

AGENDA



**Board of Zoning Appeals Meeting
5:30 PM Wednesday, October 30, 2024**

**Loveland City Hall
120 W. Loveland Avenue
Loveland, OH 45140**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Review and Approval of Minutes**
 1. Board of Appeals Minutes dated February 15, 2024
- 5. Public Hearing**
 1. Case #: 2024-03: 200 Railroad Avenue HPPC Appeal
- 6. Communications**
- 7. Adjournment**

**CITY OF LOVELAND
BOARD OF APPEALS
February 15, 2024**

**Call to Order &
Pledge of
Allegiance**

The clerk called the meeting of the Board of Zoning Appeals to order at 5:30 P.M. The Pledge of Allegiance was then recited.

Oath of Office

Mr. Wright swore in new member Mr. David Black.

Roll Call

Board Members Present: Mr. Sean Kiehl, Mr. David Black and Mr. Marsh.

Also, present: City Manager, David Kennedy and Clerk of the Board, Eva Wisby.

Open Forum

Mr. Todd Osbourne, 1100 Sunrise Dr., City of Loveland addressed the Commission. He stated that he was concerned about the density, height, and parking. He added that the development could add one hundred cars with not enough parking and if they have guests, there would be no place for them to park. He also stated that there was no room for dumpsters, which would support fifty units. He concluded by stating that he would support lowering the height and the density.

**Old Business:
Case #24-01,
Highland & West
Main St. Variance**

Mr. Kennedy stated that the Board of Zoning Appeals at their January 31, 2024, Public Hearing to review Case #: 2024-01 requested the applicant make revisions to the development plan including a reduction in the number of units and a corresponding increase in parking spaces. The information has been submitted to the city and is attached for review. All other information including this memorandum is included for board reference.

The city received the attached Application for Variance, submitted by Pivotal Housing Partners, LLC for zoning code variances to permit the construction of a 62-unit multi-family housing development to be located on Highland Street within the Loveland Heights.

He continued stating that the property which the applicant is proposing to develop was once owned by the City of Loveland until sold to its current owner, Parkside Development Group LLC in September of 2020. In 2021, variances were granted by the Board of Zoning Appeals for a single family attached development which did not come to fruition. In conjunction with the initial single family residential project, the city widened Highland Street as needed for access of emergency vehicles. The cost of the widening was placed as an assessment on the parcels.

The current applicant, Pivotal Housing Partners, LLC, has secured an option from Parkside Development Group, LLC to construct a sixty-two-unit multi-family residential development. A site plan and rendering of the project are included within the application materials.

The applicant is requesting variances from the zoning code for the following: Density, Front Yard Setbacks, Parking Spaces and Building Height.

He continued stating that in accordance with the City of Loveland Code of Ordinances Section 1111.12(2), the Board of Zoning Appeals may grant a variance if all of the following facts and conditions exist:

A. Exceptional Circumstances. here, by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property on the effective date of this chapter, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or of the use or development of property immediately adjoining the piece of property in question, there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property, that do not apply generally to other properties or classes of uses on the same zoning district.

B. Preservation of Property Rights. That such variance is necessary for the preservation and enjoyment of substantial property rights which are possessed by other properties in the same zoning district and in the same vicinity.

C. Absence of Detriment. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purposes of this chapter or the public interest.

D. Not of General Nature. That the condition or situation of the subject property, or the intended use of the property, for which variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulations for such conditions or situation.

The area surrounding the project site is predominantly multi-family housing developments.

Given the project location and the proximity of like uses, the proposed multi-family development is in conformance with the property's zoning classification of R-MF. Before proceeding with an analysis of each variance request it is important to note that it is the staff's opinion that the variance requests should be approved.

In terms of density both sides of Highland Street should be factored into the total square footage of the property as the property to the west is directly

related to the development. If the building were to consist of only two-bedroom units, the total land needed to follow the density requirement would be 310,000 square feet. The property size including both the east and west side of Highland Street is 77,375 square feet, therefore, to accommodate the project in full compliance with the zoning regulations would require four (4) times the property size. When evaluating the number of units to property size ratio of the existing multiple family developments which surround the applicant's site, the proposed project is equal, and in some cases, less dense. Given the proposed structure is four (4) stories tall the footprint of the building is not excessive in relation to the 1.77-acre development area.

The proposed front yard setback of fifteen feet (15') would not have any impact on surrounding structures. The decreased setback would have a positive impact on the aesthetics of the project as it moves vehicle parking to the rear of the building not impacting the view of the front façade. Given many factors a decrease in the front yard setbacks for this project is actually a benefit to the development and the surrounding neighborhood.

When reviewing the parking space requirement, it is important to note that stormwater detention design calculations are such that they must account for storm run-off for not just the proposed development, but also all upstream drainage. With this, a large portion of the property on the west side of Highland Street is dedicated to stormwater detention. The cost of this component of developing the property was a factor in the previous development not moving forward. Safe to say that in lieu of the large detention area, additional parking spaces would be installed.

The request to exceed the R-MF height requirement by six feet (6') or four (4) stories is one story taller than the Miami Hills and Timber Crest Apartments to the east and north of the site and two (2) stories taller than the Westover Apartments to the south.

Many of the surrounding land uses in this area of the zone are similar in nature and scope, specifically with reference to Miami Hills Apartments, Westover Village, Timber Crest Apartments. Furthermore, this development, as presented, will result in no topographical or additional zoning issues that would otherwise compromise the uses and values of neighboring properties and is in conformance with the requisites of a variance as stated above.

Approval of the requested variances will have a significantly positive impact on the project and would bring much-needed housing development to the area. Perhaps of greatest importance, the development affords additional options for affordable housing to those seeking to reside in the city, which is particularly important given the current state of the housing market within the Cincinnati area.

In conclusion, given the details listed above, the development needs of the

Loveland Heights and the quality of the proposed development, it is the opinion of staff that the applicants request for variances meet the special and unusual conditions pertaining to these specific pieces of property and that the literal enforcement of the provisions/requirements of section 1111.12 would result in practical difficulty and undue hardship so that the spirit of the section can be upheld.

Mr. Kennedy concluded by stating that the following a public hearing, staff recommends approval of the following variances to City of Loveland Code of Ordinances Section 1156: Table of Permitted Uses: Principal Use Requirements for the Residential-Multi Family (R-MF) Zoning District for a single-family home as submitted by the applicant.

Mr. Pete Schwiegeraht of Pivot Housing Partners addressed the Commission. He stated that he felt that the changes were wise and had been made. The changes added more parking and allowed for more common space. He asked the Board to approve the variance based on the changes they made at the request of the public and the Board.

The Board asked about dumpster placement and how often they would be emptied. Mr. Schweigerarht stated that the plan is to have the dumpsters emptied twice a week.

Mr. Kiehl moved to approve Case #24-01 as revised and presented, seconded by Mr. Black. ROLL CALL: YES: Mr. Black, Mr. Kiehl, Mr. Marsh. NO: None. Motion carried.

Adjournment

There being no further business, Mr. Black moved to adjourn the meeting, seconded by Mr. Kiehl. The motion was carried by unanimous consent. The meeting was adjourned at 5:51 P.M.

James Marsh, Chairman

Eva Wisby, Clerk



City of Loveland Board of Zoning Appeals Memorandum

DATE: October 30, 2024

TO: Committee Members

FROM: Chris Wojnicz
Assistant City Manager

Eva Wisby
Zoning & Economic Development Specialist

SUBJECT: Board of Zoning Appeals Case #: 2024-03: 200 Railroad Avenue HPPC Appeal

This memorandum accompanies an appeal application filed by City of Loveland resident, Deidre Hazelbaker of 101 Ash Street, Loveland Ohio, seeking reconsideration of the Historical Preservation and Planning Commission (HPPC) decision of Certificate of Appropriateness (COA) 2024-6.

Background

On June 26, 2024, during Open Forum, the HPPC was presented with preliminary plans for a 6 unit, residential development for 200 Railroad Avenue from Infuse Holdings, LLC. Infuse Holdings, LLC. brought forth the plans for discussion and feedback only, not as a formal application. Discussion was had between the Board and Infuse Holdings, LLC ultimately resulting in an understanding that the existing structure would need an application for demolition first due to its location in the Historic District.

Per the city's Design Guidelines, demolition of structures within the historic boundaries require action by the Historic Preservation and Planning Commission. At the October 2, 2024 meeting the Commission approved the demolition of an existing 1,733 square feet, 1 story duplex at 200 Railroad Avenue with a brick exterior. The Clermont County Auditor's office lists the construction year as 1915. The COA application presented to the Commission included a feasibility study of the exterior and interior structure. The feasibility study as indicated is *"intended to detail the condition of the structure and mechanical systems in relationship to the feasibility of this house being restored to a habitable domicile that is current with modern building codes."* The report also included an itemized estimated cost of repairs to correct the identified structural and mechanical issues of the residence.

Per the Loveland Code of Ordinances, 1328.12 Historical Preservation Regulations, Appeals Procedures are as follows:

(a) Decisions by the Historic Preservation and Planning Commission may be appealed to the City of Loveland Board of Zoning Appeals within ten (10) days of the commission hearing. No building permit or other permit required for the activity applied for shall be issued during the ten-day period or while an appeal is pending.

(b) The Board of Zoning Appeals shall consider an appeal within thirty (30) days of receipt and shall utilize the written findings of the board or commission in rendering their decision. A majority vote of the Board of Appeals shall be required to overturn a decision of the commission.

Staff received an application for appeal on October 4, 2024 from Deidre Hazelbaker. The appeal states that “the original COA 2024-6 referenced the wrong address, 204 Railroad Avenue, instead of the correct property address, 200 Railroad Avenue.” The appeal further states “this misidentification constitutes a procedural error and has the potential to invalidate the decision. The application did not accurately represent the property in question, which may have influenced the decision-making process. As such, the approval for demolition should be reconsidered.”

Policy Options

The Board of Zoning Appeals may grant the appeal as submitted. Alternatively, the Board may deny the applicant’s request for appeal thereby upholding the decision of the HPPC.

Attachments:

Attachment A: 200 Railroad Ave. Appeal Legal Notice Enquirer Receipt

Attachment B: 200 Railroad Ave. Appeal Application and Receipt

Attachment C: 200 Railroad Ave. Appeal

Attachment D: HPPC Agenda Packet 10-2-24

Attachment E: HPPC Meeting Minutes 10-2-24

Attachemnt F: Code Reference for Appeal Process

Account Number:	1051402
Customer Name:	City Of Loveland
Customer Address:	City Of Loveland 120 W Loveland AVE Misty Clark Loveland OH 45140-2932
Contact Name:	Becky Noel
Contact Phone:	
Contact Email:	bnobel@lovelandoh.gov
PO Number:	

Date:	10/09/2024
Order Number:	10662390
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
CIN Cincinnati-KY Enquirer	1	10/14/2024 - 10/14/2024	Public Notices
CIN cincinnati.com	1	10/14/2024 - 10/14/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$64.45
Tax Amount	\$0.00
Service Fee 3.99%	\$2.57
Cash/Check/ACH Discount	-\$2.57
Payment Amount by Cash/Check/ACH	\$64.45
Payment Amount by Credit Card	\$67.02

Order Confirmation Amount	\$64.45
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Print

Product	#Insertions	Start - End	Category
CIN Cincinnati-KY Enquirer	1	10/14/2024 - 10/14/2024	Public Notices
CIN cincinnati.com	1	10/14/2024 - 10/14/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$64.45
Tax Amount	\$0.00
Service Fee 3.99%	\$2.57
Cash/Check/ACH Discount	-\$2.57
Payment Amount by Cash/Check/ACH	\$64.45
Payment Amount by Credit Card	\$67.02

Order Confirmation Amount	\$64.45
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Ad Preview

**Legal Notice
Board of Zoning Appeals
Public Hearing
October 30, 2024, at 5:30 PM
Loveland City Hall
120 West Loveland Avenue
Loveland, Ohio 45140**

The City of Loveland Board of Zoning Appeals will conduct a public hearing on Wednesday, October 30, 2024, at and around 5:30 p.m. in the Council Chambers located at Loveland City Hall, 120 W. Loveland Ave., Loveland, Ohio 45140.

The purpose of this public hearing is to receive public comments relative to an appeal request filed by Deidre Hazelbaker related to the October 2, 2024, decision of the Historic Preservation & Planning Commission regarding the demolition of the structure located at 200 Railroad Ave., specifically parcel number 200602.12.

Interested persons may appear and be heard with respect to the variance request. Comments may also be submitted in writing to Eva Wisby, Zoning and Economic Development Specialist, 120 W. Loveland Avenue, Loveland, OH 45140 or emailed to ewisby@lovelandoh.gov.

Individuals with disabilities requiring special accommodation that are participating in or wish to attend this hearing should call 513-683-0150 at least seven (7) days in advance so arrangements can be made.

CIN,Oct.14,'24#10662390

City of Loveland
Building & Zoning Department
120 W. Loveland Ave.
Loveland, Ohio 45140
www.lovelandoh.gov
O-513-707-1450
F-513-583-3032

RECEIVED
OCT - 4 2024
CITY OF LOVELAND
BUILDING & ZONING DEPT.



APPLICATION FOR APPEAL

FOR CITY OF LOVELAND BUILDING AND ZONING DEPARTMENT USE ONLY:

CASE # 2403 DATE RECEIVED: 10/4/24 FEE RECEIPT # 726165 RECEIVED BY: RAJ

All applications must be typewritten and filed with the Building and Zoning Department. A fee of \$ 100.00 for a residential property and \$ 100.00 for a commercial or industrial property shall be paid in-full upon receipt of the application. The application must include a plot plan clearly displaying the following information.

1. Title of the drawing with the name and address of the applicant.
2. Drawing to scale with scale notated, North arrow and date.
3. Size of the lot showing lot dimensions and dimensions of any existing or proposed structures.
4. Distances of all setback lines for all existing and proposed structures on the lot.
5. Existing and proposed driveways, walkways, patios, decks, etc.
6. Identify any existing or proposed access, utility, or drainage easements on the lot.
7. Identify all property and property owners within 300 feet of applicant's property.
8. Identify all streets, roads and subdivisions within 300 feet of the applicant's property.

All applications for commercial or industrial properties must be prepared by a certified engineer or architect seal on the plot plan. Applications for residential properties need not be rendered by a certified engineer.

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED CLEARLY - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Deidre Hazelbaker

ADDRESS 101 Ash Street CITY/STATE/ZIP Loveland, OH, 45140

CONTACT NUMBER 513.550.1154 FAX _____ EMAIL deidre@hazelbaker.io

PROPERTY ADDRESS FOR EACH PARCEL WITHIN THE SUBJECT PROPERTY PLEASE PROVIDE:

PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS	PARCEL NUMBER
Infuse Holdings, LLC	Mailing: 123 South Second St, Loveland, OH 45140	200602.012
	Property Address for Appeal: 200 Railroad Avenue, Loveland, OH 45140	

REQUEST APPEAL FROM ARTICLE 1328 SUBSECTION 1328.12

(MY) (OUR) INTEREST IN THE PROPERTY:
OWNER _____ AGENT LESSEE _____ OPTIONEE _____

APPLICANT [Signature] 101 Ash St. Loveland, OH 45140 513 550 1154
Signature Address Phone Number

OWNER(S) _____
Signature Address Phone Number

DESCRIPTION OF REQUEST AND REASONS FOR A ZONING VARIANCE
 CITY OF LOVELAND BUILDING AND ZONING DEPARTMENT
 120 West Loveland Ave., Loveland, Ohio 45140 Telephone: (513) 683-0150

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED CLEARLY

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)

- 1) Please describe the request for variance.

The original Certificate of Appropriateness (COA 2024-6) referenced the wrong address, 204 Railroad Avenue, instead of the correct property address, 200 Railroad Avenue.

- 2) Can the property yield a reasonable return without a variance? If no, please explain.
 This misidentification constitutes a procedural error and has the potential to invalidate the decision. The application did not accurately represent the property in question, which may have influenced the decision-making process. As such, the approval for demolition should be reconsidered

- 3) Can there be any beneficial use of the property without a variance? If no, please explain.

- 4) Please explain whether you believe the variance requested is or is not substantial and why.

The building at 200 Railroad Avenue, constructed on or before 1915, is a contributing structure within Loveland's historic district. It holds significant historical value and is representative of the early 20th-century architecture typical of the area.

- 5) Would granting this variance substantially alter the essential character of the neighborhood? Please explain.

The structure has been identified as an integral part of the district, and its removal would undermine the preservation goals outlined in Loveland's Historic Preservation guidelines. During the June 26, 2024, meeting, it was noted that this building contributes to the historic character of Railroad Avenue.

- 6) Would granting this variance be detrimental to surrounding property? Please explain.

Numerous community members have expressed concerns that demolishing the structure would disrupt the aesthetic and historical integrity of the neighborhood. The proposed new construction does not align with the scale and character of the surrounding historic homes, which would detract from the unique charm and appeal of the area.

- 7) Would granting this variance adversely affect the delivery of governmental services? Please explain.

- 8) Did the property owner purchase the property with knowledge of the zoning restriction? If no, please explain.

The decision to approve the demolition did not include a comprehensive feasibility study to explore alternatives such as rehabilitation or adaptive reuse. Without a detailed analysis of potential preservation options, the decision to demolish was made prematurely and without fully understanding the preservation potential of this historic structure.

- 9) Could other methods besides a variance allow the property to be used as desired? Please explain.

Granting this appeal and reversing the demolition decision would preserve the essential character of the neighborhood. The current structure, with its historical details and architectural elements, contributes to the visual appeal and heritage of Loveland. Its loss would alter the district's character significantly and detract from the community's identity.

Please provide a name, mailing address, and parcel ID of the owners of real property within 300 feet, in any direction, of the boundaries that is the subject of the appeal.

Property Owners

Name:	Mailing Address:	Parcel ID#
INFUSE HOLDINGS LLC	204 Railroad Avenue, Loveland, OH	00602.013A-204

Letter of Appeal to the Loveland Board of Zoning Appeals

Deidre Hazelbaker
101 Ash Street
Loveland, OH 45140
deidre@hazelbaker.io

October 4, 2024

To:
Loveland Board of Zoning Appeals
120 West Loveland Avenue
Loveland, OH 45140

Dear Members of the Loveland Board of Zoning Appeals,

I am writing to formally appeal the decision of the Historic Preservation and Planning Commission to approve the demolition of 200 Railroad Avenue in Loveland's historic district. The application and Certificate of Appropriateness (COA 2024-6) listed the address as 204 Railroad Avenue instead of 200 Railroad Avenue. This mistake could have misled both decision-makers and the public, which may have affected the final decision. This letter outlines the reasons for my appeal based on procedural errors, the building's historical significance, the impact on the community, and the lack of consideration for other options.

1. Procedural Error: Incorrect Address

The agenda and COA application incorrectly referred to the property as 204 Railroad Avenue, but the structure in question is located at 200 Railroad Avenue. This mistake affected the transparency and clarity of the hearing and could have confused both decision-makers and the public. As a result, the process did not follow the standards required for reviewing applications within the historic district. This is a strong reason for reviewing the Commission's decision again.

2. Historical and Architectural Significance

The building at 200 Railroad Avenue is listed as a "contributing" building within Loveland's historic district. Built on or before 1915, this multi-family home shows early 20th-century architectural styles and reflects Loveland's development as a railroad town. As noted in the June 26, 2024, meeting, the building's historical value is documented and adds to the character and heritage of the district. Demolishing this building would remove a piece of Loveland's history and could set a bad precedent for other historically important structures.

3. Community Impact and Preservation Precedent

During the previous Commission meeting, many community members shared concerns that tearing down this building would disrupt the look and feel of Railroad Avenue. The proposed new construction does not fit in with the scale and style of the surrounding historic homes, which could hurt the overall feel of the district. Allowing this demolition would send the wrong message to future developers that upkeep and preservation don't matter, leading to a slow loss of the district's unique character.

4. Failure to Consider Feasibility of Preservation

The Commission did not present a thorough study exploring ways to fix or restore 200 Railroad Avenue. A study by an independent group could have offered clear options for repairing and preserving the building instead of tearing it down. Without this information, the decision to approve demolition was made too soon and without understanding the potential to save this historic property.

Request for Reconsideration

Based on the points above, I respectfully ask that the Loveland Board of Zoning Appeals review and overturn the Commission's decision to approve the demolition of 200 Railroad Avenue. Please consider the procedural mistake, the historical value of the building, the impact on the community, and the lack of a detailed study on alternatives.

Many community members support this appeal and are working to provide more documents and statements. Please feel free to contact me if you need more information.

Thank you for your time and consideration.

Sincerely,



Deidre Hazelbaker

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel:	200602.012T	Land Use Code:	715
Alternate ID:	200602.012	LUC Description:	EXEMPT
Address:	200 RAILROAD AV	District:	20
Owner:	INFUSE HOLDINGS LLC	NBHD:	00505R20
		Tax District:	LOVELAND CITY / LOVELAND CITY SD
Mailing:	123 S SECOND STREET	Land Acres:	0.1148
	LOVELAND OH 45140		
Description:	LOVELAND CITY		
	LOT 12		
	SEE 200602.012. FOR NON TIF		

VALUE SUMMARY

Appraised Land:	Assessed Land:
Appraised Building:	Assessed Building:
Total:	Assessed Total:

PRIMARY RESIDENTIAL CARD

Card:	1	Basement:	PART	Fireplace Pref.:	
Stories:	1	Square Feet:	1733	Basement Gar.:	0
Construction:	BRICK	HT/AC:	CENTRAL A/C	Fireplace OP/ST:	0
Style:	DUPLEX	Fuel:	GAS	Grade:	C
Year Built:	1915	Attic:	FULLY FINISHED	Cond (CDU):	AV
Year Remod.:		Fin Basement:		% Complete:	
Total Rooms:	8	Rec Room:		Family Room:	0
Bedrooms:	3	Half Bath:	0		
Full Bath:	2				

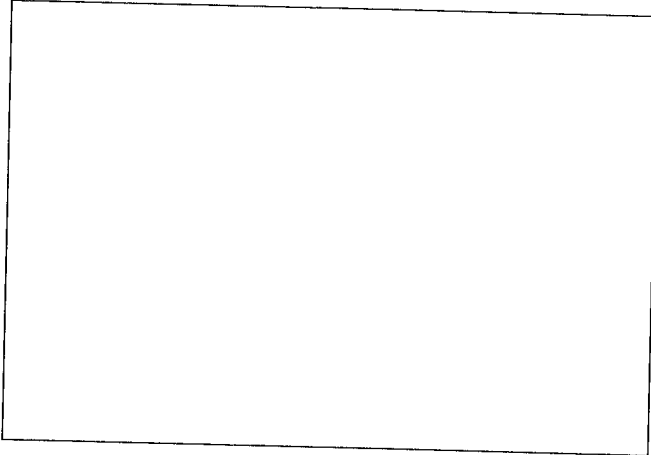
COMMERCIAL CARD

Year Built:	Gross Flr. Area:
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
06-MAR-2024	--	JP HILL PROPERTIES LLC	INFUSE HOLDINGS LLC	
24-FEB-2021	--	SCHICKEL MARTIN D	JP HILL PROPERTIES LLC	150,000

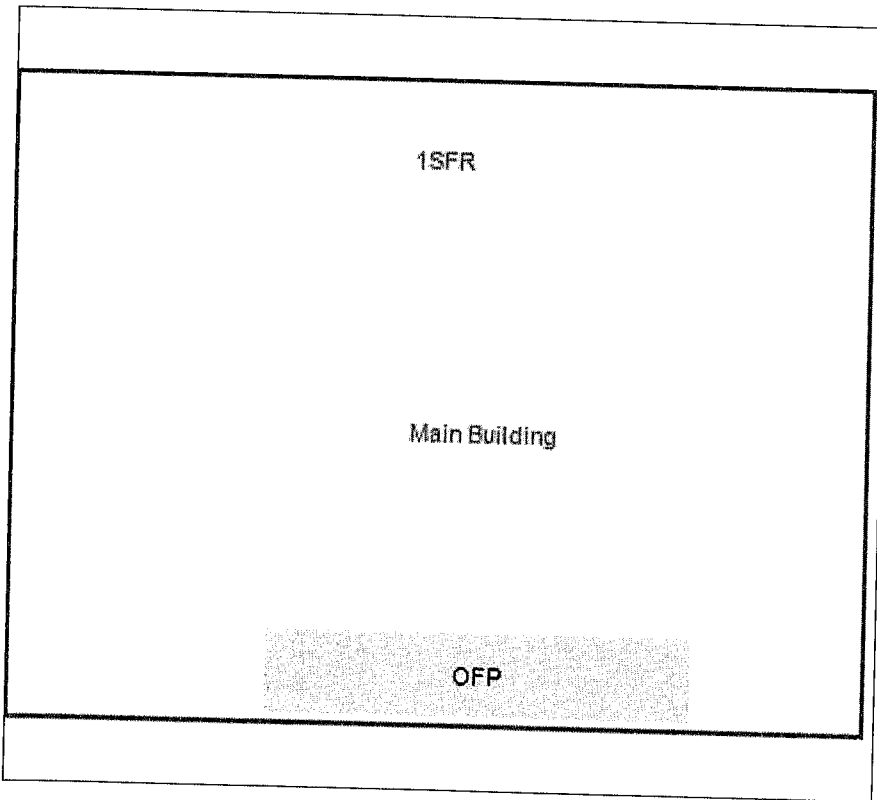
MAP



PHOTO



SKETCH



Sketch Legend

- 0 Main Building 952 Sq. Ft.
- 1 OFF - 11:OFF OPEN FRAME
- PORCH 180 Sq. Ft.
- 4 1SFR - 10:1s FR FRAME 400 Sq. Ft.

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel: 200602.13AT
Alternate ID: 200602.013A
Address: 204 RAILROAD AV
Owner: INFUSE HOLDINGS LLC

Land Use Code: 715
LUC Description: EXEMPT
District: 20
NBHD: 00505R20
Tax District: LOVELAND CITY / LOVELAND CITY SD
Land Acres: 0.115

Mailing 123 S SECOND STREET

LOVELAND OH 45140

Description: LOVELAND CITY
LOT 13A
SEE 200602.013A FOR NON TIF

VALUE SUMMARY

Appraised Land:
Appraised Building:
Total:

Assessed Land:
Assessed Building:
Assessed Total:

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

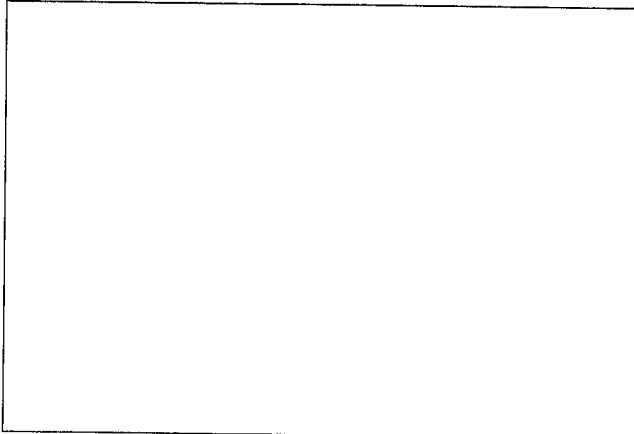
COMMERCIAL CARD

Year Built: Gross Flr. Area:
Eff. Yr. Built:
Units:

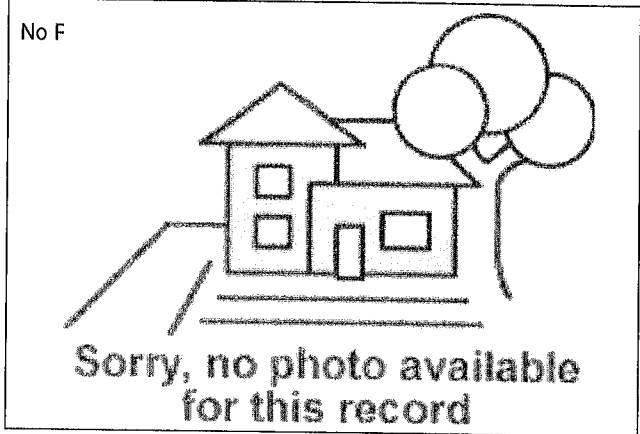
SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
06-MAR-2024	--	BBH PROPERTIES LLC	INFUSE HOLDINGS LLC	212,000
01-FEB-2022	--	GRINDER MARY	BBH PROPERTIES LLC	
11-FEB-2019	--	GRINDER JONATHAN & MARY	GRINDER MARY	
13-AUG-2014	--	BURTON PATRICIA ROSS	GRINDER JONATHAN & MARY	21,000

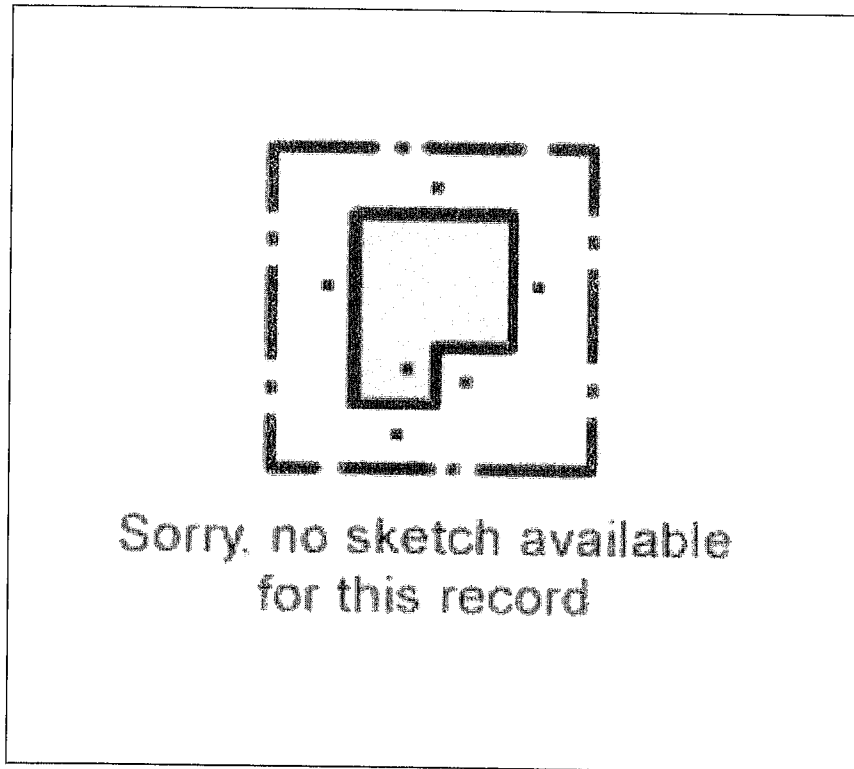
MAP



PHOTO



SKETCH



Sketch Legend



City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: COA 2024-6 - Demolition 204 Railroad Avenue

This memorandum accompanies a Certificate of Appropriateness (COA) application for the demolition of 204 Railroad Avenue located within the city's historic district. Per the city's Design Guidelines, demolition of structures within the historic boundaries requires action by the Historic Preservation and Planning Commission.

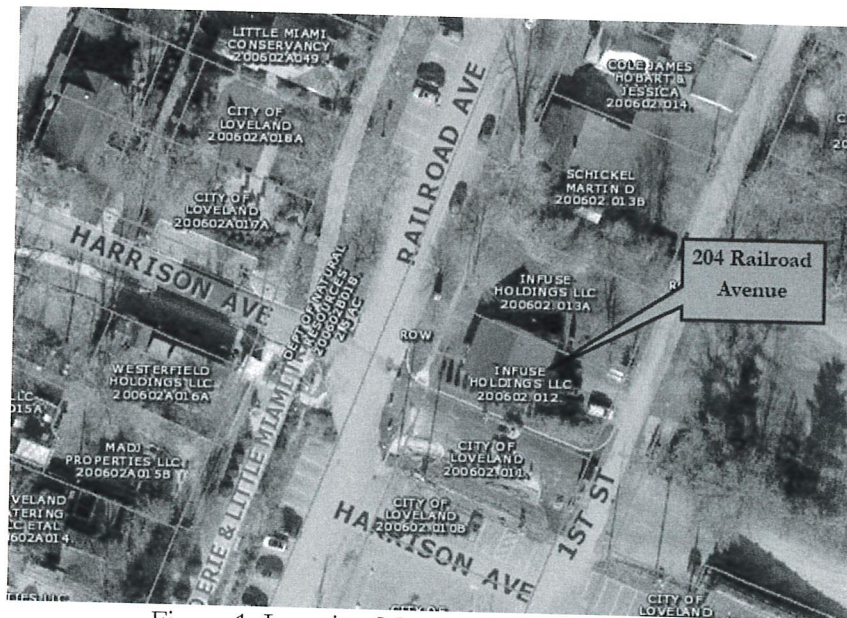


Figure 1: Location Map - 204 Railroad Avenue

The existing 1 story duplex structure consists of 1733 square feet, with a brick exterior. The Clermont County auditor's office lists the construction year as 1915. The COA application, which is attached, includes a feasibility study following interior and exterior evaluations of the structure



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Downtown Design Review District

Address of Property affected: 204 Railroad Ave

Property Owner: Infuse Holdings, LLC Phone: 513.677.8991

Address: 123 South Second St, Loveland, OH 45140

Email: adam@johnhillconstruction.com

Applicant: Infuse Holdings, LLC Phone: 513.677.8991

Address: 123 South Second St, Loveland, OH 45140

Email: adam@johnhillconstruction.com

Have you reviewed the design guidelines? (Circle one) YES NO

CHECK ALL THAT APPLY TO THE PROPOSED PROJECT:

Residential **Commercial**

- | | | |
|---|---|--|
| <input type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> Cornice, decorative trim |
| <input type="checkbox"/> Building relocation | <input type="checkbox"/> Building relocation | <input type="checkbox"/> Canopy/awning |
| <input type="checkbox"/> New structure | <input type="checkbox"/> New structure on vacant lot | <input type="checkbox"/> Roof repair/replacement |
| <input checked="" type="checkbox"/> Demolition (circle one):
<u>full</u> partial | <input type="checkbox"/> Demolition (circle one):
full/partial | <input type="checkbox"/> Dormers, chimneys, cupolas, cresting |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Building wall material | <input type="checkbox"/> Fencing, parking, driveway, sidewalks |
| | <input type="checkbox"/> Windows | <input type="checkbox"/> Exterior lighting |
| | <input type="checkbox"/> Storefront | <input type="checkbox"/> Porch, balcony, patio, deck, fire escape, roof deck |
| | <input type="checkbox"/> Doors | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Signage | |
| | <input type="checkbox"/> Exterior Art and Murals | |

MINIMUM SUBMISSION REQUIREMENTS: The minimum submission requirements shall include a completed application for a Certificate of Appropriateness and the following:

- A. Alterations, Additions & Signage
 1. Photographs of existing conditions (3x5 inches minimum). Historical photographs or drawings may be submitted but are not required.
 2. Drawings to scale indicating any changes to the physical appearance.
 3. An outline describing the work and the procedures to be performed.
 4. Material samples and/or manufacturer's literature for major materials and products to be incorporated in the building.



John Hill Construction, LLC
123 S. Second St., Loveland, OH 45140

RESIDENCE

202 Railroad Ave., Loveland, OH 45140

8/28/2024



GENERAL

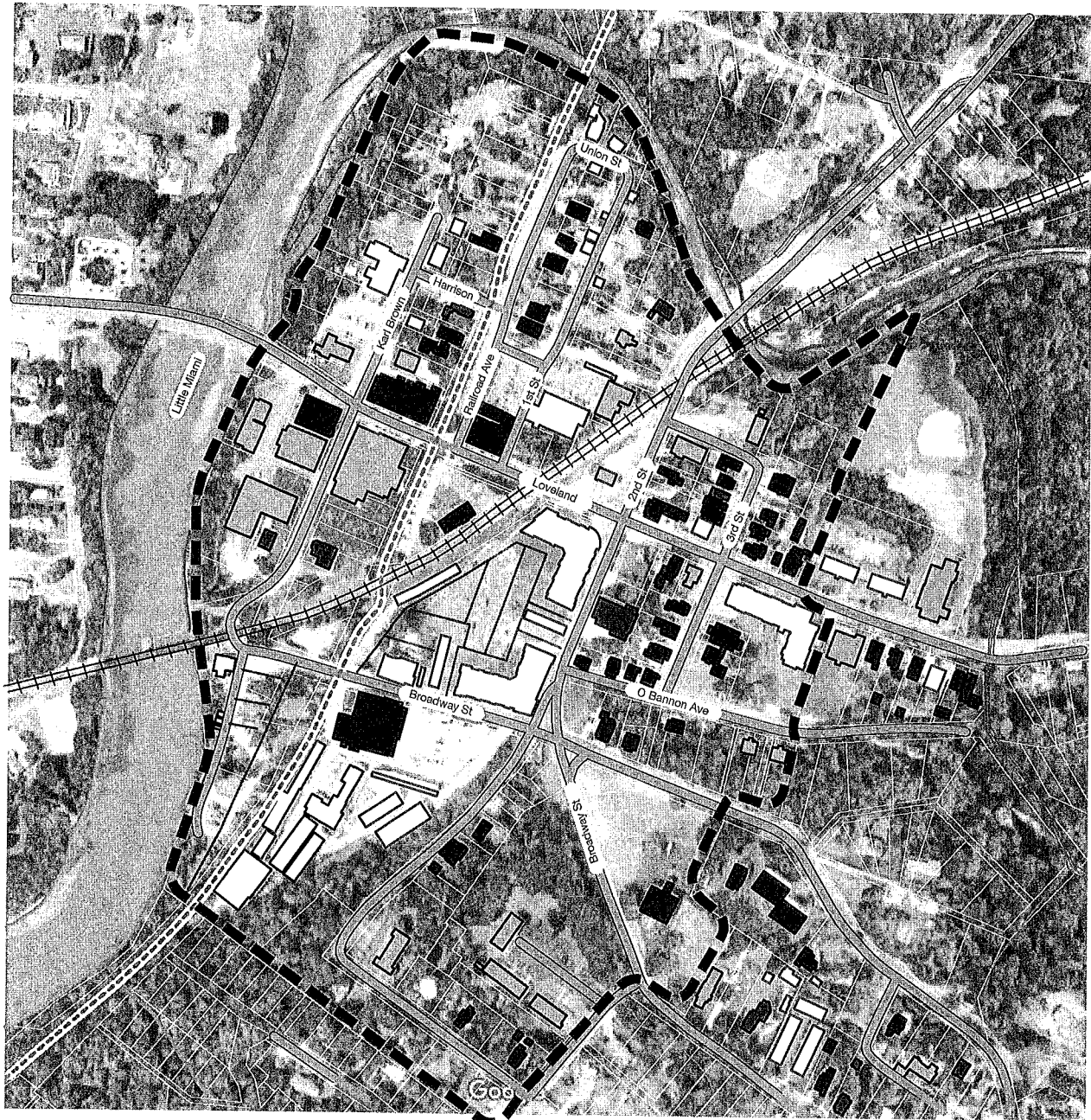
The report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, John Hill Construction, LLC, assumes no liability in those areas.






All observations are noted as the inspector faces the front of the house for purposes of mutual orientation.

This inspection report is intended to detail the condition of the structure and mechanical systems in relation to the feasibility of this house being restored to a habitable domicile that is current with modern building codes.

This report details the inspection that took place on August 14, 2024.

HISTORIC DISTRICT BOUNDARY



- Legend**
-  Buildings 1900 and before
 -  Buildings 1900-1921
 -  Buildings 1921-1945
 -  Buildings 1946-1969
 -  Buildings 1969-now

MAP 1

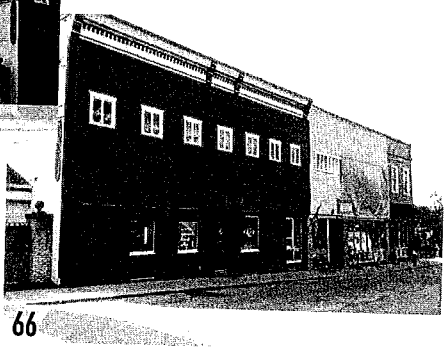
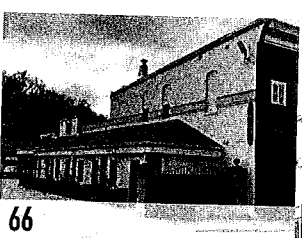
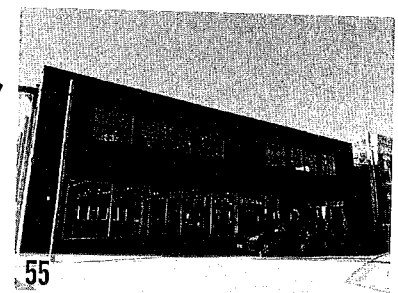
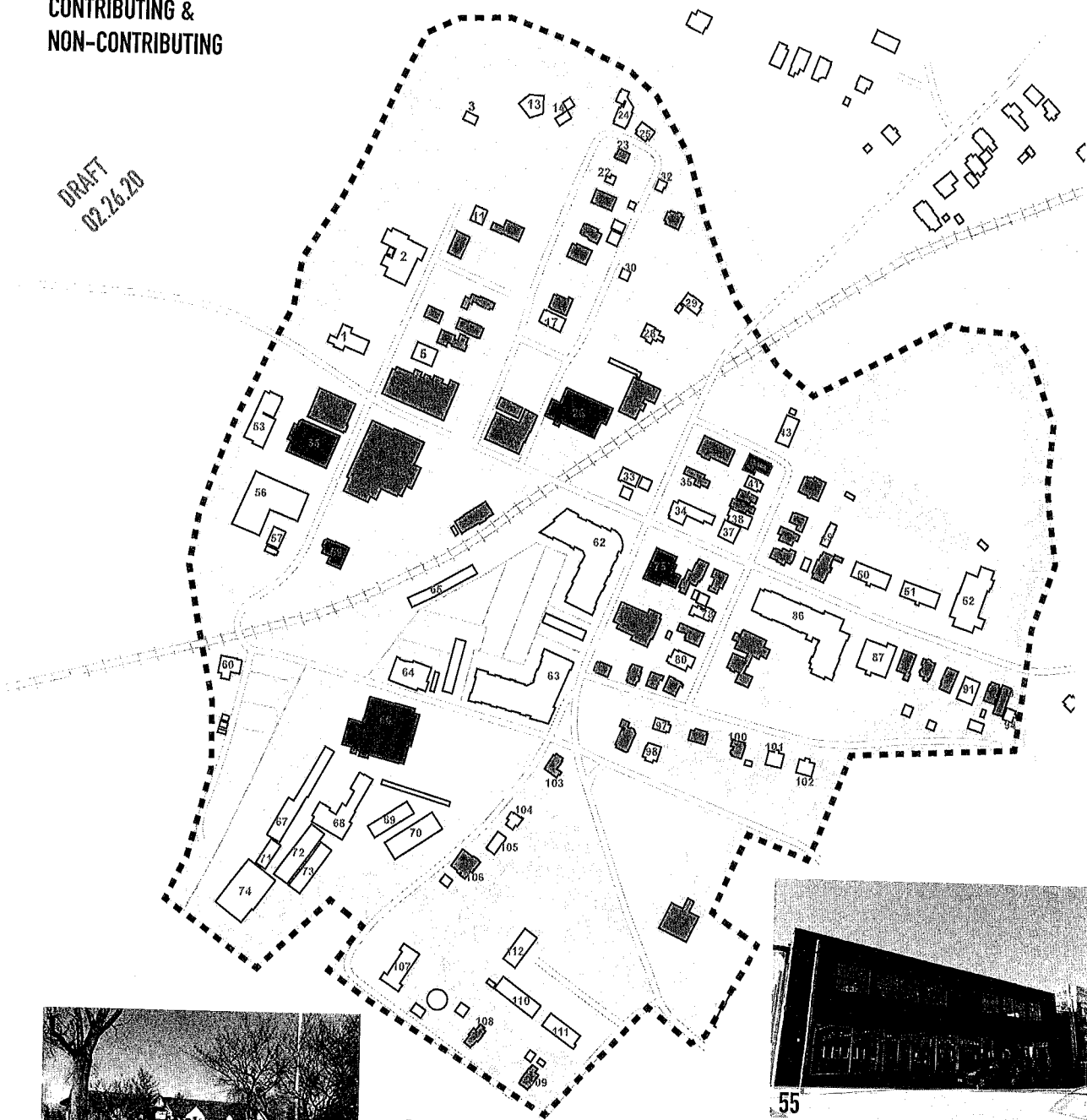


1	1963	40	1924	78	1859
2	1960	41	1875	79	1920
3	NA	42	1875	80	1910
4	1880	43	1953	81	1890
5	1964	44	1885	82	1900
6	1870	45	1875	83	1865
7	1919	46	1900	84	1900
8	1900	47	1865	85	1939
9	1934	48	1900	86	2015
10	1978	49	NA	87	1951
11	1900	50	1970	88	1920
12	1860	51	1920	89	1900
13	NA	52	1965	90	1900
14	NA	53	1953	91	1994
15	1871, 1918	54	1900	92	1900
16	1900	55	1950	93	1920
17	NA	56	1963	94	1920
18	1915	57	1938	95	1859
19	1912	58	1955	96	1912
20	1912	59	1926	97	1920
21	1900	60	1978	98	1912
22	NA	61	1900	99	1880
23	1990	62	2015	100	1897
24	1991	63	2015	101	1948
25	2003	64	2018	102	1948
26	1975	65	NA 2015	103	1920
27	1905	66	1890	104	NA
28	NA	67	NA	105	1900
29	NA	68	NA	106	1875
30	NA	69	NA	107	1969
31	1904	70	NA	108	1900
32	NA	71	NA	109	1905
33	1941	72	NA	110	1967
34	1900	73	NA	111	1967
35	1900	74	NA	112	1967
36	1950	75	1975	113	1900
37	NA	76	NA		
38	1875	77	1900		
39	1875		1957		

MAP 2

CONTRIBUTING & NON-CONTRIBUTING

DRAFT
02.26.20



Map 3



City of Loveland
Historic Preservation and Planning
Commission
Memorandum

DATE: June 28, 2023

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: Amendments to Design Guidelines

As a follow-up to the recent COA review for the demolition of a structure on Oak Street, and the submission of a cost analysis which led to approval of the demolition, this memorandum is presented to create some general discussion on needed ways to clean up the review process for similar requests in the future.

Currently, the city's design guidelines have the following applicable sections regarding demolition and how contributing structures are treated.

Within the definitions section, the following are currently included:

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Historic Preservation and Planning Commission indicating that a proposed change, alteration, new construction or demolition of a historic building or structure within a historic site or district, is in accordance with the provisions of Chapter 1328 of the Code of the City of Loveland or these design guidelines

CONTRIBUTING

Any building constructed within the period of significance of the Historic Preservation and Planning District that contributes to its historic associations and architectural qualities.

DEMOLISH OR DEMOLITION

Means the razing or removal, in whole or in part, of any structure.

Under the "Design Review Application Process" section of the guidelines, the following section is also applicable:

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission may delay a decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

Finally, within the COA application, the following is included as it pertains to Demolition & Building Relocation:

- For historic structures, an analysis of the feasibility of rehabilitation including the cost of rehabilitation, the market value for the property after rehabilitation, and in the case of income-producing properties, the income and expense likely to be produced by the property after rehabilitation.

Talking points for an amendment to the guidelines are:

- Should a list of contributing structures be made into a formal appendix or exhibit to the guidelines and referenced in the definitions section?
- Should the application be amended to read "For historic and contributing structures..?"
- Should the design guidelines be amended in addition to the application to state the requirement for a cost analysis for historic and contributing structures?

ATTACHMENT C

Letter of Appeal to the Loveland Board of Zoning Appeals

Deidre Hazelbaker
 101 Ash Street
 Loveland, OH 45140
 deidre@hazelbaker.io

October 4, 2024

To:
 Loveland Board of Zoning Appeals
 120 West Loveland Avenue
 Loveland, OH 45140

RECEIVED

OCT - 4 2024

CITY OF LOVELAND
 BUILDING & ZONING DEPT.

Dear Members of the Loveland Board of Zoning Appeals,

I am writing to formally appeal the decision of the Historic Preservation and Planning Commission to approve the demolition of 200 Railroad Avenue in Loveland's historic district. The application and Certificate of Appropriateness (COA 2024-6) listed the address as 204 Railroad Avenue instead of 200 Railroad Avenue. This mistake could have misled both decision-makers and the public, which may have affected the final decision. This letter outlines the reasons for my appeal based on procedural errors, the building's historical significance, the impact on the community, and the lack of consideration for other options.

1. Procedural Error: Incorrect Address

The agenda and COA application incorrectly referred to the property as 204 Railroad Avenue, but the structure in question is located at 200 Railroad Avenue. This mistake affected the transparency and clarity of the hearing and could have confused both decision-makers and the public. As a result, the process did not follow the standards required for reviewing applications within the historic district. This is a strong reason for reviewing the Commission's decision again.

2. Historical and Architectural Significance

The building at 200 Railroad Avenue is listed as a "contributing" building within Loveland's historic district. Built on or before 1915, this multi-family home shows early 20th-century architectural styles and reflects Loveland's development as a railroad town. As noted in the June 26, 2024, meeting, the building's historical value is documented and adds to the character and heritage of the district. Demolishing this building would remove a piece of Loveland's history and could set a bad precedent for other historically important structures.

3. Community Impact and Preservation Precedent

During the previous Commission meeting, many community members shared concerns that tearing down this building would disrupt the look and feel of Railroad Avenue. The proposed new construction does not fit in with the scale and style of the surrounding historic homes, which could hurt the overall feel of the district. Allowing this demolition would send the wrong message to future developers that upkeep and preservation don't matter, leading to a slow loss of the district's unique character.

4. Failure to Consider Feasibility of Preservation

The Commission did not present a thorough study exploring ways to fix or restore 200 Railroad Avenue. A study by an independent group could have offered clear options for repairing and preserving the building instead of tearing it down. Without this information, the decision to approve demolition was made too soon and without understanding the potential to save this historic property.

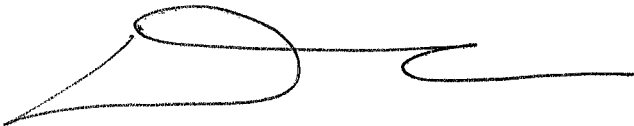
Request for Reconsideration

Based on the points above, I respectfully ask that the Loveland Board of Zoning Appeals review and overturn the Commission's decision to approve the demolition of 200 Railroad Avenue. Please consider the procedural mistake, the historical value of the building, the impact on the community, and the lack of a detailed study on alternatives.

Many community members support this appeal and are working to provide more documents and statements. Please feel free to contact me if you need more information.

Thank you for your time and consideration.

Sincerely,



Deidre Hazelbaker

10/4/2024

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel: 200602.012. **Land Use Code:** 520
Alternate ID: **LUC Description:** RESIDENTIAL
Address: 200 RAILROAD AV **District:** 20
Owner: INFUSE HOLDINGS LLC **NBHD:** 00505R20
Tax District: LOVELAND CITY / LOVELAND CITY SD
Mailing: 123 S SECOND STREET **Land Acres:** 0.1148
LOVELAND OH 45140
Description: LOVELAND CITY
LOT 12
SEE 200602.012T FOR TIF

VALUE SUMMARY

Appraised Land: **Assessed Land:**
Appraised Building: **Assessed Building:**
Total: **Assessed Total:**

PRIMARY RESIDENTIAL CARD

Card: 1	Basement: PART	Fireplace Pref.:
Stories: 1	Square Feet: 1733	Basement Gar.: 0
Construction: BRICK	HT/AC: CENTRAL A/C	Fireplace OP/ST: 0
Style: DUPLEX	Fuel: GAS	Grade: C
Year Built: 1915	Attic: FULLY FINISHED	Cond (CDU): AV
Year Remod.:	Fin Basement:	% Complete:
Total Rooms: 8	Rec Room:	Family Room: 0
Bedrooms: 3	Half Bath: 0	
Full Bath: 2		

COMMERCIAL CARD

Year Built: **Gross Flr. Area:**
Eff. Yr. Built:
Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
06-MAR-2024	2962--5013	JP HILL PROPERTIES LLC	INFUSE HOLDINGS LLC	
24-FEB-2021	2870--3452	SCHICKEL MARTIN D	JP HILL PROPERTIES LLC	150,000
18-AUG-1993	--		SCHICKEL MARTIN D	43,000

Structure at 200 Railroad

MAP



PHOTO



200602.012. 11/08/2018

SKETCH



Sketch Legend

- 0 Main Building 952 Sq. Ft.
- 1 OFP - 11:OFP OPEN FRAME
- PORCH 180 Sq. Ft.
- 4 1SFR - 10:1s FR FRAME 400 Sq. Ft.

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel:	200602.013A	Land Use Code:	500
Alternate ID:		LUC Description:	RESIDENTIAL
Address:	204 RAILROAD AV	District:	20
Owner	INFUSE HOLDINGS LLC	NBHD:	00505R20
		Tax District:	LOVELAND CITY / LOVELAND CITY SD
Mailing	123 S SECOND STREET	Land Acres:	0.115
	LOVELAND OH 45140		
Description:	LOVELAND CITY		
	LOT 13A		
	SEE 200602.13AT FOR TIF		

VALUE SUMMARY

Appraised Land:	Assessed Land:
Appraised Building:	Assessed Building:
Total:	Assessed Total:

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built:	Gross Flr. Area:
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
06-MAR-2024	2962--5004	BBH PROPERTIES LLC	INFUSE HOLDINGS LLC	212,000
01-FEB-2022	2910--2071	GRINDER MARY	BBH PROPERTIES LLC	
11-FEB-2019	2801--3873	GRINDER JONATHAN & MARY	GRINDER MARY	
13-AUG-2014	2531--872	BURTON PATRICIA ROSS	GRINDER JONATHAN & MARY	21,000
18-JUL-2008	2134--1123	BURTON PATRICIA R	BURTON PATRICIA ROSS TRUSTEE	
12-MAY-2000	--	BURTON PATRICIA R	BURTON PATRICIA R	
17-MAR-2000	--	GARRETT STEVEN E &	BURTON PATRICIA R	70,000

Printed on 10/3/2024 6:57:53 PM

Clermont County, OH

Property Report Card

Auditors Office

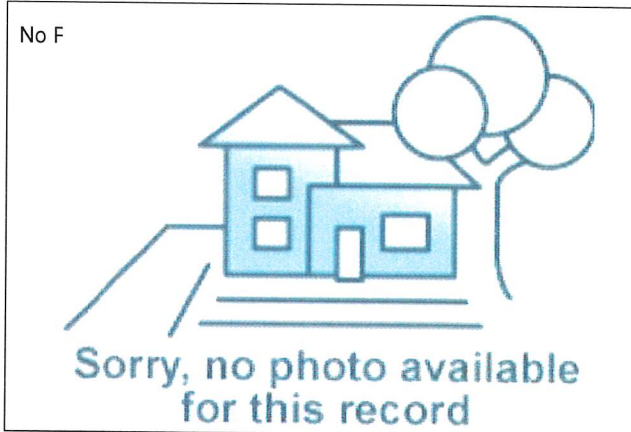
11-SEP-1997 --	GARRETT STEVEN E &	GARRETT STEVEN E	
11-SEP-1997 --	GARRETT STEVEN E	GARRETT STEVEN E &	
06-DEC-1994 --			51,500
08-APR-1994 --			34,000
03-SEP-1993 --			32,500

Vacant lot

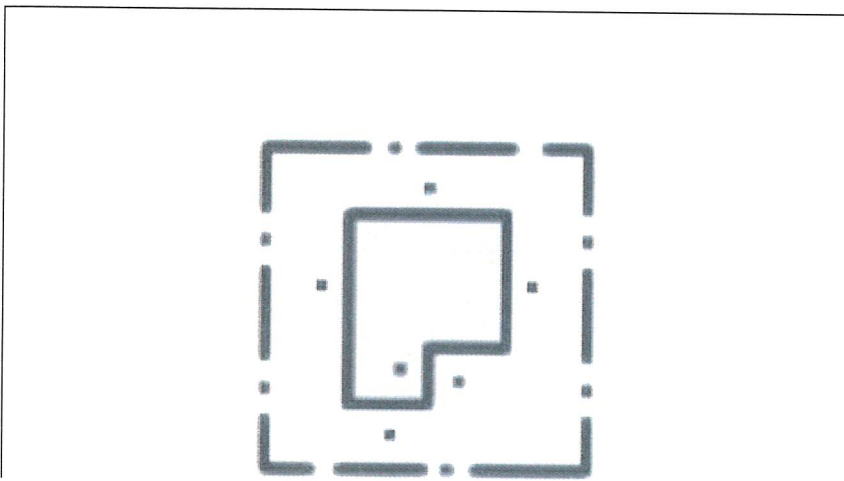
MAP



PHOTO



SKETCH



Sketch Legend

Sorry. no sketch available
for this record

AGENDA



**Historic Preservation and Planning Commission
Meeting
6:00 PM Wednesday, October 2, 2024**

**Loveland City Hall
120 W. Loveland Avenue
Loveland, OH 45140**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

1. HPPC Meeting Minute - 6-26-2024

IV. Review of Approval of Minutes

V. Open Forum

VI. New Business

1. COA 2024-6 - Demolition 204 Railroad Avenue
2. COA 2024-7 - 112 North 3rd Street
3. Historic Designation Application: Miamanon - 497 N. 2nd Street

VII. Old Business

VIII. Communications

1. Exterior Art and Mural Review

IX. Adjournment

Meeting Minutes
Historic Preservation and Planning Committee
June 26, 2024
Loveland City Hall – Council Chambers

HPPC Committee members: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan, Dan Peterson & Jim Grethel (alternate).

City Managers: City Manager Dave Kennedy and Assistant City Manager Chris Wojnicz

I. Call To Order

At 6:02pm, Randy Campion called the meeting to order.

II. Pledge of Allegiance

Mr. Campion led the Pledge of Allegiance.

III. Roll Call

Dan Peterson called Roll. Members present: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan and Dan Peterson.

Open Forum Sign-ins: Courtney Hauck, Ben Hill, John Hill, Todd Osborne, Brittney Underwood, Deidre Hazelbaker, Sharon Servanner, Richard Fischer, Victoria Allen and Pat May.

IV. Review and Approval of Minutes

Reference meeting minutes from the (date) HPPC meeting: Motion to approve by Wade Morey and seconded by Mary Ann Lynn . The motion passed unanimously.

V. Open Forum

Requested preliminary review of renderings for a 6 unit, residential development to be located in the Loveland Historic District on Railroad Avenue. The proposed project encompasses 2 parcels; one vacant lot and one with an existing single story residential structure on the corner of Harrison St. and Railroad Avenues.

Mr. Ben Hill of Infuse Holdings LLC presented the preliminary renderings for the purpose of attaining feedback from the HPPC. He presented the initial renderings for consideration (see attachment 1). Mr. Hill said that they made a strong effort to follow the design guidelines and make the buildings consistent in design with buildings within a 1 block radius, which includes buildings on W. Loveland. He finished by asking for comments.

At this point, Mr. Randy Campion asked if there was anyone who signed up for the open forum that would like to speak.

Mr. Todd Osbourne spoke first. He mentioned that Loveland area has become a much visited downtown because of it's unique, quaint historic district. He said that the proposed design of the 6 unit apartment structure was not consistent with neighboring homes on Railroad Ave., and doesn't fit in the historic district. He suggested that the developers consider a remodel of the existing home rather than tear it down.

structures. Mr. Kennedy commented that he would send it to him. Mr. Horan added that because a building is a contributing structure doesn't mean it can't be demolished. Mr. Hill then asked for the best course of action. Mr. Campion asked them to conduct a feasibility study to see if they can save the existing building. He then asked them to put together a proposal that would be similar to existing structures on Railroad Ave. Mr. Hill again stated that the HPPC should walk up and down 1st St. and then make a judgement on the existing buildings and their proposal. He thanked everyone for their input.

It is important to note that all of the open forum speakers called out how much they admire the developer and the buildings they have remodeled or built in the Loveland area.

At this point, Mr. Courtney Hauck asked to HPPC to add his home at 497 N. 2nd St as a Historic building in Loveland. The home was built by General Thomas T. Heath in 1876 and sits on 7 acres. It is currently nominated as a National Historic Home. Mr. Hauck provided much historic information about the General and the home. Mr. Kennedy mentioned that the next steps are a formal review by the HPPC and a recommendation to approve to City Council – which makes the final decision. Mr. Hauck then offered a house walk through for any HPPC members that are interested.

VI. New Business

None

VII. Old Business

None

VIII. Adjournment

Motion to adjourn was made by Ms. Lynn, seconded by Mr. Morey and unanimously passed.

Submitted By Dan Peterson, Secretary

Approved by:

ATTACHMENT 1:



STUDER
www.studerdesigns.com

John Hill Construction
Loveland Apartments

No.	Description	Date

Exterior Rendering

Project number	Project Number
Date	04/01/24
Drawn by	Author
Checked by	Checker
Scale	A

Packet Pg. 6

ATTACHMENT 2

GUIDELINES FOR...

NEW RESIDENTIAL CONSTRUCTION

As consumer interest in urban living has increased, real estate developers are seeking new infill development opportunities in downtowns to take advantage of this urban renaissance movement. Loveland has seen the benefit of this urban phenomenon first hand with the on-going success of the bike trail which has served as a catalyst for downtown development.

Unfortunately, Loveland has lost a number of downtown buildings over the years; consequently it is imperative every effort is taken to preserve the remaining historic buildings to allow future generations to experience the character of Loveland's rich history.

As interest in urban development increases, developers will continue to explore creating new infill buildings when square footage or layout requirements for new uses cannot be accommodated within existing buildings.

New construction that compliments the existing historic character of Loveland will benefit our community and protect homeowners' rights and property values.

These guidelines provide a regulatory framework for ensuring that new construction occurs in a manner that preserves and protects the integrity of downtown Loveland's historic context. It is the intent of the guidelines to introduce property owners and developers alike to the critical design criteria important to the Historic Preservation and Planning Commission regarding the architecture of new construction projects.

DEMOLITION

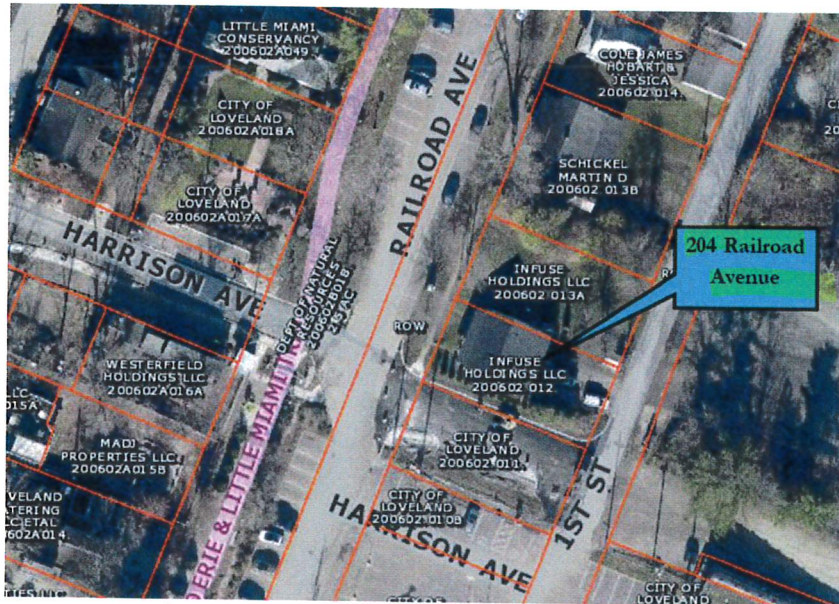
Per Section 1028.10 in the City Ordinance, the commission is allowed to delay decision on demolition upon finding that "the structure is of such importance that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission."



City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024
TO: Committee Members
FROM: David Kennedy
City Manager
SUBJECT: COA 2024-6 - Demolition 204 Railroad Avenue

This memorandum accompanies a Certificate of Appropriateness (COA) application for the demolition of 204 Railroad Avenue located within the city's historic district. Per the city's Design Guidelines, demolition of structures within the historic boundaries requires action by the Historic Preservation and Planning Commission.



204
- Vacant lot
- 200 Railroad is structure

Figure 1: Location Map - 204 Railroad Avenue

The existing 1 story duplex structure consists of 1733 square feet, with a brick exterior. The Clermont County auditor's office lists the construction year as 1915. The COA application, which is attached, includes a feasibility study following interior and exterior evaluations of the structure

completed in August. The feasibility study as indicated is “*intended to detail the condition of the structure and mechanical systems in relation to the feasibility of this house being restored to a habitable domicile that is current with modern building codes.*” In addition, the report includes an itemized estimated cost of repairs to correct the identified structural and mechanical issues of the residence.

The applicant will be present to discuss the report and their request for demolition of the structure.

Attachments:

COA 2024-6



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Downtown Design Review District

Address of Property Affected: 204 Railroad Ave - *wrong address*

Property Owner: Infuse Holdings, LLC Phone: 513.677.8991

Address: 123 South Second St, Loveland, OH 45140

Email: adam@johnhillconstruction.com

Applicant: Infuse Holdings, LLC Phone: 513.677.8991

Address: 123 South Second St, Loveland, OH 45140

Email: adam@johnhillconstruction.com

Have you reviewed the design guidelines? (Circle one) **YES** NO

CHECK ALL THAT APPLY TO THE PROPOSED PROJECT:

Residential **Commercial**

- | | | |
|---|---|--|
| <input type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> Cornice, decorative trim |
| <input type="checkbox"/> Building relocation | <input type="checkbox"/> Building relocation | <input type="checkbox"/> Canopy/awning |
| <input type="checkbox"/> New structure | <input type="checkbox"/> New structure on vacant lot | <input type="checkbox"/> Roof repair/replacement |
| <input checked="" type="checkbox"/> Demolition (circle one):
<u>full</u> / partial | <input type="checkbox"/> Demolition (circle one):
full/partial | <input type="checkbox"/> Dormers, chimneys, cupolas, cresting |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Building wall material | <input type="checkbox"/> Fencing, parking, driveway, sidewalks |
| | <input type="checkbox"/> Windows | <input type="checkbox"/> Exterior lighting |
| | <input type="checkbox"/> Storefront | <input type="checkbox"/> Porch, balcony, patio, deck, fire escape, roof deck |
| | <input type="checkbox"/> Doors | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Signage | |
| | <input type="checkbox"/> Exterior Art and Murals | |

MINIMUM SUBMISSION REQUIREMENTS: The minimum submission requirements shall include a completed application for a Certificate of Appropriateness and the following:

- A. Alterations, Additions & Signage
 1. Photographs of existing conditions (3x5 inches minimum). Historical photographs or drawings may be submitted but are not required.
 2. Drawings to scale indicating any changes to the physical appearance.
 3. An outline describing the work and the procedures to be performed.
 4. Material samples and/or manufacturer's literature for major materials and products to be incorporated in the building.

B. New Building

- 1. Photographs of adjacent buildings (3x5 inches minimum)
- 2. Site plan and exterior elevation drawings, to scale, showing the design indicating drives, roads, parking, walks, walls, fences, doors, windows, decoration, materials, finishes and other features accurately representing the proposed design.

C. Demolition & Building Relocation

- 1. Photographs (3x5 inches minimum), of the existing building in detail and as it sits on the site.
- 2. A written request from the owner/applicant indicating reasons for the demolition or relocation of the structure.
- 3. For historic and contributing structures, an analysis of the feasibility of rehabilitation including the cost of rehabilitation, the market value for the property after rehabilitation, and in the case of income-producing properties, the income and expense likely to be produced by the property after rehabilitation. City staff will provide a list of all historic and contributing structures.

PLEASE NOTE: ATTENDANCE IS REQUIRED AT THE HISTORIC PRESERVATION MEETING OR YOUR REQUEST WILL BE TABLED OR DENIED.

SIGNATURE: The undersigned hereby certifies that the information and statements contained herein, and the accompanying materials are, to the best of their knowledge, true and correct.

Applicant C.A. Arnett Date 9/10/2024

Your application will be reviewed, and you will be notified if your application will be processed by staff, or placed on the agenda of the next scheduled meeting of the Historic Preservation and Planning Commission.



City of Loveland
Historic Preservation and Planning
Commission
Memorandum

DATE: June 28, 2023

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: Amendments to Design Guidelines

As a follow-up to the recent COA review for the demolition of a structure on Oak Street, and the submission of a cost analysis which led to approval of the demolition, this memorandum is presented to create some general discussion on needed ways to clean up the review process for similar requests in the future.

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A certificate issued by the Historic Preservation and Planning Commission indicating that a proposed change, alteration, new construction or demolition of a historic building or structure within a historic site or district, is in accordance with the provisions of Chapter 1328 of the Code of the City of Loveland or these design guidelines

CONTRIBUTING

Any building constructed within the period of significance of the Historic Preservation and Planning District that contributes to its historic associations and architectural qualities.

DEMOLISH OR DEMOLITION

Means the razing or removal, in whole or in part, of any structure.

Under the "Design Review Application Process" section of the guidelines, the following section is also applicable:

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission may delay a decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

Finally, within the COA application, the following is included as it pertains to Demolition & Building Relocation:

- For historic structures, an analysis of the feasibility of rehabilitation including the cost of rehabilitation, the market value for the property after rehabilitation, and in the case of income-producing properties, the income and expense likely to be produced by the property after rehabilitation.

Talking points for an amendment to the guidelines are:

- Should a list of contributing structures be made into a formal appendix or exhibit to the guidelines and referenced in the definitions section?
- Should the application be amended to read "For historic and contributing structures..?"
- Should the design guidelines be amended in addition to the application to state the requirement for a cost analysis for historic and contributing structures?

HISTORIC PRESERVATION BOUNDARIES
Property Owner List

Number	Street	City	State	Zip	Listed Owner	City	State	Zip
100	Broadway	Loveland	OH	45140	Givens, Daniel and Christina	Loveland	OH	45140
110	Broadway	Loveland	OH	45140	Binns, Mary Kathleen	Loveland	OH	45140
112	Broadway	Loveland	OH	45140	White, Christopher and Tanya	Loveland	OH	45140
114	Broadway	Loveland	OH	45140	Broadway Brownstones, LLC	Loveland	OH	45140
116	Broadway	Loveland	OH	45140	Broadway Brownstones, LLC	Loveland	OH	45140
120	Broadway	Loveland	OH	45140	Murray, Brendan	Loveland	OH	45140
122	Broadway	Loveland	OH	45140	Broadway Brownstones, LLC	Loveland	OH	45140
124	Broadway	Loveland	OH	45140	Broadway Brownstones, LLC	Loveland	OH	45140
126	Broadway	Loveland	OH	45140	Broadway Brownstones, LLC	Loveland	OH	45140
131	Broadway	Loveland	OH	45140	Dales Way Investment, LLC	Loveland	OH	45140
139	E. Broadway	Loveland	OH	45140	KRR Real Estate LLC	Loveland	OH	45140
141	E. Broadway	Loveland	OH	45140	Tobias, Timothy and Mary	Loveland	OH	45140
211	E. Broadway	Loveland	OH	45140	Bible Believers Baptist Church	Loveland	OH	45140
200	Crutchfield	Loveland	OH	45140	Bersani, Mark and Robyn	Loveland	OH	45140
	First St	Loveland	OH	45140	Cincinnati Gas & Electric Company	Charlotte	NC	28202
20	Grear Millitzer Pl	Loveland	OH	45140	Sydney B Enterprises LLC	Loveland	OH	45140
320	Hanna Ave	Loveland	OH	45140	Rose Farm Rentals, LLC	Cincinnati	OH	45230
119	Harrison St	Loveland	OH	45140	O'Grady, Timothy and Bolin, Kay	Loveland	OH	45140
	Karl Brown Way	Loveland	OH	45140	Loveland Community Firefighters Assoc Inc	Loveland	OH	45140
106	Karl Brown Way	Loveland	OH	45140	SHL Properties LLC	Loveland	OH	45140
113	Karl Brown Way	Loveland	OH	45140	Wilderness Capital LTD	Loveland	OH	45140
115	Karl Brown Way	Loveland	OH	45140	Wilderness Capital LTD	Loveland	OH	45140
116	Karl Brown Way	Loveland	OH	45140	Friesner, Andrew & Annette Maria	Loveland	OH	45140
122	Karl Brown Way	Loveland	OH	45140	Ogden, Karen	Loveland	OH	45140
125	S. Karl Brown Way	Loveland	OH	45140	Loveland Friendly Tavern LLC	Loveland	OH	45140
127	Karl Brown Way	Loveland	OH	45140	Lodge Loveland Aerie of Eagles	Loveland	OH	45140
210	Karl Brown Way	Loveland	OH	45140	Smith, Greg & Sonia	Loveland	OH	45140
103	E. Loveland Ave	Loveland	OH	45140	Jordan Equity Group INC	Cincinnati	OH	45227
110	E. Loveland Ave	Loveland	OH	45140	Brancazio, Jeanne	Loveland	OH	45140
114	E. Loveland Ave	Loveland	OH	45140	Lay, Gary and Sporing Lay, Linda	Loveland	OH	45140
115	E. Loveland Ave	Loveland	OH	45140	Jordan Equity Group INC	Cincinnati	OH	45227
201	E. Loveland Ave	Loveland	OH	45140	Bauer, Michael and Colleen	Batavia	OH	45103
209	E. Loveland Ave	Loveland	OH	45140	Sillett, Nicholas	Loveland	OH	45140
220	E. Loveland Ave	Loveland	OH	45140	Lodge E F & A Masons 258	Loveland	OH	45140
225 A&B	E. Loveland Ave	Loveland	OH	45140	Trail View Apartments LLC	Loveland	OH	45140
227	E. Loveland Ave	Loveland	OH	45140	Loveland Community Firefighters Assoc Inc	Loveland	OH	45140
232	E. Loveland Ave	Loveland	OH	45140	Warken, Gabriele--Trustee	Loveland	OH	45140
236	E. Loveland Ave	Loveland	OH	45140	Durham, Timothy P and Timothy D	Loveland	OH	45140
240	E. Loveland Ave	Loveland	OH	45140	Weisgerber, Robert H & TJ	Loveland	OH	45140
244	E. Loveland Ave	Loveland	OH	45140	Daugherty, Valerie	Loveland	OH	45140
248	E. Loveland Ave	Loveland	OH	45140	Moore, Victor	Loveland	OH	45140
250	E. Loveland Ave	Loveland	OH	45140	Williams, Holly	Loveland	OH	45140
106	W. Loveland	Loveland	OH	45140	Galuwall Inc	Loveland	OH	45140
122	W. Loveland Ave	Loveland	OH	45140	122 WLA Realty LLC	Loveland	OH	45140
124	W. Loveland Ave	Loveland	OH	45140	Bieszczak, Michael	Loveland	OH	45140
126	W. Loveland Ave	Loveland	OH	45140	ZN LLC	Cincinnati	OH	45243
127	W. Loveland	Loveland	OH	45140	Schickel, Martin	Newport	KY	41071
200-202	W. Loveland Ave	Loveland	OH	45140	LBTRE LLC	Cincinnati	OH	45243
203,207,209	W. Loveland Ave	Loveland	OH	45140	Loveland Community Firefighters Assoc Inc	Loveland	OH	45140
204	W. Loveland Ave	Loveland	OH	45140	Tano Bistro 204 LLC	Loveland	OH	45140
208	W. Loveland Ave	Loveland	OH	45140	West Loveland Holdings LTD	Loveland	OH	45140

HISTORIC PRESERVATION BOUNDARIES
Property Owner List

295	W Loveland	Loveland	OH	45140	Loveland Community Firefighters Assoc Inc	Loveland	OH	45140
300	W. Loveland Ave	Loveland	OH	45140	Cole, John	Loveland	OH	45140
301-305	W. Loveland Ave	Loveland	OH	45140	Rose Farm Rentals, LLC	Cincinnati	OH	45230
309	W. Loveland	Loveland	OH	45140	Capodolgi, Benjamin	Loveland	OH	45140
125	Oak St	Loveland	OH	45140	Bocklett, Timothy	Loveland	OH	45140
139	Oak St	Loveland	OH	45140	Volz, Todd and Kristen	Maineville	OH	45039
105	O'Bannon Ave	Loveland	OH	45140	Hilliard, Nichole	Loveland	OH	45140
107	O'Bannon Ave	Loveland	OH	45140	Denton, Castner and Judith	Cincinnati	OH	45208
200	O'Bannon Ave	Loveland	OH	45140	Dales Way Investments, LLC	Loveland	OH	45140
202	O'Bannon Ave	Loveland	OH	45140	Dales Way Investments, LLC	Loveland	OH	45140
210	O'Bannon Ave	Loveland	OH	45140	KRR Real Estate LLC	Loveland	OH	45140
214	O'Bannon Ave	Loveland	OH	45140	Carnine, Brenda c/o Alberta, C Riley	Maineville	OH	45039
218	O'Bannon Ave	Loveland	OH	45140	Cox, Gretchen	Loveland	OH	45140
106	Railroad	Loveland	OH	45140	Hornberger Louis and Sherry Trustees	Pleasant Plain	OH	45162
111	Railroad	Loveland	OH	45140	In Season Properties LLC	Loveland	OH	45140
115	Railroad	Loveland	OH	45140	Hunley, Evia	Loveland	OH	45140
123	Railroad Ave	Loveland	OH	45140	Westerfield Holdings LLC	Loveland	OH	45140
124	Railroad	Loveland	OH	45140	McCoy, Janice	Cincinnati	OH	45212
200	Railroad	Loveland	OH	45140	Schickel, Martin	Newport	KY	41071
204	Railroad	Loveland	OH	45140	Grinder, Jonathan and Mary	Tucson	AZ	85705
206	Railroad	Loveland	OH	45140	Schickel, Martin	Newport	KY	41071
209	Railroad	Loveland	OH	45140	Little Miami Conservancy	Loveland	OH	45140
214	Railroad	Loveland	OH	45140	Stevens, Richard & CR	Loveland	OH	45140
220	Railroad	Loveland	OH	45140	Oberholzer, Christopher & Carol	Loveland	OH	45140
230	Railroad	Loveland	OH	45140	McCown, James and Teka	Maineville	OH	45039
232	Railroad	Loveland	OH	45140	McCown, James and Teka	Maineville	OH	45039
234	Railroad	Loveland	OH	45140	O'Grady, Timothy and Bolin, Kay	Loveland	OH	45140
236	Railroad	Loveland	OH	45140	O'Grady, Timothy and Bolin, Kay	Loveland	OH	45140
108	N. Second St	Loveland	OH	45140	Jordan Equity Group INC	Cincinnati	OH	45227
112	N. Second St	Loveland	OH	45140	Bieszczak, Michael	Loveland	OH	45140
205	N. Second St	Loveland	OH	45140	Ross, Peter and Matthew Trustees	Loveland	OH	45140
213	N. Second St	Loveland	OH	45140	Ross, Peter and Matthew Trustees	Loveland	OH	45140
111	S Second St	Loveland	OH	45140	Loveland Stage Co INC	Loveland	OH	45140
117	S. Second St	Loveland	OH	45140	Loveland Stage Co INC	Loveland	OH	45140
123	S. Second St	Loveland	OH	45140	Hill, John	Loveland	OH	45140
126	S. Second St	Loveland	OH	45140	River Trail Flats LLC	Cincinnati	OH	45242
215	S. Second St	Loveland	OH	45140	Gunning Family Properties	Loveland	OH	45140
221	S. Second St	Loveland	OH	45140	Nortman, Louis and Stacey	Loveland	OH	45140
227	S. Second St	Loveland	OH	45140	Melron Properties LLC	Loveland	OH	45140
245	S. Second St	Loveland	OH	45140	245 Second Street LLC	Maineville	OH	45039
104	N. Third St	Loveland	OH	45140	Hansen, William	Cincinnati	OH	45243
105	N. Third St	Loveland	OH	45140	Alexandra/Leah LLC	Maineville	OH	45039
106	N. Third St	Loveland	OH	45140	Muthig, Thomas J III and Lauren	Loveland	OH	45140
107	N. Third St	Loveland	OH	45140	Folzenlogen, Nicholas Brian	Loveland	OH	45140
109	N. Third St	Loveland	OH	45140	Lay, Gary	Loveland	OH	45140
111	N. Third St	Loveland	OH	45140	Fallenoak Properties	Loveland	OH	45140
112	N. Third St	Loveland	OH	45140	Grader, Elizabeth and Christopher	Loveland	OH	45140
113	N. Third St	Loveland	OH	45140	Feldhaus, Robert and Sherri	West Chester	OH	45071
101	S. Third St	Loveland	OH	45140	Loveland Station Senior Housing LP	Cleveland	OH	44113
108	S. Third St	Loveland	OH	45140	Lang, Kelly	Loveland	OH	45140
112	S. Third St	Loveland	OH	45140	Biggs, Thomas and Elizabeth	Loveland	OH	45140
113	S. Third St	Loveland	OH	45140	Harden, William Shane and Kate	Loveland	OH	45140

HISTORIC PRESERVATION BOUNDARIES
Property Owner List

116	S. Third St	Loveland	OH	45140	Hill, John	Loveland	OH	45140
124	S. Third St	Loveland	OH	45140	Hill, John	Loveland	OH	45140
224	Union St	Loveland	OH	45140	Hunley, Alma Jean	Loveland	OH	45140

THE LITTLE MIAMI RAILROAD

THE LITTLE MIAMI RAILROAD WAS CHARTERED ON MARCH 11, 1836, TO BUILD A TRACK FROM CINCINNATI TO XENIA. IN 1844, ITS RAILS WERE LAID THROUGH THE BUTTERWORTH FARM. THE LITTLE MIAMI WAS LEASED AND NAMED THE PENNSYLVANIA RAILROAD CO. IN 1869.

FROM 1880 TO 1900, RAILROAD TRANSPORTATION AND SERVICES FLOURISHED IN LOVELAND. THERE WERE 40 PASSENGER TRAINS PER DAY AND 12 SCHEDULED FREIGHT TRAINS BETWEEN LOVELAND AND CINCINNATI. MANY OF THE PEOPLE EMPLOYED BY THE RAILROADS LIVED ALONG RAILROAD AVENUE. COMMUTING TO CINCINNATI FROM LOVELAND TOOK 37 TO 55 MINUTES. IN 1906, MONTHLY TICKETS WERE \$7, SINGLE FARE WAS 45 CENTS, AND A TEN-RIDE TICKET WAS \$9.25. THERE WERE 12 EASTERN AND WESTERN MAILES ARRIVING DAILY. LOVELAND WAS A TRULY PROSPEROUS RAILROAD TOWN.



CINERGY



3 bd 2 ba 1,705 sqft

200 Railroad Ave, Loveland, OH

Off market

Zestimate®: **\$293,800** Rent

Est. refi payment: \$1,811/mo \$

[Home value](#) [Owner tools](#) [History](#)

Get a cash offer in 3 minutes

Find out how much your home is worth in 3 minutes with a no-obligation cash offer.

Estimated market value

Home value



Bodley Field Corney Rd



\$350,000



4 bds 3 ba 2,112 sqft - House for sale

578 Wards Corner Rd, Loveland, OH 45140

COMEY & SHEPHERD REALTORS, Christopher Hickman



Price cut: \$10,000 (Oct 02)



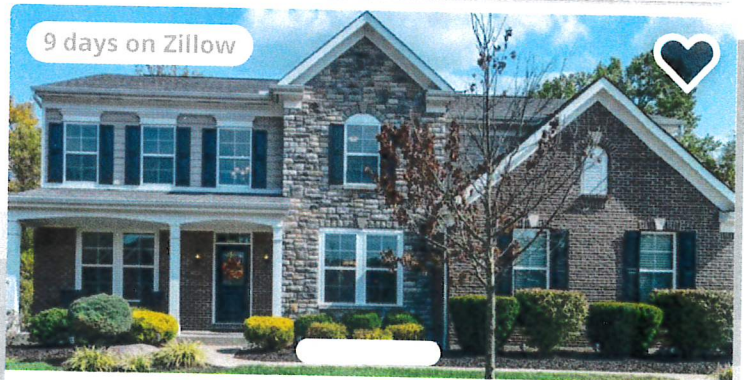
\$319,900



4 bds 2 ba 1,291 sqft - House for sale

3896 Townsley Dr, Loveland, OH 45140

COMEY & SHEPHERD



9 days on Zillow



\$685,000



4 bds 3 ba 3,108 sqft - House for sale

110 Timber Cv, Loveland, OH 45140

COLDWELL BANKER REALTY

Work room





\$247,750



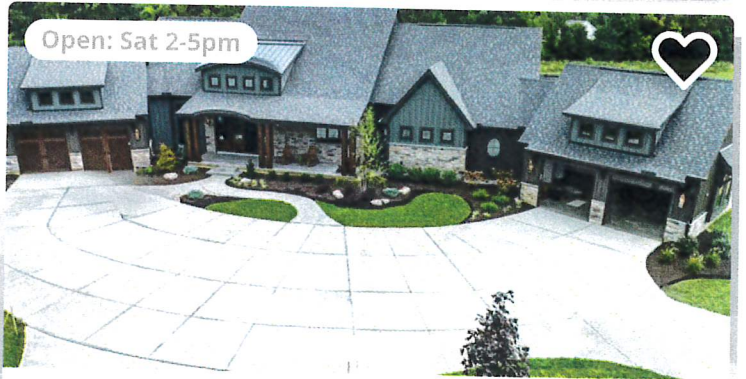
3 bds 1 ba 912 sqft - House for sale
1012 Bellwood Dr, Loveland, OH 45140
COMEY & SHEPHERD



\$199,000



3 bds 1 ba 1,248 sqft - House for sale
1504 Royal Oak Ct, Loveland, OH 45140
PLUM TREE REALTY



\$2,200,000



4 bds 5 ba -- sqft - New construction
6638 Saddleback Way, Loveland, OH 45140
Andrew Arthur Homes, Llc, HMS REAL ESTATE

Charming one-bedroom one-bathroom home





\$199,000



1 bd 1 ba 550 sqft - House for sale

339 Ruth Ave, Loveland, OH 45140

RE/MAX ALLIANCE REALTY

AGENDA



**Historic Preservation and Planning Commission
Meeting
6:00 PM Wednesday, October 2, 2024**

**Loveland City Hall
120 W. Loveland Avenue
Loveland, OH 45140**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

1. HPPC Meeting Minute - 6-26-2024

IV. Review of Approval of Minutes

V. Open Forum

VI. New Business

1. COA 2024-6 - Demolition 204 Railroad Avenue
2. COA 2024-7 - 112 North 3rd Street
3. Historic Designation Application: Miamanon - 497 N. 2nd Street

VII. Old Business

VIII. Communications

1. Exterior Art and Mural Review

IX. Adjournment

Meeting Minutes
Historic Preservation and Planning Committee
June 26, 2024
Loveland City Hall – Council Chambers

HPPC Committee members: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan, Dan Peterson & Jim Grethel (alternate).

City Managers: City Manager Dave Kennedy and Assistant City Manager Chris Wojnicz

I. Call To Order

At 6:02pm, Randy Campion called the meeting to order.

II. Pledge of Allegiance

Mr. Campion led the Pledge of Allegiance.

III. Roll Call

Dan Peterson called Roll. Members present: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan and Dan Peterson.

Open Forum Sign-ins: Courtney Hauck, Ben Hill, John Hill, Todd Osborne, Brittney Underwood, Deidre Hazelbaker, Sharon Servanner, Richard Fischer, Victoria Allen and Pat May.

IV. Review and Approval of Minutes

Reference meeting minutes from the (date) HPPC meeting: Motion to approve by Wade Morey and seconded by Mary Ann Lynn . The motion passed unanimously.

V. Open Forum

Requested preliminary review of renderings for a 6 unit, residential development to be located in the Loveland Historic District on Railroad Avenue. The proposed project encompasses 2 parcels; one vacant lot and one with an existing single story residential structure on the corner of Harrison St. and Railroad Avenues.

Mr. Ben Hill of Infuse Holdings LLC presented the preliminary renderings for the purpose of attaining feedback from the HPPC. He presented the initial renderings for consideration (see attachment 1). Mr. Hill said that they made a strong effort to follow the design guidelines and make the buildings consistent in design with buildings within a 1 block radius, which includes buildings on W. Loveland. He finished by asking for comments.

At this point, Mr. Randy Campion asked if there was anyone who signed up for the open forum that would like to speak.

Mr. Todd Osbourne spoke first. He mentioned that Loveland area has become a much visited downtown because of it's unique, quaint historic district. He said that the proposed design of the 6 unit apartment structure was not consistent with neighboring homes on Railroad Ave., and doesn't fit in the historic district. He suggested that the developers consider a remodel of the existing home rather than tear it down.

The next speaker was Ms. Deidre Hazelbaker. Like Mr. Osbourne, she felt the proposed design did not align with the historic district buildings. She also stated that the HPPC Historic District Guidelines were too broad. She posted the proposed design on her social media page and received a number of negative responses. She felt that a new design was needed to better fit the area.

Ms. Sharon Servanner spoke next. She was concerned that tearing down the existing home would be removing important historic features. Like the others, she stated that the proposed design was too tall and out of place on Railroad Ave. She was also concerned that it would remove existing green space and would add to an already high congestion area, stressing parking issues. Additionally, construction of the building(s) would be disruptive.

Mr. Richard Fischer added that he had recently attended a celebration of life at the Loveland Event Center, with about 70 people from out of town. He said that most of the visitors were very impressed with the downtown historic district and commented that they liked it. He also felt that a 3 story building would be out of place at the proposed location.

Ms. Victoria Allen was the final open forum speaker. She stated that she is a long-term resident whose grandmother was actually born in the Hometown Café building on Railroad Ave. She remembered playing with friends in the area when it was all residential. She also felt the proposed building was way out of scale with the neighborhood and suggested the developer improve the current structure vs tearing it down.

At this point Mr. Campion reminded everyone that this is a preliminary proposal designed for feedback, and that there would not be any voting by the HPPC. He gave his feedback that according to the historic district map, the existing building built in 1912 is a “contributing” building (meaning it has significance) and should be saved from demolition. He also felt that anything built on the adjacent vacant lot should fit in with the existing homes on Railroad Ave.

Mr. Hill remarked that as the lot is in a flood zone, any new construction must have a 7 foot elevation, making it very difficult to fit in with the existing homes. Mr. John Hill also mentioned that the proposed building does fit with building within a 1 block radius – those located on W. Loveland Ave. Mr. Morey then asked if the existing building was resided in and Mr. John Hill remarked that it is a duplex and is currently occupied. Ms. Lynn commented that if the proposed design was built it would send a message to the remaining homes on Railroad Ave. She felt that they would end up selling out to other developers. Ms. Lynn then read from the Guidelines for New Residential Construction (see attachment 2).

Mr. John Hill asked that the HPPC members stand in the new Dave Kennedy parking lot and look across 1st St. to the existing property for proposed development. He commented that it looks terrible and doesn't provide a positive impression of Loveland.

Mr. Morey commented that the proposed building would set a precedent for Railroad Ave that would likely change the character of the street. Then Ms. Pat May commented that historic Loveland has kept its charm and she wants to see it stay that way. She said that the developer has a chance to do something unique with the property and really fit in with the neighborhood. Mr. Morey mentioned that the next steps in his mind is for the developer to do a feasibility study of the existing building so that the HPPC could understand what it would take to rehabilitate it. He mentioned that the developer on Oak St. did that study and it helped to understand current state of disrepair and cost to remodel. He stated that the financials have to make some sense for the developers. Mr. John Hill then asked if there is a list of contributing

structures. Mr. Kennedy commented that he would send it to him. Mr. Horan added that because a building is a contributing structure doesn't mean it can't be demolished. Mr. Hill then asked for the best course of action. Mr. Campion asked them to conduct a feasibility study to see if they can save the existing building. He then asked them to put together a proposal that would be similar to existing structures on Railroad Ave. Mr. Hill again stated that the HPPC should walk up and down 1st St. and then make a judgement on the existing buildings and their proposal. He thanked everyone for their input.

It is important to note that all of the open forum speakers called out how much they admire the developer and the buildings they have remodeled or built in the Loveland area.

At this point, Mr. Courtney Hauck asked to HPPC to add his home at 497 N. 2nd St as a Historic building in Loveland. The home was built by General Thomas T. Heath in 1876 and sits on 7 acres. It is currently nominated as a National Historic Home. Mr. Hauck provided much historic information about the General and the home. Mr. Kennedy mentioned that the next steps are a formal review by the HPPC and a recommendation to approve to City Council – which makes the final decision. Mr. Hauck then offered a house walk through for any HPPC members that are interested.

VI. New Business

None

VII. Old Business

None

VIII. Adjournment

Motion to adjourn was made by Ms. Lynn, seconded by Mr. Morey and unanimously passed.

Submitted By Dan Peterson, Secretary

Approved by:

ATTACHMENT 1:



STUDER
www.studerdesigns.com

John Hill Construction
Loveland Apartments

No.	Description	Date

Exterior Rendering

Project number	Project Number
Date	04/01/24
Drawn by	Author
Checked by	Checker
Scale	A

Packet Pg. 6

ATTACHMENT 2

GUIDELINES FOR...

NEW RESIDENTIAL CONSTRUCTION

As consumer interest in urban living has increased, real estate developers are seeking new infill development opportunities in downtowns to take advantage of this urban renaissance movement. Loveland has seen the benefit of this urban phenomenon first-hand with the on-going success of the bike trail which has served as a catalyst for downtown development.

Unfortunately, Loveland has lost a number of downtown buildings over the years; consequently it is imperative every effort is taken to preserve the remaining historic buildings to allow future generations to experience the character of Loveland's rich history.

As interest in urban development increases, developers will continue to explore creating new infill buildings when square footage or layout requirements for new uses cannot be accommodated within existing buildings.

New construction that compliments the existing historic character of Loveland will benefit our community and protect homeowners' rights and property values.

These guidelines provide a regulatory framework for ensuring that new construction occurs in a manner that preserves and protects the integrity of downtown Loveland's historic context. It is the intent of the guidelines to introduce property owners and developers alike to the critical design criteria important to the Historic Preservation and Planning Commission regarding the architecture of new construction projects.

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission is allowed to delay decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.



City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: COA 2024-6 - Demolition 204 Railroad Avenue

This memorandum accompanies a Certificate of Appropriateness (COA) application for the demolition of 204 Railroad Avenue located within the city's historic district. Per the city's Design Guidelines, demolition of structures within the historic boundaries requires action by the Historic Preservation and Planning Commission.



Figure 1: Location Map - 204 Railroad Avenue

The existing 1 story duplex structure consists of 1733 square feet, with a brick exterior. The Clermont County auditor's office lists the construction year as 1915. The COA application, which is attached, includes a feasibility study following interior and exterior evaluations of the structure

completed in August. The feasibility study as indicated is “*intended to detail the condition of the structure and mechanical systems in relation to the feasibility of this house being restored to a habitable domicile that is current with modern building codes.*” In addition, the report includes an itemized estimated cost of repairs to correct the identified structural and mechanical issues of the residence.

The applicant will be present to discuss the report and their request for demolition of the structure.

Attachments:

COA 2024-6



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Downtown Design Review District

Address of Property Affected: ___204 Railroad Ave_____

Property Owner: ___Infuse Holdings, LLC_____ Phone: ___513.677.8991_____

Address: ___123 South Second St, Loveland, OH 45140_____

Email: ___adam@johnhillconstruction.com_____

Applicant: ___Infuse Holdings, LLC_____ Phone: ___513.677.8991_____

Address: ___123 South Second St, Loveland, OH 45140_____

Email: ___adam@johnhillconstruction.com_____

Have you reviewed the design guidelines? (Circle one) YES NO

CHECK ALL THAT APPLY TO THE PROPOSED PROJECT:

Residential

Commercial

- | | | |
|---|---|---|
| <input type="checkbox"/> New addition to an existing structure
<input type="checkbox"/> Building relocation
<input type="checkbox"/> New structure
<input checked="" type="checkbox"/> Demolition (circle one):
<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block; margin-left: 20px;">full</div> / partial
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> New addition to an existing structure
<input type="checkbox"/> Building relocation
<input type="checkbox"/> New structure on vacant lot
<input type="checkbox"/> Demolition (circle one):
full/partial
<input type="checkbox"/> Building wall material
<input type="checkbox"/> Windows
<input type="checkbox"/> Storefront
<input type="checkbox"/> Doors
<input type="checkbox"/> Signage
<input type="checkbox"/> Exterior Art and Murals | <input type="checkbox"/> Cornice, decorative trim
<input type="checkbox"/> Canopy/awning
<input type="checkbox"/> Roof repair/replacement
<input type="checkbox"/> Dormers, chimneys, cupolas, cresting
<input type="checkbox"/> Fencing, parking, driveway, sidewalks
<input type="checkbox"/> Exterior lighting
<input type="checkbox"/> Porch, balcony, patio, deck, fire escape, roof deck
<input type="checkbox"/> Other: |
|---|---|---|

MINIMUM SUBMISSION REQUIREMENTS: The minimum submission requirements shall include a completed application for a Certificate of Appropriateness and the following:

A. Alterations, Additions & Signage

1. Photographs of existing conditions (3x5 inches minimum). Historical photographs or drawings may be submitted but are not required.
2. Drawings to scale indicating any changes to the physical appearance.
3. An outline describing the work and the procedures to be performed.
4. Material samples and/or manufacturer's literature for major materials and products to be incorporated in the building.

B. New Building

1. Photographs of adjacent buildings (3x5 inches minimum)
2. Site plan and exterior elevation drawings, to scale, showing the design indicating drives, roads, parking, walks, walls, fences, doors, windows, decoration, materials, finishes and other features accurately representing the proposed design.

C. Demolition & Building Relocation

1. Photographs (3x5 inches minimum), of the existing building in detail and as it sits on the site.
2. A written request from the owner/applicant indicating reasons for the demolition or relocation of the structure.
3. For historic and contributing structures, an analysis of the feasibility of rehabilitation including the cost of rehabilitation, the market value for the property after rehabilitation, and in the case of income-producing properties, the income and expense likely to be produced by the property after rehabilitation. City staff will provide a list of all historic and contributing structures.

PLEASE NOTE: ATTENDANCE IS REQUIRED AT THE HISTORIC PRESERVATION MEETING OR YOUR REQUEST WILL BE TABLED OR DENIED.

SIGNATURE: The undersigned hereby certifies that the information and statements contained herein, and the accompanying materials are, to the best of their knowledge, true and correct.

Applicant *C.A. Arnett* Date 9/10/2024

Your application will be reviewed, and you will be notified if your application will be processed by staff, or placed on the agenda of the next scheduled meeting of the Historic Preservation and Planning Commission.



John Hill Construction, LLC
123 S. Second St., Loveland, OH 45140

RESIDENCE

8/28/2024

202 Railroad Ave., Loveland, OH 45140



GENERAL

The report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, John Hill Construction, LLC, assumes no liability in those areas.

All observations are noted as the inspector faces the front of the house for purposes of mutual orientation.

This inspection report is intended to detail the condition of the structure and mechanical systems in relation to the feasibility of this house being restored to a habitable domicile that is current with modern building codes.

This report details the inspection that took place on August 14, 2024.

EXTERIOR CONDITIONS

- 1) The roof surface is composed of two layers of asphalt shingles, indicating the top layer has been added onto the older layer. This should be remedied as it **causes excess moisture to be trapped against the sheathing.**
- 2) Waviness in the roof line indicates **failing roof sheathing** that needs to be replaced.



- 3) The house is **missing gutters** on over 75% of the eaves. The lone gutter that is present is failing. All new gutters are required to be professionally installed.
- 4) Siding rot indicates **the roof flashing is installed improperly.** The flashing requires replacement. This includes around the boots for plumbing vents.



- 5) The **soffits, rake boards and gutter boards are all failing** and require replacement.



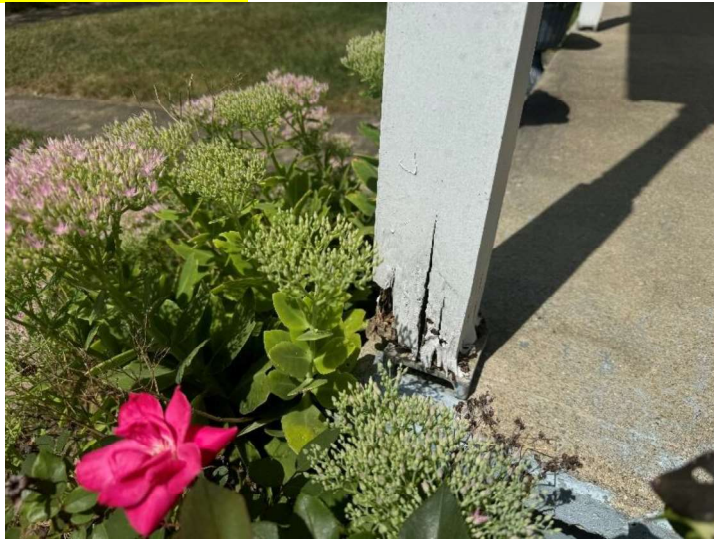
- 6) The siding is a combination of **asbestos paneling** and T-11 plywood. It is failing in multiple areas, and needs to be replaced with a modern equivalent material. **Asbestos remediation is required**. Wall sheathing is rotten as well. Sheathing requires replacement.



- 7) The paint on the **brick is failing and chipping**. Additionally, the brick shows signs of **efflorescence and mortar failure**. The paint needs to be stripped, the brick acid-washed and the areas of failing mortar tuck-pointed.



8) The porch columns are rotted out and pose an immediate threat of collapse.



9) The blacktop driveway is deteriorated to a point of posing a tripping hazard, and is too dilapidated to warrant re-topping. The blacktop requires tear out and replacement.



- 10) The sidewalk on the right and rear of home is cracked and sunken in multiple areas, posing tripping hazards. Sidewalk requires tear out and replacement.



- 11) The thresholds for the custom rear doors are rotted and causing the entire door system to fail. The doors require replacement.



INTERIOR

- 1) Multiple interior walls show evidence of water intrusion and damage. Drywall requires replacement in multiple areas.

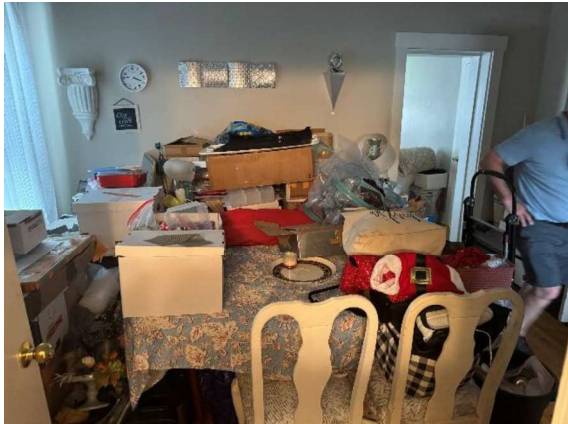


- 2) Floors in both kitchens are sinking, indicating failing structural members beneath. This portion of the building is constructed by laying joists on rocks. There is no proper crawl space. Whole floor requires demolition and installation of proper foundation. This will require complete new kitchens.





3) Junk removal and disposal services required to rid debris left by former tenant.



- 4) Basement floor consists of dirt, holding moisture and presenting a health hazard. Floor required to be hand-poured to convert to concrete.



- 5) Foundation walls (in areas that have foundation) are stone, permitting water intrusion. French drain system is required to be installed and tied into city storm water system.



MECHANICAL SYSTEMS

- 1) **Wet subfloor** below bathroom. Plumbing repair required.



- 2) **Knob and tube wiring** present and in use. Requires updated to modern system.



SUBJECT PROPERTY

202 Railroad Avenue, Loveland, OH 45140



3 bd | 2 ba | 1,705 sqft

COMPARABLE PROPERTY SALES

105 N 3rd St, Loveland, OH 45140



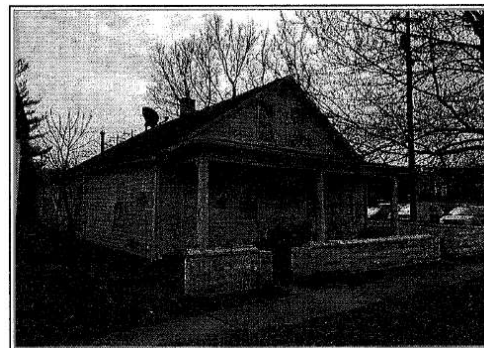
3 bd | 2 ba | 1,302 sqft
\$157,200 | Sold on 11/29/21

10 Shadycrest Ln, Loveland, OH 45140



3 bd | 2 ba | 1,644 sqft
\$255,000 | Sold on 05/04/22

124 Railroad Ave



3 bd | 2 ba | 1,705 sqft
\$55,000 / Sold 2019

REPAIR COST ANALYSIS

Description	Supplier	Cost
Architect/Engineering	Studer Designs	\$ 2,500.00
General Contractor Fee	John Hill Consturction	\$ 36,600.00
Demolition	JTHM, LLC	\$ 10,500.00
Asbestos Remediation	Rainbow Environmental	\$ 15,000.00
Insurance	B.R.S. Insurance	\$ 1,500.00
Permits	City of Loveland	\$ 2,500.00
Plumbing Labor	AK Mechanical	\$ 12,000.00
Plumbing Fixtures	Ferguson	\$ 2,000.00
Lumber	McCabe	\$ 4,500.00
Framing Labor	Transfigurations	\$ 8,000.00
Exterior Doors	McCabe	\$ 1,900.00
Roof Materials	Mueller Roofing	\$ 2,800.00
Roofing labor	EST Roffing	\$ 4,800.00
HVAC Labor and Materials	A1 Mechanical	\$ 5,500.00
Electric Labor and Materials	WES	\$ 12,500.00
Drywall Labor and Materials	Baldwin Interiors	\$ 9,500.00
Interior Painting	McAdams Panting	\$ 8,500.00
Exterior Painting	McAdams Panting	\$ 13,500.00
Insulation	N/A	\$ -
Carpet	N/A	\$ -
LVT/LVP	Alford's Flooring	\$ 5,500.00
Junk Removal	JTHM, LLC	\$ 4,400.00
Hardwood	N/A	\$ -
Tile	N/A	\$ -
Cabinets	TDM Cabinetry	\$ 15,000.00
Counter tops	TDM Cabinetry	\$ 6,800.00
Interior trim material	McCabe	\$ 1,200.00
Interior trim labor	Stanfill Custom Carpentry	\$ 9,500.00
Exterior trim material	McCabe	\$ 8,500.00
Exterior trim labor	Quality Contractors, LLC	\$ 16,000.00
Brick repair labor	Gilmore Masonry	\$ 2,500.00
Brick acid wash	CleanCo	\$ 650.00
Light fixtures	N/A	\$ -
Exterior Flatwork	Hawks Contracting	\$ 4,000.00
Interior Flatwork	Hawks Contracting	\$ 9,000.00
Blacktop	Trampler brothers	\$ 8,000.00
Gutters and Downspouts	Shamrock	\$ 2,500.00
Dumpsters	Hafner & Sons	\$ 1,230.00
Bath Accessories	N/A	\$ -
Appliances	N/A	\$ -
Cleaning	JTHM, LLC	\$ 1,500.00
Foundation Waterproofing	Porginski Excavating	\$ 15,000.00
Foundation Installation	Hawks Contracting	\$ 13,000.00
Total Cost of Repairs		\$ 278,380.00
Acquistion Cost		\$ 150,000.00
Total, Ownership & Repairs		\$ 428,380.00



City of Loveland

Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: COA 2024-7 - 112 North 3rd Street

Background

This memorandum accompanies an application, submitted by Chris Grader to the Historic Preservation and Planning Commission (HPPC) for a Certificate of Appropriateness (COA) to construct a 38' x 28' detached garage at his residence located at 112 North Third Street.



Figure 1: Location Map - COA 2024-7



Figure 2: 112 N. 3rd Street

The proposed project includes a new detached, 2 story accessory structure, to be constructed along the north side of the property connected by a 20' breezeway as shown on the included application and support materials. The new structure's design includes an exterior yellow color matching the primary residence, with white trim including the breezeway. Doorways and shutters are black in color and the breezeway is highlighted with arches.

In regard to applicable Design Guideline regulations pertaining to residential additions, the project meets the overlying goal in that it accents and is compatible to the primary structure; **"...additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."**¹ Other references within the guidelines that are appropriate for review by the HPPC are:

- "New additions should be built in a way that does not damage the historic building and constructed in a way that if removed would not harm the building.
- Design and construct new additions so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed by the addition.
- Design new construction to complement existing buildings in the area.
- Construct new additions in a manner that blends with the scale, massing, building materials, window spacing, and general color scheme of the original building, as well as surrounding buildings.
- When additions, porches, decks, exterior stairs, awnings or balcony additions are located in areas where they are visible to the public right-of-way, such as the street or sidewalk, they should be designed and constructed to complement the existing building."²

The project has been reviewed by the building and zoning department and although permits for construction are still pending, it meets zoning codes and will not require variances. The applicant will be present to discuss the request.

¹ City of Loveland Historic Preservation Design Guideline, "New Construction Residential Design Factors", page 35

² City of Loveland Historic Preservation Design Guideline, "New Construction Residential Design Factors", page 36

Attachments:
COA 2024-7 Application



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Downtown Design Review District

Address of Property Affected: 112 N 3rd St. Loveland, 45140

Property Owner: Elizabeth & Christopher Grader Phone: 513-967-5207

Address: 112 N 3rd St

Email: Gradergator@hotmail.com

Applicant: CHRIS GRADER Phone: 513-967-5207

Address: 112 N 3rd St.

Email: Gradergator@hotmail.com

Have you reviewed the design guidelines? (Circle one) YES NO

CHECK ALL THAT APPLY TO THE PROPOSED PROJECT:

Residential **Commercial**

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> New addition to an existing structure | <input type="checkbox"/> Cornice, decorative trim |
| <input type="checkbox"/> Building relocation | <input type="checkbox"/> Building relocation | <input type="checkbox"/> Canopy/awning |
| <input type="checkbox"/> New structure | <input type="checkbox"/> New structure on vacant lot | <input type="checkbox"/> Roof repair/replacement |
| <input type="checkbox"/> Demolition (circle one):
full / partial | <input type="checkbox"/> Demolition (circle one):
full/partial | <input type="checkbox"/> Dormers, chimneys, cupolas,
cresting |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Building wall material | <input type="checkbox"/> Fencing, parking, driveway,
sidewalks |
| | <input type="checkbox"/> Windows | <input type="checkbox"/> Exterior lighting |
| | <input type="checkbox"/> Storefront | <input type="checkbox"/> Porch, balcony, patio, deck, fire
escape, roof deck |
| | <input type="checkbox"/> Doors | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Signage | |
| | <input type="checkbox"/> Exterior Art and Murals | |

MINIMUM SUBMISSION REQUIREMENTS: The minimum submission requirements shall include a completed application for a Certificate of Appropriateness and the following:

A. Alterations, Additions & Signage

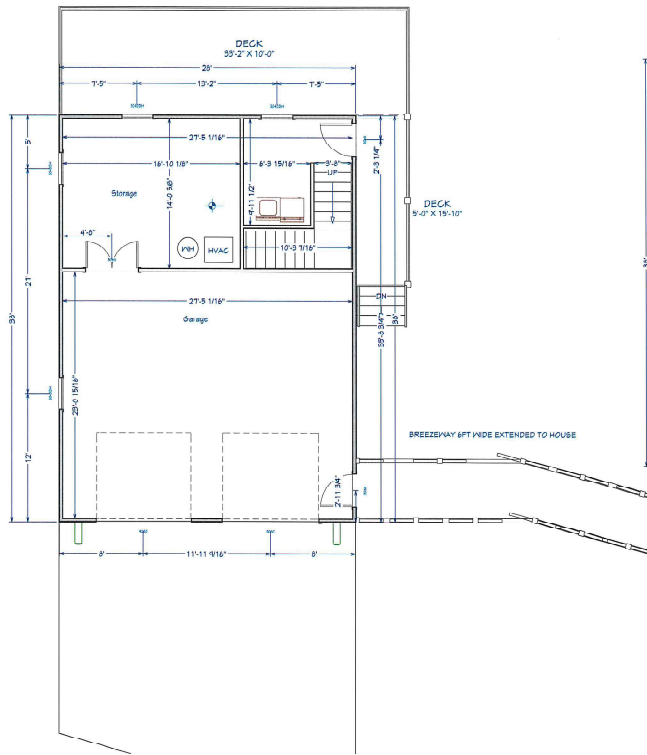
1. Photographs of existing conditions (3x5 inches minimum). Historical photographs or drawings may be submitted but are not required.
2. Drawings to scale indicating any changes to the physical appearance.
3. An outline describing the work and the procedures to be performed.
4. Material samples and/or manufacturer's literature for major materials and products to be incorporated in the building.



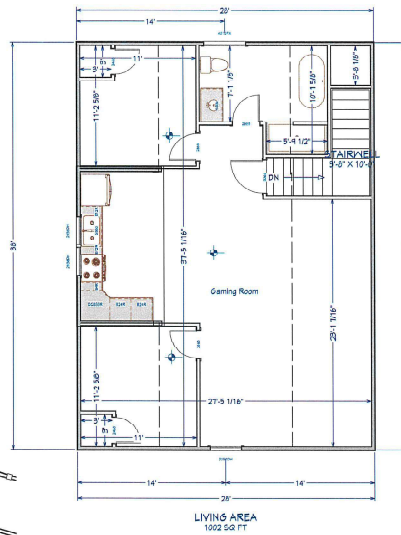
Elevation 1







38'x28' Detached Garage
1st Floor



2nd Floor

FLOOR PLAN NOTES

- EXTERIOR DIMENSIONS ARE TO FRAMING SURFACE
- INTERIOR DIMENSIONS ARE TO FRAMING SURFACE
- ALL WALLS TO BE 2X4 UNLESS NOTED
- CEILING HEIGHT TO BE 8' UNLESS NOTED
- HEADERS TO BE DOUBLED UP 2X10
- GARAGE HEADERS TO BE 2X10 LVL
- BACK DECK TO BE TREATED LUMBER
- DECK BEAM DOUBLED UP 2X10
- DECK JOISTS 2X6
- DECK POSTS 6X6
- 30 DRYWALL IN GARAGE CEILING
- = GM Smoke Detectors

Floor Plan

Grader

115 North 3rd St

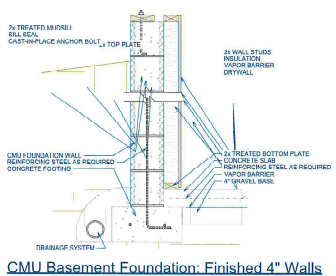
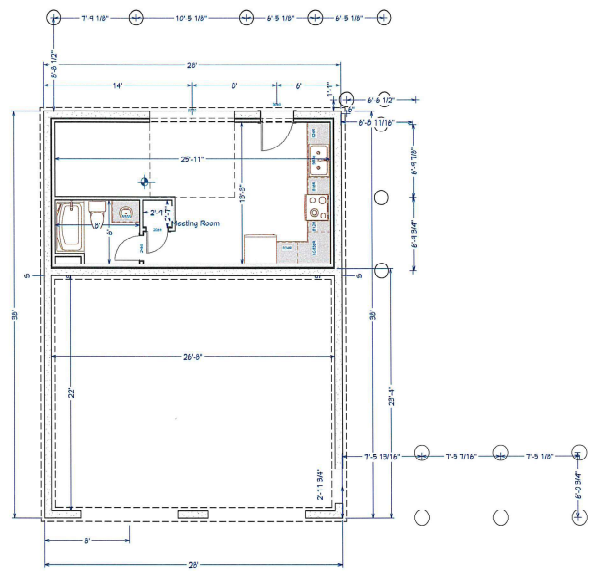
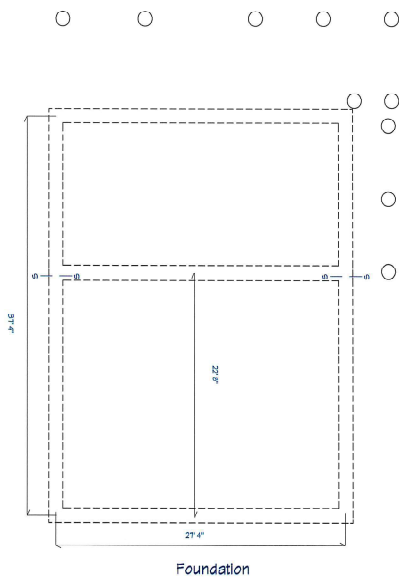
Brandon Doughtman

DATE:
9/21/2024

SCALE:
1/4"

SHEET:
P-1

Packet Pg. 29



FOUNDATION NOTES

EXTERIOR DIMENSIONS ARE TO CONCRETE WALL SURFACE
 INTERIOR DIMENSIONS ARE TO FRAMING SURFACE
 ALL WALLS TO BE 2X4 UNLESS NOTED
 BASEMENT WALL HEIGHT TO BE 8' UNLESS NOTED
 ALL HEADERS TO BE DOUBLED UP 2X10
 FOOTER WIDTH TO BE A MIN 24" AND DEPTH TO BE MIN 6" THICK BELOW 30"
 DEGA FOOTERS PUGH TO BE 16" DIAMETER AND DEPTH TO BE MIN 8" THICK BELOW 130"

Foundation Plan

Grader

115 North 3rd St

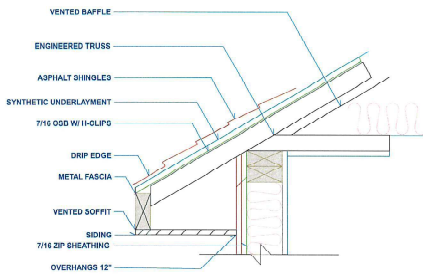
Brandon Doughman

DATE: 9/21/2024

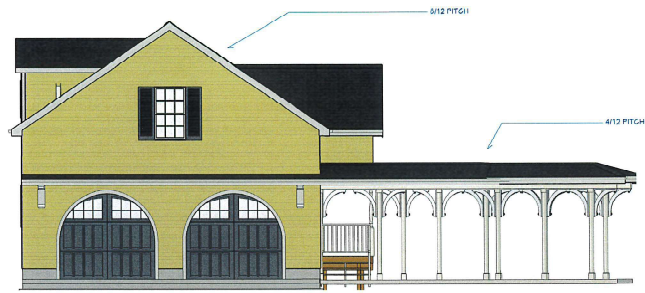
SCALE: 1/4"

SHEET: P-2

Packet Pg. 30



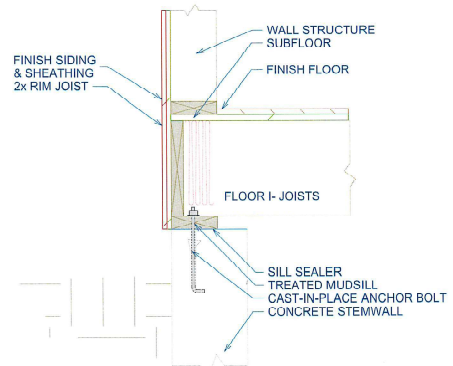
Eave and Wall Detail



Elevation 1



Elevation 2



Floor at Foundation

Front and Rear Elevation

Grader

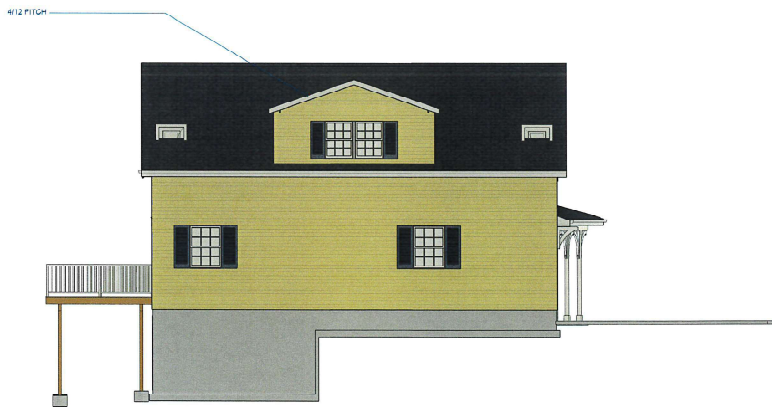
115 North 3rd St

Drawings PROVIDED BY:
Brandon Doughman

DATE:
9/21/2024
 SCALE:
1/4"
 SHEET:
P-3



Elevation 3



Elevation 4

Elevations

Grader

115 North 3rd St

BRANDON DOUGHMAN PROVIDED BY:
Brandon Doughman

DATE:
9/21/2024

SCALE:
1/4"

SHEET:

P-4

Packet Pg. 32



Plot Plan

Grader

115 North 3rd St

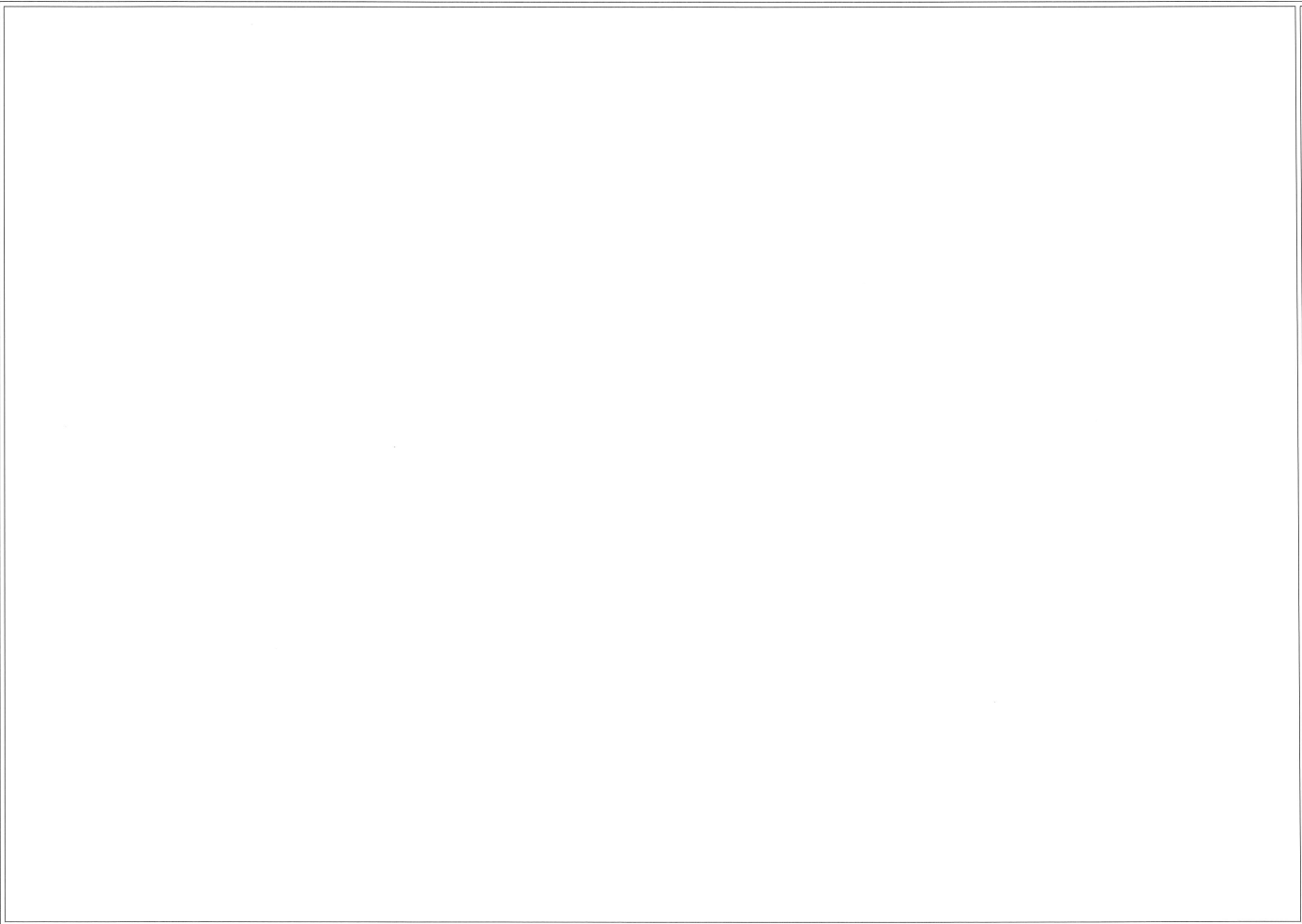
DRAWINGS PROVIDED BY:
Brandon Doughman

DATE:
9/21/2024

SCALE:
1/8"

SHEET:
P-5

6.2.a



Plot Plan

Grader

115 North 3rd St

DRAWINGS PROVIDED BY:
 Brandon Doughman

DATE:
9/21/2024

SCALE:
1/4"

SHEET:
P-6

Packet Pg. 34



City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: Historic Designation Application: Miamanon - 497 N. 2nd Street

Background

One of the duties of the Historic Preservation and Planning Commission (HPPC), is the designation of structures and properties as historically significant, based on a list of criteria. This is further defined in section 1328.07 of the City's Historic Preservation Ordinance.

1328.07: Designation of Historic Preservation District or Listed Property

a) The Historic Preservation Commission may designate, or any property owner may apply to the Commission to designate a building or property as a historical listed property and/or district. In determining whether or not to designate such building or property as a historical listed property, the Commission shall consider the following criteria with respect to such item:

- (1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Loveland, the State of Ohio or the United States.
- (2) Its location as a site of a significant historic or archaeological event.
- (3) Its identification with a person or persons who significantly contributed to the culture and development of the City.
- (4) Its exemplification of the cultural, economic, social or historic heritage of the City.
- (5) Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- (6) Its embodiment of a distinguishing characteristic of an architectural type or specimen.

- (7) Its identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- (8) Its embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- (9) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
- (10) Such other individual characteristics as shall be relevant to its designation as a historical listed property.

To date, the city has five (5) locally designated historic properties, the Homestead, located in the White Pillars subdivision, the Ramsey-Paxton Cemetery, the Hill Wagoner Cemetery, the Bonaventure House and the Works.

A marker, the design of which was approved by the HPPC, is prepared to commemorate the designation of each property.

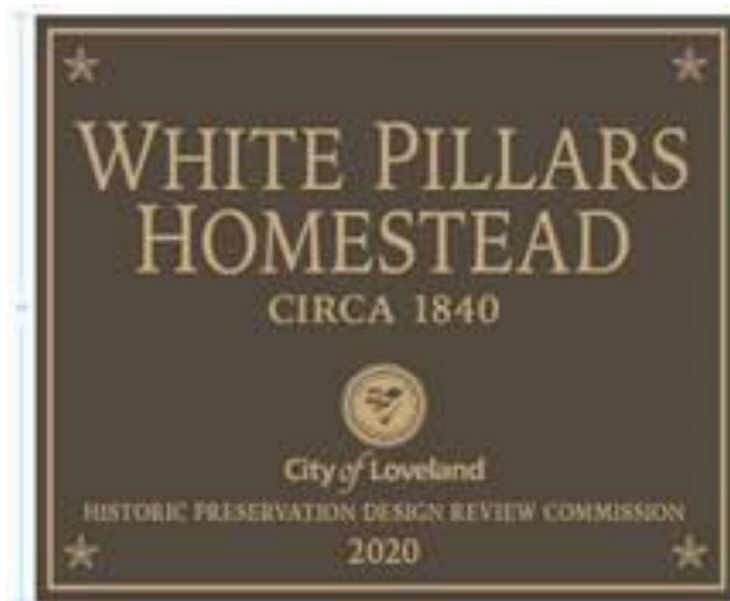


Figure 1: City of Loveland Historic Designation Marker

The city has received an application which would represent our 6th locally designated property, from Courtney Hauck, owner of the “Miamanon” located at 497 North 2nd Street.



Figure 2: Miamanon

The applicant and property owner, Courtney Hauck, has provided significant materials in regard to the history and restoration efforts of the property, some of which are included with the application,

the balance of which will be on hand at your upcoming meeting. Some quick information on the property:

Structure Name: Miamanon	Address: 497 N. Second Street (Warren County)
Square Footage: 4,837 Square Feet	Construction Date: 1876
Architect: Samuel Hanna Ford	Architectural Style: High Victorian & East Lake Second Empire
First Occupant: General Thomas Tinsley Heath	

The home is truly a hidden historical gem representative of the city's rich history, not only due to its architectural style and painstaking renovation efforts, but also its first occupant, General Thomas Tinsley Heath. As noted in the materials included within the application, General Heath, who lived in the home until his death at 90 on October 18, 1925, was a Civil War veteran who served along General Sherman in the battle of Shiloh. Following his military career, he practiced law and was also an inventor.

Mr. Hauck has provided much more information within his application materials, which better details the property and its famous occupant including a review of the structure by Walter E. Langsam, an Architectural Historian and Historic Preservation Consultant. The review offers great insight into the architectural features and style of the structure.

In making a new designation, the Commission shall take the following action:

- a) The Historic Preservation Commission shall notify the owner of the property recommended for historic status of the proposal to designate their property. Whenever possible the Commission shall secure the owner's written consent for the proposed designation. The Commission shall cause a legal notice to be prepared and published indicating the property(s) to be designated and the time, date, and location of the hearing.
- b) The Historic Preservation Commission shall conduct the public hearing. The Commission shall make a determination with respect to the proposed designation within fifteen (15) days after the initial hearing date and shall notify the owner in writing.
- c) The Commission will make a recommendation to City Council for the designation.
- d) Council shall give due consideration to the recommendations of the Historic Preservation Commission and the views expressed during the hearing in making its determination. Council may, at its discretion, hold public hearings on any such proposed designation whether the designation is proposed only with the consent of the owner or after public hearings before the Commission. Council may agree with the recommendation, disapprove of the recommendation, or table the recommendation for alterations.
- e) Once Council decides on the status of a historic structure or historic district designation, the Historic Preservation Commission shall notify the Building and Zoning Coordinator and relevant city offices of the official designation.
- f) Notwithstanding any provision of this chapter, Council may rescind the designation only after causing a public hearing outlined in paragraph (d) of any area, place, building, structure, work of art or similar object as a listed landmark or Landmark District. Such recession shall relieve the owner of

such area, place, building, structure, work of art or similar object from any duties or penalties contained in this chapter.

g) Notwithstanding any provision of this chapter, Council may rescind the designation only after causing a public hearing outlined in paragraph (d) of any area, place, building, structure, work of art or similar object as a listed Historic Preservation or Loveland Historic Preservation District. Such recession shall relieve the owner of such area, place, building, structure, work of art or similar object from any duties or penalties contained in this chapter.

If the HPPC decides to move forward with the designation of the Museum Center as a locally designated historic property, it must first set a public hearing as defined with the regulations. Following the public hearing, the recommendation from the HPPC would then be forwarded to City Council for the next steps in the process.

Recommendation

When comparing the application materials to the criteria for designation spelled out in the city's regulations, the Miamanon meets multiple items including:

- Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Loveland, the State of Ohio or the United States.
- Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- Its identification with a person or persons who significantly contributed to the culture and development of the City.
- Its embodiment of a distinguishing characteristic of an architectural type or specimen.
- Its embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the city.
- Its identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- Its exemplification of the cultural, economic, social or historic heritage of the City.

It is staff recommendation that a public hearing, as required, be set by the HPPC for October 23, 2024 or next regular meeting, to review the applications and make a recommendation to City Council, that the Miamanon be designated a local historic structure.

Attachments:

HPPC Application

exterior

interior

Architectural Historical Review

Gen Thomas Tinsley Heath Background



HISTORIC PRESERVATION DESIGN REVIEW COMMISSION

APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation _____ for: Historic Landmark XXX

Historic District No

Property name MIAMANON

Address 497 North 2nd St.

Date of construction 1876 Date of major alteration(s) _____

Architect(s) SAMUEL HANNAFORD ^{Attributed} Architectural style(s) High Victorian and East Lake
SECOND EMPIRE

Original use RESIDENCE Present use: RESIDENCE

Property owner COURTNEY HAUCK

Legal address of property owner 497 North 2nd, Loveland OH 45140

NAME OF APPLICANT(S) COURTNEY HAUCK

Address/Telephone of applicant(s) 513 677-3556

Name and title of authorized representative _____

Signature of representative OWNER [Signature] Date 8/5/24

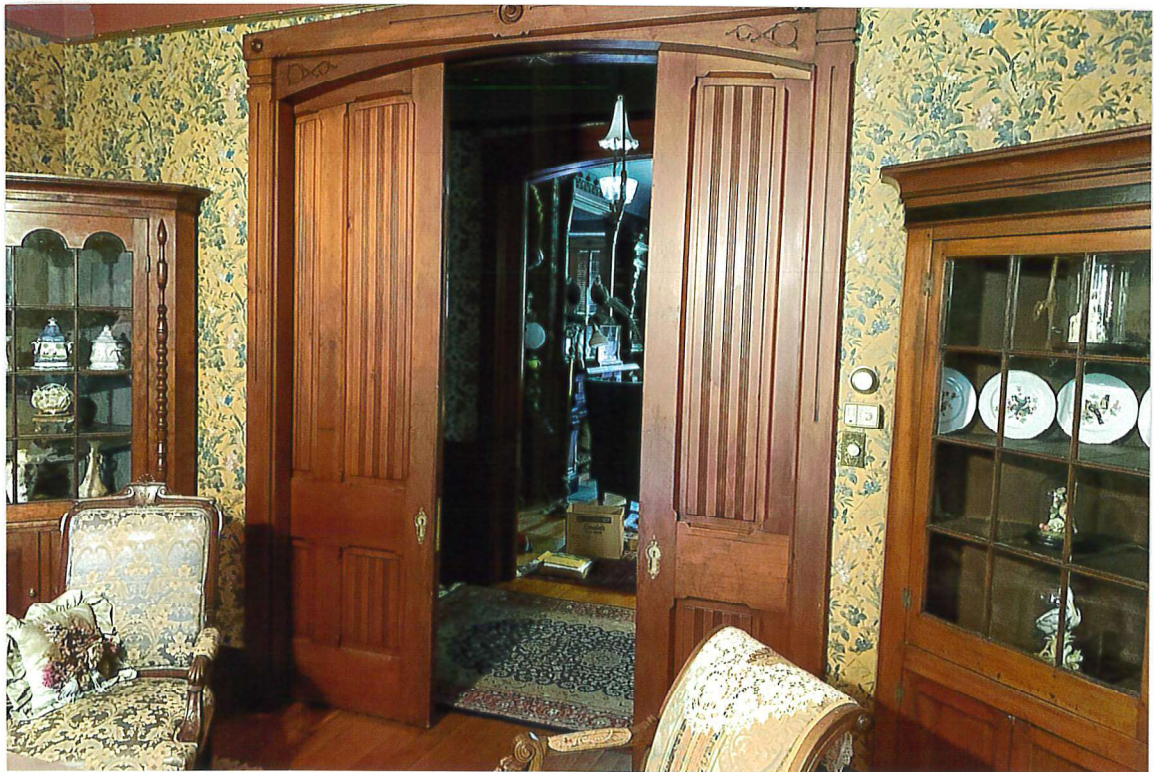
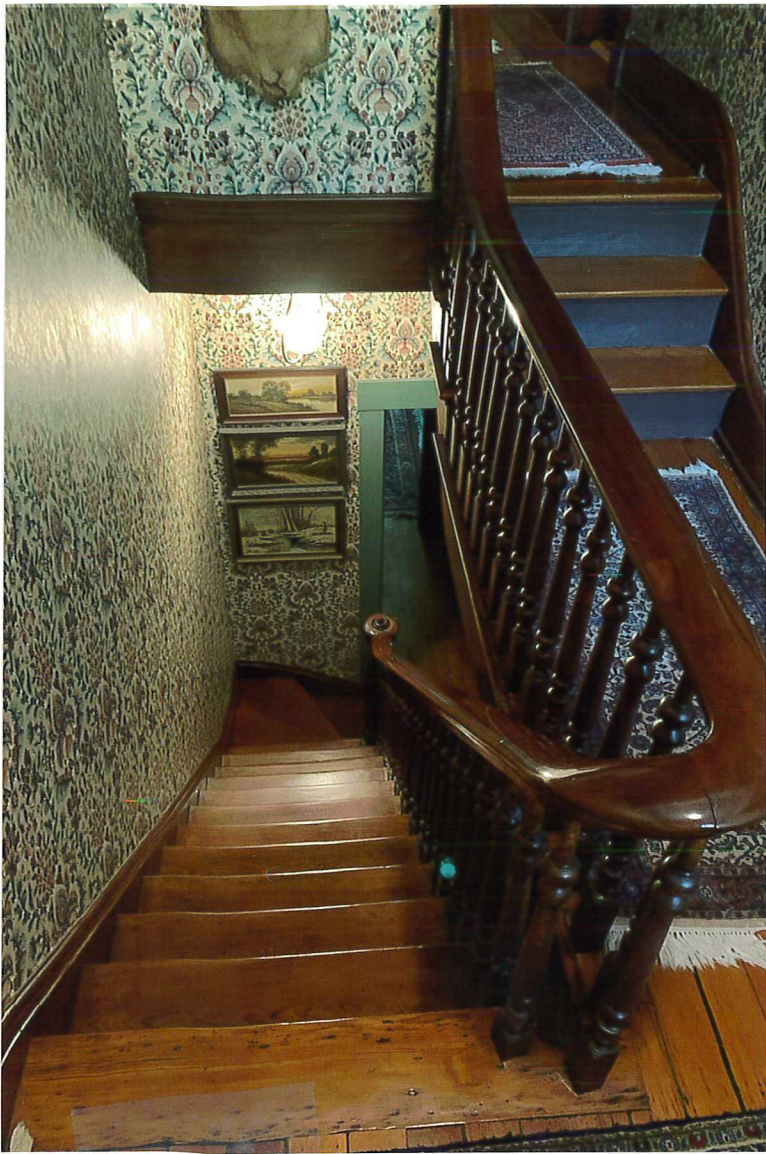
Name and telephone of author of application COURTNEY HAUCK 513 677 3556

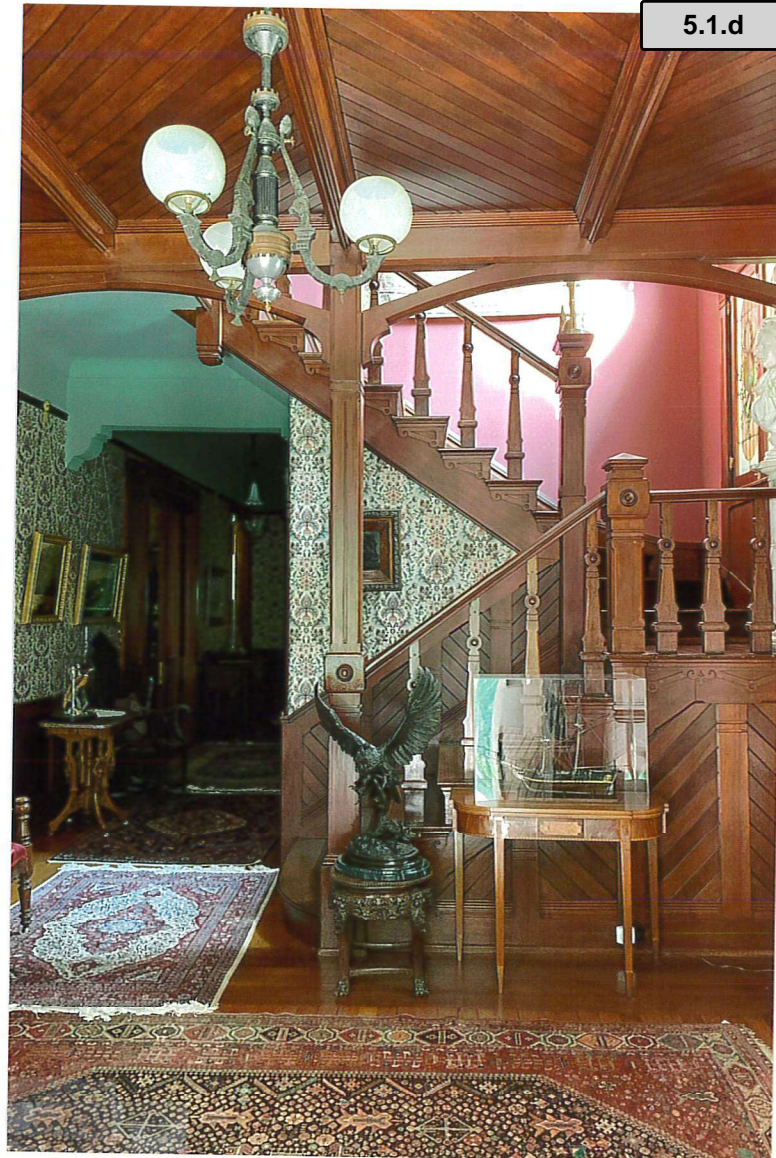
Attachments (Circle): History Narrative Photos Maps

Property Owner Certification?: YES - NO









W A L T E R E . L A N G S A M
 Architectural Historian and Historic Preservation Consultant
 2355 Fairview Avenue, Cincinnati, Ohio 45219
 (513) 381-3405

August 10, 1991

Mr. Al Hencheck, Jr.
 Housing Industry Specialist
 709 Mt. Moriah Drive
 Cincinnati, Ohio 45245

513 721 4506

Dear Al:

Thank you for giving me the opportunity to visit and thoroughly tour "Miamanon," the Heath-Hoctor House in Loveland, Ohio. It is of course of great importance historically, as the home of General Thomas T. Heath and his family, but also has unusual architectural significance, not only because of its design and execution, but also because of its remarkable state of preservation and documentation, particularly by the turn-of-the-century photographs that you went to such lengths to find.

The house built for General Heath was obviously designed by a talented architect, although he has not yet been identified. The siting on the admirable property, the ingenious interior plan, the exterior massing, and every detail both inside and out are carefully thought out and consistent, clearly not the result of a mere pattern-book or builder's design.

The architectural style is, frankly, unique, an eclectic combination of Late or High Victorian elements, including the Second Empire Mansard tower, the many Stick Style or "Queen Anne" features of the porches, dormers, and balconies, with interiors closely related to the "Eastlake" style of furniture. Yet the overall effect has a consistent character, because surely conceived by one good architect for this particular client.

An interesting feature of "Miamanon" is the two "fronts"—the entrance front, shown in the old photograph, providing a formal approach to the entrance/stair hall; and the garden front along the formal parlor, living room, and dining room, facing the lawn and the view toward the once-visible town. The great corner tower and the surrounding terrace tie these two facades together and provide an effective climax to the whole design.

The Heath house is an unusually large frame dwelling—perhaps frame construction was used rather than masonry to convey the idea of a country villa rather than an urban mansion. The entire wooden surface was organized with decorative elements in typical Stick Style fashion. The architect used a great deal of imagination to vary the roof line, yet again there is an overall consistency to all this variety. (The recent aluminum siding naturally interferes with the appreciation of some of this exterior treatment, but fortunately virtually all the significant

Langsam to Hencheck

- 2 -

August 10, 1991

details have been preserved, or at least documented in the photographs, and are easily replicable.) Throughout, there is a delightful feeling of rhythmic play, from the arches of the original porch railings and supports, through the balconies and dormers, even to the rare surviving castiron cresting on the peak of the roof. This is reinforced by the also rare polychrome patterning of the slate roof.

The interior plan of the Heath house is also obviously "custom-designed." Instead of the usual central hall flanked by pairs of rooms, there is a kind of pinwheel effect, probably intended to gain the most light combined with maximum cross-ventilation for seasonal weather conditions. As I mentioned, the "state" rooms are lined up (without seeming to be, because to the perpendicular axis of of the middle living room, with access to the dining room on either side of the chimney) along the garden front. General Heath's study, however, is set at right angles to them, projecting with its bay-window out the other side of the house. The hall, with its wonderfully intact panelling, tongue-in-groove ceiling, and elegant staircase, is fitted into a corner, closest to the approach from town, and the practically arranged service wing is in the opposite corner. The irregular outline also provides large, varied, well-lit bedrooms on the second story. This thoughtful planning contributes much to the current--and future, I hope--liveability of the house.

The interior details of "Miamanon" continue the combination of the decorative with the practical. The woodwork is consistent throughout, with appropriate simplicity for the service areas. The incised details of the woodwork are typical of the late 1870s, and parallel the gold trim of the great series of marbelized slate and castiron mantels, which are a real treasure. The remaining original light fixtures share these qualities.

Of particular interest, moreover, are the practical features, which give such a vivid glimpse into High Victorian life-styles, such as the long windows onto the terrace and porches, and especially the built-in wash basins in the back hall and the bedrooms, with their paired closets, as well as the usable basement and attic. I have very seldom visited a 19th-century house in which it seemed that everything had a purpose, to provide comfort, delight, and efficiency for a happy family.

Al, I sincerely hope that you will find a purchaser who deserves and will preserve this remarkable villa and estate. I believe that it well qualifies for listing on the National Register of Places, as well as being a local landmark.

Cordially yours,

Walter E. Langsam
Walter E. Langsam

CENTENNIAL
HISTORY OF CINCINNATI
AND
REPRESENTATIVE CITIZENS

BY
CHARLES THEODORE GREVE, A. B., LL. B.

"History is Philosophy Teaching by Examples."

VOL. II.

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BIOGRAPHICAL PUBLISHING COMPANY.
GEO. RICHMOND, PRES.; C. R. ARNOLD, SEC'Y AND TREAS.
CHICAGO, ILLINOIS.
1904



GEN. THOMAS TINSLEY HEATH.

former of whom learned the tailoring trade. Wilhelm Foertmeyer's father served in the army of the King of Hanover, holding the rank of lieutenant of artillery and won distinction at the battle of Dettinger in 1743, when 35,000 English and Hanoverians defeated the French army of 60,000.

Dr. Foertmeyer obtained his early education at Bohnhorst, and after coming to America studied pharmacy and later entered upon the study of medicine with the late Dr. C. A. Miller, of Cincinnati. In the spring of 1872 he was graduated at the Medical College of Ohio and immediately opened an office for general practice, on Mill street, Cincinnati. He has met with great success and is well known in the city, county and State. He is a member of the Cincinnati Academy of Medicine and the Ohio State Medical Society and for years he has been the medical examiner of the Knights of Honor, to which he belongs. He has honorably and efficiently filled other positions, and during 1878-79 he was medical examiner of the insane at the Probate Court.

On February 3, 1868, Dr. Foertmeyer was married to Rose Rentz, daughter of Sebastian and Cecelia Rentz, of Cincinnati. Politically, he is identified with the Republican party.

GEN. THOMAS TINSLEY HEATH.

GEN. THOMAS TINSLEY HEATH, distinguished as lawyer and soldier, whose portrait accompanies this sketch, was born at Xenia, Ohio, March 10, 1835, and is the eldest son of the late Rev. Uriah and Mary Ann (Perkins) Heath. His paternal and maternal ancestors were soldiers in the Revolution, and his father was a major in the militia of Ohio.

Rev. Uriah Heath was one of the leading Methodist ministers in the Ohio Conference, was a champion and advocate of higher education, an ardent Abolitionist, possessed of one of the best libraries in the State, and successively filled the pulpit in some of the most desirable towns and cities in Ohio. He was a trustee of Ohio University at Athens, and also of the Ohio Wesleyan University at Delaware.

Thomas Tinsley Heath was named after Judge Tinsley, the law preceptor of Henry Clay. He was always a student, even in his younger days, and in the preparatory department of Marietta College, Maxwell's Academy,

received the first prize. He excelled in athletic sports as well, being very fond of skating, swimming, baseball, hunting and riding. In leisure moments and during vacations he indulged his natural bent for mechanics, making wagons, sleds, book-cases, etc., and taking a turn at the tailor's, blacksmith's, harnessmaker's and carpenter's trades. Before he was out of school, he surveyed and platted a town and with his own hands built a dwelling house. Upon his father's removal from Marietta to Columbus District, he matriculated in Ohio Wesleyan University, and in addition to the prescribed course, in furtherance of his ambition to become a lawyer, he read Walker's "American Law" and Blackstone's and Kent's "Commentaries". After three years in that institution, he came to Cincinnati and entered the Cincinnati Law School, at the same time entering the office of Hon. Bellamy Storer, Sr., then judge of the Superior Court of Cincinnati, and with him he continued for two years. In 1858 he was graduated from the law school, among his classmates being such distinguished men as Col. Fred C. Jones (who fell at Stone River), Governor E. F. Noyes, Judge William L. Avery and others. He was admitted to the bar but instead of practicing took a trip abroad, spending a year in Dublin, London, Edinburgh and Paris, in which cities he observed the procedure in the various judicial courts. Returning, he began practice, becoming a partner of Hon. Thomas C. Ware under the firm name of Ware & Heath. This firm continued until the election of his partner to the office of city solicitor, our subject continuing the office and business. As soon as news that Fort Sumter had been fired upon reached him, he closed his office with the object of entering the service. He was one of a committee appointed to go to Washington and secure the acceptance of three regiments recruited in Cincinnati, and then under authority of Gen. John C. Fremont at St. Louis he mainly recruited, organized and equipped the regiment known as the Fifth Regiment of Ohio Cavalry. Not having received a military education, he would not accept the command of the regiment, but induced W. H. H. Taylor, a nephew and son-in-law of President William Henry Harrison, to be mustered in as colonel, and himself became lieutenant-colonel. He was constantly in camp and the instruction and discipline of the regiment devolved upon him. Tiring of being held in the Camp of Instruction, he appealed to Secretary of War Edwin M. Stanton, who ordered Colonel Townsend to make out the orders, which came through Major-General Halleck, and in two days Colonel Heath, with two battalions

of the regiment, was going down the Ohio River to report to General Sherman at Paducah, Kentucky. General Sherman gave him the advance up the Tennessee River past Fort Henry and Savannah, and on March 16, 1862, in a night march attempting to destroy the railroad at Iuka, his command of 600 picked men was ambuscaded by Colonel Clanton's brigade of Alabama Cavalry, about 300 yards from Shiloh Church. Though it was night, in woods with thick underbrush, no roads, and the guide wounded, the troops were thrown into columns of squadron and the charge sounded, which resulted in the enemy being driven back and a number of prisoners taken. At the battle of Shiloh, Colonel Taylor being sick, Colonel Heath led the regiment in the only cavalry charge made in that battle, a charge that saved the left flank of General Hurlburt's Fourth Division. Worn out with the labors and exposures, on the day before Corinth fell, Colonel Heath was stricken with fever and confined to hospital for three months. On his recovery he joined his command and the Fifth Ohio Cavalry gained a reputation throughout the army corps through honest service and merit. General Sherman gave Colonel Heath the advance of Osterhaus' Division from Mississippi to Missionary Ridge, and then the advance to the relief of Burnside at Knoxville. He established the courier line which kept up communication between General Burnside at Knoxville and General Thomas at Chattanooga, and then reported to General Logan at Huntsville, Alabama. Colonel Taylor being absent from the field, not earlier resigning, and orders prohibiting promotion over a ranking officer in the same regiment, he did not receive his promotion to colonel until August, 1863, although he had as lieutenant-colonel been in command of a brigade of five regiments of cavalry. Just before the "March to the Sea", General Sherman transferred Colonel Heath's command to the Third Division, Cavalry Corps, and added the McLaughlin squadron to it. At the battle of Waynesboro, Georgia, the First and Second brigades of the Third Division, opposed by Wheeler's and Anderson's divisions of Rebel cavalry, were staggered and confused, when, without waiting for orders, he led the reserves that he commanded in a flank attack with such impetuosity that the enemy gave way, were pursued for several miles, and the railroad bridges over Bear Creek were destroyed. For this action he was brevetted brigadier-general. Arriving before Savannah, he opened communications with the fleet in Ossabaw Sound the same day that Fort McAllister was captured. From Savannah he was sent north with dispatches

to the War Department, and in command of the soldiers aboard the "North Star". He rejoined the army in North Carolina, took command of the Third Brigade of the Cavalry Corps, and commanded the escort of our flag at the surrender of General Johnston's army to General Sherman. He succeeded General Kilpatrick in command of the Third Cavalry Division, and, after the fighting was over, was assigned by Major-General Schofield to the command of the District of West North Carolina, with headquarters at Salisbury. He reconstructed 57 counties, appointing justices of the peace, paroling Rebel soldiers, and starting the civil machinery of government. He mustered out the troops of his division, and in November, 1865, was himself mustered out of service and gladly returned to home and peace.

The war over, he now resumed the practice of the law, forming a partnership with Charles B. Collier, Esq., which continued until the removal of the latter to Philadelphia. He has since practiced alone and most successfully. He has confined himself to civil practice, preferring office business and patent practice to the general practice. He has settled many large estates and managed some large suits with marked success. He was originally a Whig in politics, and has been a Republican since the inception of the party. As an extemporaneous or after dinner speaker he excels, and as a public speaker has few equals in the State of Ohio. General Heath has devoted years of study and a large amount of money in creating a system of matrix printing and machines, by which "The Art Preservative of All Arts" could be so readily and cheaply practiced as to release the craft from the thralldom of hand composition. He is the inventor and owner of "The Justifier", which justifies printer's lines by machinery; and of "The Typograph", which makes the matrices from which the column of a newspaper, or page of a book, is cast in stereotype plate at one pour. These machines are marvels of ingenuity, and are of incalculable value to the trade of printing.

General Heath while in the army received a leave of absence of one week to return home and become married in November, 1862. He was married to Mary Elizabeth Bagley, a daughter of Josiah and Jane Bagley of Cincinnati, and a small part of each year during the war she visited him. She died in 1872 without issue. In 1876 he was married to Mary Louise Slack, a daughter of Ralph and Catherine Slack of Middletown, Ohio, and they became the parents of four sons and three daughters. In 1889 they were called upon to mourn the loss of two sons, Ralph and John, who died

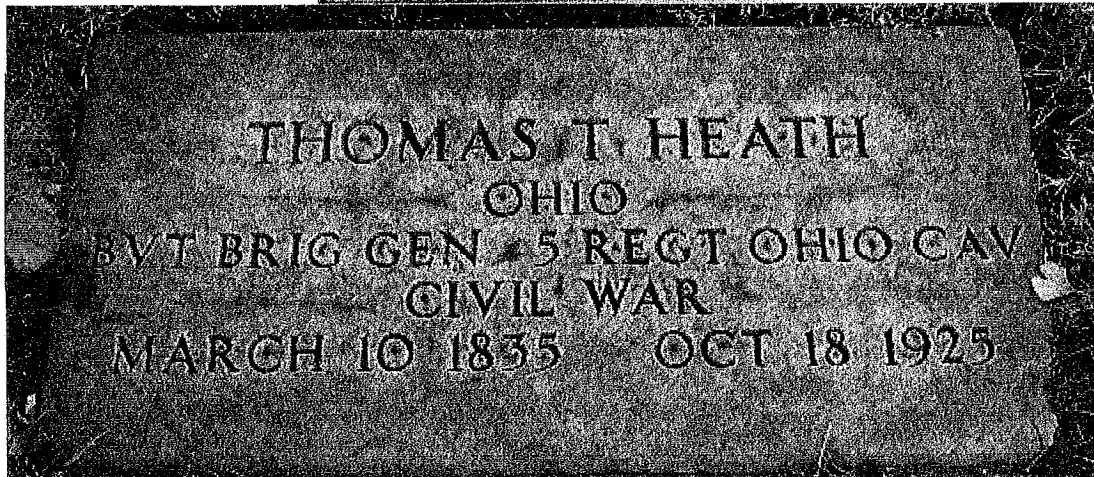
of diphtheria. Our subject has maintained a country home at Loveland, and with his family lives at "Miamanon". General Heath is a member of several fraternal bodies, among which are the following: New England Lodge, No. 4, F. & A. M., of Worthington, Ohio; the Greek letter society, Beta Theta Pi; the Military Order of the Loyal Legion of the United States; the Grand Army of the Republic and the Soldiers' and Sailors' Society. He takes a deep interest in the old soldiers and their welfare.

CHARLES STUART COWIE.

Closely identified as he was for many years with the business interests of Cincinnati and a potent factor in the development of her great commercial prosperity, the late Charles S. Cowie was a citizen of unusual prominence. He was one of those capable and trustworthy men of Scotch extraction to whom American industries owe so much of their success, and was possessed also of the qualities which made him loyal to the land of his adoption in her hour of peril.

Charles S. Cowie was born in Edinburgh, Scotland, March 13, 1845, and was one of a family of eight children born to his parents, David and Margaret (Richardson) Cowie. He came alone to Cincinnati during his early years, and here he was educated and initiated into business. He engaged in the shoe business, a line of industry which grew with the city, and through his superior work and fair and equitable dealing attracted a large and liberal trade, which not only brought him prominently before the public and made him well known to almost every family in the city but also to the country at large. From modest beginnings his business expanded into larger manufacturing and his name as a symbol of honest workmanship became known abroad. Probably no manufacturer in his line in the East was better known or more appreciated by theatrical people than was Mr. Cowie, who for an extended period had made a specialty of catering to their exacting demands. Mr. Cowie not only amassed a large fortune by his mercantile ability, but secured for himself a reputation as an honorable, high minded business man, and gained the esteem and confidence of his fellow citizens.

During the Civil War Mr. Cowie served with great credit with the



THOMAS TINSLEY HEATH was born March 10, 1835, at Xenia, Ohio. He attended Marietta College and Ohio Wesleyan University and later was graduated from the Cincinnati Law School. After he was admitted to the bar in 1858, he studied abroad in England, Ireland, and France, returning to Cincinnati in time to volunteer for service at the outbreak of the war. His first assignment was to recruit three regiments of infantry and one of cavalry, which he did with speed and skill. He was commissioned a lieutenant-colonel of the 5th Ohio Cavalry and took part in the battle of Shiloh. After a period of illness, he returned to combat and served with Sherman's army through the Atlanta campaign and the march through Georgia and the Carolinas. Previously, he had been named brevet brigadier general for gallantry at the battle of Waynesboro, Georgia. He enjoyed the unique distinction of being in command of the flag escort that was

https://ranger95.com/civil_war_us/generals_of_the_union/generals2/thomas_tinsley_heath.htm

1/2

part of the ceremony of the final surrender of the Confederate forces under General Joseph E. Johnson to General Sherman in North Carolina. He returned to Cincinnati where he not only resumed the practice of law but also took up inventing. Among his creations was the method of printing newspapers called stereotyping. General Heath lived to be ninety, dying at his home in Loveland, Ohio, on October 18, 1925.

Previous Page



BG Thomas Tinsley Heath



Photo added by Local Historian

BIRTH 10 Mar 1835

Xenia, Greene County, Ohio, USA

DEATH 18 Oct 1925 (aged 90)

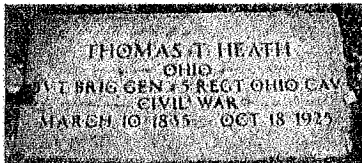
Loveland, Hamilton County, Ohio, USA

BURIAL Spring Grove Cemetery

Cincinnati, Hamilton County, Ohio, USA

PLOT Section 14, Lot 99, Grave 6

MEMORIAL ID 5951251



Added by K Guy



Added by Dale B.

Civil War Union Brevet Brigadier General. He was an attorney in Cincinnati, Ohio until his duties turned to recruiting soldiers for the Civil War. He was commissioned as Lieutenant Colonel and successfully raised ten of the twelve companies that comprised the 5th Ohio Volunteer Cavalry. He served with the regiment at the Battle of Shiloh and the Siege of Corinth and performed several reconnaissance missions for Major General William T. Sherman. He was promoted to Colonel in July, 1862 to replace Colonel William H. H. Taylor and assumed command of the regiment. He led his men at the Battle of Corinth, during the Vicksburg Campaign, the Battles of Chattanooga and Bentonville, and the peaceful surrender of Savannah, Georgia. Heath's cavalry regiment was attached to the XV Corps during the Atlanta Campaign under General Sherman. He was brevetted Brigadier General, US Volunteers on December 15, 1864. After the war, he resumed his law practice and also authored "Straws-Sketches of War History", which appeared in volume seven of the "Ohio Mollus" in 1909. He was one of the last remaining Civil War brevet generals when he died at the age of 90 in 1925.

Bio by: K Guy

Family Members

Parents



Uriah Heath



Spouses



Mary Elizabeth *Bagley* Heath
1839-1872 (m. 1862)



Mary Louise *Slack* Heath
1855-1929 (m. 1876)

Siblings



Louisa Mary *Heath* Wright
1832-1912



Anna *Heath* Shugert
1839-1910



William McKendree Heath
1843-1934



Julia H Heath
1847-1875

Children



Mary Alice *Heath* Lounsbery
1879-1946



Clara Louise *Heath* Reeves
1880-1965



Ralph S Heath
1883-1889



John F Heath
1885-1889



Catherine Elizabeth Heath
1892-1973



Reginald Jean Heath
1894-1894

How famous was BG Thomas Tinsley Heath?





City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: October 2, 2024
TO: Committee Members
FROM: David Kennedy
City Manager
SUBJECT: Exterior Art and Mural Review

The city's Historic Preservation & Planning District Design Review Guidelines requires review by the Historic Preservation and Planning Commission (HPPC) of all exterior art and murals within the historic boundaries per the attached criteria. To date, the HPPC has reviewed, and approved two murals. The city's Arts Commission has requested to take on a larger role in the creation of standards for their review of exterior art and murals throughout the entire city limits.

The purpose of this memorandum is for discussion purposes to determine if the HPPC would prefer to work in concert with the Arts Commission for review of exterior art and mural within the historic boundaries or relinquish that responsibility solely to the commission.

Attachments:
Exterior Art and Mural Guidelines

EXTERIOR ART AND MURALS

The purpose of regulating public art such as sculptures and murals is to ensure the continued visual aesthetic of the historic district while allowing for compatible artistic and creative expression in appropriate locations and designs. The established review criteria provide guidance concerning the compatibility and appropriateness of the placement, massing, scale and materials of public art with minimal intrusion into the artistic expression and content of the work.

Murals vs. Signage

Content distinguishes mural art from signage. While a sign specifically advertises a business, product or service through graphics or text, murals are solely artistic in nature. Murals may not include trademarks, service marks, or other markings, colors, or patterns identifying or associated with a business, profession, trade, or occupation. When an official interpretation is deemed necessary, the Zoning Administrator will determine if a proposal is a mural or a sign. Mural art that constitutes a sign shall conform to the signage regulations of the zoning ordinance and applicable design guidelines.

Guidelines

1. Avoid public sculpture that dominates the areas where they are placed, except where they are designed to accentuate a focal point. Sculpture which is not consistent with the scale of the neighborhood or block is to be avoided.
2. The number and placement of multiple works of art shall be considered to discourage visual clutter.
3. Historically significant murals (including historic advertisements) may not be painted over, even if faded.
4. Murals should be sensitive to the context and color of surrounding buildings. The surrounding paint colors on existing buildings are to be the basis for the color palette. Murals should not be painted on brick that has not previously been painted.
5. Murals in general should not be on the front facade of contributing historic buildings.
6. Sponsor and artist names may be incorporated but should not exceed 5% of the design or 2 square feet in area, whichever is less.
7. Reflective, neon and fluorescent paints or materials should not be used.
8. The property owner is responsible for maintenance of any art works.

ATTACHMENT E

Meeting Minutes
Historic Preservation and Planning Committee
Date: October 2, 2024
Loveland City Hall – Council Chambers

HPPC Committee members: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan, Dan Peterson & Jim Grethel (alternate).

City Managers: City Manager Dave Kennedy and Assistant City Manager Chris Wojnicz

I. Call To Order

At 6:02pm, Randy Campion called the meeting to order.

II. Pledge of Allegiance

Mr. Campion led the Pledge of Allegiance.

III. Roll Call

Dan Peterson called Roll. Members present: Dale Horan, Mary Ann Lynn, Wade Morey, Randy Campion and Dan Peterson

IV. Review and Approval of Minutes

Reference meeting minutes from the August 28, 2024 HPPC meeting: Motion by Mr. Morey to change the meeting date shown in the minutes from June 26, 2024 to August 28, 2024. Motion seconded by Ms. Lynn and approved unanimously. Motion to then approve the minutes was made by Mr. Morey and seconded by Mr. Horan. The motion passed unanimously.

V. Open Forum

Mr. Todd Osborne and Diedre Hazelbaker signed up to speak. Mr. Osborne spoke first. He referred to the proposed demolition of the home owned by John Hill Construction at 202 Railroad Ave. Mr. Osborne felt that most of the identified costs to rehab the existing structure were maintenance issues, not structural issues and were normal things that any homeowner would need to do ongoing. He commented that Railroad Ave is unique and historic in Loveland and needs to be maintained – which he felt was the role of the HPPC. He felt the proposed building design by John Hill Construction was very “cookie cutter” and didn’t blend in to the area. Randy Campion then mentioned that this meeting was about feasibility of saving the existing building and any new structure would be considered in the future.

Ms. Hazelbaker then spoke about protecting the current building. She reiterated many of the same points that Mr. Osborne made. She made comment about stories that the house used to house railroad workers in past times. She also encouraged the HPPC to designate the Railroad Ave area as a special “Cottage District” within the historic district, with tighter restrictions.

Mr. Ben Hill then spoke regarding the financial assessment that John Hill Construction did in terms of rehabbing the existing building (attachment 1). He pointed out that the cost to fix the home was much higher than the end value of the building and property. Mr. Peterson then asked Mr. Osborne and Ms. Hazelbaker if they or anyone they knew had any well-founded information on the history of the building. Neither provided any information. He then commented that he had researched the building for historical significance and was unable to find anything of note. The building (now a duplex) had been a single family home for most of its existence and is estimated to be about 100-115 years old.

Ms Lynn asked how the city can avoid having owners buy property in the historic district and then let them go into neglect in order to allow for demolition. She also mentioned that the HPPC had identified the structure on Railroad Ave as a contributing structure. Mr. Horan then asked Mr. Osborne when he purchased the property and he replied 2019. Mr. Horan then commented that the basement of the building was in bad shape and it resided under an addition to the home of an unknown date. Most of the original home is sitting a bare ground (no basement or crawl space). This would all have to be fixed to update the building. Mr. Morey commented that many of the items listed in the cost assessment to rehab were maintenance issues, and that John Hill Construction surely knew about these issues when they bought the property. He also felt that they should have hired a 3rd party to do the cost assessment. Mr. Campion chimed in that he would like to understand what the costs would be to update and keep renting. Mr. Hill said that the costs would be those shown in the assessment, and that they have done a lot of remodeling and the numbers are accurate. Ms. Lynn asked Mr. Osborne if the property was purchased with the intent to tear it down. Mr. Osborne replied “definitely not”. He owns several buildings in the historic district that he continues to rent to this day. He also mentioned that he had done several upgrades to the property since 2019. He updated the kitchen flooring, added new appliances and put in a new bathroom.

Mr. Morey asked if the home value would be \$150,000 if it were for sale. Mr. Hill said that in its current condition it would have to be listed for sale on an “as is” basis and that would lower the value.

Mr. Kennedy reminded that committee that since the home is in a flood zone, any improvements that would cost more than 50% of the structure’s worth would need a variance from the city. Mr. Peterson said according to that, any improvements above \$75,000 would need a variance. He asked if a variance was difficult to get. Mr. Kennedy wasn’t sure.

Mr. Campion stated that the building was designated as a contributing building in the historic district because of its age. It’s otherwise not historic as far as the research shows. He then commented that because the costs to rehab the building far exceed the value of the property and motioned to allow the building to be demolished for the reasons stated by John Hill Construction. Mr. Horan seconded the motion. The committee then did a role-call vote on approving the motion. The “yeah” votes were Mr. Peterson, Mr. Campion and Mr. Horan. The “nay” votes were Ms. Lynn and Mr. Morey. The motion passed.

VI. New Business

Approval sought for COA 2024-7, at 112 N. 3rd St. Chris and Elizabeth Grader were present to answer questions. The request was for the addition of a detached garage and breezeway on the property. Mr. Campion asked if the breezeway was attached to the house. Mr. Grader confirmed that it was and connected to the front porch of the existing house. He also stated that the garage would sit at the same depth on the property as the house and the arches on the garage door mirrored the arches on the house. Ms. Lynn commented that the plans looked very good and motioned to approve the request. Mr. Peterson seconded and COA 2024-7 passed unanimously.

The next New Business was the Historic Designation Application for the property at 497 N. 2nd St.. Mr. Kennedy mentioned that the historical information and pictures of the house were amazing. A motion to approve an open hearing on the application was made by Mr. Horan, seconded by Mr. Morey and approved unanimously. Mr. Peterson asked if the committee might be able to tour the home and Mr. Kennedy said he would ask the owner.

VII. Old Business

NONE

VIII. Communications

Exterior Art and Mural Review: Mr. Kennedy brought some options to the committee to better integrate this work with the cities Arts Commission. He felt that we could approve one of the following:

1. Have Arts Commission handle approval of exterior art and murals everywhere except the Historic District – which would remain with the HPPC.
2. Partner together in the Historic District
3. Let the Arts Commission handle approval everywhere including the Historic District

Ms. Lynn felt that option 3 made a lot of sense. Mr. Campion that option 2 was best. Mr. Wojnicz commented that the HPPC should wait to decide this issue until we first see the Arts Commission Guidelines. Mr. Campion agreed and felt that they should fit with the HPPC Historic District Guidelines. Mr. Morey then commented that he felt that we should go with option 1 where HPPC maintains control in the Historic District. He felt that the Arts Commission could be a consultant to HPPC. Mr. Horan stated that the definition of signs vs murals also need to be more clear. The example of the mural on the Eagles building was used as an example. Mr. Kennedy commented that he didn't want to discourage the Arts Commission and that they are a very talented and dedicated group. The discussion was tabled until we could review the Arts Commission guidelines. Mr. Morey brought up the concern of the HPPC regarding the practice of owners letting building deteriorate. Mr. Campion asked what the property maintenance codes are in the city. Mr. Kennedy said that we could look into that but that he didn't believe the city had an ability to dictate what an owner can do with their property. He also commented that it was probably time to revisit the HPPC guidelines and we could bring in a consultant if needed. Mr. Morey added that we really need to review the building demolition portion.

IX. Adjournment

Motion to adjourn was made by Mr. Morey, seconded by Mr. Horan and unanimously passed.

Dan Peterson, 10/14/2024

Submitted By Dan Peterson, Secretary

Approved by:

ATTACHMENT 1

DRAFT



REPAIR COST ANALYSIS

Description	Supplier	Cost
Architect/Engineering	Studer Designs	\$ 2,500.00
General Contractor Fee	John Hill Consturction	\$ 36,600.00
Demolition	JTHM, LLC	\$ 10,500.00
Asbestos Remediation	Rainbow Environmental	\$ 15,000.00
Insurance	B.R.S. Insurance	\$ 1,500.00
Permits	City of Loveland	\$ 2,500.00
Plumbing Labor	AK Mechanical	\$ 12,000.00
Plumbing Fixtures	Ferguson	\$ 2,000.00
Lumber	McCabe	\$ 4,500.00
Framing Labor	Transfigurations	\$ 8,000.00
Exterior Doors	McCabe	\$ 1,900.00
Roof Materials	Mueller Roofing	\$ 2,800.00
Roofing labor	EST Roffing	\$ 4,800.00
HVAC Labor and Materials	A1 Mechanical	\$ 5,500.00
Electric Labor and Materials	WES	\$ 12,500.00
Drywall Labor and Materials	Baldwin Interiors	\$ 9,500.00
Interior Painting	McAdams Panting	\$ 8,500.00
Exterior Painting	McAdams Panting	\$ 13,500.00
Insulation	N/A	\$ -
Carpet	N/A	\$ -
LVT/LVP	Alford's Flooring	\$ 5,500.00
Junk Removal	JTHM, LLC	\$ 4,400.00
Hardwood	N/A	\$ -
Tile	N/A	\$ -
Cabinets	TDM Cabinetry	\$ 15,000.00
Counter tops	TDM Cabinetry	\$ 6,800.00
Interior trim material	McCabe	\$ 1,200.00
Interior trim labor	Stanfill Custom Carpentry	\$ 9,500.00
Exterior trim material	McCabe	\$ 8,500.00
Exterior trim labor	Quality Contractors, LLC	\$ 16,000.00
Brick repair labor	Gilmore Masonry	\$ 2,500.00
Brick acid wash	CleanCo	\$ 650.00
Light fixtures	N/A	\$ -
Exterior Flatwork	Hawks Contracting	\$ 4,000.00
Interior Flatwork	Hawks Contracting	\$ 9,000.00
Blacktop	Trampler brothers	\$ 8,000.00
Gutters and Downspouts	Shamrock	\$ 2,500.00
Dumpsters	Hafner & Sons	\$ 1,230.00
Bath Accessories	N/A	\$ -
Appliances	N/A	\$ -
Cleaning	JTHM, LLC	\$ 1,500.00
Foundation Waterproofing	Porginski Excavating	\$ 15,000.00
Foundation Installation	Hawks Contracting	\$ 13,000.00
Total Cost of Repairs		\$ 278,380.00
Acquistion Cost		\$ 150,000.00
Total, Ownership & Repairs		\$ 428,380.00

ATTACHMENT F

herein, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this ordinance. Such steps may include but are not limited to, consultation with civic groups, public agencies, and interested citizens, marketing plans, recommendation for acquisition of the property by public or private bodies or agencies, and exploration of the possibility of moving the structure or structures.

1328.11: Enforcement Provisions and Penalties

1. If it is found that any of the provisions of these standards are being violated, the person responsible for such violations shall cease all work upon notification, and no work shall be performed except to correct the violations. All work shall be corrected within a reasonable period and any violations not corrected within the specified time may be prosecuted.
2. Whoever constructs, reconstructs, or alters any exterior architectural feature or demolishes a substantial part or all of any building within the historic district without a Certificate of Appropriateness shall be fined not more than one hundred dollars (\$100.00). Each day of violation shall be considered a separate offense. Whoever violates this section shall be required to restore and reconstruct such features in full detail.
3. Whoever constructs reconstructs or alters any exterior architectural feature now or hereafter in violation of this chapter shall be deemed guilty of a misdemeanor and shall be fined not less than \$50.00 nor more than \$5,000.00.

1328.12: Appeals Procedures

1. Decisions by the Historic Preservation Commission may be appealed to the City of Loveland Board of Zoning Appeals within ten (10) days of the commission hearing. No building permit or other permit required for the activity applied for shall be issued during the ten-day period or while an appeal is pending.
2. The Board of Zoning Appeals shall consider an appeal within thirty (30) days of receipt and shall utilize the written findings of the board or commission in rendering their decision. A majority vote of the Board of Appeals shall be required to overturn a decision of the commission.

1328.13: Records

The Historic Preservation Commission shall maintain complete records of all listed properties, written rules and guidelines for Commission proceedings in a book, kept for such records in the office of the Clerk of Council for public view. This designation shall also be noted in the Building Department records. The Commission secretary shall be responsible for maintaining the records and the records shall be reviewed twice a year by the Commission for completeness.

1328.14: Compensation

No compensation shall be paid to any member of the Historic Preservation Commission for services performed on this Commission.

1328.15: Conflict of Interest

No voting member of the Historic Preservation Commission shall participate in the review of