require full replacement. As described below and in the detailed existing and proposed window drawings, the windows will be replaced with aluminum windows that match the configuration, dimensions, profiles and setback with the opening of the original windows.

- **Roof (see Photos 1 and 15):** There are three roof levels. There is a narrow roof at the setback for the tenth story on the front elevation that is concealed by a brick parapet with limestone coping. The main roof level is at the 11th story and is a flat roof with a rubber membrane and various mechanical equipment that is concealed by a brick parapet with limestone coping. The 12th story L-shaped mechanical penthouse is at the rear of the main roof and has a flat roof with a rubber membrane, an elevator mechanical room and a large DOAS unit at the northeast corner. As described below, a small addition is proposed to the 11th story mechanical penthouse to provide additional units, and the remaining roof will be activated as a deck with a code-required railing at the perimeter. The new addition will not be visible from the public right of way. The upper roof will continue to house mechanical equipment though the massive DOAS unit will be reduced in size and a screen will be installed to minimize visibility.

Certificate of Appropriateness and Historic Conservation Guidelines (Guidelines)

The goal of the rehabilitation work is to focus on the repair and maintenance of the existing primary character defining features. There features that are damaged that require repair such as the limited masonry repointing and entrance canopy repair. There are several features that are to be replaced in kind such as the roofing material. There are several features that require full replacement with new materials due to extensive deterioration (such as windows) or inappropriate replacement (such as entrance doors, garage doors, and party wall stucco scar). There are also interventions (such insertion of new window openings and the addition to the 12th story mechanical penthouse) that are designed to conform with the Historic Conservation Guidelines and the Standards for Rehabilitation. The scope of work is briefly described below and supporting documentation included in the application including:

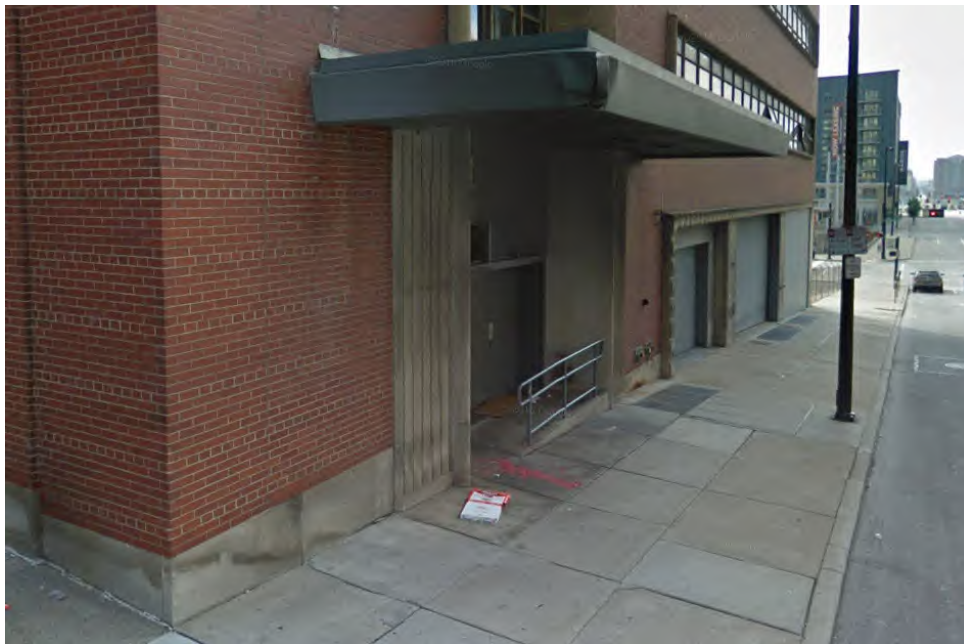
- Existing condition photographs of the building and streetscape context within one block
- Existing and proposed site plans
- Existing and proposed elevation drawings and floorplans

- Site line drawings for rooftop additions
- Window condition survey
- Detailed dimension existing and proposed window drawings
- Window product information
- Garage door product information

Specific Guidelines and Work Items

1. **Masonry – Red Brick:** As noted in the Guidelines, the primary exterior material is a common red brick laid in a common bond. There is an exposed area covered in unfinished stucco.
 - a. All work performed on the red brick is limited to isolated repair for mortar repointing and possible individual unit brick replacement. This is estimated to be less than 1% of the overall masonry. For tuckpointing, joints will be raked to a potential depth of 2.5 times the width of the joint but not less than that required to reach sound existing mortar. The joint will be pre-moistened with water to remove dust and mortar particles. New mortar will be installed in one layer with each layer compacted and tooled to a smooth, compact, joint to match existing surrounding joints. The mortar for stonework will be a custom-matched, pre-packaged, cement-lime mortar that matches the existing historic mortar. The mortar for brick will be a Type N mortar that matches existing mortar in color, texture, and tooling and is appropriate for early twentieth century brick. If there are areas where brick is damaged or missing, the damaged or missing brick will be replaced in-kind to match the existing brick.
 - b. There is no proposed masonry cleaning or application of a waterproof coating. If any masonry cleaning is required, the specifications will be consistent with Preservation Brief #1 and will be submitted for review to both the HCB and OH SHPO for review and approval.
 - c. The party wall stucco scar will be finished with a more durable and aesthetically pleasing stucco system as required in the Guidelines. As shown on the elevation, the new stucco system will be grooved to simulate the grooved design of the limestone panels between the windows on the south elevation. The insertion of windows on the south elevation in this location will be discussed below.
2. **Entrances – Doors and Garages:** As noted in the Guidelines, original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. As none of the entrance or garage doors on the primary elevation are original, these systems are to be replaced with new systems that are more compatible with the original character of the building. The canopy above the main entrance may be the original canopy but it is clad in non-historic sheet metal. The only other door is a recessed service entrance at the rear corner with a flush metal door.

- a. **Canopy:** In accordance with the Guidelines, the canopy is proposed to be retained but the non-historic sheet metal is to be removed. After exploratory demolition is completed to determine if any original material is intact, the canopy will be repaired with a compatible cladding material and possible signage applied to the face or top of the canopy to identify the building. The final design of both the cladding material and the signage can be finalized with staff level review by OH SHPO and HCB.
- b. **Entrance Doors:** In accordance with the Guidelines, the non-historic entrance door system and vestibule (see photo below from the interior of the current door system and vestibule) will be replaced with a system that is compatible in scale, size, type, kind, style, color and finish with the character of the building. Due to ADA accessibility requirements and the sloped sidewalk grade at the entrance, the main entrance doors must be set back within the opening to allow for adequate wheelchair turning radius and door swing. A ramp and landing is still required at the entrance due to the slope of the sidewalk. The ramp will lead to a landing to allow for the set back of the new recessed entrance system. The new entrance system consists of paired central glass doors flanked by sidelights and capped by a transom that follows the multi-light configuration of the original transom (**A-610**). The aluminum frame system is finished in an off-white color to match the existing exterior window frames, and all glazing is clear with VLT greater than 69% and VLR less than 11%.



Existing photograph of main entrance. Note the sloped sidewalk that requires an entrance ramp and landing set within the entrance portal. The current ramp and turning radius is not ADA compliant. The proposed solution is to recess the entrance to allow for the installation of an ADA compliant ramp and landing.



Current photograph of the non-historic entrance and vestibule systems. The new entrance system will be set back from the original location to provide the required ADA accessibility due to the sloped sidewalk at the main entrance.

- c. **Garage Doors:** In accordance with the Guidelines, the non-historic garage doors will be replaced with a system that is compatible in scale, size, type, kind, style, color and finish with the character of the building. As shown on **A-610**, the proposed doors are multi-light storefront systems that replicate the appearance of loading dock doors. The center opening will have an operable garage door as this loading bay will function as the tenant loading, delivery, and trash removal area in keeping with its original function. The new storefronts and operable door consist of a multi-light grid design with solid panels at the base and head and glazed panels in the upper section to provide daylight to the interior. The aluminum frame system is finished in a dark charcoal color to emphasize the openings for the loading bays, and all glazing is clear with VLT greater than 69% and VLR less than 11%.
 - i. A new garage door opening is proposed at the basement level on the secondary south elevation to provide access to the new parking garage in the basement (**see A-110 and A-203**). There is no impact to the overall character of the building as this is a secondary elevation, the location is part of the party wall scar, and it opens directly onto an existing surface parking lot.
 - d. **Service Door:** The service door on the north elevation will be replaced with a matching door and painted to match the brick color.
3. **Windows:** In accordance with the Guidelines, the historic windows are proposed to be replaced due to the deteriorated condition as documented in the enclosed

Window Condition Survey. The window program also includes the insertion of new punched window openings at the 10th story of the primary west elevation and in the secondary south and east elevations to allow for the residential conversion of the building by providing required natural light and ventilation to the new apartments. Some window openings on the rear, non-visible east elevation will be infilled. See **A-201-204 and A-610-616** for elevations and detailed window drawings.

- a. **Replacement Windows:** As shown in **A-610-616**, the proposed replacement windows will match the configuration, dimensions, profiles and setback with the opening of the original windows. The replacement windows will be aluminum rather than steel due to the high cost of steel windows and the need to provide an energy performance window with thermal breaks in the frames. The windows will be finished in a color to match the original color. The glazing will have insulated glazing with a VLT rating greater than 69% and a VLR rating less than 11% to adhere to OH SHPO and NPS guidance. The operable section is limited to the central unit, but the sight lines of the inoperable units will closely match the existing dimensions. The muntin profile will be replicated on the windows with muntins on the north and south elevations and shall provide simulated divided light muntins for windows with a multi-light configuration.
- b. **New Window Openings:** As indicated in the Guidelines, new window openings will be required on the west, south and east elevations to provide the required natural light and air to the new apartment units otherwise the project is not viable. The proposed new window opening program was reviewed and issued preliminary approval by the OH SHPO and NPS in two rounds of preliminary consultation meetings. The approved program is as follows:
 - i. **West Elevation:** On the primary west elevation, the 10th and 11th levels are historically blank, which limits the ability to introduce new openings. In consultation with OH SHPO and NPS, it was determined that a limited number of new openings may be allowed at the 10th story due to the setback and limited visibility. Please see **Photos 2, 3 and 6** for current views. **A-201 and L-300** shows elevations and site line views of the proposed window openings. As shown in L-300, the new openings are not visible at the public right of way. The new windows are simple rectangular punched openings and are simple three-light windows with an operable central awning (**see Window Type C2 on A-610**) to differentiate them and be distinguishable from the original, historic ribbon windows on this elevation.
 - ii. **South Elevation:** On the secondary south elevation, windows are limited to 7th to 9th levels on the front section and to 4th to 9th levels on the rear section with single windows at the far east bay of the 10th and

11th levels. The proposed new openings (**see A-203**) follow the existing fenestration pattern at both the front and rear section to provide new windows openings. At the front section, this consists of three new openings per story in the first three bays within the party wall scar. At the rear, this consists of four new openings at the 1st to 3rd levels and three new openings at the 10th and 11th levels. No windows will be installed at the first structural bay at the east corner per OH SHPO and NPS guidance. There will also be limited new openings at the 12th story mechanical penthouse and elevator bulkhead. The new windows are simple rectangular punched openings and are simple three-light windows without muntin divisions and an operable central awning (**see Window Type C1 on A-610**) to differentiate them and be distinguishable from the original windows on this elevation.

- c. **Window Infill:** East Elevation: On the rear, non-visible east elevation (**see A-204**), the existing window openings will be infilled as the windows are not required and are not code compliant as they overlook an adjacent building. The openings will be infilled with matching brick that will be recessed approximately a half-inch, and the sill and lintel will be retained so the former opening is still identifiable. There will be two bays of windows at the 7th to 12th levels installed at the south corner of the elevation. These windows will not be operable and have tempered glazing as they overlook an adjacent building. The new windows are simple rectangular punched openings and are simple three-light windows without muntin divisions and an operable central awning (**see Window Type C1 on A-610**) to differentiate them and be distinguishable from the original windows.
4. **Ornamentation:** In accordance with the Guidelines, the limestone ornamentation that emphasizes the International style of the building will be retained as there the existing material is in stable condition. There is no plan to remove or replace the ornamentation. Some bands of bullnose limestone trim may need to be removed to repair corroded lintels and install replacement windows but this material will be salvaged and reinstalled. There may be limited areas of limestone patching. For limestone patches, the loose, spalled, or delaminated surface material will be removed to a sound depth; the surface will be cleaned of all dust and debris; the surface is to be pre-moistened with water; the patching repair uses a stone patching material (such as Jahn M70 Limestone Repair Mortar or equivalent) that is a single-component, cementitious, mineral-based mortar containing no latex or acrylic bonding agents and with custom coloring to match stone being patched. If any limestone unit requires replacement, it will be replaced to closely match originals in character, scale, configuration, style, size, texture, and color. It is not anticipated that synthetic materials, including fiberglass castings and composite materials, will be required.

5. **Roofs:**

- a. In accordance with the Guidelines, the parapets will be preserved. There are two proposed alterations to the primary roof level. The first is that a small addition is proposed to expand the footprint of the existing L-shaped mechanical penthouse to provide additional apartments (**see D-116 and A-116**). The new west elevation will not exceed the width of the existing mechanical penthouse as defined by the NE corner of the penthouse. This creates a 22-foot setback from the primary west elevation parapet. The new south elevation will be set back the same 22-foot distance from the secondary south elevation parapet. Based on the existing sight lines, the addition will not be visible from surrounding rights-of-way, or perceptible from any long-distance views (**see A-203 and L-300**). The addition is constructed with a matching red brick veneer with limestone coping, simple punched door and window openings with an aluminum glazed door to the roof level and 1/1 windows at apartments.
 - b. The open roof space along the west elevation will be activated as a shared deck space for residents. A new code compliant railing system will be installed on the interior face of the raised parapet as the parapet is only 36” high. The new railing will extend approximately eight inches above the parapet to a finished height of 42” but will not be visible due to the height of the building and the 18” setback from the exterior side of the parapet. The railing is a simple cable system to further limit any possible visibility.
 - c. The 12th level roof will continue to be used for rooftop mechanical units. The units will be placed on the rear, eastern section of the roof level. Most units are less than seven feet in height based on a VRF mechanical system and will not be visible from a public right of way. The large DOAS unit at the northeast corner will be replaced with a much smaller DOAS unit. As shown in the streetscape context photos within one block, the existing DOAS unit is only partially visible from the corner of W. 4th and Race Streets and the new unit will be smaller, which should eliminate any visibility.
6. **Painting:** In accordance with the Guidelines, the exterior brick will not be painted. The stucco at the party wall scar is to be replaced with a grooved stucco system that will be finished in a neutral tan color to consolidate and improve the unfinished appearance of the current scar to a uniform appearance that is compatible to the building.
7. **Outside Attachments:** In accordance with the Guidelines, any exterior light fixtures will be appropriate to the style of the building. The final lighting program is still under development and will be submitted later for staff level review by OH SHPO and HCB. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not proposed. Exterior light fixtures should

be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted.

8. **Signs:** In accordance with the Guidelines, any signage will be designed for clarity, legibility, and compatibility with the building on which they are located. The final signage program is still under development and will be submitted later for staff level review by OH SHPO and HCB. Any proposed signs will not materially cover or obscure significant architectural features. Signs may be externally illuminated or based on historic precedent with the potential for neon or shadow lettering internally illuminated signs if the signs are designed and sized to be compatible with other signage in the vicinity.

Zoning Relief (Special Exception)

Per the adjudication letter provided by Urban Conservator Douglas Owen dated January 28, 2025, the following special exception is required for the project:

1411-17: Commercial Continuity. A minimum of 60% of the first-floor building frontage is required to be devoted to commercial uses. A special exception is required for 0% commercial space.

The project will rehabilitate the building at 310 Race Street and convert it into 120+ units of workforce housing. The project team requests a special exception to allow for no portion of the building's street frontage to be dedicated to a commercial use. The project team seeks approval to devote roughly 75% of the building's street frontage to apartment operations inclusive of a fitness center, loading dock, and leasing office and the remaining 25% of the frontage to residential units.

Per Cincinnati Municipal Code 1435-05-4, The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

- (1) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset.*
- (2) Is necessary where the denial thereof would result in a deprivation of all economically viable use of the property as viewed in its entirety. In making such determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2(aa)—(ff).*
 - 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.*

The building's street frontage originally featured a series of garage doors utilized to provide access to loading bays essential for its historical department store warehouse use. To preserve the original intent of the building's frontage, the redevelopment will retain the central loading bay for continued use as a loading bay. The remaining frontage will be used for apartment operations with compatible infill to replicate garage doors. Eliminating the loading bays in their entirety to construct commercial storefronts would not be compatible with the historic character of the building's facade.

Incorporating commercial spaces on the ground floor would have minimal impact on activating street-level commercial activity. The surrounding area is primarily residential or office, with limited ground floor commercial or retail use, so retaining the non-commercial building frontage will align with the existing neighborhood's character.

The approval of a special exception will allow for the historic loading bay to be retained and allow for building operations including loading and delivery, business office and fitness facility. The remaining portion will be apartments that will assist in meeting the growing demand for residential housing in downtown while enhancing and maintaining the character of the neighborhood.

Per Cincinnati Municipal Code 1445-13, a Special Exception may be granted if it is in the 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 or the Land Development Code, as applicable. The redevelopment aligns with the general purposes of the zoning code as the Downtown Development District permits multifamily as a by-right use to encourage high-density residential.
- b. *Guidelines.* The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located. The proposed work conforms to the H and S Pogue Building Historic District, Historic Conservation Guidelines, and the Standards for Rehabilitation.
- c. *Plans.* The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission. The proposed work will help achieve the goals set forth in the Cincinnati 2000 Comprehensive Development Plan for Downtown, including increase in downtown living and the preservation of the city's historic and architecturally significant buildings.
- 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. There will be minimal impact to adjacent streets. Internal circulation is properly designed for traffic to access street-level parking spaces.
- e. *Buffering.* Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts. **Not Applicable.**
- f. *Landscaping.* Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards. **Not Applicable.**
- g. *Hours of Operation.* Operating hours are compatible with adjacent land uses. Hours of operation will be compatible with adjacent residential or office land uses.
- h. *Neighborhood Compatibility.* The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood. A lack of commercial on the ground floor is compatible with surrounding land uses as this city block is predominantly residential and office in character, with limited ground floor commercial or retail activity.
- i. *Proposed Zoning Amendments.* The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. The development has no impact on any of the active planning projects or amendments identified by the City of Cincinnati Planning and Engagement department.
- 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. Access to the property and traffic conditions are to remain unchanged.
- k. *Blight.* The elimination or avoidance of blight. The project will redevelop a building along the riverfront that has been vacant for decades.
- l. *Economic Benefits.* The promotion of the Cincinnati economy. The proposed work will promote Cincinnati's economy by increasing population density leading to a greater demand for goods, services, and jobs.
- m. *Job Creation.* The creation of jobs both permanently and during construction. The proposed work will create additional jobs during construction for local subcontractors and permanently through additional maintenance and managerial job opportunities.
- n. *Tax Valuation.* Any increase in the real property tax duplicate. It is expected that the value of the property will increase, with an increased resident base, all contributing to the city's tax base.
- o. *Private Benefits.* The economic and other private benefits to the owner or applicant. The proposed work provides economic benefits to the applicant by creating a valuable high-density residential

asset that contributes to local growth. The work will generate increased ongoing revenue while enhancing city infrastructure and creating jobs.

- p. *Public Benefits. The public peace, health, safety or general welfare. The project will increase community well-being by renovating a vacant, obsolete building.*

In addition, per Cincinnati Municipal Code 1445-19, a Special Exception may be granted if the examiner makes all of the following findings:

- q. *Compliance With Code and District Purposes. The proposed development will be consistent with the purposes of this Code or the Land Development Code, as applicable, and the district where the use is located. The development is consistent with the general purposes of the zoning and land development code as the Downtown Development District permits multifamily as a by-right use to encourage the high-density residential that the proposed work will provide.*
- a. *No Substantial Impairment of Property Value. The proposed development will not substantially diminish or impair the value of property within the neighborhood in which it is located. The development will increase the value of the property and the appeal of the downtown riverfront by redeveloping a vacant, obsolete building into high-density multifamily units for the workforce.*
- b. *No Undue Adverse Impact. The proposed development will not have an adverse effect on the character of the area or the public health, safety and general welfare. The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations. The development will meet the growing demand for residential housing in downtown while enhancing and maintaining the character of the neighborhood in accordance with applicable historic and district regulations.*
- c. *Compliance With Other Standards. The proposed development complies with all other standards imposed on it by this Code or the Land Development Code, as applicable. The proposed development complies with all known applicable City of Cincinnati zoning and/or land development codes excluding the special exception we are requesting.*

4. DRAWINGS:
(FOR PRINTED
VERSION, SEE
SEPARATE 12X18
DRAWING PACKAGE)

310 RACE STREET

CINCINNATI, OH 45202

SHEET INDEX

GENERAL	
C-000	COVER SHEET
LANDSCAPE/SITE	
L-100	SITE PLAN
L-200	STREETSCAPE ELEVATIONS
L-300	PERSPECTIVE VIEWS
ARCHITECTURAL	
D-110	EXISTING PARKING LEVEL
D-111	EXISTING PLAN - FIRST FLOOR
D-112	EXISTING PLAN - TYPICAL FLOOR
D-115	EXISTING PLAN - 11TH FLOOR (MEZZANINE)
D-116	EXISTING PLAN - 12TH FLOOR (PENTHOUSE)
D-117	EXISTING PLAN - BULKHEAD
D-118	EXISTING ROOF PLAN
D-122	EXISTING RCP - TYPICAL FLOOR (2-9)
D-123	EXISTING RCP - 10TH FLOOR (SETBACK)
A-100	AREA PLANS
A-110	NEW WORK PLAN - PARKING LEVEL
A-111	NEW WORK PLAN - FIRST FLOOR
A-112	NEW WORK PLAN - TYPICAL FLOOR (2-6)
A-113	NEW WORK PLAN - TYPICAL FLOOR (7-9)
A-114	NEW WORK PLAN - 10TH FLOOR (SETBACK)
A-115	NEW WORK PLAN - 11TH FLOOR (MEZZANINE)
A-116	NEW WORK PLAN - 12TH FLOOR (PENTHOUSE)
A-117	NEW WORK PLAN - BULKHEAD
A-118	NEW WORK PLAN - ROOF
A-201	EXISTING AND PROPOSED ELEVATIONS - WEST
A-202	EXISTING AND PROPOSED ELEVATIONS - NORTH
A-203	EXISTING AND PROPOSED ELEVATIONS - SOUTH
A-204	EXISTING AND PROPOSED ELEVATIONS - EAST
A-610	EXTERIOR GLAZING LEGEND
A-611	EXISTING FENESTRATION - PUNCHED OPENING (TYPE C)
A-612	WINDOW DETAILS - PUNCHED OPENING (TYPE C)
A-613	EXISTING FENESTRATION - RIBBON WINDOW (TYPE B)
A-614	WINDOW DETAILS - RIBBON WINDOW (TYPE B)
A-615	EXISTING FENESTRATION - VERTICAL OPENING (TYPE A)
A-616	WINDOW DETAILS - VERTICAL OPENING (TYPE A)



WINSTANLEY
ARCHITECTS & PLANNERS

02/07/2025 CERTIFICATE OF APPROPRIATENESS
HISTORIC CONSERVATION BOARD

5. SUPPORTING
DOCUMENTS:

5.1 EXISTING PHOTOS.

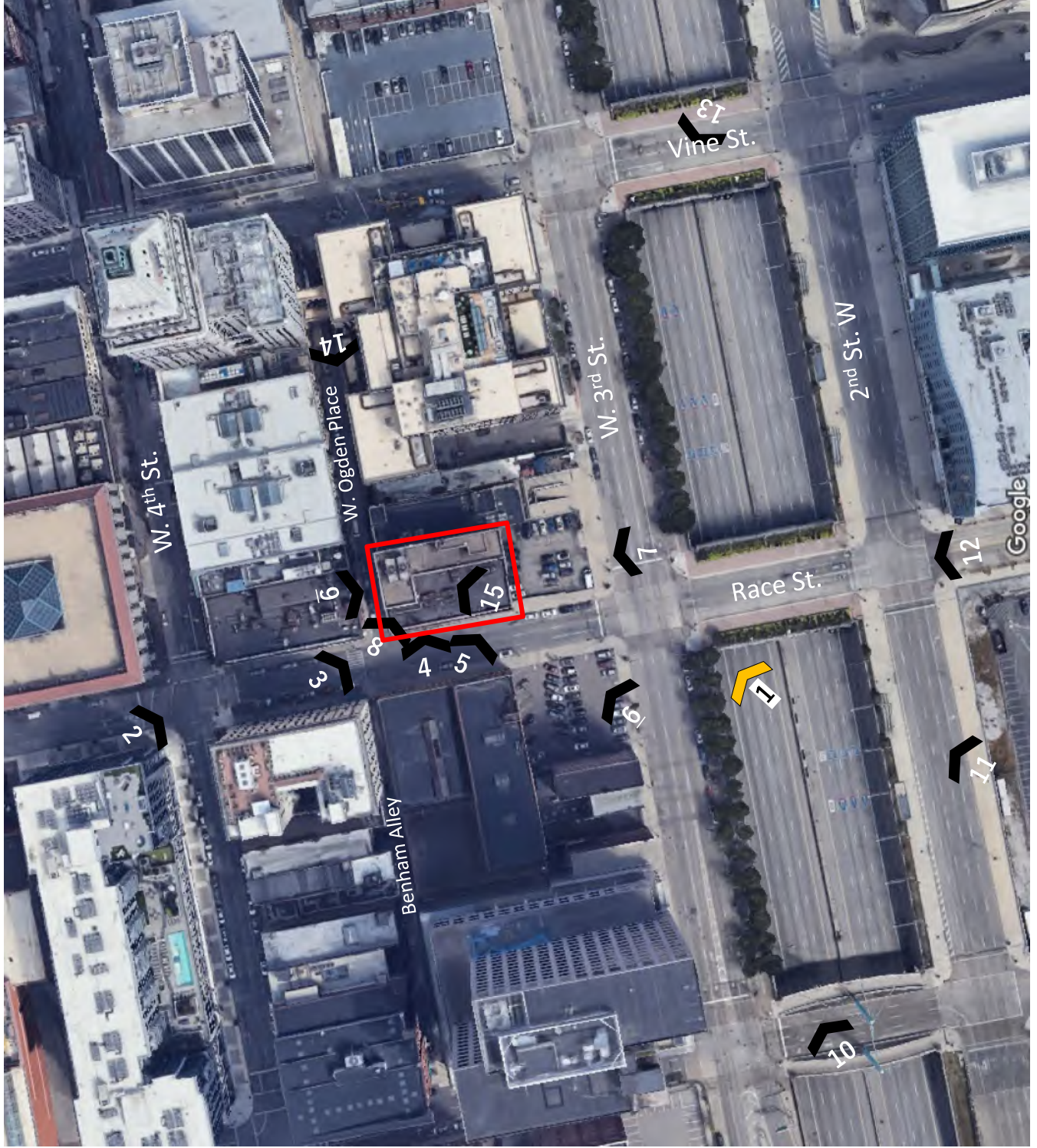
5.2 EXISTING WINDOW
SURVEY.

5.3 PROPOSED BASIS OF
DESIGN WINDOWS
PRODUCT CUT SHEETS.

**Exterior
Photos 1-15**

Yellow arrow indicates starting point and is an aerial/bird's eye view

Project Name: H & S Pogue Service Building
Address: 310 Race Street
City, State: Cincinnati, OH
Date: October 2024





1. Exterior, West and South Elevations, perspective view looking northeast.



2. Exterior, North and West Elevations, perspective view looking southeast across 4th Street.



3. Exterior, West Elevation, perspective view looking southeast.



4. Exterior, West Elevation, view looking east.



5. Exterior, West Elevation, view looking east.



6. Exterior, West and South Elevations, view looking northeast.



7. Exterior, South Elevation, view looking north.



8. Exterior, North Elevation, perspective view looking southeast.



9. Exterior, North Elevation, view looking south.



10. Exterior, West and South Elevations, perspective view looking northeast across 3rd Street.



11. Exterior, West and South Elevations, perspective view looking northeast across 2nd Street.



12. Exterior, South Elevation, view looking north on Race Street.



13. Exterior, South Elevation, perspective view looking northwest across Vine Street.



14. Exterior, North Elevation, perspective view looking west.



15. Exterior, Roof, view looking northeast.

310 Race Street Window Survey Findings

Included in the application is a window survey documenting the level of deterioration of the existing windows throughout the building. Due to limited exterior access to the windows on the upper stories, the survey was conducted on the interior with representative close-up photos documenting the level of deterioration for each window type on each elevation. Several representative windows were surveyed to show the level of deterioration on multiple floor levels in multiple locations. The observations provided here are consistent for all windows throughout the building. Please note that windows on the 5th and 6th floors of the primary west and secondary east elevation are concealed by a non-historic wall assembly. The wall was constructed when the building was converted into a data processing center in the 1980s. The surveyor did open a segment of the wall at the 5th floor to observe the conditions of the windows as shown on the photo keys and photos.

Overview:

Due to severe deterioration and inoperability, the existing steel windows will be replaced. The steel windows have not been maintained and due to water infiltration and other factors, the steel window frames are corroded and cannot be feasibly retained and repaired. The window survey observations below provide and documentation and a description of the existing conditions of the windows to justify the need for full replacement.

General Observations:

- Though it was not possible to provide detailed photos of the exterior of the windows due to limited access to the upper stories of the building, a high level of rust and corrosion is observed on most windows from ground level. In addition. Many windows were observed to be in a slightly open position. The reason for all these open windows was observed on the interior as the high level of rust and corrosion at the meeting rail of operable awning units has either forced them open from rust jacking or are not able to be closed due to the level of rust jacking.
- Based on the difficulty to open any window, it is believed that the windows have not been used in any operable capacity since Pogue's Department Store vacated the building in 1966. It was almost impossible to open any window with the force of a hammer and pry bar as the Surveyor was equipped with those tools and utilized them at each location. The windows that appeared to be in decent, operable condition could not be opened without a lot of force as many handles had rusted into an inoperable position. It took the force of a hammer blow to operate handles

that were not rusted in place or, in many instance, bolted into place to prevent their operation.

- In instances where the handles could be operated by normal hand force or hammer force and the window appeared in decent condition, the awning sash was typically fixed in an inoperable state as they were painted, caulked, or rusted in a shut position.

Detailed Observations:

- Broken, replaced, tinted, glazing – As shown in the detailed photos, glazing is broken, replaced, and altered with tinted material throughout the building for all window types on all elevations. This includes inserting mechanical exhaust into the sash themselves.
- Inoperable handles – As noted above, most handles were inoperable due to the level of rust or bolts inserted to prevent them from turning. This made windows impossible to open.
- Rust and Corrosion at Sills and Frame – As shown in the photos, there is extensive rust and corrosion at the perimeter frames and sills that are embedded into the masonry openings. This is indicative of water infiltration at the exterior and is assumed to indicate that the concealed frame and sill are experiencing internal rusting and are irreparable once the wall assembly is opened up.
- Rust Jacking at Meeting Rails – The most obvious and most documented condition throughout the building for all window types on all elevations was the rust jacking of the windows at the meeting rails of the operable awning sections. As shown in the photos, the reason a window was slightly ajar – and the surveyor focused on those with gaps more than ½” to 1” as shown by the ruler – was due to extensive corrosion and rust jacking of these features. The level of rust and corrosion has “jacked” open the awnings and they can no longer be pulled back into a closed position. The Surveyor attempted to open awnings to remove corrosion and pull the window shut but that resulted in the window remaining fixed in a wider open position. The Surveyor stopped this process as it was clear the rust was so heavy that the window could never close and the larger gap may lead to more deterioration or bird access. Continued exposure to the elements has resulted in great corrosion of the adjacent rails and stiles making these windows irreparable. This is a condition observed on the majority of windows. It is assumed that many of the other inoperable windows that appear in decent condition are inoperable as their awning sections have swelled into place due to concealed rust within the opening.

- 5th and 6th Concealed Windows – These windows – even though they were concealed – were in the worst condition as they were caulked and painted shut and experienced an isolated “heat chamber” effect. All of these windows are beyond repair due to the set in place condition and likely rust and corrosion that has also fixed them in place.

West Elevation



Column Windows

Primary Central Windows

 Example Windows

 5th-6th Floors Concealed from Inside

South Elevation

Project Name: H & S Pogue Service Building

Address: 310 Race Street

City, State: Cincinnati, OH

Date: March 2024



 Example Windows

Multi-light Windows

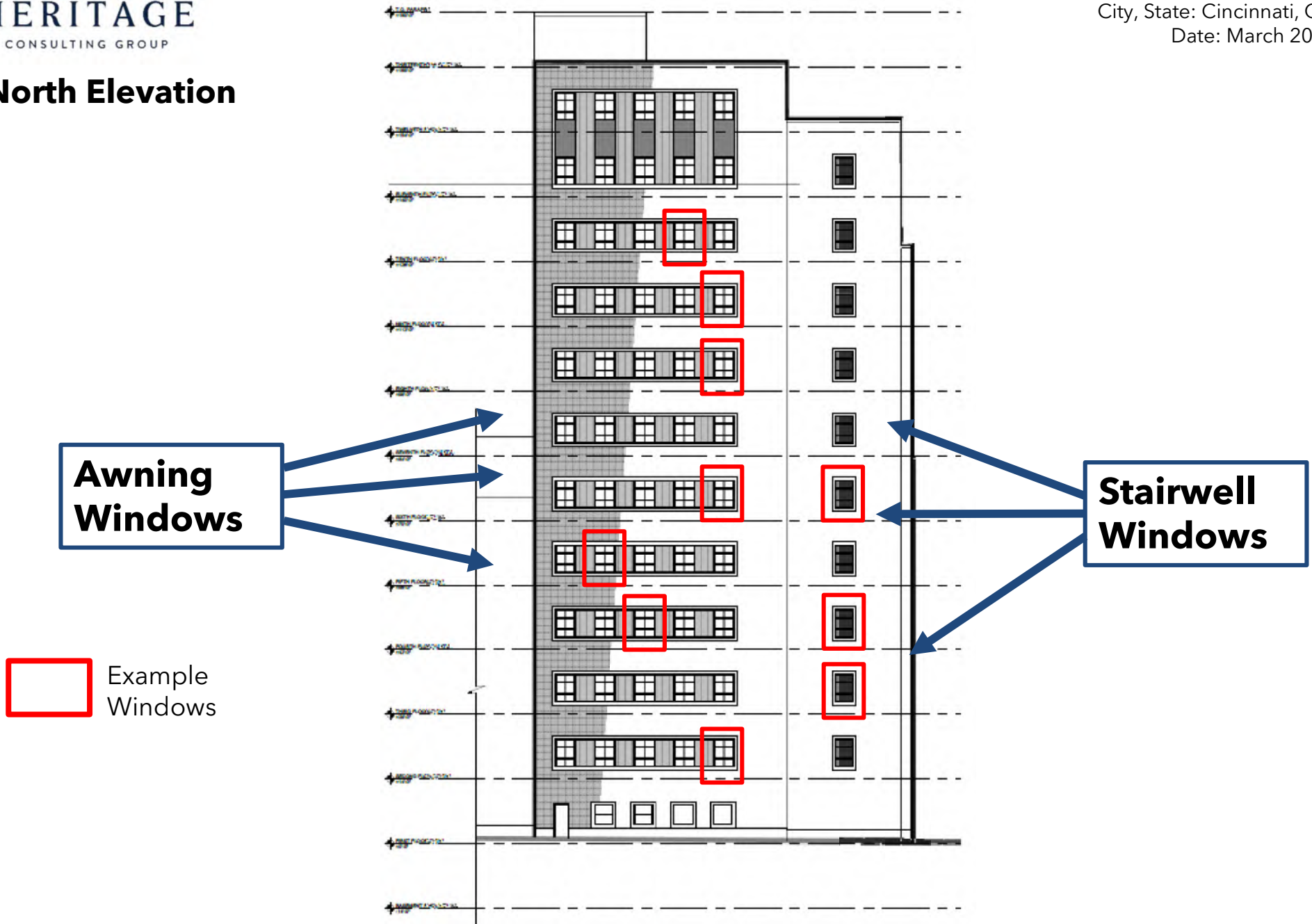
East Elevation



 Example Windows

Multi-light Windows

North Elevation



**West Elevation - Primary Central Windows
Floor 2, Windows 15, 16**



**West Elevation - Column Windows
Floor 3, Window 5**



**West Elevation - Primary Central Windows
Floor 3, Window 10**



**West Elevation - Primary Central Windows
Floor 3, Window 14**



**West Elevation - Primary Central Windows
Floor 4, Window 13**



**West Elevation - Column Windows
Floor 5, Window 2**



**West Elevation - Primary Central Windows
Floor 5**



**West Elevation - Primary Central Windows
Floor 7, Window 17**



**West Elevation - Primary Central Windows
Floor 8, Window 9**



**West Elevation - Primary Central Windows
Floor 8, Window 18**



**West Elevation - Primary Central Windows
Floor 9, Window 8**



**South Elevation - Multi-light Windows
Floor 4, Window 8**



**South Elevation - Multi-light Windows
Floor 6, Window 8**



**South Elevation - Multi-light Windows
Floor 7, Window 4**



**South Elevation - Multi-light Windows
Floor 7, Window 5**



**South Elevation - Multi-light Windows
Floor 8, Window 2**



**South Elevation - Multi-light Windows
Floor 9, Window 5**

Project Name: H & S Pogue Service Building

Address: 310 Race Street

City, State: Cincinnati, OH

Date: March 2024



**South Elevation - Multi-light Windows
Floor 10, Window 8**



**East Elevation - Multi-light Windows
Floor 8, Window 2**



**East Elevation - Multi-light Windows
Floor 10, Window 4**



**East Elevation - Multi-light Windows
Floor 11, Window 1, 2**



**North Elevation - Awning Windows
Floor 2, Window 1**



**North Elevation - Stairwell Windows
Floor 3, Window 1**



**North Elevation - Stairwell Window
Floor 4, Window 1**



**North Elevation - Awning Windows
Floor 4, Window 3**



**North Elevation - Awning Windows
Floor 5, Window 4**



**North Elevation - Stairwell Windows
Floor 6, Window 1**



**North Elevation - Awning Windows
Floor 6, Window 1**



**North Elevation - Awning Windows
Floor 8, Window 1**



**North Elevation - Awning Windows
Floor 9, Window 1**



**North Elevation - Awning Windows
Floor 10, Window 2**



PROPOSED BASIS OF DESIGN WINDOWS PRODUCT CUT SHEETS

1. WINDOWS TYPES ABOVE GROUND:

- CURTAIN WALL LIKE VERTICAL SPAN FACING RACE STREET.
- RIBBON WINDOW LIKE HORIZONTAL SECTIONS OF WINDOWS.
- PUNCHED WINDOW.

MANUFACTURER: GRAHAM

SERIES: SR6700 STEEL REPLICA WINDOWS

GLAZING: CARDINAL GLASS, 1" IGU LOW-E 272 W/
ARGON FILL.

2. GROUND FLOOR GARAGE DOOR AT LOADING BAY:

MANUFACTURER: RICHARDS WILCOX

SERIES: ALUMATITE

3. GROUND FLOOR STOREFRONT:

MANUFACTURER: KAWNEER

SERIES: TRIFAB 451 SERIES

SR6700 STEEL REPLICA WINDOW

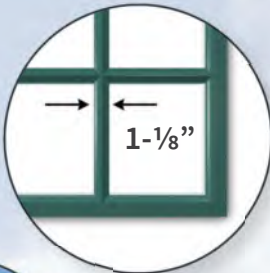
HISTORIC ELEGANCE

The innovative SR6700 aluminum window system is designed to replicate the original steel windows used in many historic buildings. It features a true “floating vent” and large openings with minimal sight lines. Historic concave true muntins and applied grids add to the authentic steel window look. The SR6700’s one-of-a-kind design has been approved for use on several National Park Service registered landmark projects.



FEATURES & BENEFITS

Narrow sightlines matching original steel windows



True floating vent



Monumental sizes available



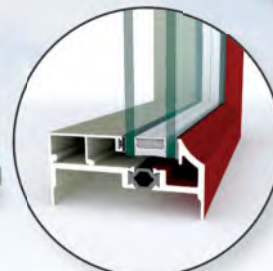
Overlap of vent to frame for historic replication



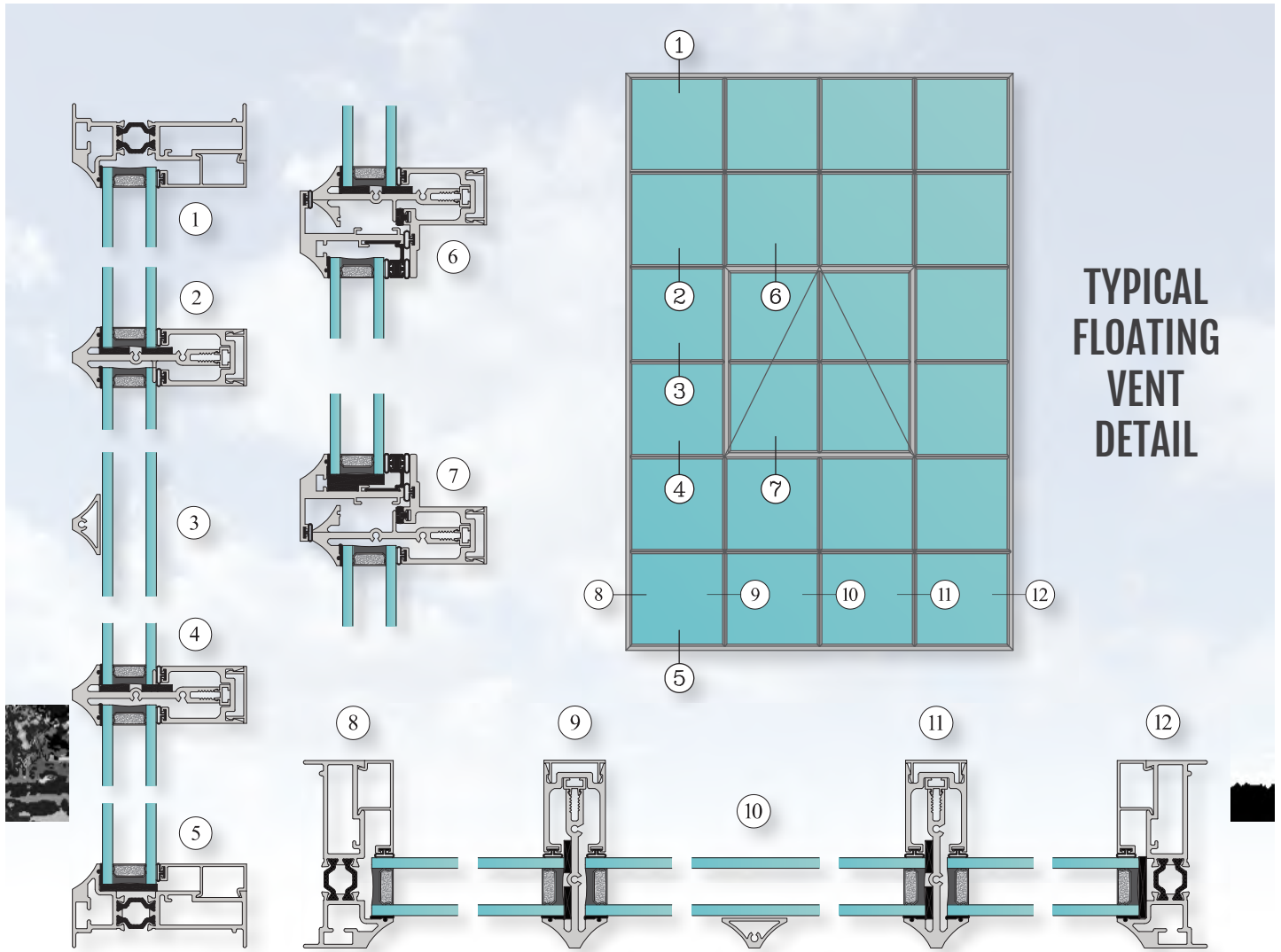
Concave exterior glazing leg



Available in dual finish (two-tone)



SR6700 STEEL REPLICA WINDOW



**TYPICAL
FLOATING
VENT
DETAIL**



Strong

40 psf design pressure for floating vent configuration
100 psf for fixed window configuration

Thermally Efficient

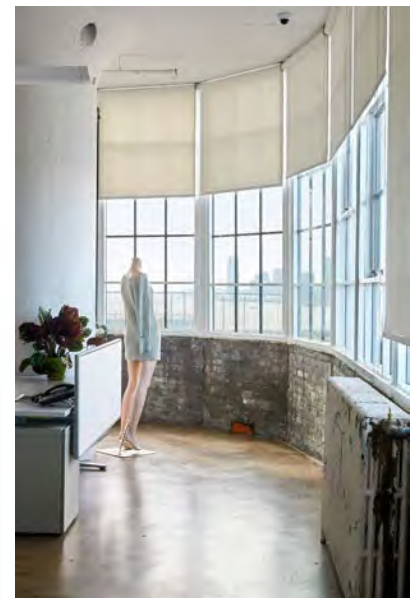
Dramatic improvement in heat loss from original single-pane steel windows. U-Factors cut in half.

Airtight

Less than 0.04 cfm/ft²

Watertight

12 psf water test pressure





Richards-Wilcox™
Garage Doors

ALUMATITE



A150 & A175 COMMERCIAL OVERHEAD SECTIONAL ALUMINUM DOOR

Dependable door systems for facilities needing maximum light and visibility.

Alumatite Door Systems are designed to provide an attractive and practical solution when maximum light and/or visibility is required. Built to withstand heavy use and high traffic using extruded aluminum alloy rails and stiles with a full width integral horizontal reinforcing truss at each pair of meeting rails. Highest quality hardware components provide years of dependable operation. Choose from a variety of finish and glazing options or configure your door with Thermatite panels for extra strength and additional energy savings.



PRODUCT SPECIFICATIONS



SECTION DETAILS

SECTION THICKNESS

A150	1 1/2" (38mm)
A175	1 3/4" (45mm)

SECTION FRAMING

Fabricated from 6063-T6 aluminum alloy extrusions, extrusion thickness 0.075" (1.9mm) thick, and 0.105" (2.7mm) thick at hardware mounting locations.

- **End stiles:** 3 3/8" (86mm) wide aluminum for single end roller brackets; 6 3/8" (162mm) for double end roller brackets
- **Centre stiles:** 2" (51mm) wide aluminum
- **Pair of meeting rails:** 3 1/4" (83mm) high, aluminum
- **Top and bottom rails:** 3 3/8" (86mm) high, aluminum; 6 3/8" (162mm) for double end roller brackets

GLAZING SECTIONS

- 1/8" (3mm) thick or 1/4" (6mm) thick clear acrylic, polycarbonate, plain or tempered glass or 1/2" (13mm) thick sealed plain or tempered glass
- *Not available for A150
- Self-aligning glazing retainer

PANELED SECTIONS

Fabricated from 0.05" (1.29mm) thick stucco embossed aluminum sheet.

THERMATITE BOTTOM SECTION (Security Kick Panel)

Insulated sections fabricated from pre-painted, hot dipped galvanized, steel sheet; with rigid polyurethane insulation core, CFC and HCFC free, face sheet stucco embossed and rib reinforced.

A150	R 13.21 ft ² hF/Btu
A175	R 16 ft ² hF/Btu

REINFORCEMENT

0.105" (2.7mm) thick aluminum extrusion for hardware mounting. Full width integral horizontal, reinforcing truss at each pair of meeting rails. Minimum depth of 1 3/4" (45mm)

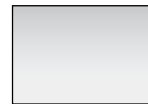
MAXIMUM OPENING WIDTH*

All Models	24'-2" (7366mm)
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MAXIMUM OPENING HEIGHT*

All models	16'-0" (4877mm)
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FINISH



Clear Anodized to AA Spec A-21 (Custom anodized colors are also available).



White Duracron Super 600 thermo-setting acrylic enamel.



A variety of colours are available with ArmorBrite™ Powder Coat Systems. See factory and/or dealer for details.

*For larger sizes, please consult factory.

WARRANTY

1 year on materials and workmanship

PANEL & SECTION SCHEDULE

DOOR WIDTH	Panels Wide	DOOR HEIGHT	Sections High
Up to 9'-2" (2794mm)	2	7'-1" to 8'-1" (2159mm to 2464mm)	4
9'-3" to 12'-2" (2819mm to 3708mm)	3	8'-2" to 10'-1" (2489mm to 3073mm)	5
		10'-2" to 12'-1" (3099mm to 3683mm)	6
12'-2" to 14'-1" (3708mm to 4293mm)	4	12'-2" to 14'-1" (3708mm to 4293mm)	7
		14'-2" to 16'-1" (4318mm to 4902mm)	8



Richards-Wilcox
Garage Doors

1-800-667-1572
www.rwdoors.com



DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs actual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

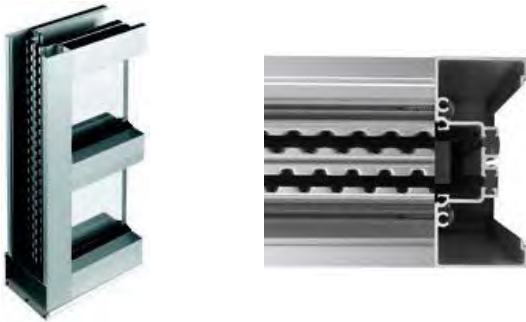
Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)

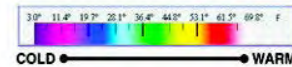


Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

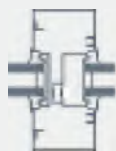
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Front



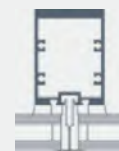
Center



Back



SSG

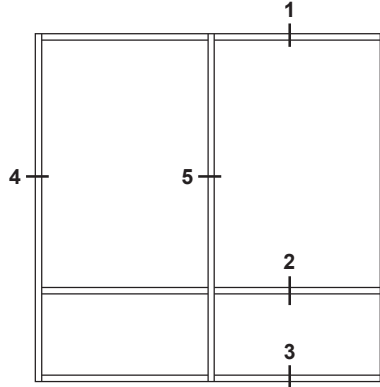


Weatherseal

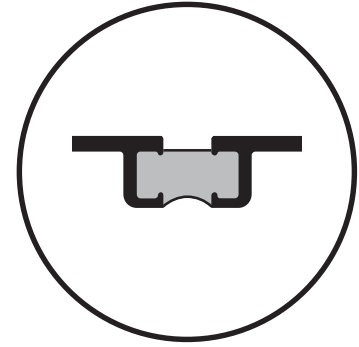


Multi-Plane

Additional information and CAD details are available at www.kawneer.com

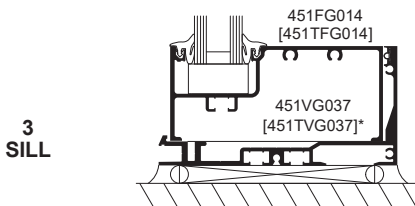
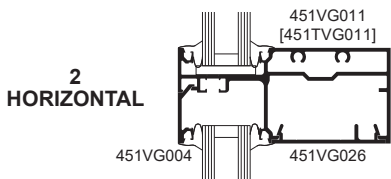
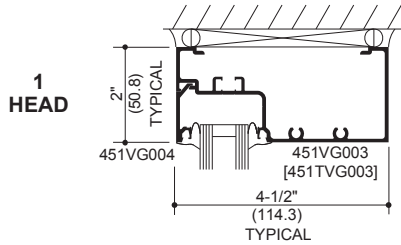
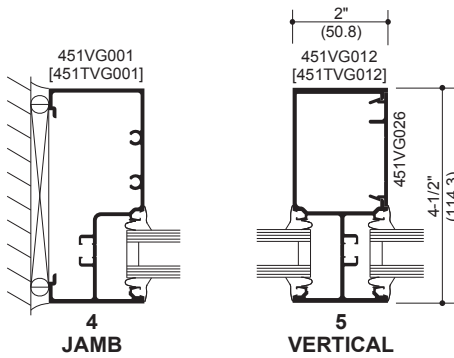


ELEVATION IS NUMBER KEYED TO DETAILS



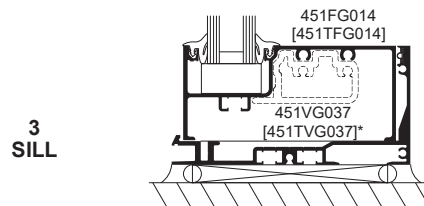
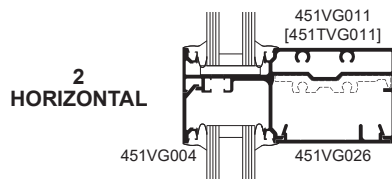
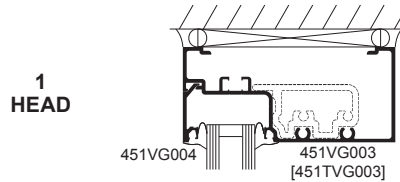
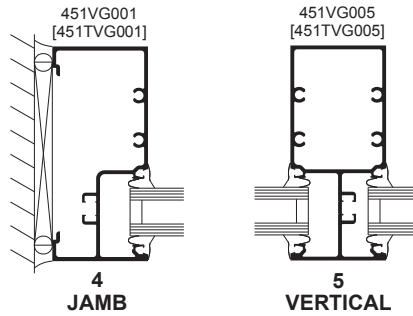
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE



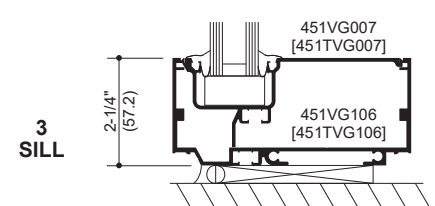
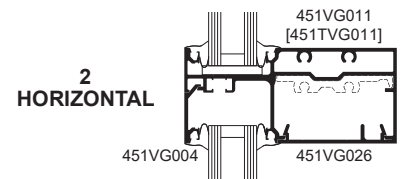
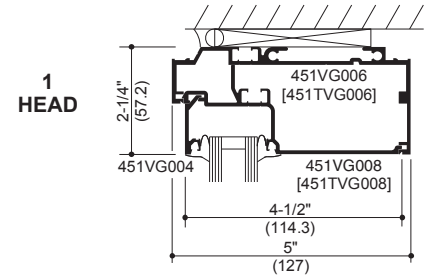
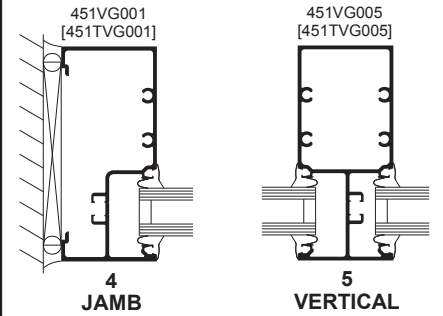
* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



* HP Sill Flashing shown with optional gasket.

STICK



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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6. LIST OF WITNESS

LIST OF WITNESS

THE FOLLOWING INDIVIDUALS ARE EXPECTED TO TESTIFY AND/OR BE IN ATTENDANCE AT THE HISTORIC CONSERVATION BOARD CERTIFICATE OF APPROPRIATENESS HEARING.

1. SAM DIFRANK, *EXECUTIVE VICE PRESIDENT & CHIEF INVESTMENT OFFICER*
SAUL URBAN
7700 OLD GEORGETOWN ROAD, SUITE 700
BETHESDA, MD 20814
T: (301) 986-6020
E: SAMDIFRANK@SAULURBAN.COM

2. LEEJUNG HONG, *PRINCIPAL*
WINSTANLEY ARCHITECTS & PLANNERS
107 NORTH WEST STREET
ALEXANDRIA, VA 22314
T: (646) 528-3957
E: LJH@WINSTANLEYARCHITECTS.COM

3. SCOT DOYLE, *SENIOR PROJECT MANAGER*
HERITAGE CONSULTING GROUP
15 W. HIGHLAND AVE.
PHILADELPHIA, PA 19118
T: (223) 237-8561
E: SDOYLE@HERITAGE-CONSULTING.COM

7. APPLICATION CHECK

152

PAY TO THE ORDER OF

**** SIX HUNDRED FORTY NINE AND 10/100 DOLLARS

02/06/2025

*****649.10

City of Cincinnati
II Centennial Plaza
Planning Department
Cincinnati, OH 45202

Property Address - Code

Invoice - Date

Description

Amount

310 Race Street Partners, LLC - 3 020625 Bd Hearing - 02/06/25 Fee for Historic Conservation Board

649.10

649.10

DocuGuard 04504 - 11 Security Features

Scratch box for verification number

- DocuGuard checks are Check-21 compliant
- Prints "VOID" on front when duplicated
- Patterned background highlights crease alterations
- Security warning is printed on front of check
- Watermark on back can be seen when check is held on an angle
- Color-reactive ink on watermark changes color when scratched with a coin
- Check verification number is part of the watermark
- Microtext print contains the DocuGuard name and is difficult to copy
- Anti-splice backer deters splicing of information
- Endorsement area prints "VOID" when duplicated
- Security Features Box lists tamper-resistant attributes

Absence of any of these features may indicate alteration.

© Padlock Icon is a registered mark of the Check Payment Systems Association.



DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

DATE

CHECK HERE AT THE MOBILE OR REMOTE DEPOSIT

VOID VOID

VOID VOID

ENDORSE CHECK HERE

February 2025 Staff COA Approvals

NUMBER	DATE	TYPE	ADDRESS	DESCRIPTION	ENTRY COMMENTS
2024P01736	2/4/2025	CBPCBCP	1935 FREEMAN AV	Alteration	Staff COA - Pella Architect windows on primary facade - Pella Lifestyle on secondary facades as approved by SHPO - HTC project
2024P04912	2/4/2025	CBPCBCP	3755 EASTERN AV	Alteration	Charge staff COA fee. Revisions submitted that show the deck, windows, window ledges, site plan and elevations. The stained wood deck, ledges and handrails are appropriate for the historic district. Windows will remain as is. Awning was approved on separate permit.
2024P10730	2/12/2025	CBPCBCP	423 E 13TH ST	Alteration	Staff COA - Window replacements to be chosen from list of preapproved windows - Condition: specific window series to be submitted to Urban Conservator for approval prior to installation
2025P00359	2/14/2025	CBPCMCH	312 MAIN ST	HVAC	Charge staff COA fee. Revisions show that rooftop equipment will not be highly visible from the street - only a very slight view through a gap in buildings on Third St. Equipment is located at the back of the building.
2025P00748	2/20/2025	CBPCBCP	1301 MAIN ST	Alteration	Charge staff COA fee. Primarily interior rehab of first floor space for new restaurant; an infilled opening on the south wall will be opened back up and a new window installed to match existing windows. Window will be an alum-clad wood Lincoln Fit Wide Rail double-hung window, which is on the city's list of approved windows. New window will completely fill existing opening.
2025P00900	2/12/2025	CBPCBCP	3834 EASTERN AV	Alteration	Charge staff COA fee. Alterations to the first floor porch area at the rear include moving the existing door to another wall and replacing the door with a 1/1 dhs Andersen 400 Woodwright series window. The wall beneath the window will be framed in. At the second floor rear, the window in the bathroom will remain but the glass will be removed and replaced with tempered glass.
2025P01023	02/05/2025	COA	323 MILTON ST	Alteration	Installation of metal storm door at primary entry.
2025P01282	02/12/2025	COA	213 MAGNOLIA ST	Fence	Wood privacy fence installation in rear yard.
2025P01082	2/21/2025	CBPCBCP	4019 HAMILTON AV	Alteration	Removal of non-historic storefront infill material and restoration of historic storefront beyond
2025P01086	2/21/2025	CBPCBCP	4165 HAMILTON AV	Alteration	Repair/ restoration of storefront - existing to remain; infilled transoms to be removed and replaced with glass
2025P01250	2/27/2025	CBPCBCP	44 E COURT ST	Alteration	Charge staff COA fee. Primarily interior rehab of white-box space for a new drinking establishment/bar, which is a permitted use in DD. Exterior repair of storefront and repainting, but no change to storefront configuration. An outdoor area will be included out front, with movable chairs/tables and planters which will be enclosed/separated from the ROW by square metal posts with a chain between posts.