

HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, February 13, 2017 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

-
- Item 1.** 1414 Elm Street The applicant requests a Certificate of Appropriateness to construct a rooftop deck, a second-floor balcony at the rear, a ground-level breezeway, and introduce a garage door opening on the structure's rear facade in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief from the RM 1.2 Zoning District setback and structure and fence height requirements. This case was continued from the January 9, 2017 hearing.
- Applicant:** Platte Design
Owner: OTR Holdings, LLC
Staff Report: Beth Johnson
-
- Item 2.** 1410 Republic Street The applicant requests a Certificate of Appropriateness to construct a rooftop pergola in the Over-the-Rhine Historic District.
- Applicant:** Eric J & Mindy S Hammer
Owner: Eric J & Mindy S Hammer
Staff Report: Doug Owen
-
- Item 3.** 533 E 13TH ST The applicant requests a Certificate of Appropriateness to construct a new single-family residence and Zoning Relief related to side yard setback zoning restrictions in the Over-the-Rhine Historic District.
- Applicant:** Sabo Design Associates
Owner: Soteria Properties, LLC/ Kaanapali Renovations, LLC
Staff Report: Beth Johnson
-
- Item 4.** 716 Main Street The applicant requests a Local Landmark Designation for an existing structure in the Main Street Historic District.
- Applicant:** Chris Seelbach
Owner: Columbia REI LLC
Staff Report: Beth Johnson

OTHER BUSINESS

ADJOURN

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

APPLICATION #: ZH20160210
APPLICANT: Platte Design
OWNER: OTR Holdings LLC
ADDRESS: **1414 Elm Street, Cincinnati OH 45202**
PARCELS: 081-0002-0369
ZONING: RM-1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 1, 2017
HEARING DATE: February 13, 2017
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07 – Dimensional Variance** – Proposed variance from the 0/5 foot minimum side yard setbacks in RM 1.2. The applicants are proposing a 0 foot setback on both side lot lines; a 5 foot variance is required.
2. **Section 1405-07 – Dimensional Variance** – Proposed variance from the 20 foot minimum rear yard setbacks in RM 1.2. The applicants are proposing a 5 foot setback; a 15 foot variance is required
3. **Section 1405-07 – Dimensional Variance** – Proposed variance from the 35 foot maximum height in RM 1.2. The applicants are proposing a 46 foot maximum height; a 11 foot variance is required for a penthouse and unenclosed roofed deck.

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for renovation, addition, and rear façade changes to the existing structure at 1414 Elm Street and Zoning Relief for a dimensional variance to allow for a zero lot line set back in the side yard, a 5 yard setback in the rear and a maximum height of 46' Per CZC 1405-07, the RM 1.2 zone should have a 20 foot rear yard setback and a 5 foot side yard setback and a maximum building height is of 35 feet.

Existing Conditions:

The subject property at 1414 Elm Street is located on the east side of Elm Street mid-block. It is a 3-story brick French Second Empire building with the distinctive mansard roof on the front façade and a through the roof gable from dormer. The building also has a very distinctive façade with a duel window oriel at the second story and a masonry

façade scored to replicate a stone façade. Over-the-Rhine is known for its breadth of Italianate buildings, and this is a unique Second Empire Building within the district.

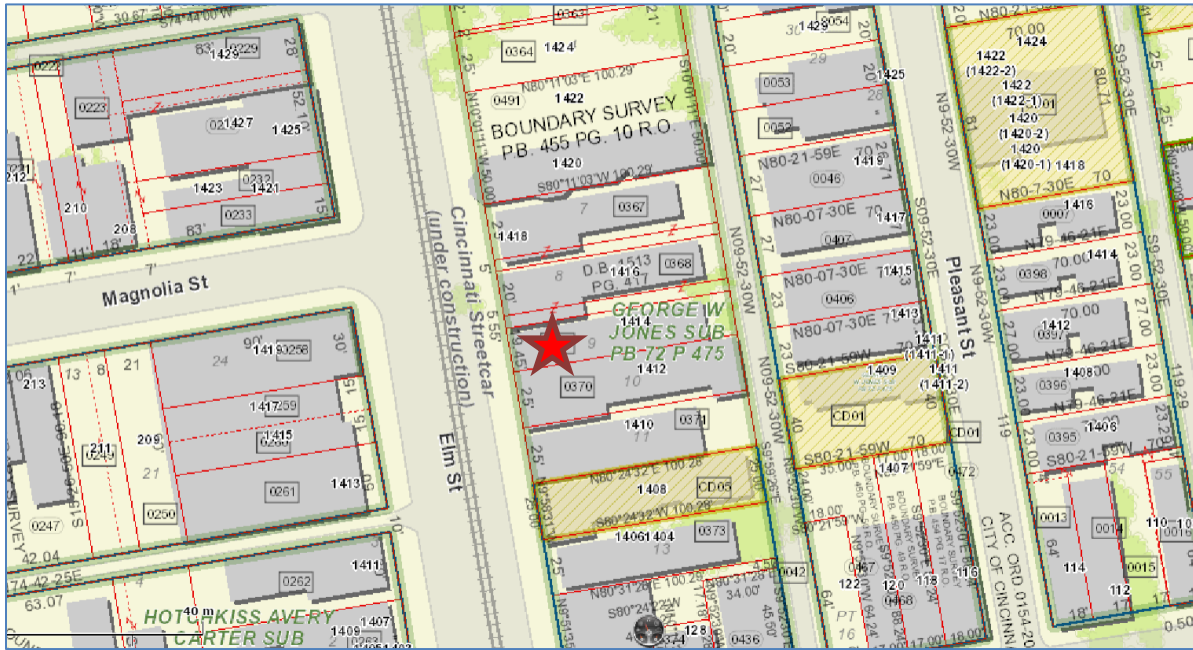


Figure 1. Location of 1414 Elm Street. Image courtesy of CAGIS.



Figure 2. Existing condition of 1414 Elm Street. Image courtesy of Google Street views.

Proposed Conditions:

Original Application proposed the following to 1414 Elm Street

- Roof top addition to include a storage room, completely enclosed kitchenette room, a roofed but unenclosed dining area and two unenclosed roof decks.
- The enclosed room will have a shed roof with a slope of north to south and be made of glass walls and glass roof and there will be an unenclosed but membrane roof over a dining area.
- Two roof decks with a black picket metal railing will be at the front and back of the roof.
- On the rear cut into the first floor a garage door and brick in remaining openings from first floor windows.
- Expand the second floor windows to be doors.
- Construct a second floor metal balcony with black picket railing.
- Construct a small first floor addition at breezeway that would fill in between the bay window and the adjacent building.

Changes to the application include

- Reduction of the roof enclosure to just a penthouse structure and an open shaded patio area with a firewall on one side.
- Reduction of the front deck so as not to require a railing along the front.
- Carriage/historic residential style garage door

Previous Reviews: January 9, 2017 HCB tabled the application

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts
Variance Request:	Section 1405-7	Development Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Zoning Analysis:

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

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

The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the underlying zone district for the use but does not conform to the rear and side setbacks or height. The existing building is 36' 11 ¼". The proposed addition is an addition 9 1 ¾" above the house. Though a roof deck with railings, mechanical equipment, and stair/elevator towers are common and acceptable exceptions to the height limitations, the creation of a roofed canopy, clearly requires a variance. Applicant is required to provide a unique hardship for the particular property, seek only what is least necessary and should compensate the request, particularly in an historic district, with exceptional design.

- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work does conform to the Over-the-Rhine Historic Conservation District. Please refer to the guideline review below.

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project does conform to the objective of the OTR guidelines of preserving the historical and architectural cultural heritage of the district through unsympathetic changes.

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

Traffic will not be impacted by the changes to the property.

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable.

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

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

The proposed work will not have an adverse impact on the neighborhood character or of the building. The applicants have adequately addressed the concerns of staff with reducing the amount of enclosed space on the roof to only that which is necessary for roof access and only having a roof

structure necessary to provide sunlight to solar panels. The roof additions are not visible from Elm Street and the penthouse access will only be slightly visible from Magnolia Street.

The zero lot line setbacks on the side property line are common for Over-The-Rhine and the request is continuing the side lot line that is at the front of the building.

The rear lot line is for a second floor balcony and the principal building will not be expanded at the ground floor. While balconies are not common within the district, the balcony is on the rear and is not visible from the primary façade and will not detract from the architectural integrity of the building.

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

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

There is not anticipated an adverse impact from the roof structure.

The side setbacks will not have an adverse impact as the south setback continuing the setback of the existing building. The south setback is not having an adverse impact at the neighboring buildings.

- k. **Blight.** The elimination or avoidance of blight.

The proposed work will improve the aesthetic appeal of the property as it will be restoring the front façade and improving the rest of the building. Rehabbing the building will provide a use to a currently vacant building and bring back a property that has had stabilization issues.

- l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed improvements will have an economic benefit to Cincinnati as it will increase the property value and taxes for the property.

- m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project may have a minor job creation effect during construction. It does not appear likely to create permanent jobs.

- n. **Tax Valuation.** Any increase in the real property tax duplicate.

The project as a whole will increase the taxable value of the property.

- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has an economic benefit to the proposed work as it will increase the property values. The applicant has reduced the amount of enclosed roof space to what is necessary to be able to access the roof. The applicant is

still requesting an unenclosed but roofed structure on the rear half of the roof behind the penthouse. Due to neighboring buildings being taller than the subject property and the applicants pursuing LEED abatement incentive to help offset the rehabilitation and therefore taxes on the increased property value, solar panels are needed to qualify. The location of this roof is such that it won't be visible from Elm Street or even from down Magnolia Street. It is also set back from the rear elevation so it won't be visible from the alley as well.

- p. **Public Benefits.** The public peace, health, safety or general welfare.
A project will create a rehabbed and improved façade.

Standards for Variances per Section 1445-154

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

As this property is shorter than surrounding buildings, the desire to use solar panels in order to take advantage of LEED abatement incentive requires that solar panels be elevated to be exposed to the sun. The applicants are placing the roof structure in a position that will not be visible from the streets or alley.

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

Other properties surrounding this property and throughout Over-the-Rhine have been permitted to have small roof access and roof decks and some have been permitted to have limited shade structures.

Standards for Variances per Section 1435-05-4

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

The roof structure that will provide elevation for the solar panels is needed so the applicant can take advantage of the LEED abatement tax incentive. This tax incentive is helping to offset the rehabilitation costs. The applicant has provided an analysis that shows the savings and return they will get through this abatement program.

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

The denial of the rooftop addition will not necessarily prevent the property from being rehabbed, but the added tax incentive is helping to make the project more viable as well as more sustainable.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for roof top additions, the first floor side addition and the changes to the rear façade including a garage door, openings and a balcony. Staff feels the overall changes to the rear façade are acceptable given that the rear façade is not visible from the primary street and does not affect the architectural integrity of the building. While balconies are not encouraged, it is on the rear of the building.

Staff is supportive roof top changes and addition with the changes that the application has made. The changes in the reduction of the size of the enclosed penthouse and removal of the railing along the front of the roof has made the roof top addition and changes non-visible from Elm Street and only slightly visible from portions of Magnolia Street. These changes are respectful of the original Second Empire Architecture of the building while being able to provide a roof top amenity for the applicants.

Applicable Guidelines

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The roof structure and penthouse are not visible from Elm Street and will be only slightly visible when walking on the north side of Magnolia Street. The applicants have scaled down the roof addition request and have removed the railing at the front so that the original façade and its architectural integrity remain intact.

Applicable New Construction Guidelines are details and the design is analyzed in comparison to those guidelines.

New Construction

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.
2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.
3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

B. Specific Guidelines

1. **Roofs:** Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roof is a flat roof and is not visible from the street. The major mansard roof shape of the building remains intact.

2. **Window Openings:** Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of

the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

Not applicable as there are not window openings in the roof top addition.

3. **Setback:** Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The addition on the rear is within the appropriate setbacks as the building as a zero lot line setback at the principal façade.

4. **Rhythm:** New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The rhythm of the primary façade will not be altered with the roof top addition as the rooftop addition will not be visible from the street.

5. **Height:** The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The additional height will not be visible from the street and is still around the same height as neighboring buildings.

6. **Materials:** New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood

and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The material for the firewall was not submitted and staff cannot determine the appropriateness of this material.

Rehabilitation

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

Openings on the rear façade are going to be altered for a garage door. As Over-the-Rhine was largely built before cars, providing an allowance for cars is desired. Providing this access from the rear is acceptable. It has been acknowledged that parking availability is stressed within OTR and creating solutions to provide off street parking is needed. While cutting a large opening in a historic building on a primary façade would not be acceptable, doing so on a façade that is not visible and will not affect the architectural integrity of the building is acceptable.

Staff does believe that the door should be more sympathetic to the building and using a large industrial style rolling garage door is not sympathetic to the building. A door that is more residential in feel should be selected.

All the other windows selected for the building are aluminum clad wood windows which are appropriate replacement windows.

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

The guidelines state that any rooftop additions should be inconspicuously placed or screened where necessary and that the architectural features that give a roof line its identifying character should be preserved. The applicants have changed

their initial application so as to place the roof top additions in a way that is not visible from the street.

Site Improvements

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

The applicant is proposing a metal balcony on the rear and will not be visible from the principal façade. As the applicants are proposing a garage on the first floor a deck was not possible as the support post would be in the way of the garage entrance. While balconies are not be encouraged, as this is on the rear and is not visible from any street, staff finds it acceptable.

Other Considerations:

Prehearing Results: A prehearing was held on December 20, 2016. The applicants were present.

Comments Provided to Staff: There is one letter in opposition of the original design from the Over-the-Rhine Foundation Infill Committee.

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

Other: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING VARIANCE - DIMENSIONAL VARIANCE

- A. **APPROVE** the requested 15 foot yard rear setback variance for a total of a 5 foot rear setback.
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. ZONING VARIANCE - DIMENSIONAL VARIANCE

- A. **APPROVE** the requested 5 yard rear setback variance for a total of a zero lot line side setback.
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

III. DIMENSIONAL VARIANCE

- A. **APPROVE** the requested 9' 1 3/4" height variance for a maximum height of 46'
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:

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

IV. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for a rear balcony, rear first floor addition, rear garage door, roof top addition and penthouse and façade rehabilitation at 1414 Elm Street submitted by Platte Design dated 1/24/2017 including any revisions submitted for permit subject to staff review and approval with the following conditions:

1. The roof top firewall material must be submitted to and approved by staff.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

26 January 2017

Historic Conservation Board
City of Cincinnati

Re: Ragusa Residence, 1414 Elm Street (architect Kurt Platte)

To Whom It May Concern:

We wish to register our support for the design and materials proposed for the residence of Holly and Damon Ragusa at 1414 Elm Street, Over-the-Rhine. We have viewed the plans for this residence prior to writing this letter.

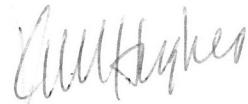
We are residents of the 1400 block of Pleasant Street in Over-the-Rhine and the rear of our house faces the back of the houses on that block of Elm Street. There have been several renovations of buildings in the 1400 block of Elm Street that have resulted in rear garage and rooftop additions to the upper levels of those buildings. We have had no problem with any of these designs, and feel they add value to the buildings and neighborhood. We see no problems with the design created by Platte Architecture for the Ragusa residence. We feel that the proposed modifications to the existing structure are entirely appropriate.

We fully support this design, and encourage innovative interpretation of the guidelines in the service of excellence in modern design for Over-the-Rhine.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Hughes', with a long horizontal line extending to the right.

Bradley Hughes
Co-Owner, Artichoke, LLC and Artichoke Properties, LLC

A handwritten signature in black ink, appearing to read 'Karen M. Hughes', written in a cursive style.

Karen M. Hughes
Associate Professor Emerita, School of Design (DAAP), University of Cincinnati
Co-Owner, Artichoke, LLC and Artichoke Properties, LLC

1435 Pleasant Street
Cincinnati, OH 45202



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1414 ELM STREET
 Hamilton Co. Parcel ID No.: 081-002-0369-00 Zoning District: RM-1.2
 Historic District: _____ Overlay District: OTR HISTORIC

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

Name: PLATE DESIGN
 Contact Person (if legal entity): AMY LYNCH
 Address: 202 W. ELDER ST.
 City: CINCINNATI State: OHIO Zip Code: 45202
 Phone: (513) 658-2712 E-mail: AMY@PLATEDESIGN.COM

PROPERTY OWNER INFO SAME AS ABOVE

Name: OTR HOLDINGS INC. (IN ACQUISITION)
 Contact Person (if legal entity): _____
 Address: 1203 WALNUT ST. 4TH FLOOR
 City: CINCINNATI State: OHIO Zip Code: 45202
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project: STAIR
ADDITION OF ~~CONCRETE~~ PENTHOUSE ON ROOF, FLAT SOLAR
STRUCTURE ON ROOF, ROOF DECK (NOT VISIBLE FROM ELM ST.)
GARAGE DOOR IN BACK ALLEY, REAR BALCONY, & COVERED BREEZEWAY
IN PART OF EXB. REAR BREEZEWAY.

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
HEIGHT VARIANCE & REAR YARD SETBACK VARIANCE

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: [Signature]

Date: 1-25-2017

ZONING HEARING EXAMINER

Application for Zoning Relief

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

Section 1. SUBJECT PROPERTY

ADDRESS 1414 ELM STREET COMMUNITY OVER THE RHINE
PARCEL ID(S) 081-002-0369-00
BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) OTR HISTORIC
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME PLATE DESIGN CONTACT PERSON (if legal entity) AMY LYNCH
ADDRESS 202 W. ELDER ST. CITY CINCINNATI STATE OH ZIP 45202
EMAIL AMY@PLATEDESIGN.COM RELATIONSHIP TO OWNER (if not owner) DESIGNER
TELEPHONE (513) 658-2712

Section 3. OWNER

NAME OTR HOLDINGS INC. CONTACT PERSON (if legal entity) _____
ADDRESS 1203 WALNUT ST. 4TH FLOOR CITY CINCINNATI STATE OH ZIP 45202
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____ (IN ACQUISITION)

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

- Variance Use Variance Special Exception Conditional Use
 Expansion or Substitution of Non Conforming Use Hillside Overlay District Permission
 Urban Design Overlay District Permission DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

HEIGHT VARIANCE & REAR YARD SETBACK VARIANCE

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name MICHELLE RUSH Signature  Date 1/25/2017

1414 ELM STREET

OVER-THE-RHINE
CINCINNATI, OHIO

HISTORIC RENOVATION &
NEW CONSTRUCTION ADDITION

PLATTE
architecture + design

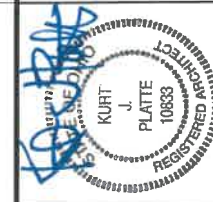
&

BAIR BUILD CO.

DEMOLITION & EXISTING PLANS KEYED NOTES		DEMOLITION & EXISTING PLANS GENERAL NOTES:	HISTORIC TRIM, DOORS, & WINDOWS GENERAL NOTES:	DEMOLITION & EXISTING PLANS GRAPHIC KEY
<p>1. GENERAL</p> <p>1.1 - EXG. ROOF FRAMING & SHEATHING TO REMAIN. SEE NEW WORK PLANS FOR NEW INSULATION & MEMBRANE.</p> <p>2. EXISTING CONDITIONS/ SITE</p> <p>2.1 - BASEMENT SECTION TO BE INFILLED FOR NEW GARAGE ABOVE. SEE NEW WORK PLANS.</p> <p>2.2 - EXG. CHIMNEY TO REMAIN. REPAIR AS REQUIRED.</p> <p>3. CONCRETE</p> <p>3.1 - EXG. CONCRETE STEPS TO REMAIN. REPAIR AS REQUIRED.</p> <p>3.2 - REMOVE EXG. CONCRETE STEPS.</p> <p>4. MASONRY</p> <p>4.1 - REMOVE EXG. BREEZEWAY SEPARATION WALLS.</p> <p>4.2 - REMOVE EXG. MASONRY WALL FOR INSTALLATION OF NEW GARAGE DOOR. SEE NEW WORK PLANS.</p> <p>4.3 - REMOVE PORTION OF EXG. MASONRY WALL FOR OPENING INTO ADDITION. SEE NEW WORK PLANS.</p> <p>4.4 - REMOVE PORTION OF MASONRY WALL ABOVE GRADE FOR THROUGH-POURING OF GARAGE SLAB.</p> <p>5. METALS/STEEL</p> <p>5.1 - REMOVE EXG. FIRE ESCAPE.</p>	<p>WOODS/PLASTICS</p> <p>6.1 - EXG. WALL TO REMAIN.</p> <p>6.2 - EXG. FRAMED WALL TO BE REMOVED. VERIFY BEARING OR NON-BEARING WALL. PRIOR TO DEMOLITION AND PROVIDE SHORING WHERE REQUIRED.</p> <p>6.3 - EXG. HISTORIC STAIR TO REMAIN. REPAIR AS REQUIRED. SEE NEW WORK PLANS.</p> <p>6.4 - EXG. STAIR OPENING TO BE ENLARGED FOR CONSTRUCTION OF NEW STAIR. SEE NEW WORK PLANS.</p> <p>6.5 - EXG. FLOOR FRAMING & TO BE REMOVED. SEE NEW WORK PLANS.</p> <p>6.6 - REMOVE UPPER PORTION OF EXG. FRAMED WALL. LEAVE AS PARTIAL WALL FOR KITCHEN PASS-THROUGH.</p> <p>6.7 - REMOVE TOP PORTION OF EXG. WALL FROM CEILING DOWN TO TOP OF STAIR TREAD. SEE NEW WORK PLANS.</p> <p>6.8 - REFINISH STAIR RAILS AND RELEASE ALL SALVAGEABLE BALLASTS AT FIRST AND SECOND LEVELS. FINISH T.B.D.</p> <p>6.9 - REMOVE EXG. WINDOW STAIR.</p> <p>6.10 - REMOVE EXG. STAIR RAIL FOR INSTALLATION OF NEW STAIR TO ROOF DECK. SEE NEW WORK PLANS.</p> <p>6.11 - REMOVE PORTION OF EXG. CEILING, ROOF, & FRAMING FOR NEW STAIR. SEE NEW WORK PLANS.</p> <p>6.12 - REMOVE PORTION OF EXG. WALL TO WIDEN DOOR.</p>	<p>CLEAN & SEAL (MATTE) AT EXPOSED HISTORIC PLASTER ON THIS WALL. INTERIOR ELEVATIONS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p> <p>10. SPECIALTIES</p> <p>10.1 - REMOVE EXG. ROOF ACCESS HATCH & PATCH ROOF TO MATCH ADJACENT.</p> <p>10.2 - REMOVE EXG. ACCESS HATCH FOR NEW DRIVEWAY & CURB CUT. SEE NEW WORK PLANS.</p> <p>10.3 - EXG. DAMAGED ORNAMENTAL PLASTER ARCH TO BE REMOVED & REPLACED WITH NEW SIMILAR WOOD ARCH. SEE NEW WORK PLANS.</p> <p>10.4 - EXG. PANELS TO BE MOVED TO NEW LOCATION IN BASEMENT. SEE NEW WORK PLANS.</p>	<p>A. RETAIN ALL HISTORIC INTERIOR TRIM THROUGHOUT BUILDING, UNLESS NOTED OTHERWISE.</p> <p>B. ALL HISTORIC DOORS & WINDOWS SHALL BE RETAINED AND SALVAGED FOR REUSE.</p> <p>C. CAREFULLY REMOVE HISTORIC INTERIOR TRIM AT DOORS, WINDOWS, AND BASEBOARD ON WALLS WHERE PLASTER IS BEING REMOVED OR NEW PURLING IS BEING INSTALLED. HISTORIC TRIM SHALL BE REINSTALLED & REUSED IN ORIGINAL LOCATIONS.</p> <p>D. ALL HISTORIC WOOD TRIM TO BE STRIPPED & STAINED. FINISH T.B.D.</p>	<p>KEYNOTE</p> <p>EXISTING EXT. WALL (TO REMAIN)</p> <p>EXISTING INT. WALL (TO REMAIN)</p> <p>EXISTING (NON LOAD BEARING) WALL TO BE REMOVED</p> <p>EXISTING (LOAD BEARING) WALL TO BE REMOVED</p> <p>EXISTING DOOR & FRAME TO BE REMOVED</p> <p>EXISTING WINDOW TO BE REMOVED</p> <p>EXISTING FLOOR CONSTRUCTION TO BE REMOVED</p> <p>PROPERTY LINE</p>

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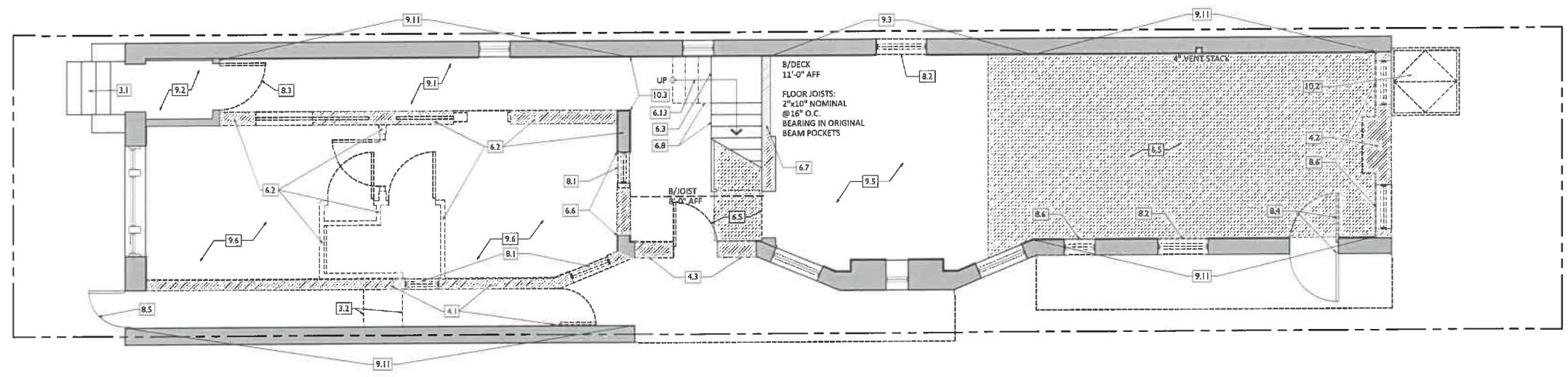
KURT PLATTE 10833
EXP. DATE 12-31-2017

Progress Dates

Revisions

Design Team:

Drawn by:



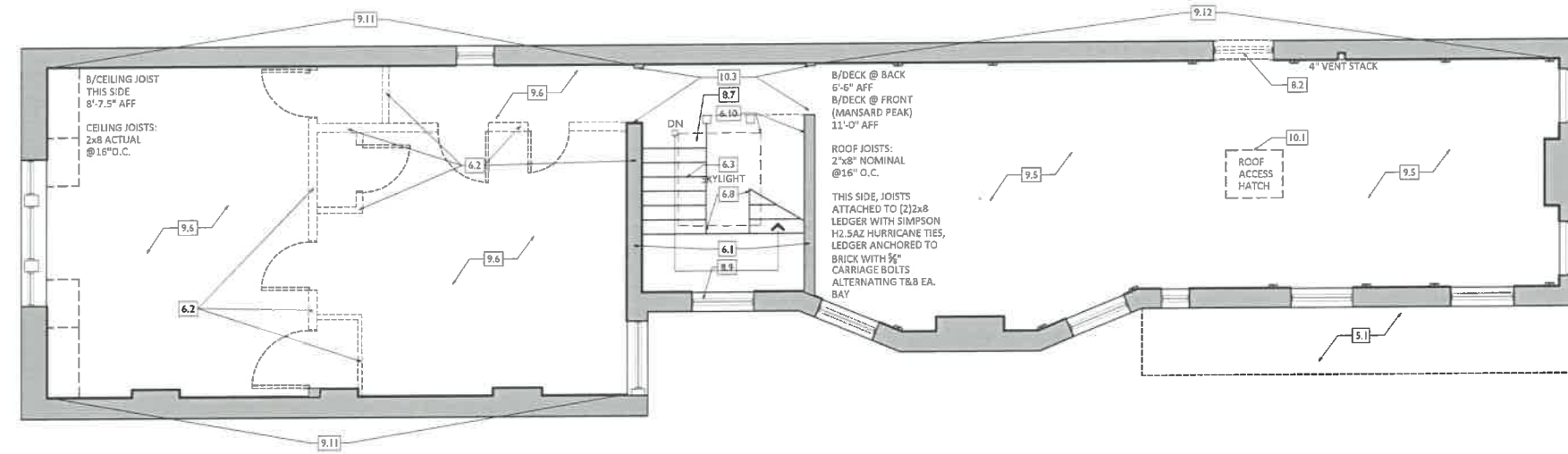
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

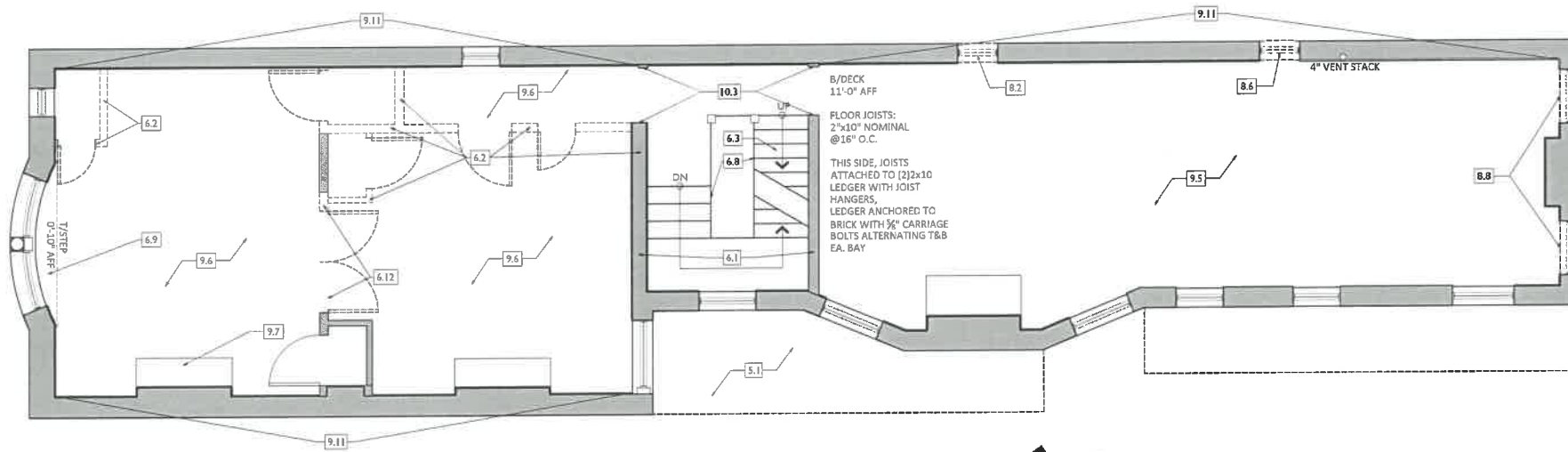
RENOVATION & ADDITION FOR
RAGUSA RESIDENCE
1414 ELM STREET
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1.24.2017
XI.I

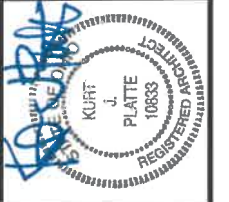
DEMOLITION & EXISTING PLANS KEYED NOTES		DEMOLITION & EXISTING PLANS GENERAL NOTES:	HISTORIC TRIM, DOORS, & WINDOWS GENERAL NOTES:	DEMOLITION & EXISTING PLANS GRAPHIC KEY
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<p>9. FINISHES</p> <p>9.1 - EXG. MOSAIC TILE FLOOR TO REMAIN. REPLACE MISSING OR DAMAGED TILES WITH TILES FROM THE FRONT ENTRY. CLEAN & REFURBISH AS NECESSARY.</p> <p>9.2 - REMOVE EXG. MOSAIC TILE FLOOR. KEEP TILES FOR REUSE IN INTERIOR HALLWAY.</p> <p>9.3 - KEEP EXG. WALLPAPER & SEAL WITH MATTE SEALANT. REPLACE MISSING HIGH BASEBOARD TO COVER EXPOSED BRICK.</p> <p>9.4 - REMOVE PLASTER AND EXPOSE BRICK IN GARAGE. SEE NEW WORK PLANS. BLAST & SEAL AS NECESSARY.</p> <p>9.5 - REPAIR/RETAIN EXG. HARDWOOD FLOOR.</p> <p>9.6 - EXG. HARDWOOD FLOOR TO REMAIN & BE USED AS SUB-FLOOR FOR NEW FLOOR. SEE NEW WORK PLANS.</p> <p>9.7 - EXG. TILE HEARTH TO REMAIN. CLEAN & REPAIR AS NECESSARY.</p> <p>9.8 - CLEAN & REPAIR CONCRETE SLAB FLOORING IN BASEMENT AS NECESSARY.</p> <p>9.9 - REMOVE EXG. PARGING ON EXG. STONE/BRICK BASEMENT WALLS. PRESSURE WASH & SEAL WITH MATTE SEALANT.</p> <p>9.10 - CLEAN & REPAIR CONCRETE SLAB FLOORING IN BASEMENT AS NECESSARY.</p> <p>9.11 - REMOVE PLASTER & EXPOSE BRICK. PROVIDE MATTE SEALANT AT BRICK.</p> <p>9.12 - PROVIDE NEW WOOD TRIM AT EXG. WOOD REINFORCING.</p>	<p>10. SPECIALTIES</p> <p>10.1 - REMOVE EXG. ROOF ACCESS HATCH & PATCH ROOF TO MATCH ADJACENT.</p> <p>10.2 - REMOVE EXG. ACCESS HATCH FOR NEW DRIVEWAY & CURB CUT. SEE NEW WORK PLANS.</p> <p>10.3 - EXG. DAMAGED ORNAMENTAL PLASTER ARCH TO BE REMOVED & REPLACED WITH NEW SIMILAR WOOD ARCH. SEE NEW WORK PLANS.</p> <p>10.4 - EXG. PANELS TO BE MOVED TO NEW LOCATION IN BASEMENT. SEE NEW WORK PLANS.</p>	<p>CLEAN & SEAL (MATTE) AT EXPOSED HISTORIC PLASTER ON THIS WALL. INTERIOR ELEVATIONS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p>		



2 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



KURT PLATTE 10833
EXP. DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

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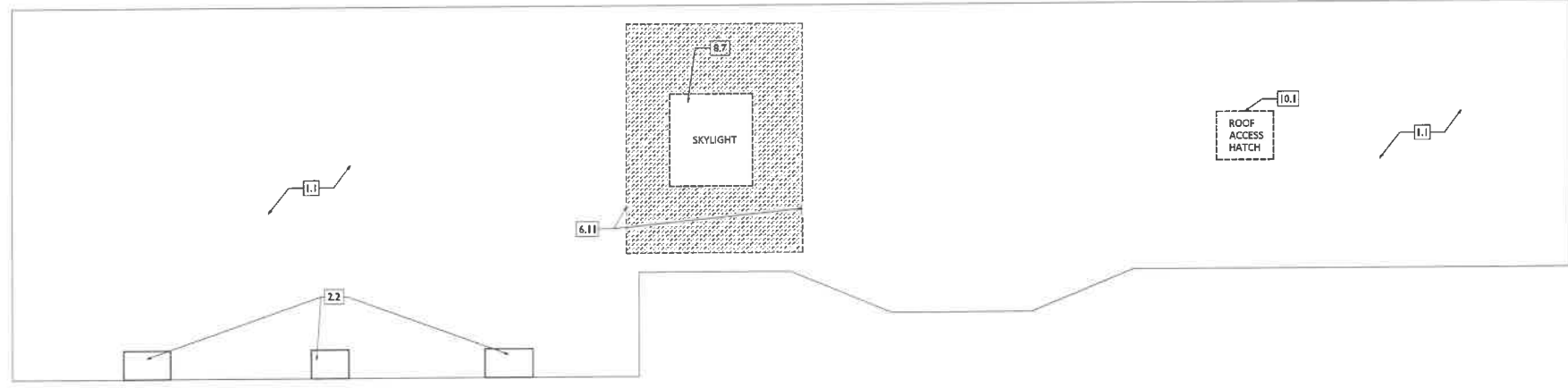
KURT PLATTE 10833
EXP. DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:



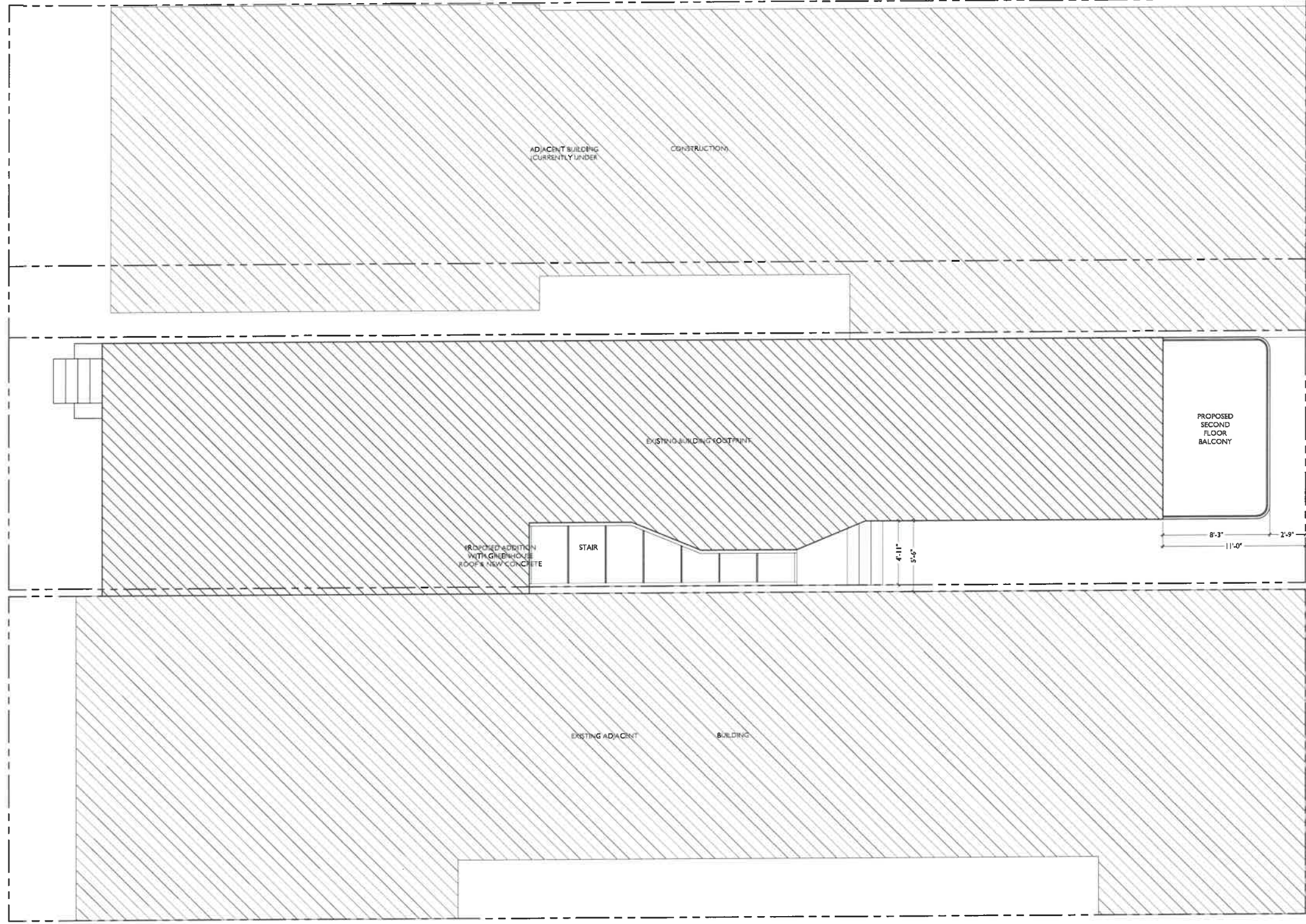
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

RENOVATION & ADDITION FOR
RAGUSA RESIDENCE
1414 ELM STREET
CINCINNATI, OHIO 45202

1.24.2017
XI.3

ELM ST



PROPOSED SITE PLAN

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

NOT FOR CONSTRUCTION

RENOVATION & ADDITION FOR

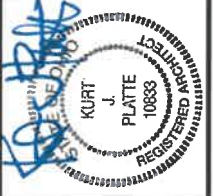
RAGUSA RESIDENCE

1414 ELM STREET
CINCINNATI, OHIO 45202

1.24.2017

A0.9

OSBORNE ALLEY



KURT PLATTE (0833)
EXP. DATE 12-31-2017

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Revisions

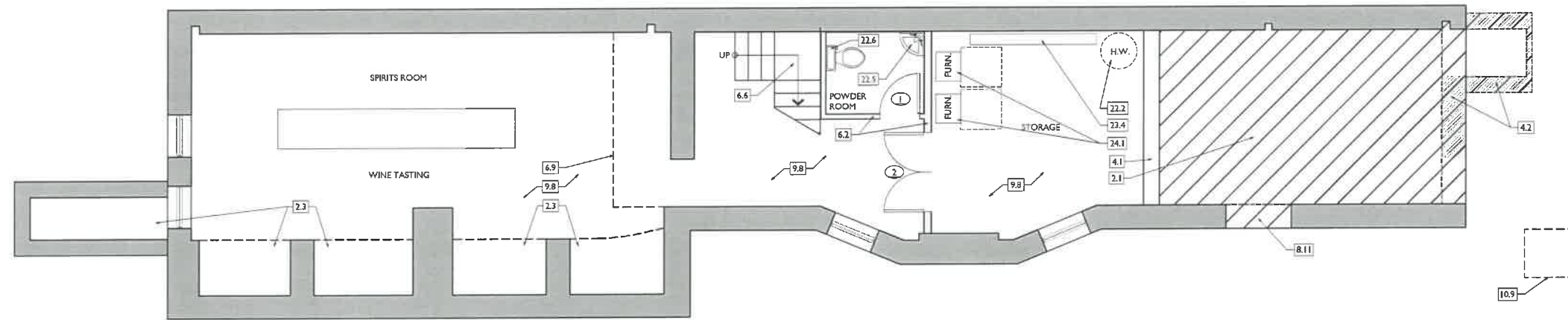
Design Team

Drawn by:

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NEW WORK PLANS KEYED NOTES		NEW WORK PLANS GENERAL NOTES:		HISTORIC TRIM, DOORS, & WINDOWS GENERAL NOTES:		NEW WORK PLANS GRAPHIC KEY:	
<p>1. GENERAL</p> <p>2.1 - STRUCTURAL FILL AT BASEMENT LEVEL FOR NEW GARAGE ABOVE.</p> <p>2.2 - EXG. CHIMNEY TO REMAIN. REPAIR AS REQUIRED.</p> <p>2.3 - EXG. STONE ARCHES TO REMAIN.</p> <p>3. CONCRETE</p> <p>3.1 - NEW CONCRETE STEPS.</p> <p>3.2 - NEW 4" POURED CONCRETE SLAB SLOPED BACK TOWARDS STREET AT A MINIMUM OF 1/2" PER 12" TO DRAIN.</p> <p>3.3 - NEW GALVANIZED STEEL BALCONY CANTILEVERED FROM EXG. STRUCTURE WITH 42" WROUGHT IRON GUARDRAILS.</p> <p>4. MASONRY</p> <p>4.1 - NEW CONCRETE RETAINING WALL IN BASEMENT FOR SUB-GARAGE FLOOR FILL.</p> <p>4.2 - REMOVE PORTION OF MASONRY WALL ABOVE GRADE FOR THROUGH-POURING OF GARAGE SLAB.</p> <p>5. METALS/STEEL</p> <p>5.1 - NEW STAIR TO ROOFTOP DECK (STEEL WITH WROUGHT IRON FINISH).</p> <p>5.1 - NEW 1 1/2" GALVANIZED STEEL HANDRAIL 36" ABOVE STAIR TREADS.</p> <p>6. WOODS/PLASTICS</p> <p>6.1 - NEW 1 HR. FIRE RATED WALL.</p>	<p>6.2 - ALL NEW WALLS TO BE 2" x 4" WOOD STUDS @ 16" O.C. WITH ACOUSTIC BATT INSULATION (UNLESS PLUMBING WALL - USE 2" x 4" WOOD STUDS).</p> <p>6.3 - NEW RAISED HEARTH.</p> <p>6.4 - NEW WOOD MANTLE FINISH T.B.D.</p> <p>6.5 - NEW 2" x 12" LOWERED FLOOR FRAMING @ 24" O.C.</p> <p>6.6 - NEW BASEMENT STAIR & FRAMING.</p> <p>6.7 - NOT USED.</p> <p>6.8 - NEW WALL ASSEMBLY ON ROOFTOP TO BE CONSTRUCTED OF CEFRONIT ON 1/2" GALVANIZED HAT CHANNELS @ 24" O.C. ON BLACK UV-RESISTANT VAPORSHIELD, ON 1/2" PLYWOOD SHEATHING, ON 2" x 4" WOOD STUDS @ 16" O.C., WITH R-19 BATT INSULATION & 1/2" GYP. BOARD.</p> <p>6.9 - LINE OF SOFFIT OVERHEAD. ROPS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p> <p>6.10 - PARTIAL HEIGHT WALLS.</p>	<p>8.8 - EXG. WINDOW TO BE REPLACED. SEE GENERAL NOTES.</p> <p>8.9 - NEW 18" WINDOW ABOVE RAISED HEARTH & BEHIND EXISTING HISTORIC GATE.</p> <p>8.10 - NEW WINDOW TO MUSIC ROOM WITH PRIVACY SHADES.</p> <p>8.11 - EXG. WINDOW OPENING TO BE INFILLED ENTIRELY.</p> <p>8.12 - EXG. WINDOW OPENING TO BE INFILLED WITH MASONRY. HISTORIC INTERIOR TRIM TO REMAIN. SEE GENERAL NOTES.</p> <p>9. FINISHES</p> <p>9.1 - NEW DIAMOND MOSAIC TILE FLOOR.</p> <p>9.2 - NEW RAISED DIAMOND CONCRETE PAVERS & GRAVEL FILL WITH NEW TRENCH DRAIN BELOW. OWNER TO PROVIDE HOSS INFILL AS DESIRED.</p> <p>9.3 - NEW HARD WOOD FLOOR THROUGHOUT.</p> <p>9.4 - NEW TILE FLOOR AT REPLACE.</p> <p>9.5 - NEW TIN CEILING IN DINING ROOM.</p> <p>9.6 - NEW COFFERED CEILING IN DINING ROOM.</p> <p>9.7 - NEW STAMPED TIN ON BEDROOM WALL.</p> <p>9.8 - NEW POLISHED CONCRETE FLOOR THROUGHOUT BASEMENT.</p> <p>9.9 - EXG. MOSAIC TILE FLOOR TO REMAIN. REPLACE MISSING OR DAMAGED TILES WITH TILES FROM THE FRONT ENTRY. CLEAN & REFINISH AS NECESSARY.</p> <p>9.10 - REMOVE EXG. MOSAIC TILE AND REPLACE WITH NEW MATERIAL. T.B.D. TILE TO BE REFINISHED & REUSED IN INTERIOR.</p> <p>9.11 - REMOVE PLASTER AND EXPOSE BRICK. PROVIDE MATTE SEALANT AT BRICK.</p> <p>9.12 - SAND & REFINISH EXG. HARDWOOD FLOOR AS SALVAGEABLE. FINISH T.B.D.</p>	<p>9.13 - CLEAN & REFINISH EXG. TILE HEARTH AS NECESSARY.</p> <p>9.14 - MATTE SEAL & KEEP EXG. WALLPAPER.</p> <p>9.15 - NEW FURNING AT EXG. WALL: 1 1/2" HTL STUDS WITH 1" AIR SPACE WITH BLOWN INSULATION & 1/2" GYP BOARD.</p> <p>9.16 - NEW WOOD PANEL WAINSCOTING IN STAIR - 1ST FLOOR TO ROOF.</p> <p>9.17 - PROVIDE NEW WOOD TRIM AT EXG. WOOD REINFORCING. CLEAN & SEAL (MATTE) AT EXPOSED HISTORIC PLASTER ON THIS WALL. INTERIOR ELEVATIONS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p> <p>10. SPECIALTIES</p> <p>10.1 - NEW TRELLIS.</p> <p>10.2 - NEW GLASS GREENHOUSE CONSERVATORY STRUCTURE HARTLEY BOTANIC OR EQUIVALENT.</p> <p>10.3 - NEW WOOD ARCHES AT DOORS/OPENINGS.</p> <p>10.4 - NEW SOLAR TRELLIS WITH SOLAR PANELS ON TOP.</p> <p>10.5 - LOCATION FOR GRILL.</p> <p>10.6 - SITTING AREA WITH PIRE PIT.</p> <p>10.7 - SMALL GRASSY AREA.</p> <p>10.8 - NEW LACANTINA BIFOLDING DOOR.</p> <p>10.9 - NEW 50 GALLON RAINWATER HARVESTING TANK.</p> <p>10.10 - NEW LIVING WALL.</p> <p>10.11 - NEW BASEMENT ACCESS HATCH. WOOD FINISH TO MATCH ADJ. FLOOR.</p> <p>10.12 - NEW GAS FIREPLACE INSERT.</p> <p>10.13 - NEW BUILT-IN CABINET WITH WOOD MANTLE FINISH T.B.D.</p>	<p>10.14 - NEW BUILT-IN BENCH & SHOWCOAT STORAGE.</p> <p>10.15 - NEW BUILT-IN PANTRY CLOSET.</p> <p>10.16 - FIE SAFE & BOOKEND TABLES BY OWNER.</p> <p>10.17 - UPRIGHT PIANO BY OWNER.</p> <p>10.18 - NEW SHOE STORAGE IN GARAGE.</p> <p>10.19 - NEW LA CORNUE RANGE OR SIMILAR (HOODED), T.B.D.</p> <p>10.20 - NEW 36" DOUBLE-DOOR REFRIGERATOR.</p> <p>10.21 - NEW DUMBWAITER & SHAFT, PRODUCT T.B.D.</p> <p>10.22 - NEW BUILT-IN WINDOW SEAT WITH TWO SHELF BOOKSHELVES UNDERNEATH.</p> <p>10.23 - NEW FOLD-DOWN TABLE.</p> <p>10.24 - NEW BUILT-IN LAUNDRY ROOM SHELVING.</p> <p>10.25 - KITTY DOOR IN BOTTOM OF NEW DOOR.</p> <p>10.26 - NEW FARAH CABINET BY OWNER.</p> <p>10.27 - NEW ROOF ASSEMBLY TO BE CONSTRUCTED OF NEW MEMBRANE, ON R-38 RIGID INSULATION BD. SLOPED TO DRAIN AT 1/2" PER 12" MINIMUM, ON ROOF SHEATHING (REPAIR & RETAIN EXG.).</p> <p>10.28 - NEW TIERED OCCUPIABLE ROOF DECK TO BE CONSTRUCTED OF TREX DECKING ON NEW P.T. 2" x 12" FRAMING @ 24" O.C. NEW 42" WROUGHT IRON GUARDRAILS TO BE ANCHORED TO DECKING.</p> <p>10.29 - PROVIDE THREE NEW WOOD STAIRS TO GIVE HEAD HEIGHT UNDERNEATH FOR NEW BASEMENT STAIR.</p> <p>10.30 - NEW WOOD STAIRS TO BE PROVIDED FROM GARAGE LEVEL UP TO DINING ROOM LEVEL.</p> <p>10.31 - BUILT-IN SHELVING/BED SYSTEM.</p> <p>21. PLUMBING</p> <p>21.1 - INSTALL NEW HOSE BIB.</p> <p>21.2 - LOCATION OF NEW HOT WATER HEATER.</p> <p>21.3 - NEW 67" CAST-IRON PORCELAIN SEALED CLAW-FOOT TUB.</p> <p>21.4 - NEW 72" CAST-IRON PORCELAIN SEALED CLAW-FOOT TUB.</p> <p>21.5 - NEW POWDER ROOM SINK.</p> <p>21.6 - NEW TOILET.</p> <p>21.7 - NEW KITCHEN SINK.</p> <p>21.8 - NEW BATHROOM SINK.</p> <p>21.9 - NEW SHOWER WITH CURB.</p> <p>21.10 - NEW TILED 54" SHOWER WALL WITH GLASS TO CEILING & GLASS DOOR.</p> <p>21.11 - NEW TILED 54" SHOWER WALL WITH GLASS TO CEILING.</p> <p>21.12 - NEW NO-FLUSH URINAL.</p> <p>21.13 - NEW STACKED WASH-BY/DRYER LOCATION.</p> <p>23. ELECTRIC</p> <p>23.1 - NEW POST LIGHTS ON STAIR BANISTERS.</p> <p>23.2 - NEW TESLA POWERWALL.</p> <p>23.3 - NEW SOLAR PANELS SUPPLYING TESLA POWERWALL.</p> <p>23.4 - NEW LOCATION OF RELOCATED ELECTRICAL METERS.</p> <p>24. MECHANICAL</p> <p>24.1 - NEW FURNACE LOCATION.</p> <p>24.2 - NEW CONDENSER LOCATIONS.</p>	<p>A. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE (NOTE: TYPICAL 1/4" WALL THICKNESS IS NOT DIMENSIONED).</p> <p>D. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES. COORDINATE PRECISE LOCATION WITH ARCHITECT.</p> <p>E. PROVIDE MOISTURE/RESISTANT DRY WALL ON ALL NON-SHOWER BATHROOM WALLS AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE. AT SHOWER WALLS, PROVIDE CEILING BACKER BD. ON STUDS. PROVIDE LIQUID-APPLIED WATERPROOFING SUCH AS HARBI AQUA DEFENSE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.</p> <p>F. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESSURE TREATED.</p> <p>G. PROVIDE DRAIN PAN UNDER WATER HEATER W/ PLUMBED OVER-FLOW.</p> <p>H. ALL EXTERIOR STEEL TO BE DUPLUX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).</p> <p>I. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OSC.</p> <p>J. NEW PELLA ARCHITECT SERIES CUSTOM ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOWS TO BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE.</p>	<p>A. RETAIN ALL HISTORIC INTERIOR TRIM THROUGHOUT BUILDING, UNLESS NOTED OTHERWISE.</p> <p>B. ALL HISTORIC DOORS & WINDOWS SHALL BE RETAINED AND SALVAGED FOR REUSE.</p> <p>C. CAREFULLY REMOVE HISTORIC INTERIOR TRIM AT DOORS, WINDOWS, AND BASEBOARD ON WALLS WHERE PLASTER IS BEING REMOVED OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM SHALL BE REINSTALLED & REUSED IN ORIGINAL LOCATIONS.</p> <p>D. ALL HISTORIC WOOD TRIM TO BE STRIPPED & STAINED. FINISH T.B.D.</p>	<p>KEYNOTE</p> <p>EXISTING EXTERIOR-BEARING WALL</p> <p>EXISTING INTERIOR WALL</p> <p>NEW PARTITION WALL</p> <p>1-HR. FIRE RATING</p> <p>NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING</p> <p>DOOR DESIGNATION: SEE SHEET A1.4</p> <p>PROPERTY LINE</p>

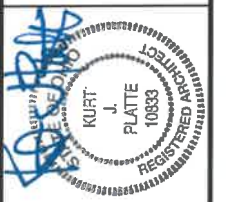


PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

RENOVATION & ADDITION FOR
RAGUSA RESIDENCE
1414 ELM STREET
CINCINNATI, OHIO 45202

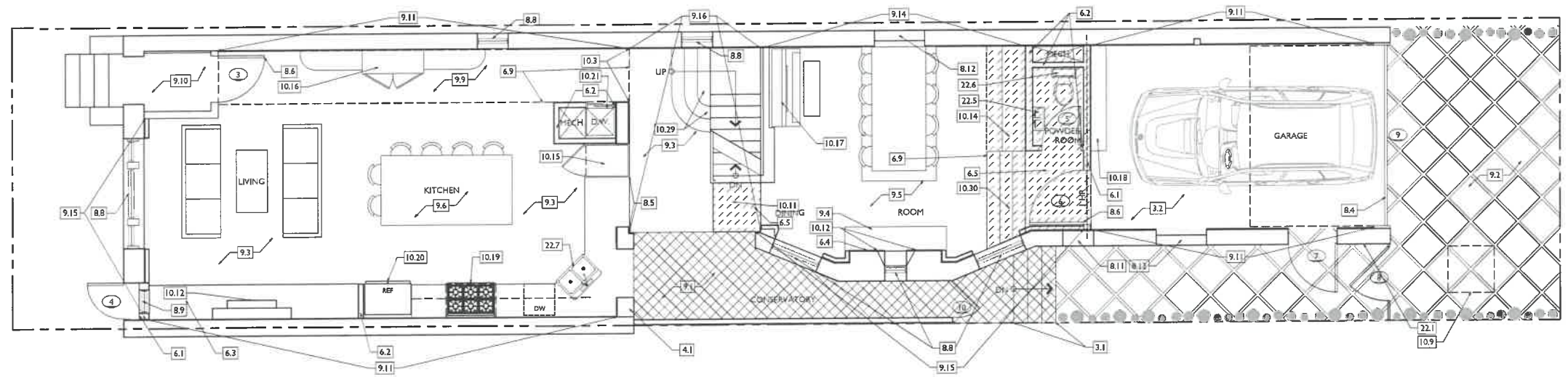
1.24.2017
A1.0



KURT PLATTE 10833
EXP. DATE 12.31.2017
Progress Dates
Revisions
Design Team:
Drawn by:

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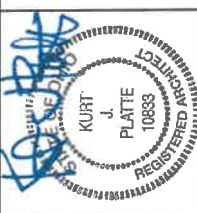
NEW WORK PLANS KEYED NOTES		NEW WORK PLANS GENERAL NOTES:	HISTORIC TRIM, DOORS, & WINDOWS GENERAL NOTES:	NEW WORK PLANS GRAPHIC KEY:
<p>1. GENERAL</p> <p>2.1 - STRUCTURAL FILL AT BASEMENT LEVEL FOR NEW GARAGE ABOVE.</p> <p>2.2 - EXG. CHIMNEY TO REMAIN. REPAIR AS REQUIRED.</p> <p>2.3 - EXG. STONE ARCHES TO REMAIN.</p> <p>3. CONCRETE</p> <p>3.1 - NEW CONCRETE STEPS.</p> <p>3.2 - NEW 4" POURED CONCRETE SLAB SLOPED BACK TOWARDS STREET AT A MINIMUM OF 1/4" PER 12" TO DRAIN.</p> <p>3.3 - NEW GALVANIZED STEEL BALCONY CANTILEVERED FROM EXG. STRUCTURE WITH 4" WROUGHT IRON GUARDRAILS.</p> <p>4. MASONRY</p> <p>4.1 - NEW CONCRETE RETAINING WALL IN BASEMENT FOR SUB-GARAGE FLOOR FILL.</p> <p>4.2 - REMOVE PORTION OF MASONRY WALL ABOVE GRADE FOR THROUGH-POURING OF GARAGE SLAB.</p> <p>5. METALS/STEEL</p> <p>5.1 - NEW STAIR TO ROOFTOP DECK (STEEL WITH WROUGHT IRON FINISH).</p> <p>5.1 - NEW 1 1/2" GALVANIZED STEEL HANDRAIL, 36" ABOVE STAIR TREADS.</p> <p>6. WOODS/PLASTICS</p> <p>6.1 - NEW 1 HR. FIRE RATED WALL.</p>	<p>6.2 - ALL NEW WALLS TO BE 2" x 4" WOOD STUDS @ 16" O.C. WITH ACOUSTIC BATT INSULATION (UNLESS PLUMBING WALL - USE 2" x 4" WOOD STUDS).</p> <p>6.3 - NEW RAISED HEARTH.</p> <p>6.4 - NEW WOOD MANTLE, FINISH T.B.D.</p> <p>6.5 - NEW 2" x 12" LOWERED FLOOR FRAMING @ 24" O.C.</p> <p>6.6 - NEW BASEMENT STAIR & FRAMING.</p> <p>6.7 - NOT USED.</p> <p>6.8 - NEW WALL ASSEMBLY ON ROOFTOP TO BE CONSTRUCTED OF C/BORONIT ON 1/2" GALVANIZED HAT CHANNELS @ 24" O.C. ON BLACK LV-R RESISTANT VAPORSHIELD, ON 1/2" PLYWOOD SHEATHING, ON 2" x 4" WOOD STUDS @ 16" O.C., WITH R-19 BATT INSULATION & 1/2" GYP. BOARD.</p> <p>6.9 - LINE OF SOFFIT OVERHEAD. RCP'S TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p> <p>6.10 - PARTIAL HEIGHT WALLS.</p> <p>8. DOORS AND WINDOWS</p> <p>8.1 - NEW LOCATION OF REFURBISHED HISTORIC DOOR. SEE DOOR SCHEDULE ON SHEET A1.4 FOR DETAILS.</p> <p>8.2 - NOT USED.</p> <p>8.3 - NOT USED.</p> <p>8.4 - NEW RESIDENTIAL GARAGE DOOR.</p> <p>8.5 - NEW KITCHEN PASS THROUGH.</p> <p>8.6 - NEW DOOR. SEE DOOR SCHEDULE ON SHEET A1.4 FOR DETAILS.</p> <p>8.7 - NEW LAYER OF LAMINATE GLASS BEHIND EXISTING STAINED GLASS WINDOW.</p> <p>9. FINISHES</p> <p>9.1 - NEW DIAMOND MOSAIC TILE FLOOR.</p> <p>9.2 - NEW RAISED DIAMOND CONCRETE PAVERS & GRAVEL FILL WITH NEW TRENCH DRAIN BELOW. OWNER TO PROVIDE HOSS INFILL AS DESIRED.</p> <p>9.3 - NEW HARDWOOD FLOOR THROUGHOUT.</p> <p>9.4 - NEW TILE FLOOR AT REPLACE.</p> <p>9.5 - NEW TIN CEILING IN DINING ROOM.</p> <p>9.6 - NEW COFFERED CEILING IN DINING ROOM.</p> <p>9.7 - NEW STAMPED TIN ON BEDROOM WALL.</p> <p>9.8 - NEW POLISHED CONCRETE FLOOR THROUGHOUT BASEMENT.</p> <p>9.9 - EXG. MOSAIC TILE FLOOR TO REMAIN. REPLACE MISSING OR DAMAGED TILES WITH TILES FROM THE FRONT ENTRY. CLEAN & REFURBISH AS NECESSARY.</p> <p>9.10 - REMOVE EXG. MOSAIC TILE AND REPLACE WITH NEW MATERIAL, T.B.D. TILE TO BE REFURBISHED & REUSED IN INTERIOR.</p> <p>9.11 - REMOVE PLASTER AND EXPOSE BRICK. PROVIDE MATTE SEALANT AT BRICK.</p> <p>9.12 - SAND & REFURBISH EXG. HARDWOOD FLOOR AS SALVAGEABLE. FINISH T.B.D.</p>	<p>10.14 - NEW BUILT-IN BENCH & SHOWCOAT STORAGE.</p> <p>10.15 - NEW BUILT-IN PANTRY CLOSET.</p> <p>10.16 - PRE-SAFE & BOOKEND TABLES BY OWNER.</p> <p>10.17 - UPRIGHT PIANO BY OWNER.</p> <p>10.18 - NEW SHOE STORAGE IN GARAGE.</p> <p>10.19 - NEW LA CORNUE RANGE OR SIMILAR (HOODED), T.B.D.</p> <p>10.20 - NEW 36" DOUBLE-DOOR REFRIGERATOR.</p> <p>10.21 - NEW DUMBWATER & SHAFT, PRODUCT T.B.D.</p> <p>10.22 - NEW BUILT-IN WINDOW SEAT WITH TWO SHELF BOOKSHELVES UNDERNEATH.</p> <p>10.23 - NEW FOLD-DOWN TABLE.</p> <p>10.24 - NEW BUILT-IN LAUNDRY ROOM SHELVING.</p> <p>10.25 - KITTY DOOR IN BOTTOM OF NEW DOOR.</p> <p>10.26 - NEW FARAH CABINET BY OWNER.</p> <p>10.27 - NEW ROOF ASSEMBLY TO BE CONSTRUCTED OF NEW MEMBRANE ON R-38 RIGID INSULATION BD. SLOPED TO DRAIN AT 1/4" PER 12" MINIMUM, ON ROOF SHEATHING (REPAIR & RETAIN EXG.).</p> <p>10.28 - NEW TIERED OCCUPABLE ROOF DECK TO BE CONSTRUCTED OF TREX DECKING ON NEW P.T. 2" x 12" FRAMING @ 24" O.C. NEW 42" WROUGHT IRON GUARDRAILS TO BE ANCHORED TO DECKING.</p> <p>10.29 - PROVIDE THREE NEW WOOD STAIRS TO GIVE HEAD HEIGHT UNDERNEATH FOR NEW BASEMENT STAIR.</p> <p>10.30 - NEW WOOD STAIRS TO BE PROVIDED FROM GARAGE LEVEL UP TO DINING ROOM LEVEL.</p> <p>10.31 - BUILT-IN SHELVING/BBQ SYSTEM.</p> <p>21. ELECTRIC</p> <p>21.1 - NEW POST LIGHTS ON STAIR BANISTERS.</p> <p>21.2 - NEW TESLA POWERWALL.</p> <p>21.3 - NEW SOLAR PANELS SUPPLYING TESLA POWERWALL.</p> <p>21.4 - NEW LOCATION OF RELOCATED ELECTRICAL METERS.</p> <p>24. MECHANICAL</p> <p>24.1 - NEW FURNACE LOCATION.</p> <p>24.2 - NEW CONDENSER LOCATIONS.</p>	<p>A. RETAIN ALL HISTORIC INTERIOR TRIM THROUGHOUT BUILDING, UNLESS NOTED OTHERWISE.</p> <p>B. ALL HISTORIC DOORS & WINDOWS SHALL BE RETAINED AND SALVAGED FOR REUSE.</p> <p>C. CAREFULLY REMOVE HISTORIC INTERIOR TRIM AT DOORS, WINDOWS, AND BASEBOARD ON WALLS WHERE PLASTER IS BEING REMOVED OR NEW FURRING IS BEING INSTALLED. HISTORIC TRIM SHALL BE REINSTALLED & REUSED IN ORIGINAL LOCATION.</p> <p>D. ALL HISTORIC WOOD TRIM TO BE STRIPPED & STAINED. FINISH T.B.D.</p>	<p>KEYNOTE</p> <p>EXISTING EXTERIOR/BEARING WALL</p> <p>EXISTING INTERIOR WALL</p> <p>NEW PARTITION WALL</p> <p>1-HR. FIRE RATING</p> <p>NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING</p> <p>DOOR DESIGNATION: SEE SHEET A1.4</p> <p>PROPERTY LINE</p>



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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KURT PLATTE 10833
EXP. DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

NOT FOR CONSTRUCTION

RENOVATION & ADDITION FOR
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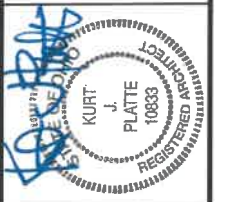
1.24.2017

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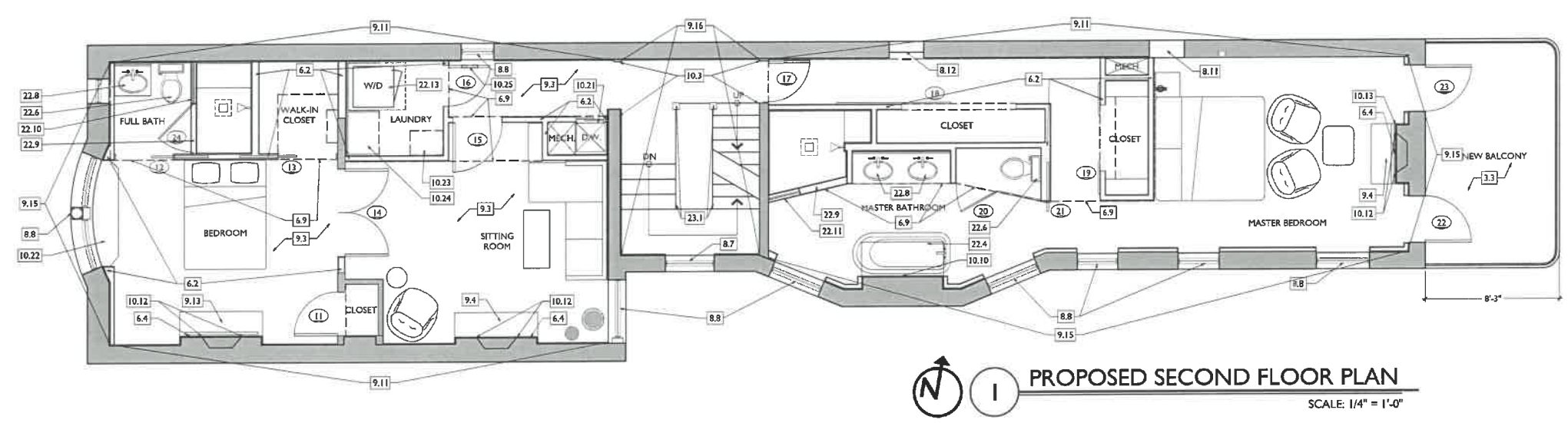
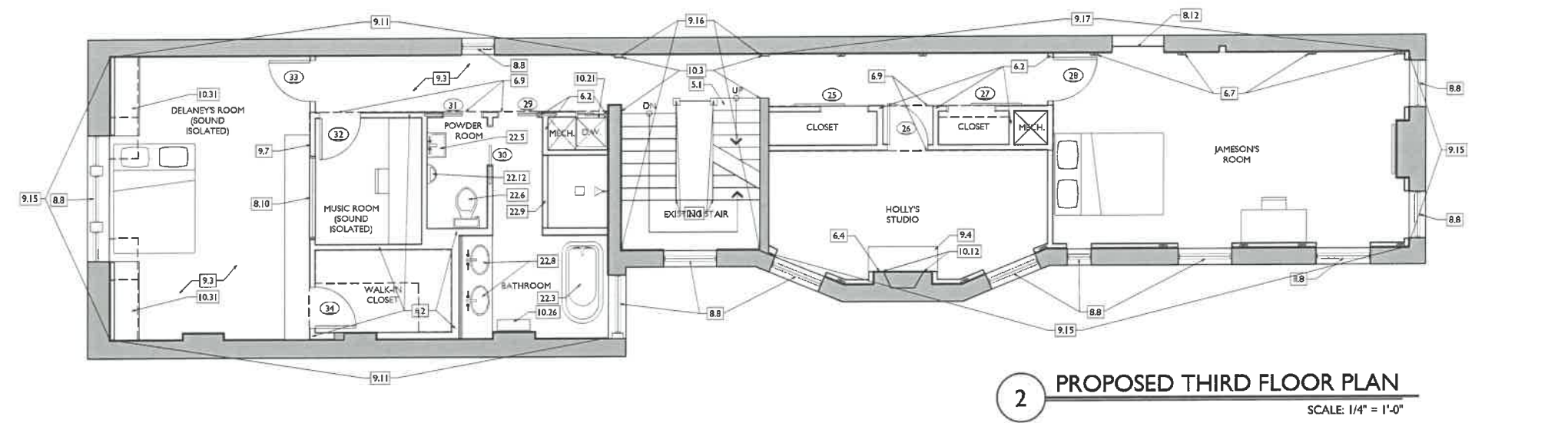
NEW WORK PLANS KEYED NOTES		NEW WORK PLANS GRAPHIC KEY:	
I. GENERAL	6.2 - ALL NEW WALLS TO BE 2" x 4" WOOD STUDS @ 16" O.C. WITH ACOUSTIC BATT INSULATION (UNLESS PLUMBING WALL - USE 2" x 4" WOOD STUDS).	8.8 - EXG. WINDOW TO BE REPLACED. SEE GENERAL NOTES.	KEYNOTE
2. EXISTING CONDITIONS/ SITE	6.3 - NEW RAISED HEARTH	8.9 - NEW 18" WINDOW ABOVE RAISED HEARTH & BEHIND EXISTING HISTORIC GATE.	EXISTING EXTERIOR/BEARING WALL
2.1 - STRUCTURAL FILL AT BASEMENT LEVEL FOR NEW GARAGE ABOVE.	6.4 - NEW WOOD MANITILE FINISH T.B.D.	8.10 - NEW WINDOW TO MUSIC ROOM WITH PRIVACY SHADES.	EXISTING INTERIOR WALL
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2.3 - EXG. STONE ARCHES TO REMAIN.	6.6 - NEW BASEMENT STAIR & FRAMING.	8.12 - EXG. WINDOW OPENING TO BE INFILLED WITH MASONRY. HISTORIC INTERIOR TRIM TO REMAIN. SEE GENERAL NOTES.	1-HR FIRE RATING
3. CONCRETE	6.7 - NOT USED.	9. FINISHES	NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
3.1 - NEW CONCRETE STEPS.	6.8 - NEW WALL ASSEMBLY ON ROOFTOP TO BE CONSTRUCTED OF CECONIT ON 1/2" GALVANIZED HAT CHANNELS @ 24" O.C. ON BLACK UV-RESISTANT VAPORSHIELD, ON 1/2" PLYWOOD SHEATHING, ON 2" x 4" WOOD STUDS @ 16" O.C., WITH R-19 BATT INSULATION & 1/2" GYP. BOARD.	9.1 - NEW DIAMOND MOSAIC TILE FLOOR.	DOOR DESIGNATION: SEE SHEET A1.4
3.2 - NEW 4" POURED CONCRETE SLAB SLOPED BACK TOWARDS STREET AT A MINIMUM OF 1/4" PER 12" TO DRAIN.	6.9 - LINE OF SORTIT OVERHEAD. RCPS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.	9.2 - NEW RAISED DIAMOND CONCRETE PAVERS & GRAVEL FILL WITH NEW TRENCH DRAIN BELOW. OWNER TO PROVIDE HOSES INRILL AS DESIRED.	PROPERTY LINE
3.3 - NEW GALVANIZED STEEL BALCONY CANTILEVERED FROM EXG. STRUCTURE WITH 42" WROUGHT IRON GUARDRAILS.	4. MASONRY	9.3 - NEW HARDWOOD FLOOR THROUGHOUT.	
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5. METALS/STEEL	5. METALS/STEEL	9.6 - NEW COFFERED CEILING IN DINING ROOM.	
5.1 - NEW STAIR TO ROOFTOP DECK (STEEL WITH WROUGHT IRON FINISH).	5.1 - NEW STAIR TO ROOFTOP DECK (STEEL WITH WROUGHT IRON FINISH).	9.7 - NEW STAMPED TIN ON BEDROOM WALL.	
5.2 - NEW 1/2" GALVANIZED STEEL HANDRAIL 36" ABOVE STAIR TREADS.	5.2 - NEW 1/2" GALVANIZED STEEL HANDRAIL 36" ABOVE STAIR TREADS.	9.8 - NEW POLISHED CONCRETE FLOOR THROUGHOUT BASEMENT.	
6. WOODS/PLASTICS	6. WOODS/PLASTICS	9.9 - EXG. MOSAIC TILE FLOOR TO REMAIN. REPLACE MISSING OR DAMAGED TILES WITH TILES FROM THE FRONT ENTRY. CLEAN & REFINISH AS NECESSARY.	
6.1 - NEW 1 HR FIRE RATED WALL.	6.1 - NEW 1 HR FIRE RATED WALL.	9.10 - REMOVE EXG. MOSAIC TILE AND REPLACE WITH NEW MATERIAL. T.B.D. TILE TO BE REFINISHED & REUSED IN INTERIOR.	
		9.11 - REMOVE PLASTER AND EXPOSE BRICK. PROVIDE MATTE SEALANT AT BRICK.	
		9.12 - SAND & REFINISH EXG. HARDWOOD FLOOR AS SALVAGEABLE. FINISH T.B.D.	
		10. SPECIALTIES	
		10.1 - NEW TRELLIS.	
		10.2 - NEW GLASS GREENHOUSE CONSERVATORY STRUCTURE. HARTLEY BOTANIC OR EQUIVALENT.	
		10.3 - NEW WOOD ARCHES AT DOOR OPENINGS.	
		10.4 - NEW SOLAR TRELLIS WITH SOLAR PANELS ON TOP.	
		10.5 - LOCATION FOR GRILL.	
		10.6 - SITTING AREA WITH FIRE PIT.	
		10.7 - SMALL GRASSY AREA.	
		10.8 - NEW LACANTINA BIFOLDING DOOR.	
		10.9 - NEW 50 GALLON RAIN-WATER HARVESTING TANK.	
		10.10 - NEW LIVING WALL.	
		10.11 - NEW BASEMENT ACCESS HATCH. WOOD FINISH TO MATCH ADJ. FLOOR.	
		10.12 - NEW GAS FIREPLACE INSERT.	
		10.13 - NEW BUILT-IN CABINET WITH WOOD MANITILE FINISH T.B.D.	
		22. PLUMBING	
		22.1 - INSTALL NEW HOSE BIB.	
		22.2 - LOCATION OF NEW HOT WATER HEATER.	
		22.3 - NEW 60" CAST-IRON PORCELAIN SEALED CLAW-FOOT TUB.	
		22.4 - NEW 72" CAST-IRON PORCELAIN SEALED CLAW-FOOT TUB.	
		22.5 - NEW POWDER ROOM SINK.	
		22.6 - NEW TOILET.	
		22.7 - NEW KITCHEN SINK.	
		22.8 - NEW BATHROOM SINK.	
		22.9 - NEW SHOWER WITH CURB.	
		22.10 - NEW TILED 5'4" SHOWER WALL WITH GLASS TO CEILING & GLASS DOOR.	
		22.11 - NEW TILED 5'4" SHOWER WALL WITH GLASS TO CEILING.	
		22.12 - NEW NO-FLUSH URINAL.	
		22.13 - NEW STACKED WASHER/DRYER LOCATION.	
		23. ELECTRIC	
		23.1 - NEW POST LIGHTS ON STAIR BANISTERS.	
		23.2 - NEW TESLA POWERWALL.	
		23.3 - NEW SOLAR PANELS SUPPLYING TESLA POWERWALL.	
		23.4 - NEW LOCATION OF RELOCATED ELECTRICAL METERS.	
		24. MECHANICAL	
		24.1 - NEW FURNACE LOCATION.	
		24.2 - NEW CONDENSER LOCATIONS.	

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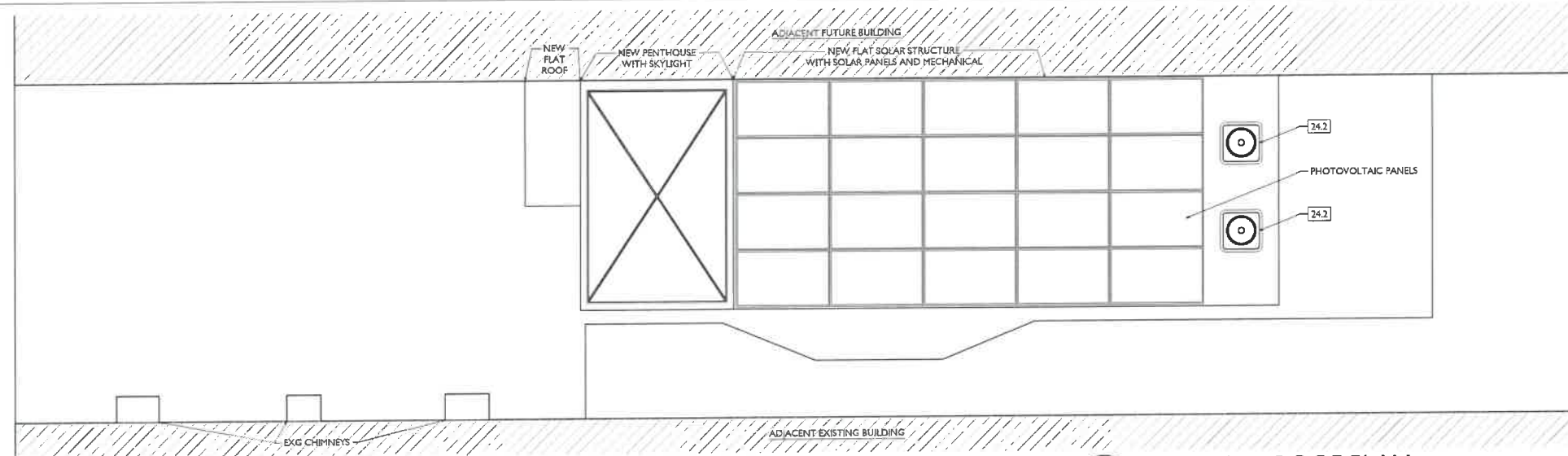


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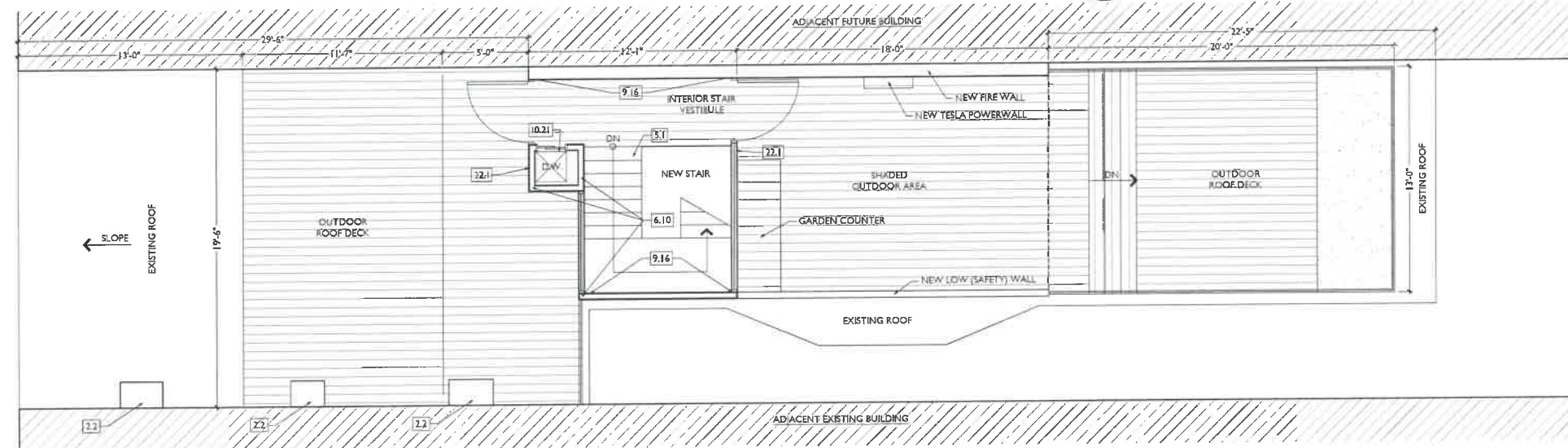
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A1.2

NEW WORK PLANS KEYED NOTES		NEW WORK PLANS GENERAL NOTES:		HISTORIC TRIM, DOORS, & WINDOWS GENERAL NOTES:		NEW WORK PLANS GRAPHIC KEY:					
<p>I. GENERAL</p> <p>1. EXISTING CONDITIONS/ SITE</p> <p>2.1 - STRUCTURAL FILL AT BASEMENT LEVEL FOR NEW GARAGE ABOVE.</p> <p>2.2 - EXG. CHIMNEY TO REMAIN. REPAIR AS REQUIRED.</p> <p>2.3 - EXG. STONE ARCHES TO REMAIN.</p> <p>3. CONCRETE</p> <p>3.1 - NEW CONCRETE STEPS.</p> <p>3.2 - NEW 4" FURRED CONCRETE SLAB SLOPED BACK TOWARDS STREET AT A MINIMUM OF 1/4" PER 12" TO DRAIN.</p> <p>3.3 - NEW GALVANIZED STEEL BALCONY CANTILEVERED FROM EXG. STRUCTURE WITH 42" WROUGHT IRON GUARDRAILS.</p> <p>4. MASONRY</p> <p>4.1 - NEW CONCRETE RETAINING WALL IN BASEMENT FOR SUB-GARAGE FLOOR FILL.</p> <p>4.2 - REMOVE PORTION OF MASONRY WALL ABOVE GRADE FOR THROUGH-POURING OF GARAGE SLAB.</p> <p>5. METALS/STEEL</p> <p>5.1 - NEW STAIR TO ROOFTOP DECK (STEEL WITH WROUGHT IRON FINISH).</p> <p>5.1 - NEW 1 1/2" GALVANIZED STEEL HANDRAIL 36" ABOVE STAIR TREADS.</p> <p>6. WOODS/PLASTICS</p> <p>6.1 - NEW 1 HR. FIRE RATED WALL.</p>	<p>6.2 - ALL NEW WALLS TO BE 2" x 4" WOOD STUDS @ 16" O.C. WITH ACOUSTIC BATT INSULATION (UNLESS PLUMBING WALL - USE 2" x 4" WOOD STUDS).</p> <p>6.3 - NEW RAISED HEARTH.</p> <p>6.4 - NEW WOOD MANTLE FINISH T.B.D.</p> <p>6.5 - NEW 2" x 12" LOWERED FLOOR FRAMING @ 24" O.C.</p> <p>6.6 - NEW BASEMENT STAIR & FRAMING.</p> <p>6.7 - NOT USED.</p> <p>6.8 - NEW WALL ASSEMBLY ON ROOFTOP TO BE CONSTRUCTED OF CEILING ON 1/2" GALVANIZED HAT CHANNELS @ 24" O.C. ON BLACK UV-RESISTANT VAPOR BARRIER, ON 1/2" PLYWOOD SHEATHING ON 2" x 4" WOOD STUDS @ 16" O.C., WITH R-19 BATT INSULATION & 1/2" GYP. BOARD.</p> <p>6.9 - LINE OF SOFFIT OVERHEAD ACPS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p> <p>6.10 - PARTIAL HIGH-RISE WALLS.</p>	<p>8. DOORS AND WINDOWS</p> <p>8.1 - NEW LOCATION OF REFURBISHED HISTORIC DOOR. SEE DOOR SCHEDULE ON SHEET A1.4 FOR DETAILS.</p> <p>8.2 - NOT USED.</p> <p>8.3 - NOT USED.</p> <p>8.4 - NEW RESIDENTIAL GARAGE DOOR.</p> <p>8.5 - NEW KITCHEN PASS THROUGH.</p> <p>8.6 - NEW DOOR. SEE DOOR SCHEDULE ON SHEET A1.4 FOR DETAILS.</p> <p>8.7 - NEW LAYER OF LAMINATE GLASS BEHIND EXISTING STAINED GLASS WINDOW.</p>	<p>9. FINISHES</p> <p>9.1 - NEW DIAMOND MOSAIC TILE FLOOR.</p> <p>9.2 - NEW RAISED DIAMOND CONCRETE PAVERS & GRAVEL FILL WITH NEW TRENCH DRAIN BELOW. OWNER TO PROVIDE MOSS INFILL AS DESIRED.</p> <p>9.3 - NEW HARDWOOD FLOOR THROUGHOUT.</p> <p>9.4 - NEW TILE FLOOR AT REPLACE.</p> <p>9.5 - NEW TIN CEILING IN DINING ROOM.</p> <p>9.6 - NEW COFFERED CEILING IN DINING ROOM.</p> <p>9.7 - NEW STAINED TIN ON BEDROOM WALL.</p> <p>9.8 - NEW POLISHED CONCRETE FLOOR THROUGHOUT BASEMENT.</p> <p>9.9 - EXG. MOSAIC TILE FLOOR TO REMAIN. REPLACE MISSING OR DAMAGED TILES WITH TILES FROM THE FRONT ENTRY. CLEAN & REFURBISH AS NECESSARY.</p> <p>9.10 - REMOVE EXG. MOSAIC TILE AND REPLACE WITH NEW MATERIAL. T.B.D. TILE TO BE REFURBISHED & REUSED IN INTERIOR.</p> <p>9.11 - REMOVE PLASTER AND EXPOSE BRICK. PROVIDE MATTE SEALANT AT BRICK.</p> <p>9.12 - SAND & REFURBISH EXG. HARDWOOD FLOOR AS SALVAGEABLE. FINISH T.B.D.</p>	<p>9.13 - CLEAN & REFURBISH EXG. TILE HEARTH AS NECESSARY.</p> <p>9.14 - MATTE SEAL & KEEP EXG. WALLPAPER.</p> <p>9.15 - NEW FURRING AT EXG. WALL: 1 1/2" MTL. STUDS WITH 1" AIR SPACE WITH BLOWN INSULATION & 1/2" GYP BOARD.</p> <p>9.16 - NEW WOOD PANEL WAINSCOTING IN STAIR - 1ST FLOOR TO ROOF.</p> <p>9.17 - PROVIDE NEW WOOD TRIM AT EXG. WOOD REINFORCING. CLEAN & SEAL (MATTE) AT EXPOSED HISTORIC PLASTER ON THIS WALL. INTERIOR ELEVATIONS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.</p>	<p>10. SPECIALTIES</p> <p>10.1 - NEW TRELLIS.</p> <p>10.2 - NEW GLASS GREENHOUSE CONSERVATORY STRUCTURE, HARTLEY BOTANIC OR EQUIVALENT.</p> <p>10.3 - NEW WOOD ARCHES AT DOOR OPENINGS.</p> <p>10.4 - NEW SOLAR TRELLIS WITH SOLAR PANELS ON TOP.</p> <p>10.5 - LOCATION FOR GRILL.</p> <p>10.6 - SITTING AREA WITH FIRE PIT.</p> <p>10.7 - SMALL GRASSY AREA.</p> <p>10.8 - NEW LACANTINA BIFOLDING DOOR.</p> <p>10.9 - NEW 50 GALLON RAINWATER HARVESTING TANK.</p> <p>10.10 - NEW LIVING WALL.</p> <p>10.11 - NEW BASEMENT ACCESS HATCH. WOOD FINISH TO MATCH ADJ. FLOOR.</p> <p>10.12 - NEW GAS FIREPLACE INSERT.</p> <p>10.13 - NEW BUILT-IN CABINET WITH WOOD MANTLE FINISH T.B.D.</p>	<p>10.14 - NEW BUILT-IN BENCH & SHOWCOAT STORAGE.</p> <p>10.15 - NEW BUILT-IN PANTRY CLOSET.</p> <p>10.16 - RE SAFE & BOOKEND TABLES BY OWNER.</p> <p>10.17 - UPRIGHT PIANO BY OWNER.</p> <p>10.18 - NEW SHOE STORAGE IN GARAGE.</p> <p>10.19 - NEW LA CORNUE RANGE OR SIMILAR (HOODED), T.B.D.</p> <p>10.20 - NEW 35" DOUBLE-DOOR REFRIGERATOR.</p> <p>10.21 - NEW DUMBWAITER & SHAFT, PRODUCT T.B.D.</p> <p>10.22 - NEW BUILT-IN WINDOW SEAT WITH TWO SHELF BOOKSHELVES UNDERNEATH.</p> <p>10.23 - NEW FOLD-DOWN TABLE.</p> <p>10.24 - NEW BUILT-IN LAUNDRY ROOM SHELVING.</p> <p>10.25 - KITTY DOOR IN BOTTOM OF NEW DOOR.</p> <p>10.26 - NEW FARAH CABINET BY OWNER.</p> <p>10.27 - NEW ROOF ASSEMBLY TO BE CONSTRUCTED OF NEW MEMBRANE ON R-38 RIGID INSULATION RD. SLOPED TO DRAIN AT 1/4" PER 12" MINIMUM ON ROOF SHEATHING (REPAIR & RETAIN EXG.).</p> <p>10.28 - NEW TIERED OCCURABLE ROOF DECK TO BE CONSTRUCTED OF T&GXX DECKING ON NEW P.T. 2" x 12" FRAMING @ 24" O.C. NEW 42" WROUGHT IRON GUARDRAILS TO BE ANCHORED TO DECKING.</p> <p>10.29 - PROVIDE THREE NEW WOOD STAIRS TO GIVE HEAD HEIGHT UNDERNEATH FOR NEW BASEMENT STAIR.</p> <p>10.30 - NEW WOOD STAIRS TO BE PROVIDED FROM GARAGE LEVEL UP TO DINING ROOM LEVEL.</p> <p>10.31 - BUILT-IN SHELVING BED SYSTEM.</p>	<p>22.1 - INSTALL NEW HOSE BIB.</p> <p>22.2 - LOCATION OF NEW HOT WATER HEATER.</p> <p>22.3 - NEW 60" CAST-IRON, PORCELAIN SEALED CLAW-FOOT TUB.</p> <p>22.4 - NEW 72" CAST-IRON, PORCELAIN SEALED CLAW-FOOT TUB.</p> <p>22.5 - NEW POWDER ROOM SINK.</p> <p>22.6 - NEW TOILET.</p> <p>22.7 - NEW KITCHEN SINK.</p> <p>22.8 - NEW BATHROOM SINK.</p> <p>22.9 - NEW SHOWER WITH CURB.</p> <p>22.10 - NEW TILED 54" SHOWER WALL WITH GLASS TO CEILING & GLASS DOOR.</p> <p>22.11 - NEW TILED 54" SHOWER WALL WITH GLASS TO CEILING.</p> <p>22.12 - NEW NO-FLUSH URINAL.</p> <p>22.13 - NEW STACKED WASHER/DRYER LOCATION.</p>	<p>21. ELECTRIC</p> <p>23.1 - NEW POST LIGHTS ON STAIR BANISTERS.</p> <p>23.2 - NEW TESLA POWERWALL.</p> <p>23.3 - NEW SOLAR PANELS SUPPLYING TESLA POWERWALL.</p> <p>23.4 - NEW LOCATION OF RELOCATED ELECTRICAL METERS.</p>	<p>24. MECHANICAL</p> <p>24.1 - NEW FURNACE LOCATION.</p> <p>24.2 - NEW CONDENSER LOCATIONS.</p>	<p>A. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)</p> <p>D. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES. COORDINATE PRECISE LOCATION WITH ARCHITECT.</p> <p>E. PROVIDE HOISTURHOLD RESISTANT DRYWALL ON ALL NON-SHOWER BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE. AT SHOWER WALLS, PROVIDE CEMENT BACKER BD. ON STUDS. PROVIDE LIQUID-APPLIED WATERPROOFING SUCH AS MAPEI AQUA DEFENSE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.</p> <p>F. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT WITH MASONRY ARE TO BE PRESSURE TREATED.</p> <p>G. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVERFLOW.</p> <p>H. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).</p> <p>I. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.</p> <p>J. NEW PELLA ARCHITECT SERIES CUSTOM ALUMINUM CLAD WOOD DOUBLE-HUNG WINDOWS TO BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE.</p>	<p>KEYNOTE</p> <p>EXISTING EXTERIOR/BEARING WALL</p> <p>EXISTING INTERIOR WALL</p> <p>NEW PARTITION WALL</p> <p>1-HR. FIRE RATING</p> <p>NEW FLOOR FRAMING AND FLOORING ABOVE TO HATCH ADJ. FLOORING</p> <p>DOOR DESIGNATION: SEE SHEET A1.4</p> <p>PROPERTY LINE</p>



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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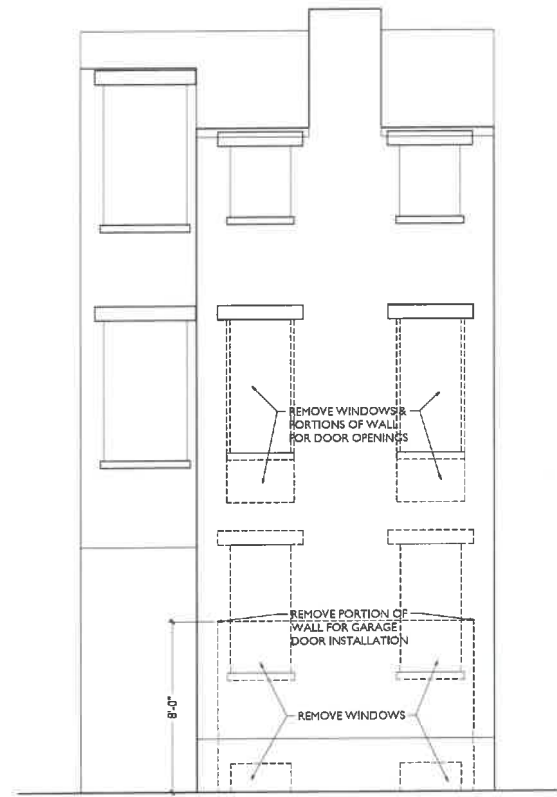
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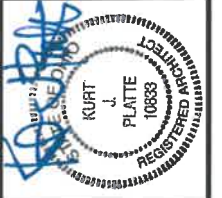
2 EXISTING REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

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1 EXISTING BREEZEWAY (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

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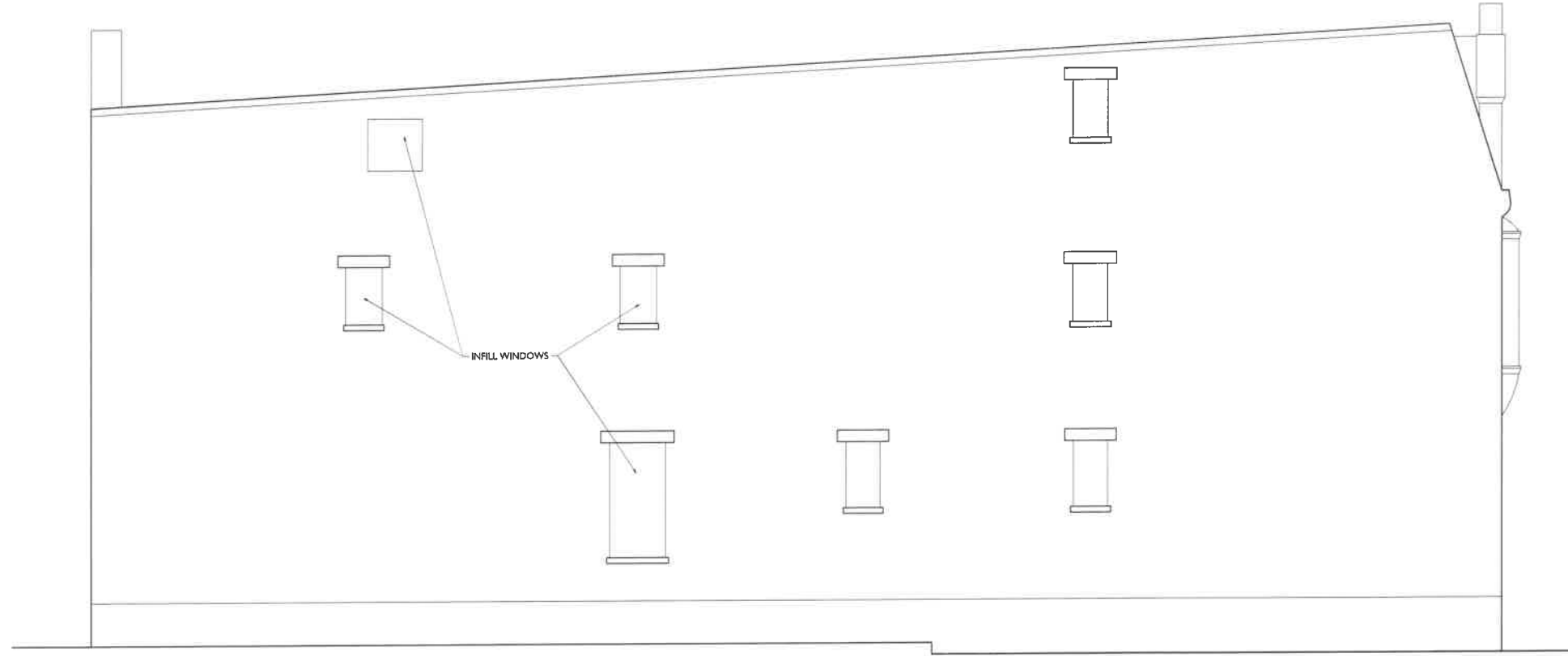
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1 EXISTING NORTH ELEVATION

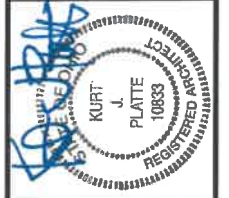
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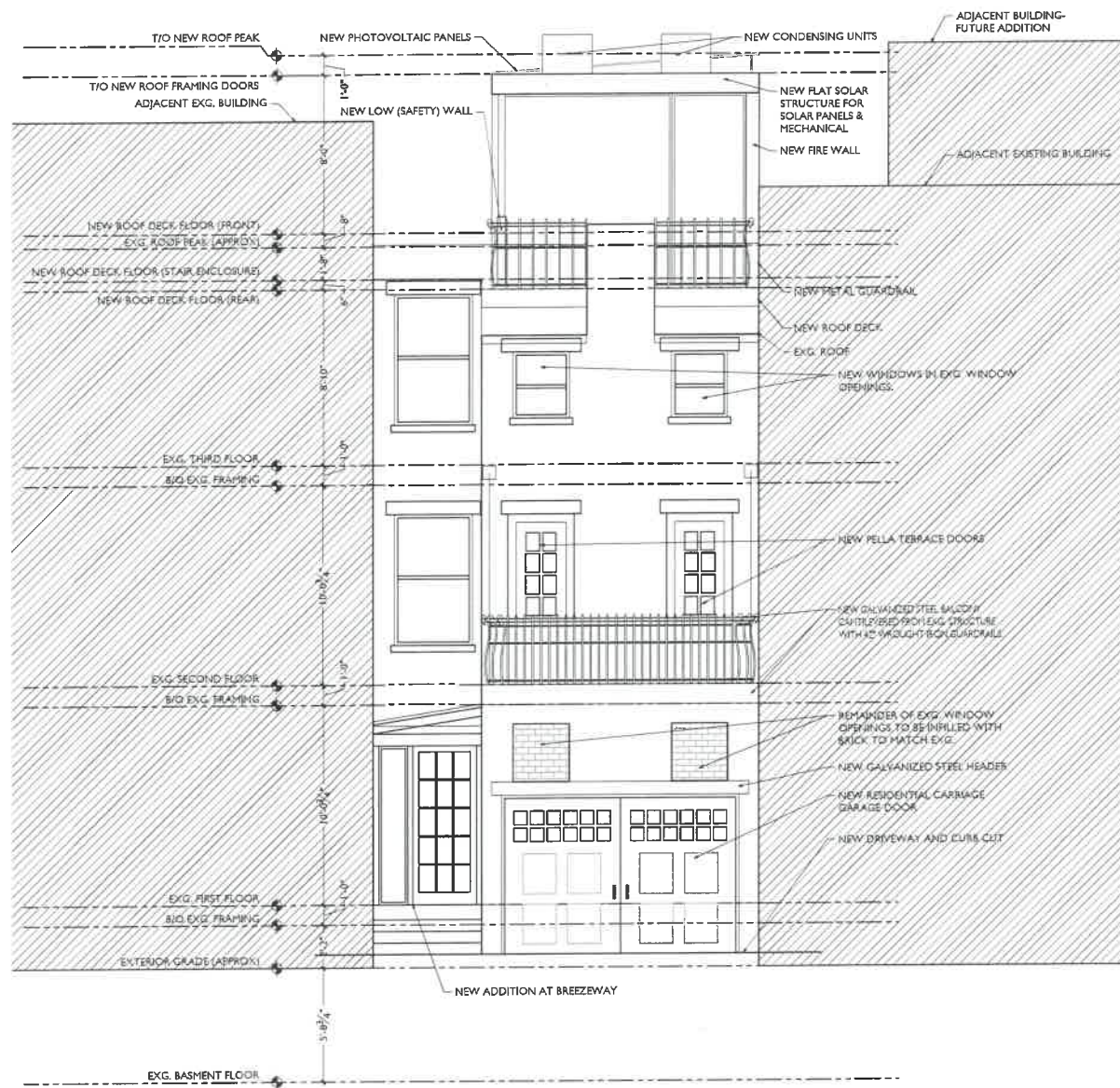
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2 PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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

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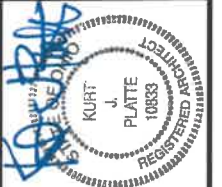
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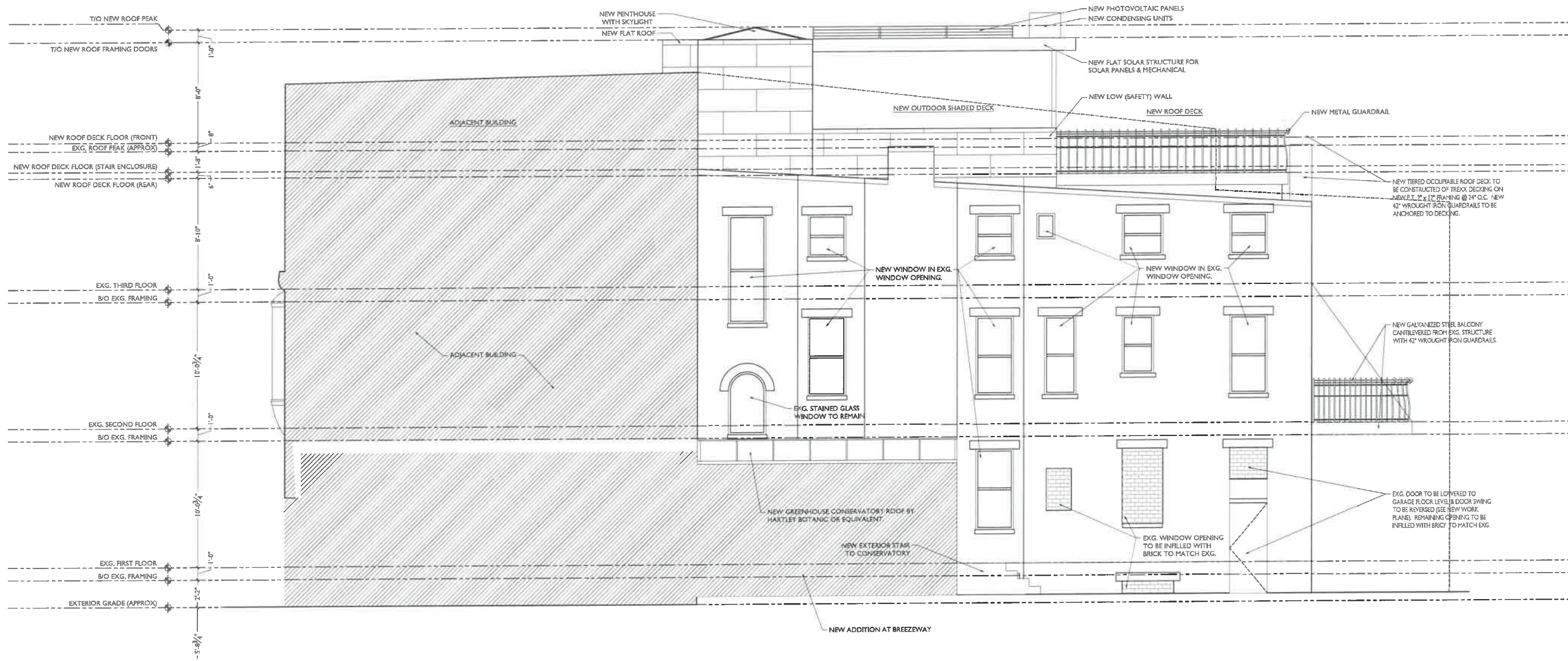
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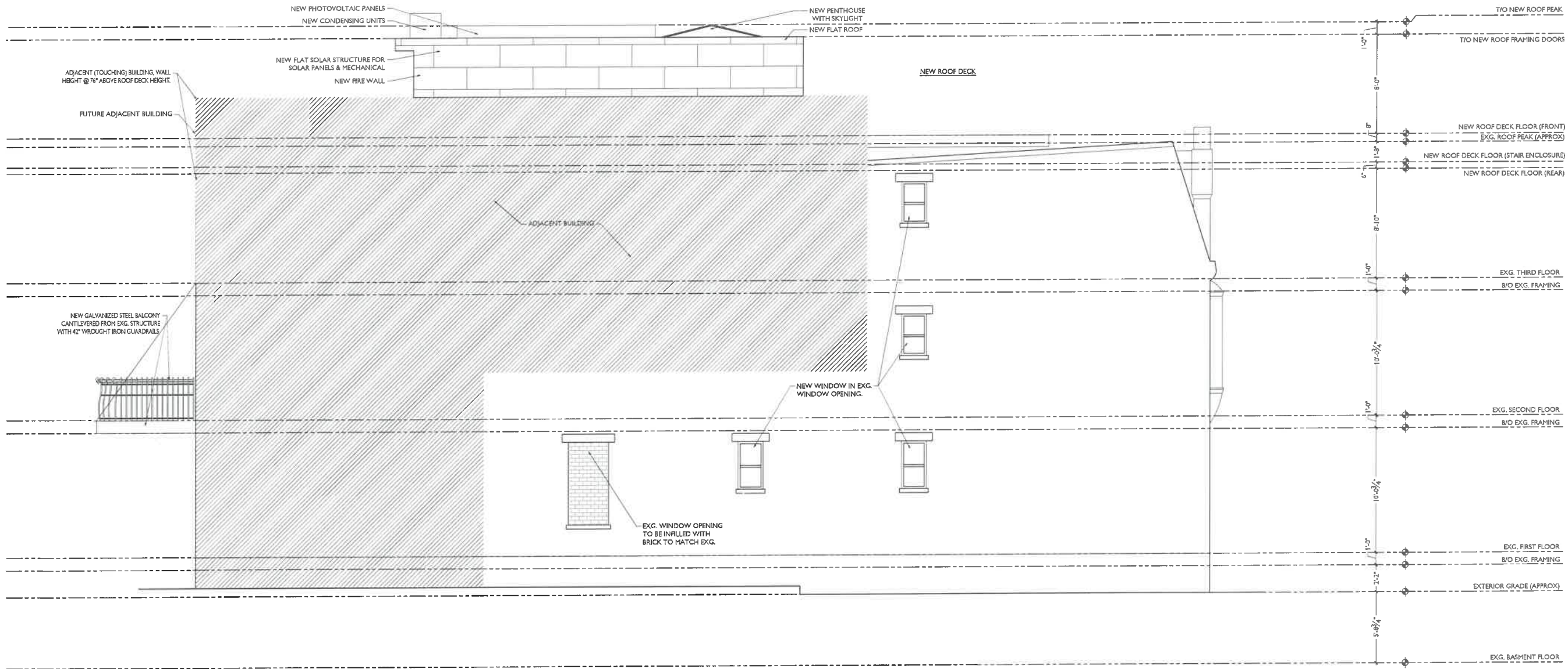
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1 PROPOSED BREEZEWAY (SOUTH) ELEVATION

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



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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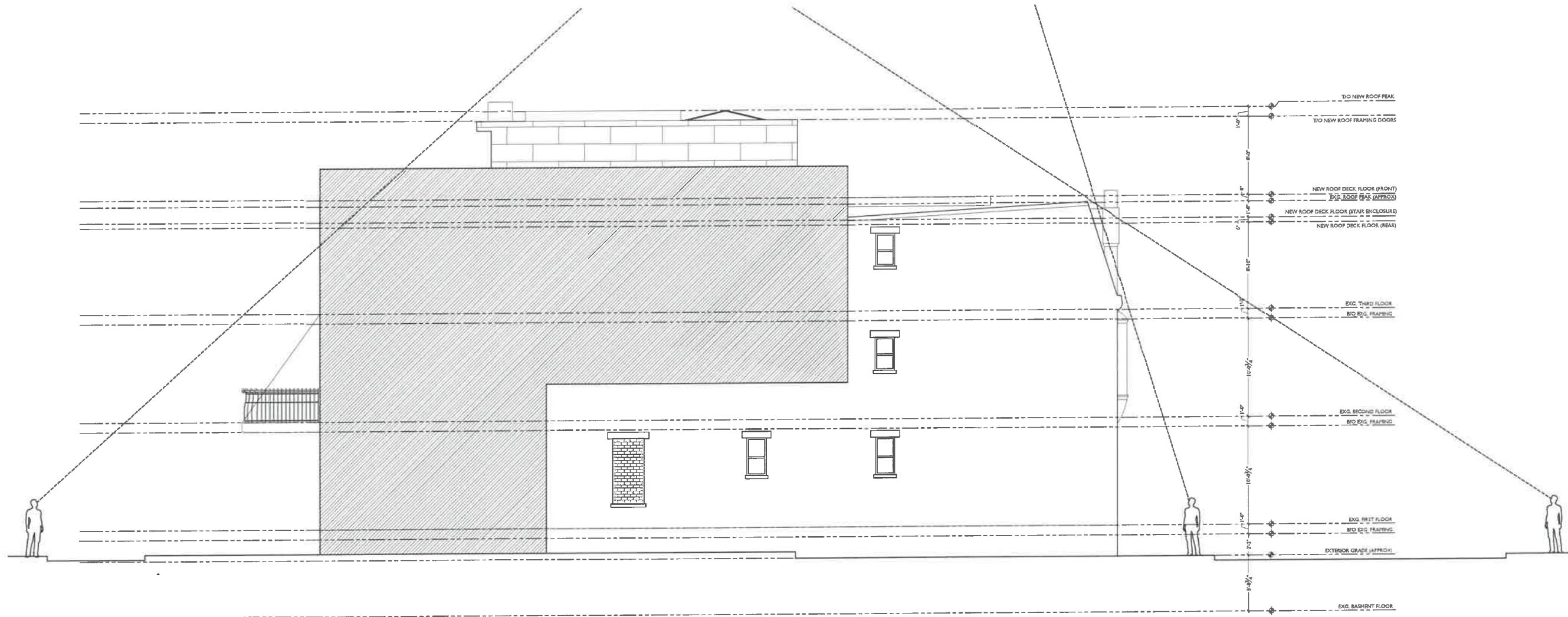


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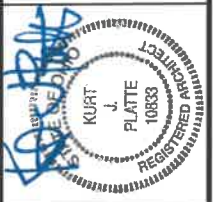
1 SIGHT LINE DIAGRAM
N.T.S.

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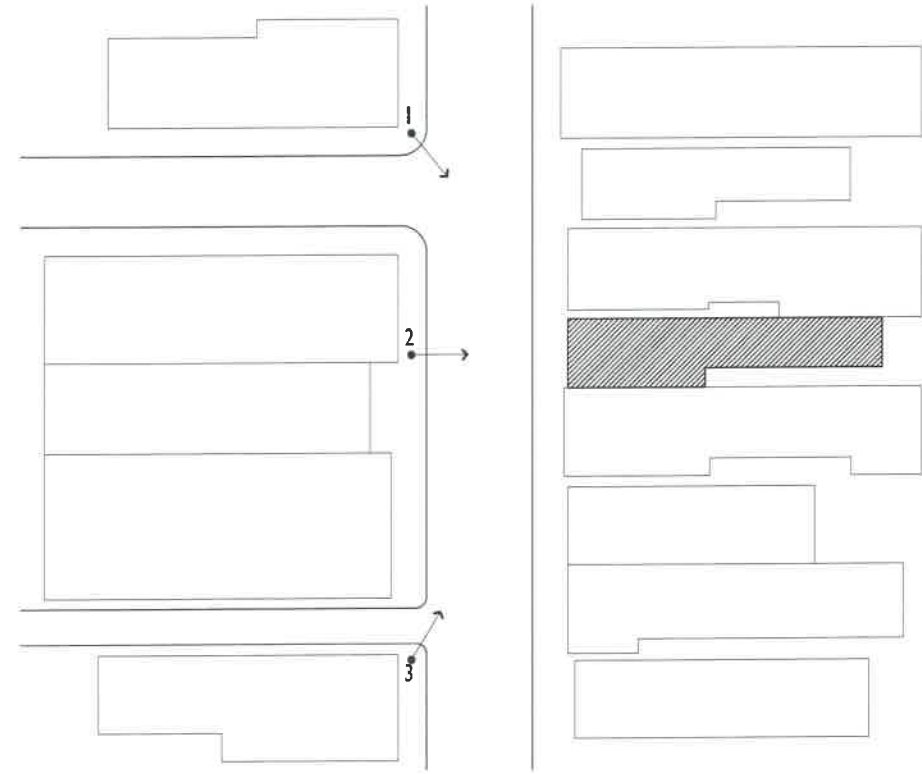
3 STREET VIEW 3
SCALE: N/A



2 STREET VIEW 2
SCALE: N/A



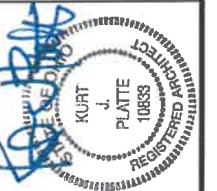
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SCALE: N/A



KEY PLAN
SCALE: N.T.S.

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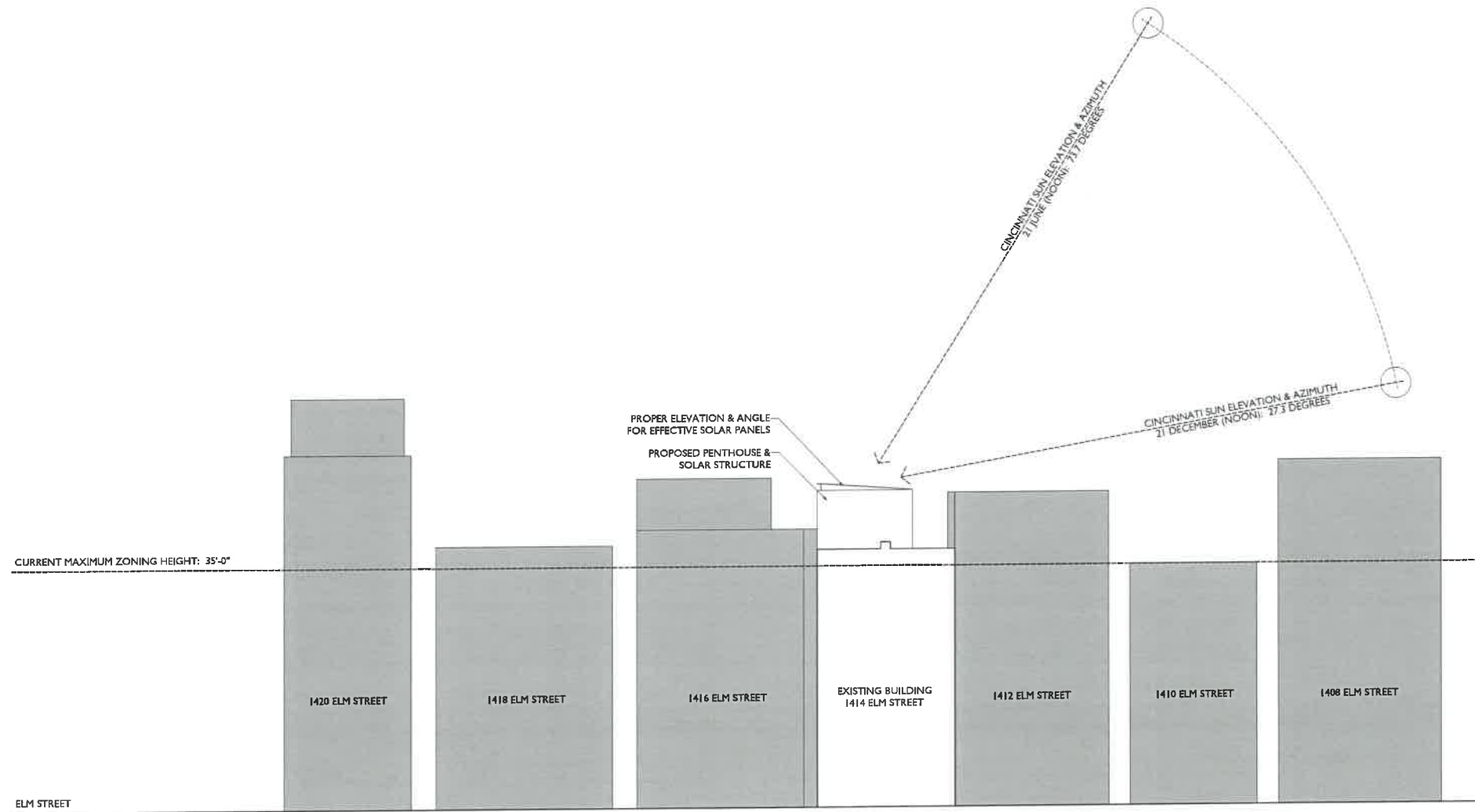
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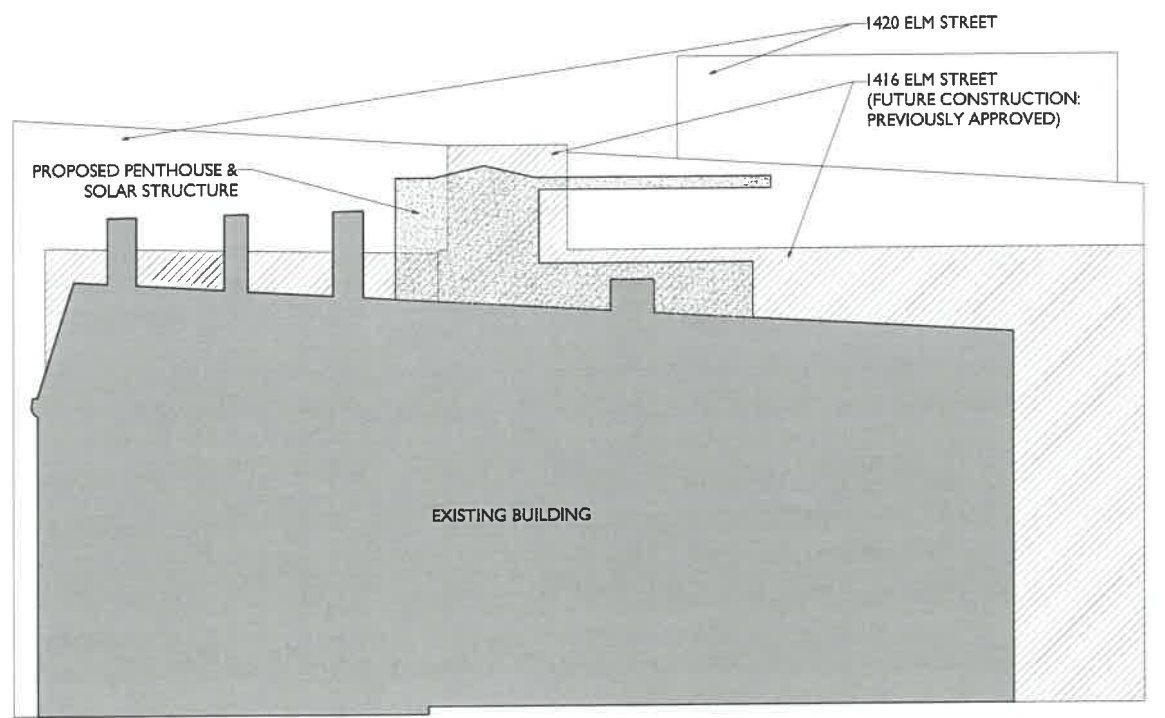
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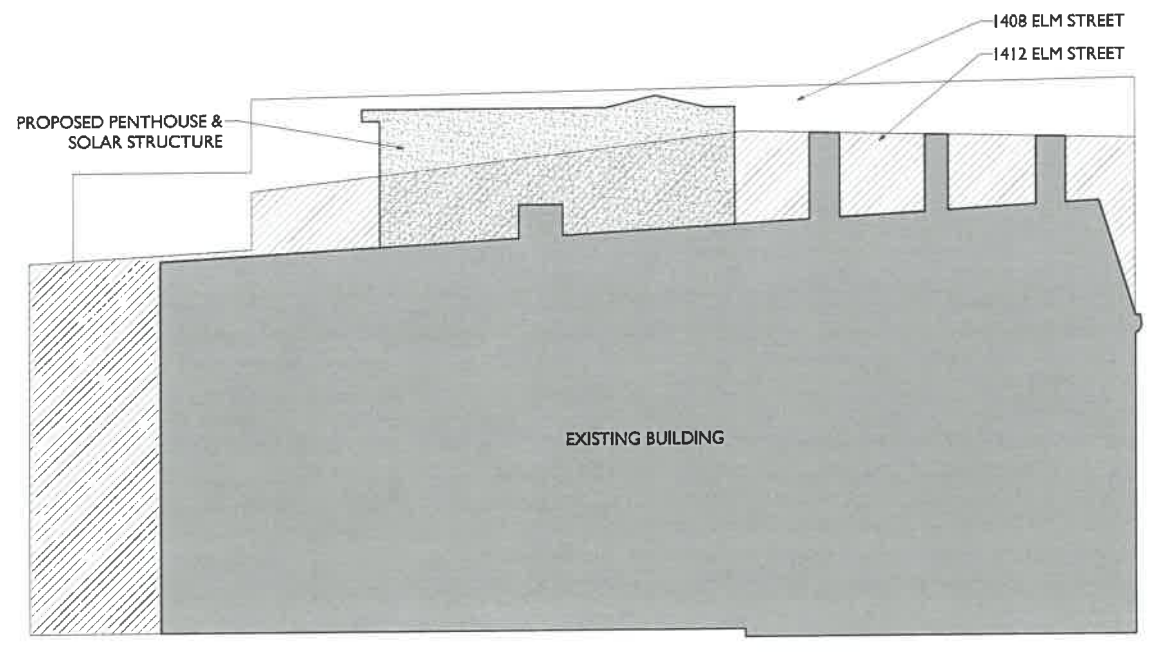
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3 NEIGHBORING HEIGHTS: STREET ELEVATIONS & SUN ANGLE DIAGRAM N.T.S.



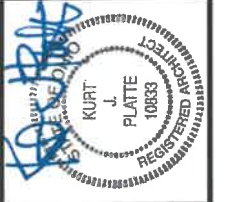
2 NEIGHBORING HEIGHTS: LOOKING NORTH N.T.S.



1 NEIGHBORING HEIGHTS: LOOKING SOUTH N.T.S.

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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829



KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

NOT FOR CONSTRUCTION

RENOVATION & ADDITION FOR
RAGUSA RESIDENCE
1414 ELM STREET
CINCINNATI, OHIO 45202

1.24.2017

A2.5

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

APPLICATION #: COA2017002
APPLICANT: Eric and Mindy Hammer
OWNER: Eric and Mindy Hammer
ADDRESS: **1408-1410 Republic Street**
PARCELS: 081-0004-0114-00
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: January 25, 2017
HEARING DATE: February 13, 2017
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for the addition of a pergola to the existing rooftop deck at 1408-1410 Republic Street. The work will include a wood pergola placed toward the rear (east) of the existing rooftop deck that sits atop the attached two-car garage.

Existing Conditions

The subject property is located on the east side of Republic Street between W. 14th Street on the south and W. 15th Street on the north in the Over-the-Rhine neighborhood. The existing building consists of a two-bay, two-and-one-half-story vernacular building dating to ca. 1884 with a stone foundation, brick bearing walls, and a gently-sloping roof. The building was rehabilitated ca. 2014 and included a new attached two-car garage with a rooftop deck and 4' parapet wall to the north of the main building. The Historic Conservation Board approved the rehabilitation and addition on February 10, 2014.

Proposed Conditions

The applicant is proposing to modify 1408-1410 Republic Street with the following:

- A pergola placed on the rooftop deck above the existing 2-car attached garage
 - o The pergola will measure approximately 24' wide by 17' deep and approximately 10' in height.



Figure 1: 1408-1410 Republic Street. Map from CAGIS Maps.



Figure 2: 1408-1410 Republic Street. Image courtesy of Google.

Applicable Zoning Code Sections:

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

Zoning Review

The proposed work complies with the setback, height and all other requirements of the CC-P Zoning District. No Zoning Relief is required.

Certificate of Appropriateness Review:

A COA is required for the rooftop pergola addition.

Previous Reviews: The rehabilitation of the existing residence and addition of the attached two-car garage was approved by the Historic Conservation Board on February 10, 2014.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The placement of the proposed pergola is compatible in character with the surrounding architecture. The pergola will be setback from the street by approximately 20 feet and will be screened by the existing 4' garage parapet wall.

NEW CONSTRUCTION

B. SPECIFIC GUIDELINES

8. HEIGHT: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The proposed pergola is approximately 10 feet in height from the base of the structure to the top of the horizontal members. Its placement atop the existing one-story attached garage will not vary more than one story from the main residence to the south and the existing building to the north. The pergola will maintain a vertical emphasis when viewed from the pedestrian alley to the rear and will be mostly screened from view by the parapet roof when viewed from Republic Street.

9. MATERIALS: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The proposed materials for the pergola include cedar or redwood with posts clad in white-painted cedar or Hardie siding. Only a small portion of the cedar or redwood material will be visible when viewed from the west side of Republic Street. Cladding material will only be visible from the pedestrian alley to the rear (east) of the building.

Other Considerations: N/A

Prehearing Results: A prehearing was held on January 25, 2017.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 1408-1410 Republic Street per plans submitted by Beck Architecture and dated 07.18.2016 including any

revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

APPLICATION



CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 1410 Republic Street

DISTRICT NAME: Over the Rhine
(if applicable)

OWNER NAME: ERIC + MINDY HAMMER

ADDRESS: 1408 Republic Street

EMAIL: ehammer@cinci.fr.com

CONTRACTOR NAME: Chad Groeschel

ADDRESS: 2356 PARK, #50, 45206

EMAIL: studiorhino@gmail.com

ARCHITECT NAME: TODD LANG, Beck Architecture

ADDRESS: 550 Liberty Hill

EMAIL: toddlang@beckarchitects.com

HCB USE ONLY	
DATE RECEIVED BY HCB:	_____
PERMIT/APD NO:	_____
APP. COMPLETION DATE:	_____

PHONE NO: 513-745-9052

PHONE NO: 859-620-6922

PHONE NO: 513-651-5550

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

HCB USE ONLY	
<input type="checkbox"/>	MINOR ALTERATION
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	ADDITION
<input type="checkbox"/>	DEMOLITION
<input type="checkbox"/>	REHABILITATION
<input type="checkbox"/>	OTHER _____

Construction of a new pergola to provide shade for a deck. The deck is on the roof of an attached garage adjacent to 1408 Republic, a single family home renovated in 2014. The garage rooftop deck is concealed from the street by a 4-foot parapet wall. The top of the pergola will barely be visible from the west sidewalk only, which you are directly across from the home. The pergola can be natural wood or painted white

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

December 22, 2016

Historic Conservation Board
805 Central Avenue, Suite 500
Two Centennial Plaza
Cincinnati, OH 45202

Dear Board Members and Staff,

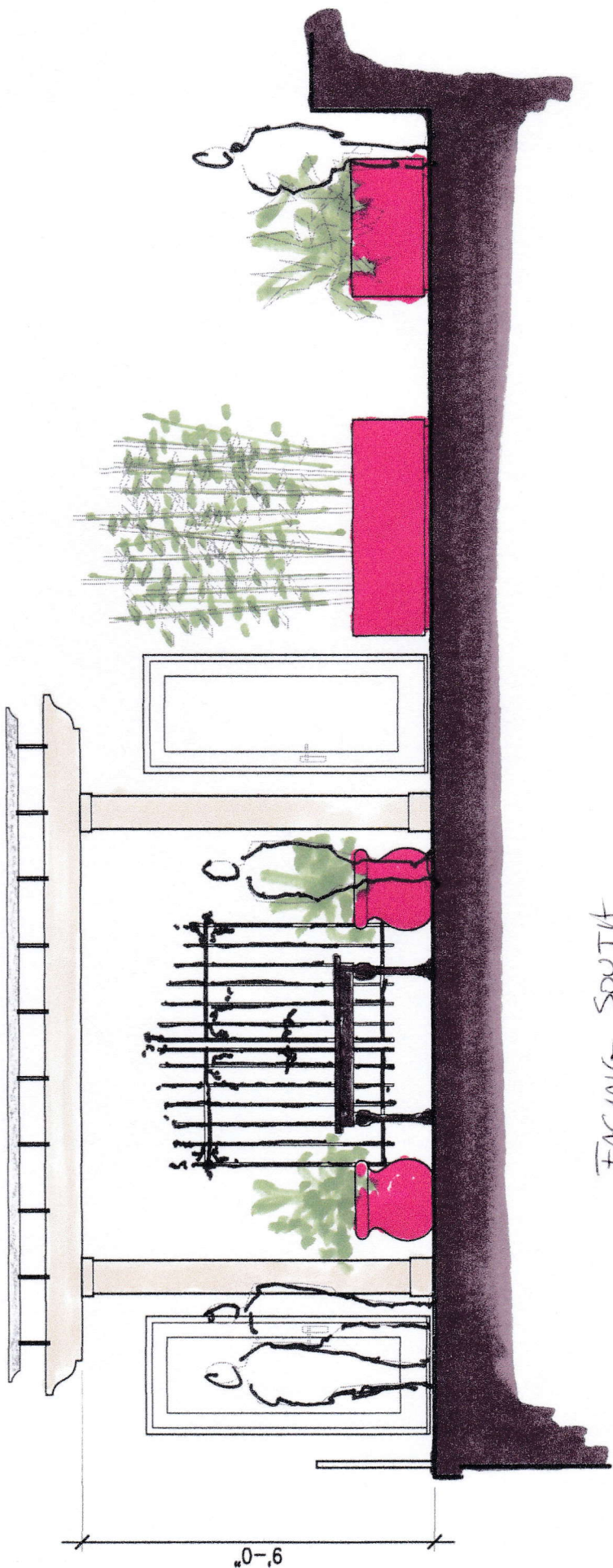
Please accept our application for a Certificate of Appropriateness to construct a pergola to provide shade on the roof-top deck over our attached garage. The pergola will be barely visible only from the far western side of Republic Street and the materials will be very compatible with several other wooden structures on our block of Republic Street and nearby blocks in Over the Rhine.

The main home, 1408 Republic Street, is a single-family home, originally built in 1874, and recently restored. We purchased the lot and dilapidated shell from 3CDC in early 2014, and began restoration after receiving approval from the Historic Conservation Board. The home includes a two-car attached garage on the adjacent lot, 1410 Republic Street. Above the garage is a large roof-top deck, entirely concealed from the street by a 4-foot parapet wall. We have resided at the home since March of 2015 and have discovered over the past two summers that the deck is unbearably hot for half of the year. To make the deck more functional, we wish to build a wooden pergola over the rear half of the deck. This will provide valuable shade from the sun. Because of the 4-foot parapet wall, only the very top of the pergola will be visible from the Republic Street facade, and even then, it will be visible only from the far western sidewalk, and only when you are directly across from the property. We have attached photos that show this sight line, which is further obscured by a large tree on the eastern sidewalk that is aligned with the northern border of the garage and deck.

The pergola was designed by Todd Lang, of Beck Architecture, located at 550 Liberty Hill - an architectural firm that works regularly in OTR. Our contractor is Chad Groeschen of Studio Rhino, who lives in Mr. Auburn and works out of his shop in East Walnut Hills. Primary materials will be either white cedar or redwood, and the posts will be trimmed with either primed cedar or painted Hardie siding - materials found throughout OTR.

Handwritten signatures of Eric Hammer and Mindy Hammer in black ink.

Eric Hammer - 513-745-9052
Mindy Hammer - 513-375-8644
1408 Republic Street
Cincinnati, OH 45202
ehammer@cinci.rr.com



FACING SOUTH

0-6

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Online Property Access


< First << Prev Next >> Last >

RETURN TO SEARCH LIST

Property 1 of 1

Parcel ID 081-0004-0114-00	Address 1410 REPUBLIC ST	Index Order Parcel Number	Tax Year 2015 Payable 2016
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	Images/Sketches	
School District CINCINNATI CSD		
Appraisal Area 01800 - OVER THE RHINE Sales	Land Use 520 - TWO FAMILY DWLG	
Owner Name and Address HAMMER ERIC J & MINDY S 1408 REPUBLIC ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address HAMMER ERIC J & MINDY S 1408 REPUBLIC ST CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 36,750	Effective Tax Rate 74.799317	Total Tax \$2,418.06
Property Description REPUBLIC ST 0.065 AC		

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- Transfer
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- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

Appraisal/Sales Summary

Year Built	1874
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	2/27/2014
Last Sale Amount	\$105,000

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,690



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Parcel ID 081-0004-0114-00	Address 1408 REPUBLIC ST	Index Order Parcel Number	Tax Year 2016 Payable 2017
--------------------------------------	------------------------------------	-------------------------------------	--------------------------------------

Related Names

Name	Relationship	Status
HAMMER ERIC J & MINDY S	Parcel Owner	Current

Detailed Name Information

Full Name HAMMER ERIC J & MINDY S	Type Parcel Owner
Address 1408 REPUBLIC ST CINCINNATI OH 45202	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

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Online Property Access

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

Parcel ID	Address	Index Order	Tax Year
081-0004-0114-00	1408 REPUBLIC ST	Parcel Number	2016 Payable 2017

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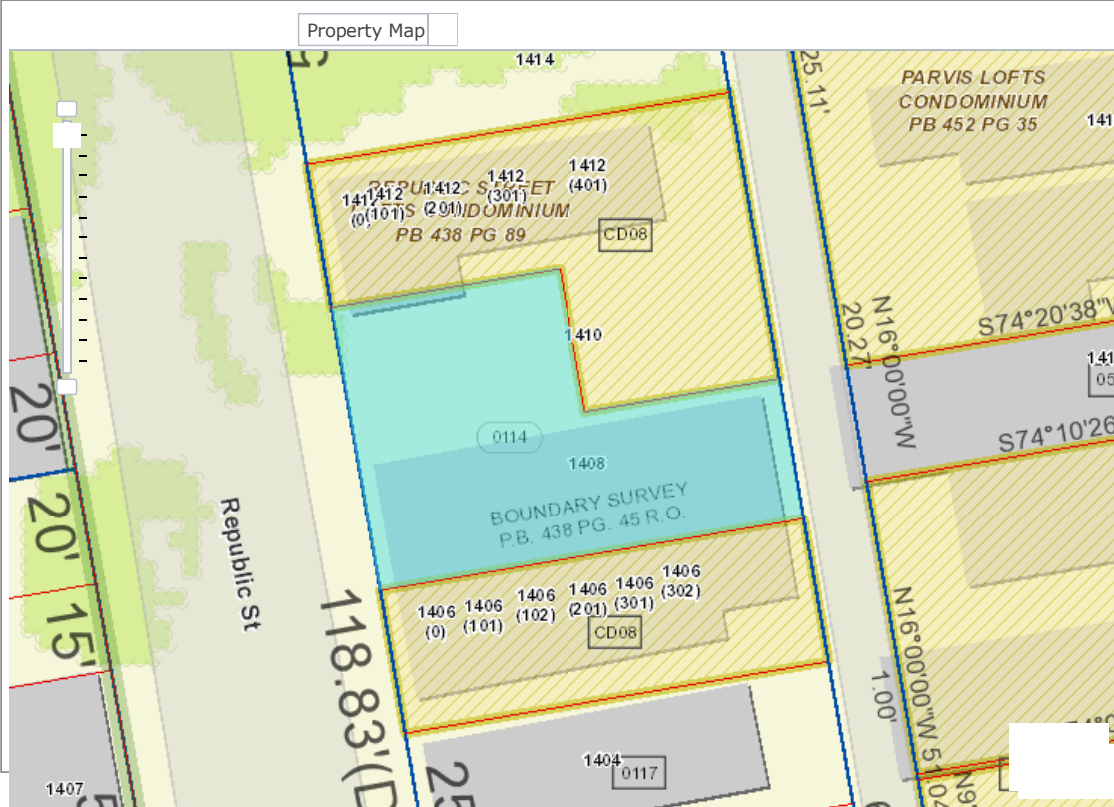
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Facing West



View Angle from 1413 Republic



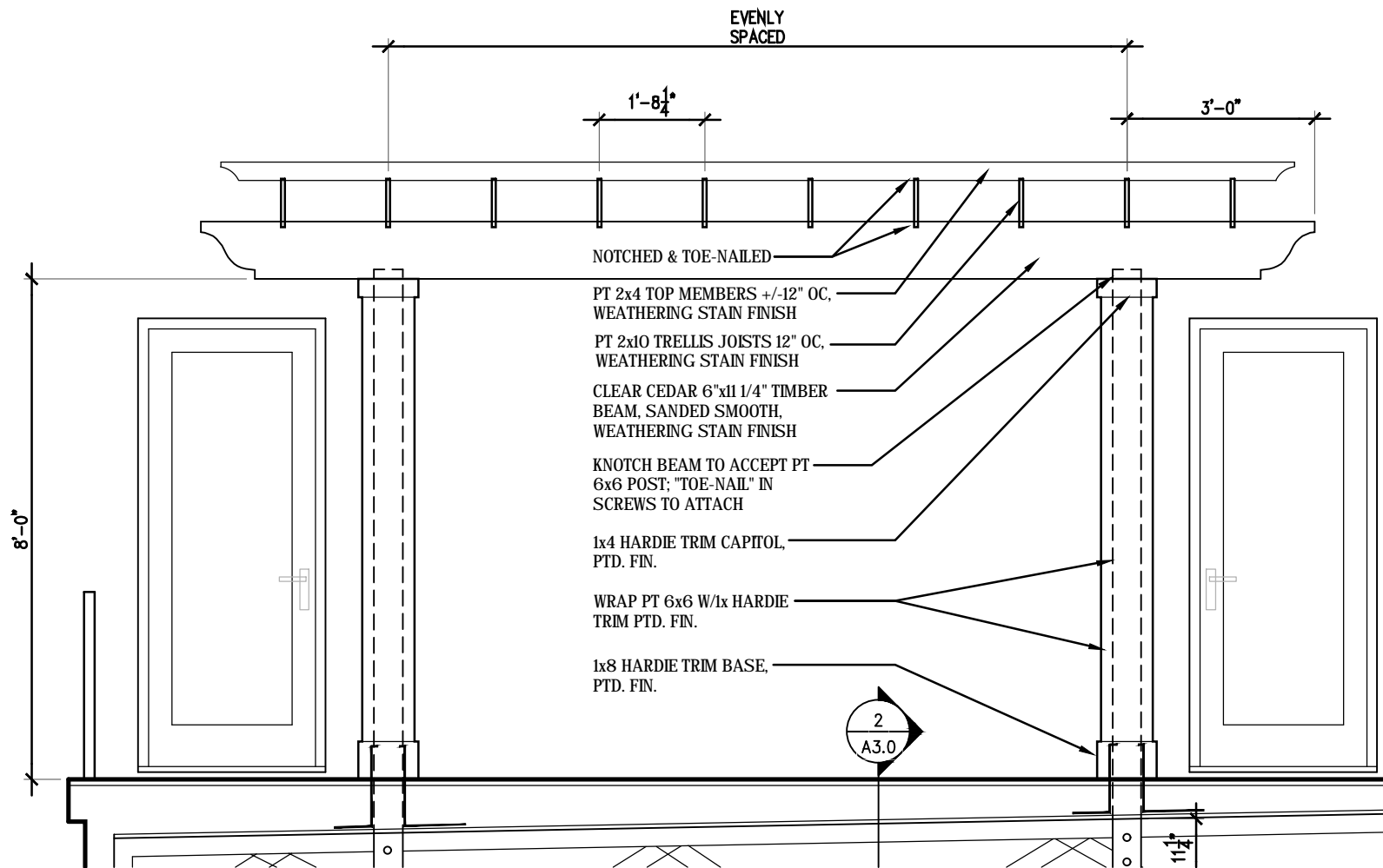
View Angle from 1409 Republic



View Angle from 1407 Republic



View Angle from Parvis Alley





BECK
ARCHITECTURE

550 Liberty Hill
Cincinnati, Ohio
45202-6891

513-651-5550

BeckArchitecture@fuse.net

PRELIMINARY
NOT FOR CONSTRUCTION

Schematic Design 06.23.16
FOR PERMITS 07.18.16

Mindy & Eric Hammer Residence
1408 Republic St. Cincinnati, OH 45202

PROJECT

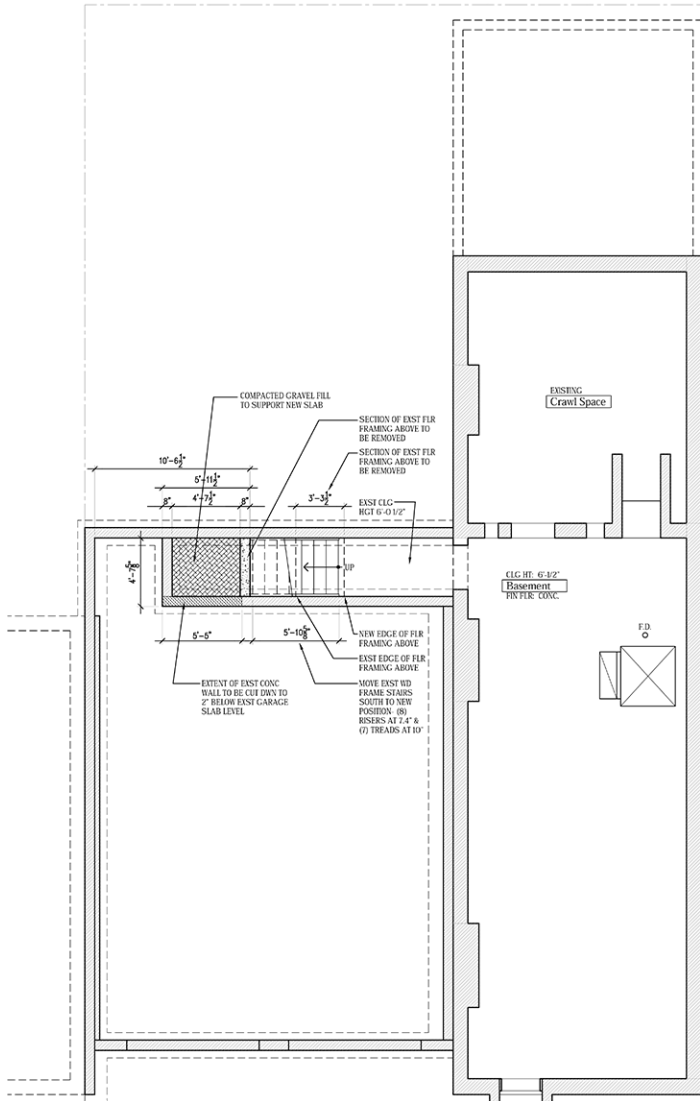
DRAWING TITLE

Basement & First Floor Plans

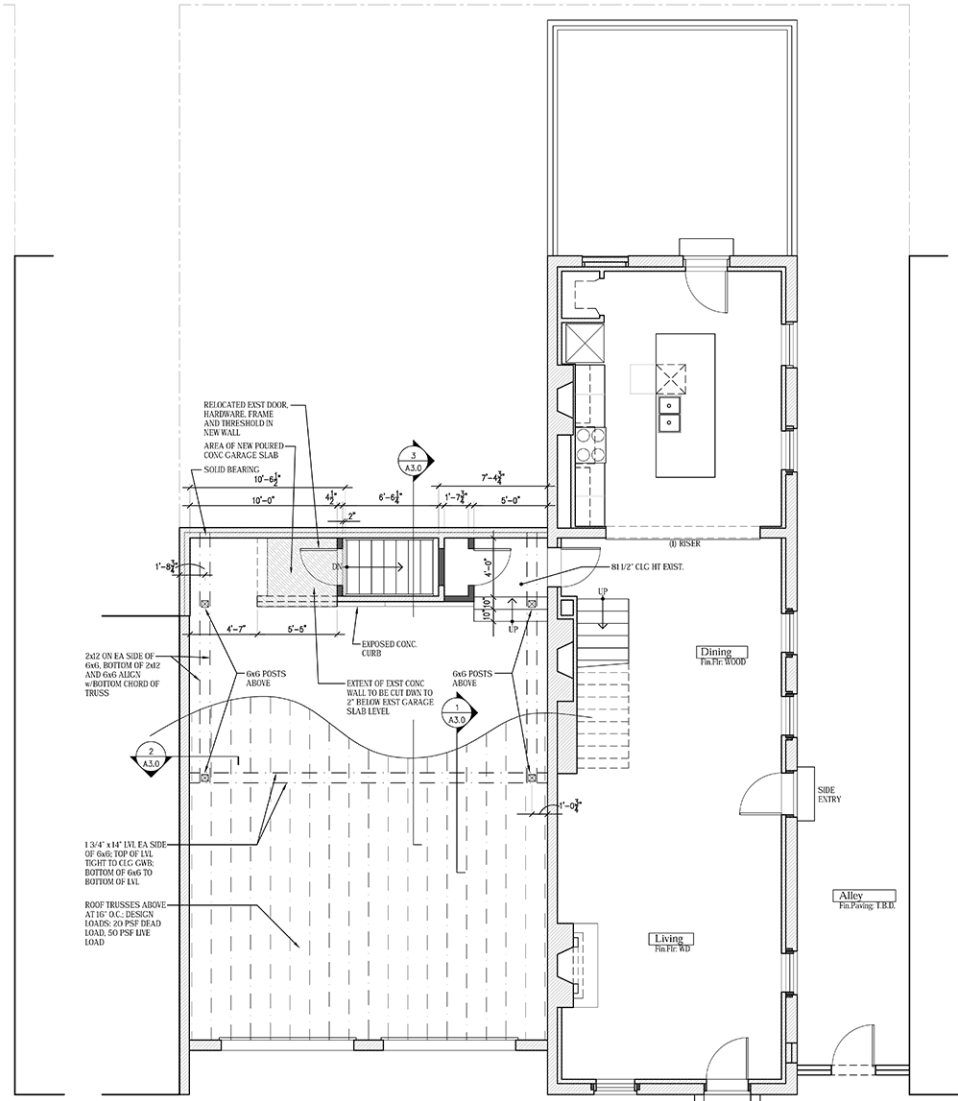
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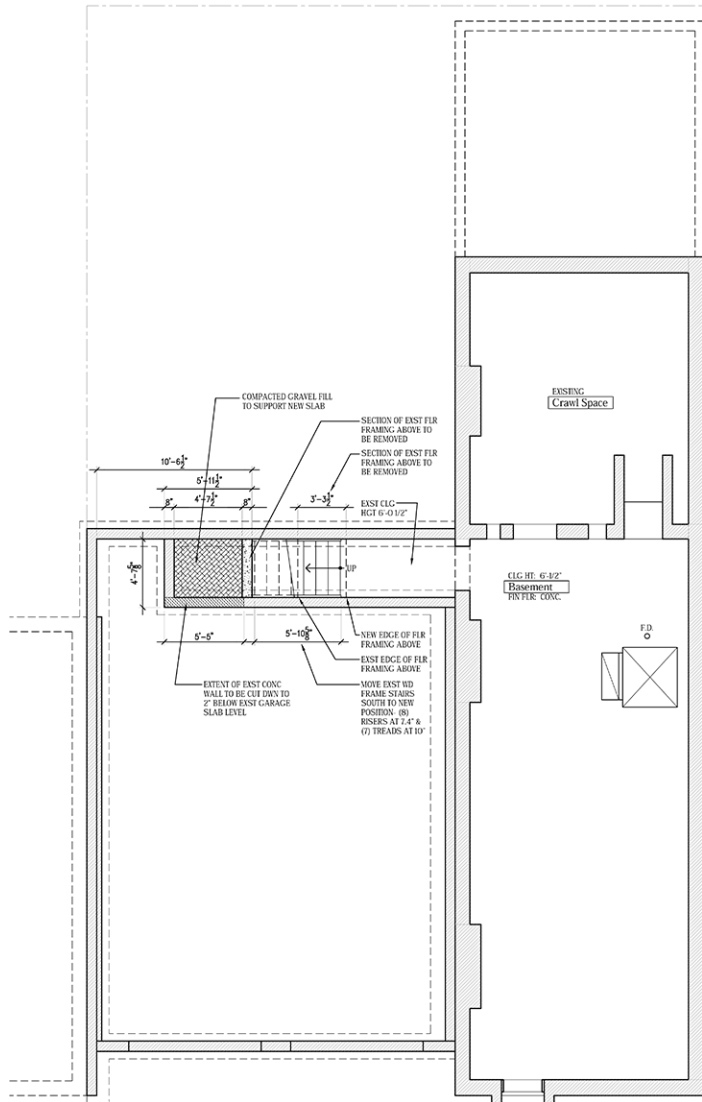
2016 © Beck Architecture Inc.



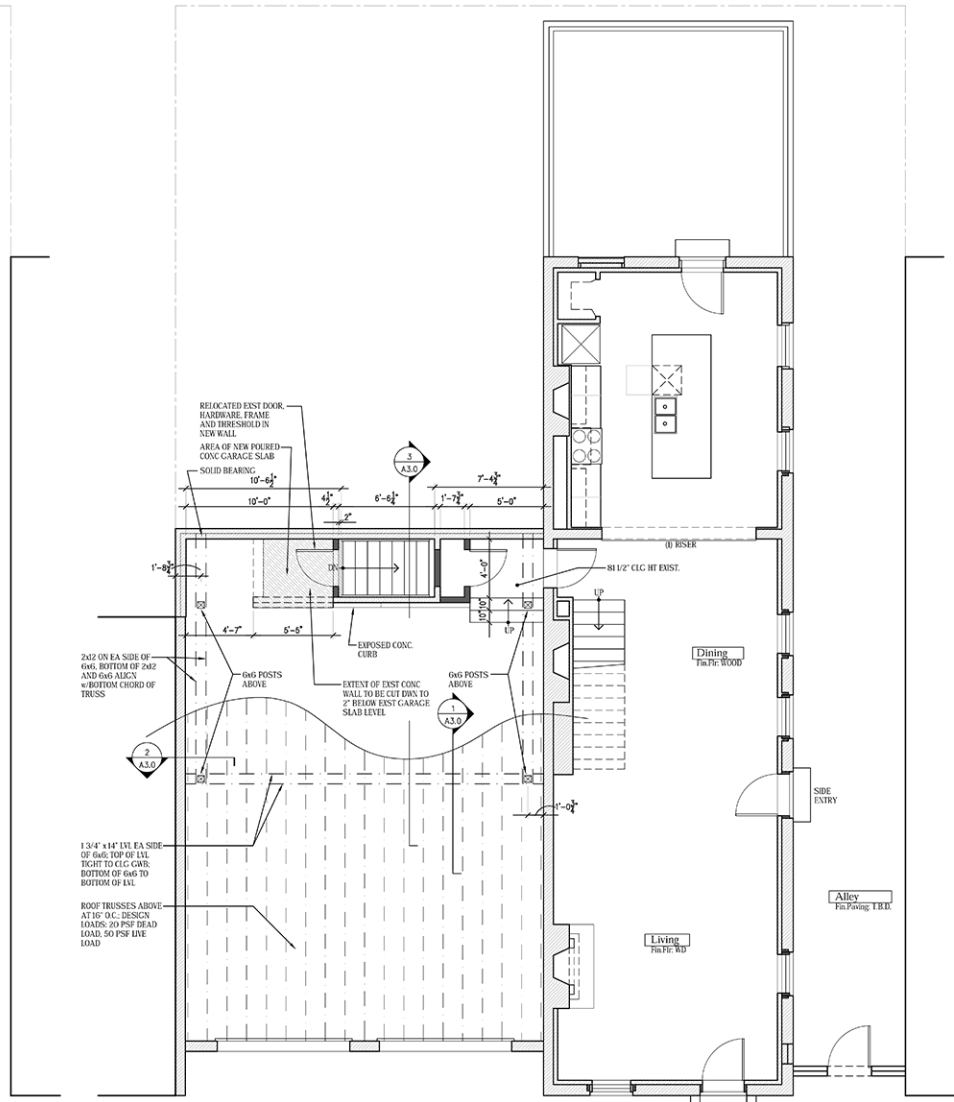
Basement Floor Plan



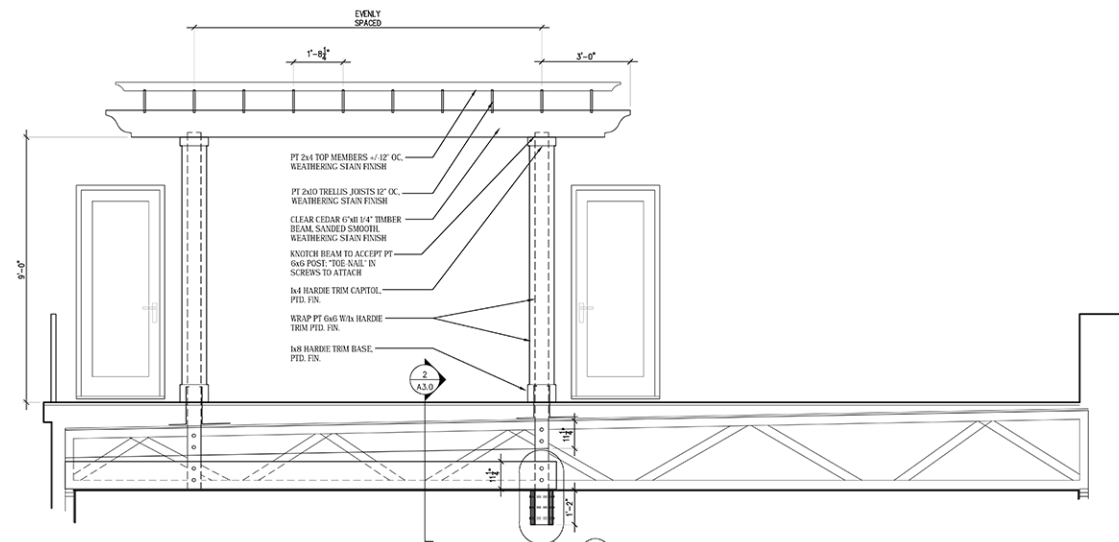
First Floor Plan



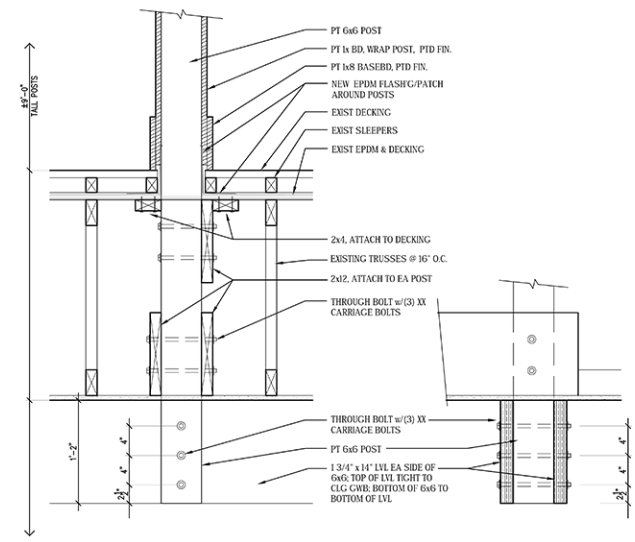
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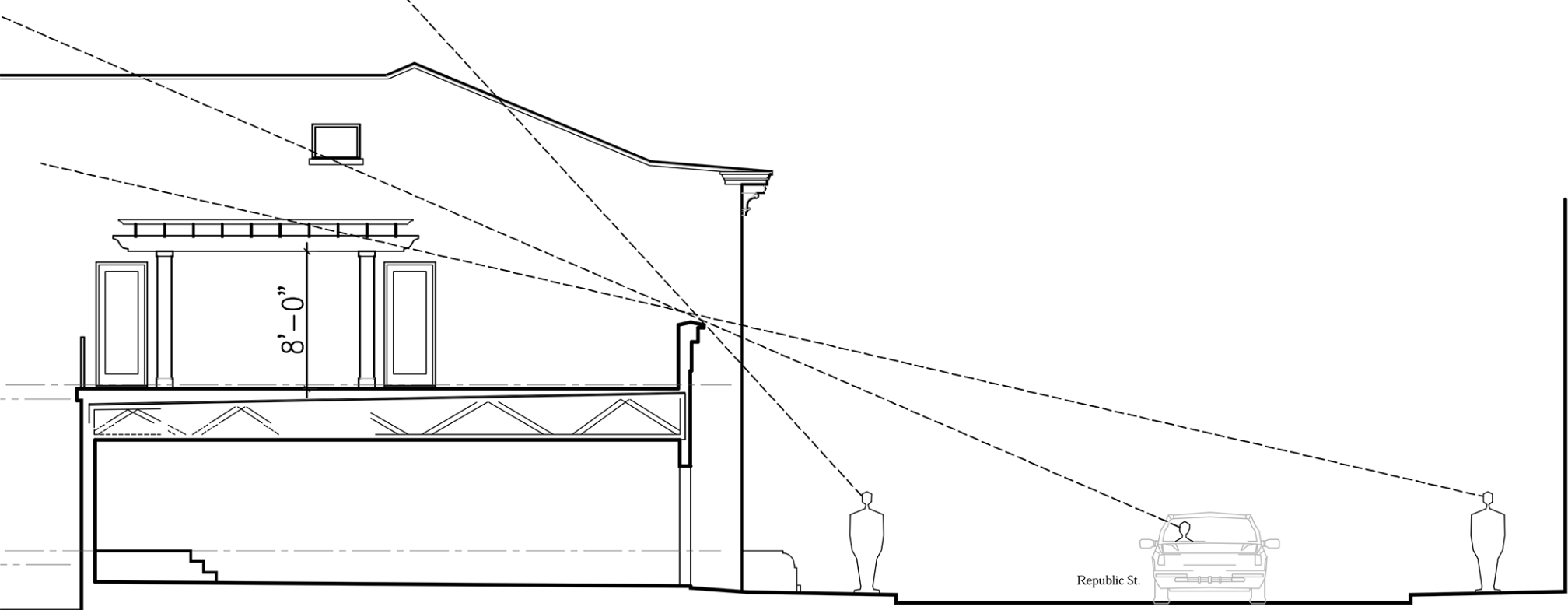


3 Trellis / Roof Cross-Section (looking south)
SCALE: 1/2" = 1'-0"



2 Detail - Trellis Support Post
SCALE: 1 1/2" = 1'-0"

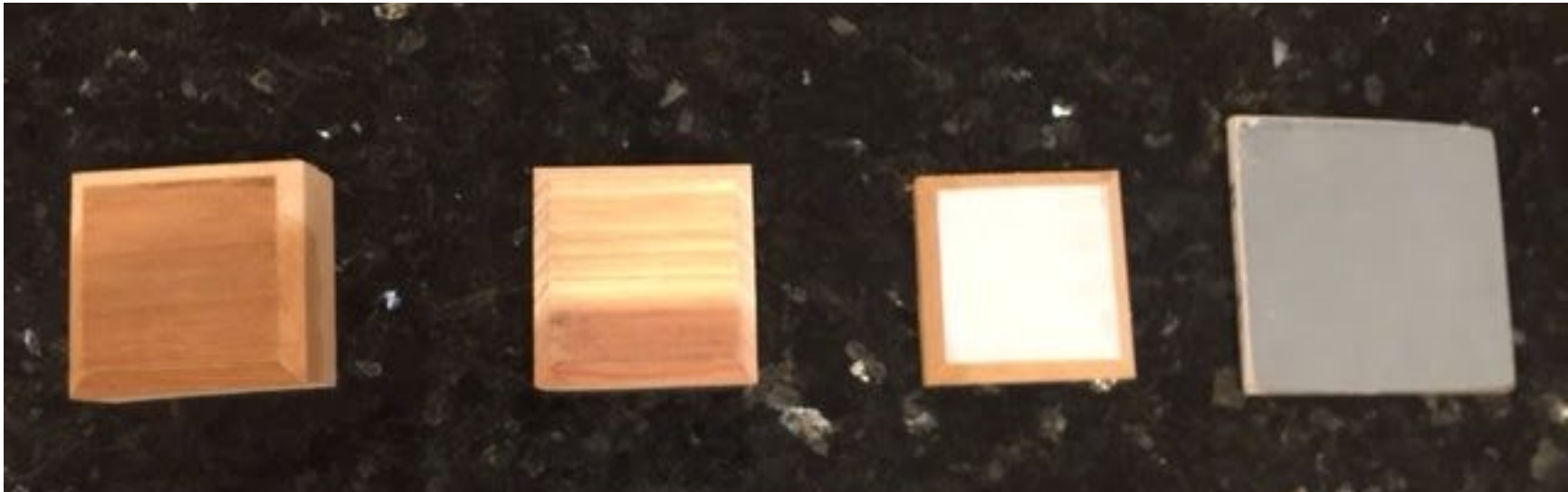
1 Detail - Trellis Support Post
SCALE: 1 1/2" = 1'-0"



8'-0"

Republic St.

View Angles to Roof Deck - Cross Section Looking South



White Cedar
(Clear Finish)

Redwood
(Clear Finish)

Primed Cedar
(Posts - White)

Hardie Siding
(Posts - White)



1322 Republic Street



1400 Republic Street



1409 Republic Street



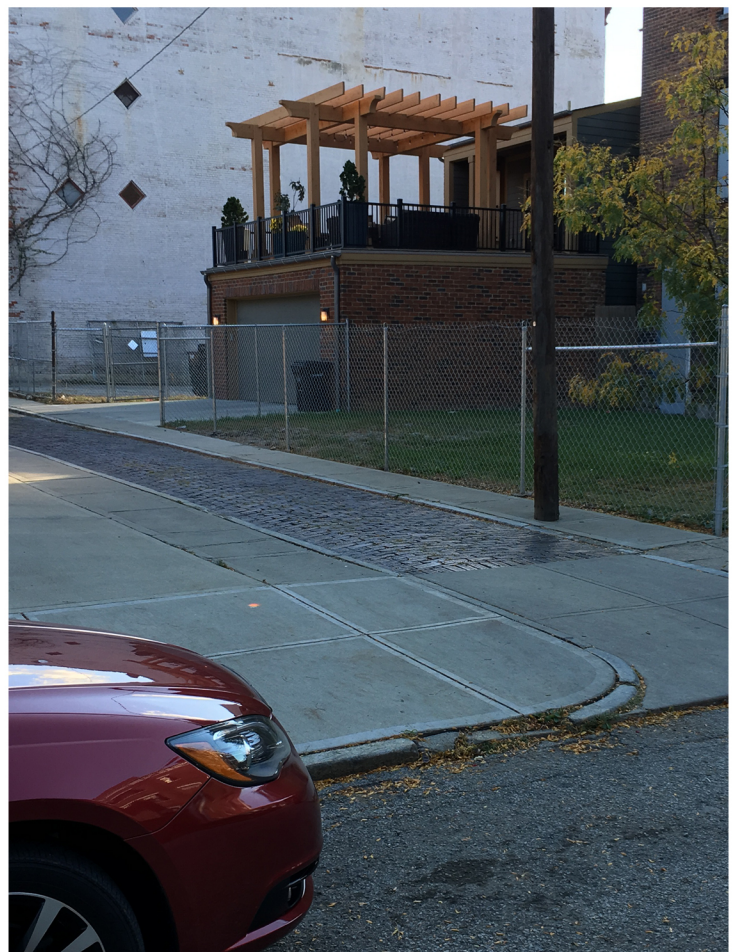
1403 Pleasant Street



1428 Republic Street



1404 Republic Street



15th & Osborne Alley



210 W. 14th Street, Symphony Hotel



1425 Pleasant Street

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

APPLICATION #: ZH2016002/COA2017001
APPLICANT: Sabo Design Associates
OWNER: Kaanapali Renovations
ADDRESS: **553 E 13th Street**
PARCELS: 094-0008-0043
ZONING: Residential Multi-Family (RM 0.7)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: February 6, 2017
HEARING DATE: February 13, 2017
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07 – Dimensional Variance** – Proposed variance from the 0/5 foot minimum side yard setbacks. The applicants are proposing a 0 foot setback on both side lot lines; a 5 foot variance is required.

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a new infill 2.5 story residential building. The applicant is also seeking a Dimensional Variances from Section 1405-07 of the zoning code for a zero lot line side setback.

Existing Conditions:

553 W Pleasant Street is currently a vacant parcel. The site on the south side of 13th Street mid-block between two 4 story buildings that are set to the street. The lot is a 25 foot wide and 85 foot deep lot that has rear access from an alley.



Figure 1: Street view of 500 Block of 13th Street. Picture provided by Google Street views.

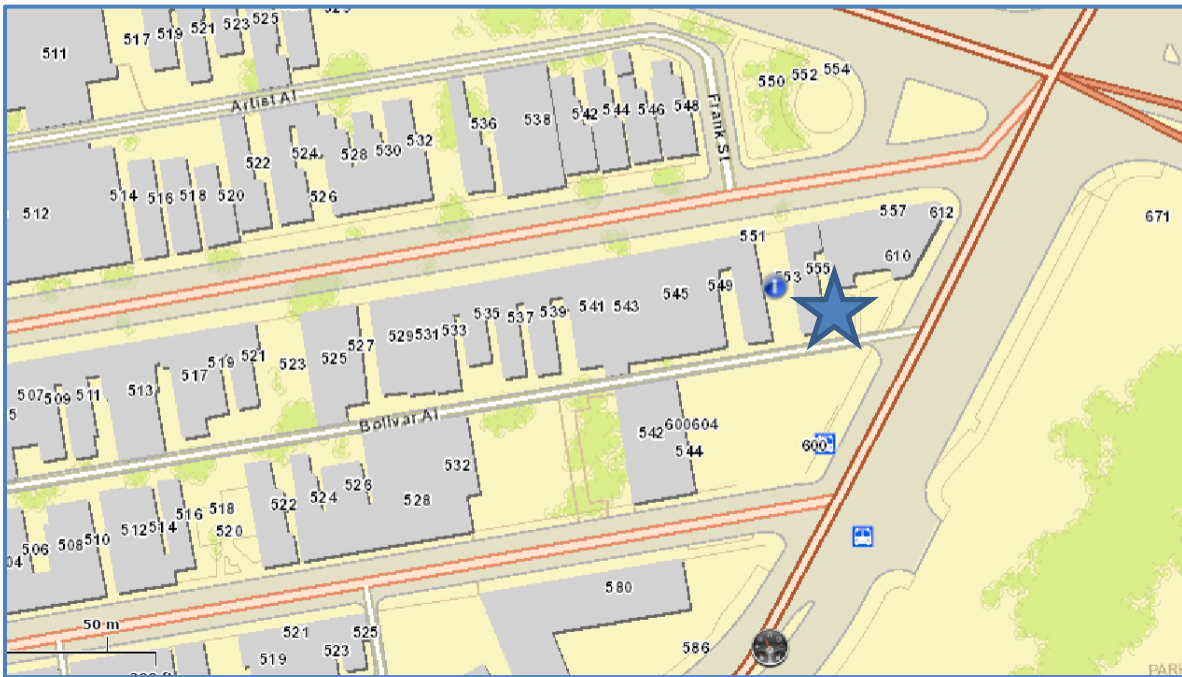


Figure 2: Map of 553 E 13th Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to construct a new single family house at 553 E 13th Street

The new construction will feature the following:

1. A new two and a half story structure clad in brick veneer on the front and Fiber cement siding with 8” lap exposure on the rear. The building will be a 2.5 story façade on the front and a three story façade on the rear.
2. The building is proposed to be massed with zero lot line side yard setbacks, a 20 foot rear yard setback and a 5 foot front yard setback.
3. The building will have a side gable roof and a cornice line at the top with fibercast cornice brackets and an aluminum gutter.
4. There will be four evenly placed four over four double hung windows over the façade at each level with limestone lines and sills.
5. The rear façade will have a two car garage door at the basement level and will use the same type of windows as the front. At the third level and the first level there will be a wood railing for outdoor porches.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405-07	Development Standards

Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is only requesting a side yard setback and is complying with zoning on the front yard setback and on the height. Staff will detail in the Certificate of Appropriateness the compatibility of a taller building and a building more appropriately situated with a 0 ft. front yard setback. These are two additional variances that staff is in support of as without them the proposal does not meet the Over-the-Rhine Design Guidelines and is not compatible with the neighborhood or conforms to adopted guidelines for property.

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

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

The underlying zoning is RM-0.7. The proposed use of the subject property conforms to the zoning requirements but DOES NOT conform to the general nature of the built environment upon the street and within the neighborhood, particularly as it relates to front yard setback. However the proposed structure does not meet the required side setbacks on the property.

- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work does not comply with the Over-the-Rhine Historic Conservation guidelines in terms of height or front yard setback. These are detailed in the Certificate of Appropriateness section of the staff report. The side yard variance is supported by the Historic District Guidelines.

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

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

Traffic will not be impacted by the construction of the infill/addition structure. The project is providing 4 off street parking spaces for the building, 2 in a garage and 2 in a driveway.

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable.

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

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

The proposed project's massing and setback is not compatible with the neighborhood. On the south side of the 13th Street all of the buildings are set to the street and this would be the only building that would be setback from the lot line. Also all of the buildings, with the exception of a non-contributing garage, on the south side of this block are 4 stories tall, including the buildings on either side of the lot.

The proposed detailing and materials are compatible with the historic district and the context of the neighborhood.

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
The parcel is a vacant parcel on a fairly intact street. The front setbacks and height would have a negative impact on the contextual and architectural nature of the street. The request for a zero lot line setback on the side would not have a detrimental impact to neighboring properties.
- k. **Blight.** The elimination or avoidance of blight.
The proposed work will take a vacant and empty parcel and will construct a residential unit on the parcel.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value by providing an improved house on the lot.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the property increasing.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or
The proposed work has an adverse effect on the historic architecture or aesthetic integrity of the Historic District as the front setback and height are not in compliance with the guidelines. The proposed side setback is contextual and is necessary to keep the continuous row house form that is along the south side of 13th Street.

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

While the denial of the requested variances would not deprive the property of all economically viable uses as a house could be built without the requested variances, however the house would not be in keeping with the neighborhoods and specifically this blocks long span of row houses.

Certificate of Appropriateness Review

Two extremely important aspects of infill design are siting and massing. If these two aspects are not addressed appropriately then even if the materiality, rhythm, window openings and the other elements are compatible, the infill will not be appropriate for the neighborhood.

While this submission meets a majority of the guidelines for new construction, it does not meet the siting and massing height. Without addresses the incompatibility of these two issues staff cannot be supportive of the proposal as submitted.

Staff comments on the Specific Guidelines for New Construction:

B. Specific Guidelines

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

The applicant has created a strong base by matching the base/watertable line to the neighboring building creating a strong horizontal base.

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors.

Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

The middle is defined 2 and a half stories of evenly spaced openings over the façade. The window size and spacing are similar to other buildings on the block.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The top is created with a projecting bracketed cornice and aluminum gutter. The brackets are a fiber cast material against a flat fascia board.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roof is a low pitched side gabled roof. As this is a rowhouse the gables of the roof are hidden by the neighboring walls.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

- *The windows on the primary street façade have a proportion of 2:1 and are a double hung, four over four configuration and are appropriate to the neighborhood.*
- *The windows are also spaced individually and evenly over the façade. There will be limestone sills and lintels on windows on the front. On the rear as the façade will be treated in Cementous fiberboard, the windows will not have sills or lintels.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

This is a residential façade and storefronts are not incorporated or encouraged.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The side and rear setbacks are appropriate. The rear setback is along an alley. Along the alley way there are a range of setbacks from the rear lot line. The side setback is proposed to be zero which is consistent with the south side of 13th Street having a continuous span of rowhouses.

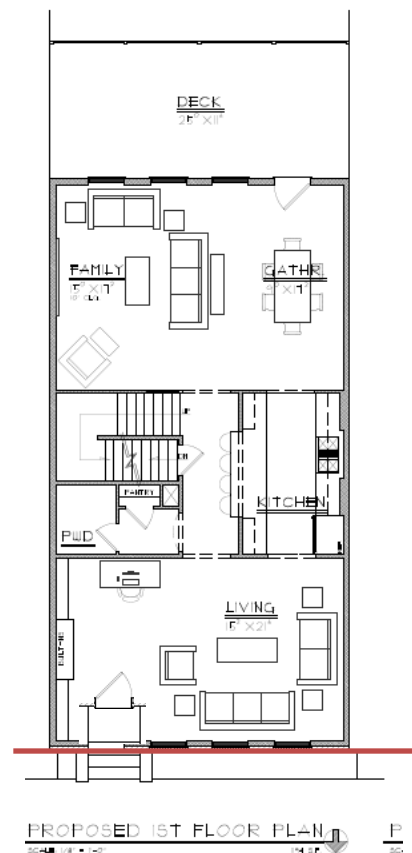


Figure2: A potential solution to bring the property to be set at the front lot line with a recessed opening and two steps on ROW. The red line indicates the front property line.

The front setback is not appropriate and is not in compliance with the context. All of the properties along the south side of 13th on the entire block from Pendleton to Reading are at a zero lot line set back. This would be the only building that would be set back from the street. While this would require both a zoning variance for 5 feet from the required front yard setback of Section 1405-07 as well as would require an easement from DOTE, these would both likely be granted. Staff had discussed with the applicant the possibility of having a zero lot line setback and a recessed landing with only the two steps being on the sidewalk. DOTE is amenable to this proposal as well.

The applicant has stated that there are utilities on the side of one of the neighboring buildings that would have to be moved in order to build at a zero lot line. However no financials, documentation from the owners, or documentation from Duke have been submitted to show that moving the utilities is not feasible. An encroachment by the adjacent property owners without permission is not, in itself a hardship.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building achieves two types of rhythms. As the building is built on a standard 25 foot lot and builds to the line keeping the rhythm of the street. Rhythm is also accomplished with the fenestration patter of the building, which is a standard fenestration pattern along E 13th Street and within Over-the-Rhine.

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

The building has a vertical emphasis that is expressed in the vertical alignment of the windows, the building facade that is taller than it is wide, and windows that are taller than they are wide.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The height of the building is 2.5 stories in the front and 4 stories in the rear, which includes a basement story. While the rear of the building comes within a story of the neighboring buildings, the front of the building is not within a story from the adjacent contributing buildings. When the application was first submitted, staff instantly told the applicants that a two story building would not meet the guidelines and a half story was suggested. Staff said it could be considered but after further study of the block and context, staff does not believe that a 2.5 story building will meet the intention of the guidelines. While an increase in height would potentially make the building higher than 35 feet and would require a height variance, staff would be supportive of this request as the increase in height would not be infringing on the property rights or views of other neighbors as there is not a property able to be developed on the north side of the street with a building. The applicants have also not provided a reasoning or justification for not complying with the guidelines for height.





9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The materials of brick, aluminum clad wood windows, limestone and Cementous fiberboard are in keeping with the neighborhood. The applicants are not proposing any exterior materials that have not been approved in the district.

Other Considerations:

Prehearing Results

January 25, 2017, the applicant and representatives from the Infill Committee were present.

Comments Provided to Staff: A letter from the infill committee.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

1. **Section 1405-07 – APPROVE – Dimensional Variance** – Proposed variance from the 0/5 foot minimum side yard setbacks. The applicants are proposing a 0 foot setback on both side lot lines; a 5 foot variance is required.

- A. **FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. CERTIFICATE OF APPROPRIATENESS

1. **TABLE** a Certificate of Appropriateness for a new residential building at 553 E 13th Street so the following issues can be addressed.
 - a. The setback of the building should be brought to the front lot line with a recessed entryway for the landing on the subject property with two steps in the right of way
 - b. The height of the building at the street line should be at least 3 stories in height. Stories are judged by the average height of a floor on adjacent buildings.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b. A building should be at least three stories at this location to comply with the Over-the-Rhine Historic Conservation Guidelines
 - c. As the entire south side of E 13th Street is built to the front property edge, the property should be built to the property line to be compatible with the Historic Conservation District and the Over-the-Rhine Historic Conservation Guidelines.



February 6, 2017

The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

**Re: 553 East 13th Street
OVER-THE-RHINE HISTORIC DISTRICT**

Dear Ms. Johnson,

The Over-the-Rhine Foundation has reviewed the drawings dated (1.25.17) for the project located at 553 East 13th Street. We are in conditional support of this project for its many supporting attributes including proper treatment of composition, window openings' rhythm and proportions, and use of high quality materials.

However, it is critical that the conditional attributes below be addressed before we can offer full support.

The southern side of the 400 and 500 blocks of 13th Street are dominated by four story structures with zero setback. It is important that the new building keeps with the rhythm of the street with compatible height and setback.

Conditional Attributes	Notes
Height	<i>Guideline: The height of new construction should not vary more than one story from adjacent contributing buildings.</i> The Foundation recommends the building be built to 4 stories to fit in with the context of adjacent buildings. At a minimum, it should be built to no less than three full, useable stories per the guidelines.
Setback	<i>Guideline: The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites.</i> The Foundation recommends the building be built to the sidewalk to fit in with the context of adjacent buildings.

The Foundation appreciates the applicant's willingness to increase the height of the building from its initial design but believes additional height is required in order to meet the guidelines specifications. Additionally, the Foundation is aware that a conversation between the Urban Conservator and DOTE in regards to steps in the right-of-way is ongoing. As such, we feel that the COA for this project should be tabled until a final decision at the city-level has been made.

Respectfully Submitted,



Danny Klingler
Committee Co-Chair



Jennifer Lemasters-Wirtz
Committee Co-Chair



SABO DESIGN ASSOCIATES
Residential Design Specialists

Historic Conservation Board
805 Central Avenue, Suite 500
Two Centennial Plaza
Cincinnati, OH 45202

December 30, 2016

Application – Certificate of Appropriateness
553 E 13th Street

Work Proposed

The Applicant proposes to build a single family residence on a current vacant building lot. The proposed building is designed to simulate the Greek Revival style of the adjacent building and neighborhood character.

The front façade will be brick and have similar entablature, limestone window lintels and sills, window proportions and base as neighboring buildings.

The proposed development provides for 4 off street parking spaces to be access off a rear alley, 2 of which are in attached garage.

The Applicant requests relief for a 5' side yard setback, and, is requesting a zero lot line. The neighborhood is predominately zero lot line.

Please see attached drawings and exhibits.

Respectfully submitted,

Rodney J. Sabo

Attachments



SABO DESIGN ASSOCIATES
Residential Design Specialists

Zoning Hearing Examiner
805 Central Plaza
Two Centennial Plaza, Suite 500
Cincinnati, OH 45202

December 30, 2016

Application for Zoning Relief - 553 E 13th Street

Reasons Why Zoning Should Be Granted

1. The request for a zero lot line is in the "public interest" because it helps maintain the continuity and harmony of the architectural style of the OTR Historic Neighborhood.

Nearly all the homes are zero lot line on this street and neighborhood.

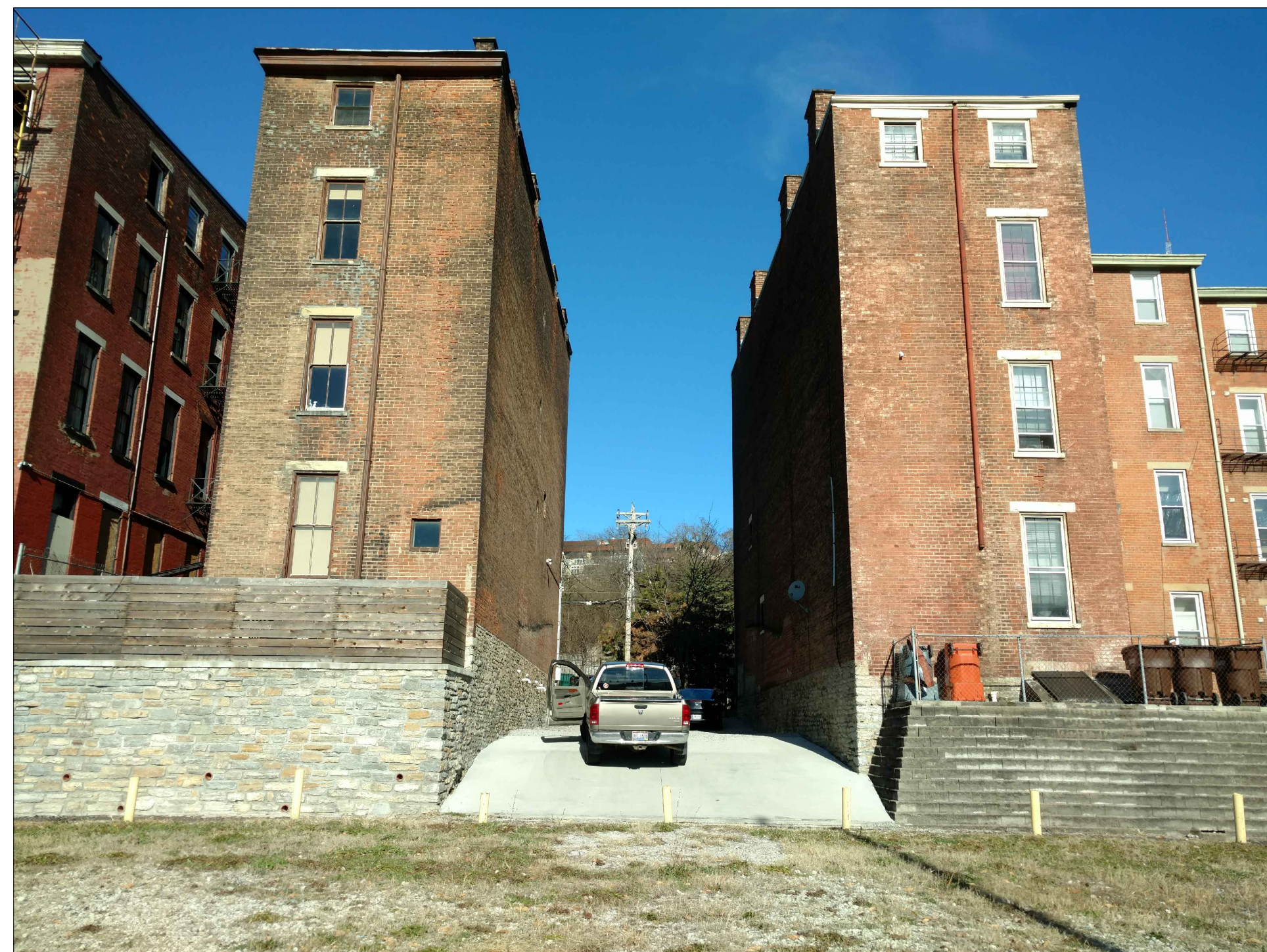
2. a. Lot would be out of character to maintain a 5' side yard setback, hence, nonconformity not intentional.

b. The variance allows the Applicant to enjoy the same property rights as the several adjacent properties that have zero lot lines. Additionally, the proposed single family residence would allow for a substantial investment and improvements to the community.

Respectfully submitted,

Rodney J. Sabo

Attachments



REAR FACADE



FRONT FACADE



VICINITY MAP
SCALE: 1" = 100'-0"



AERIAL PHOTO



PROPERTY PLAN

BUILDING INFO	
ADDRESS:	553 EAST THIRTEENTH STREET PARCEL ID: 015000301100
OWNERS:	KAANAPALI RENOVATIONS LLC MITCH AND MATT PAINTER 3402 MICHIGAN AVENUE CINCINNATI, OHIO 45208
ZONING:	RESIDENTIAL MULTI-FAMILY RM O.1
HISTORIC OVERLAY:	OVER-THE-RHINE
EXISTING USE:	VACANT LOT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

DRAWING INDEX	
TITLE	
EXISTING/PROPOSED SITE PLAN	
PROPOSED FRONT ELEVATION	
PROPOSED SECTION 4 REAR ELEVATION	
PROPOSED FLOOR PLANS	

TITLE SHEET

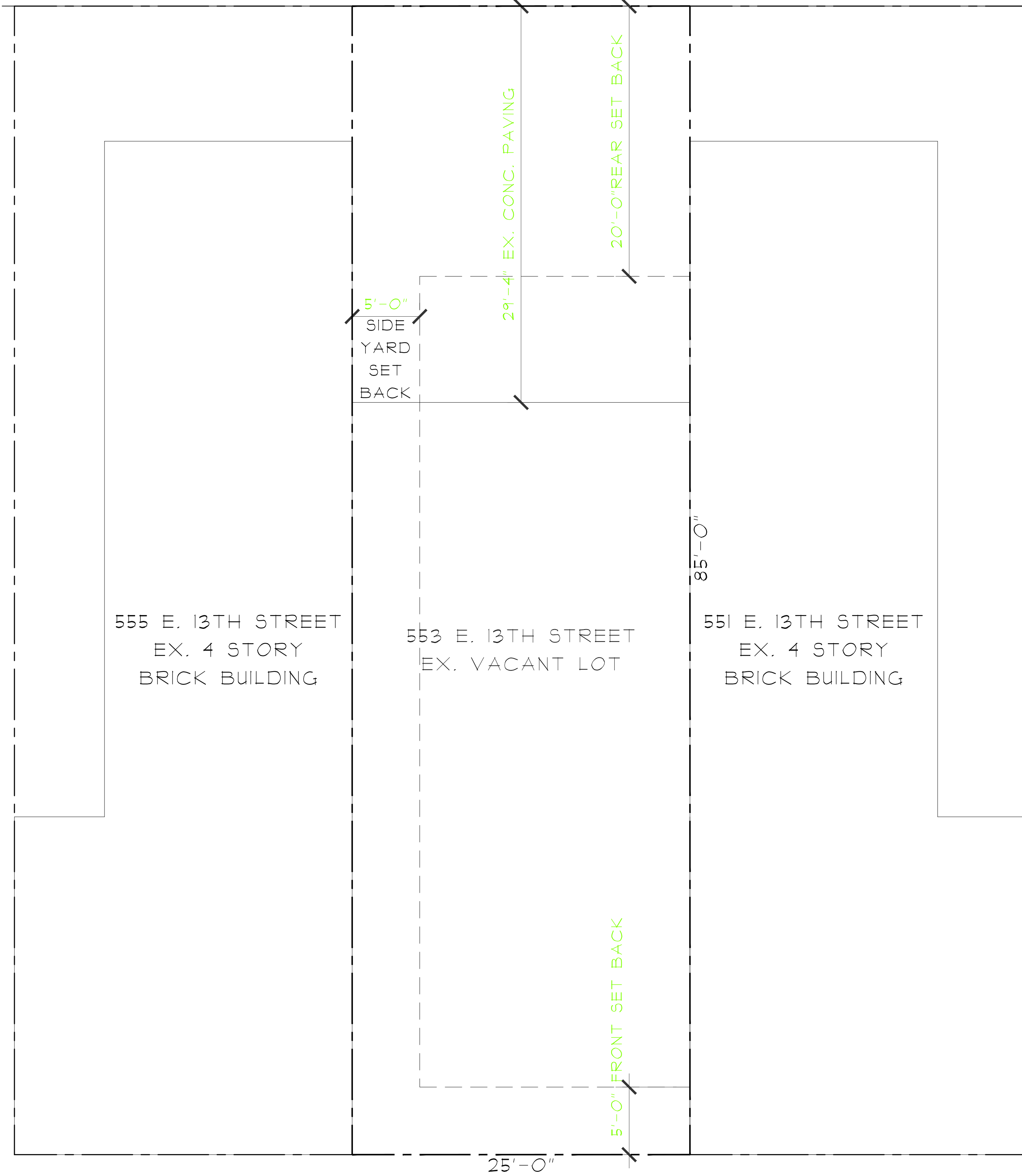
PROPOSED 553 EAST 13TH STREET
CINCINNATI, OHIO
HAMILTON COUNTY

SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

ISSUE DATES	
12-30-2016	

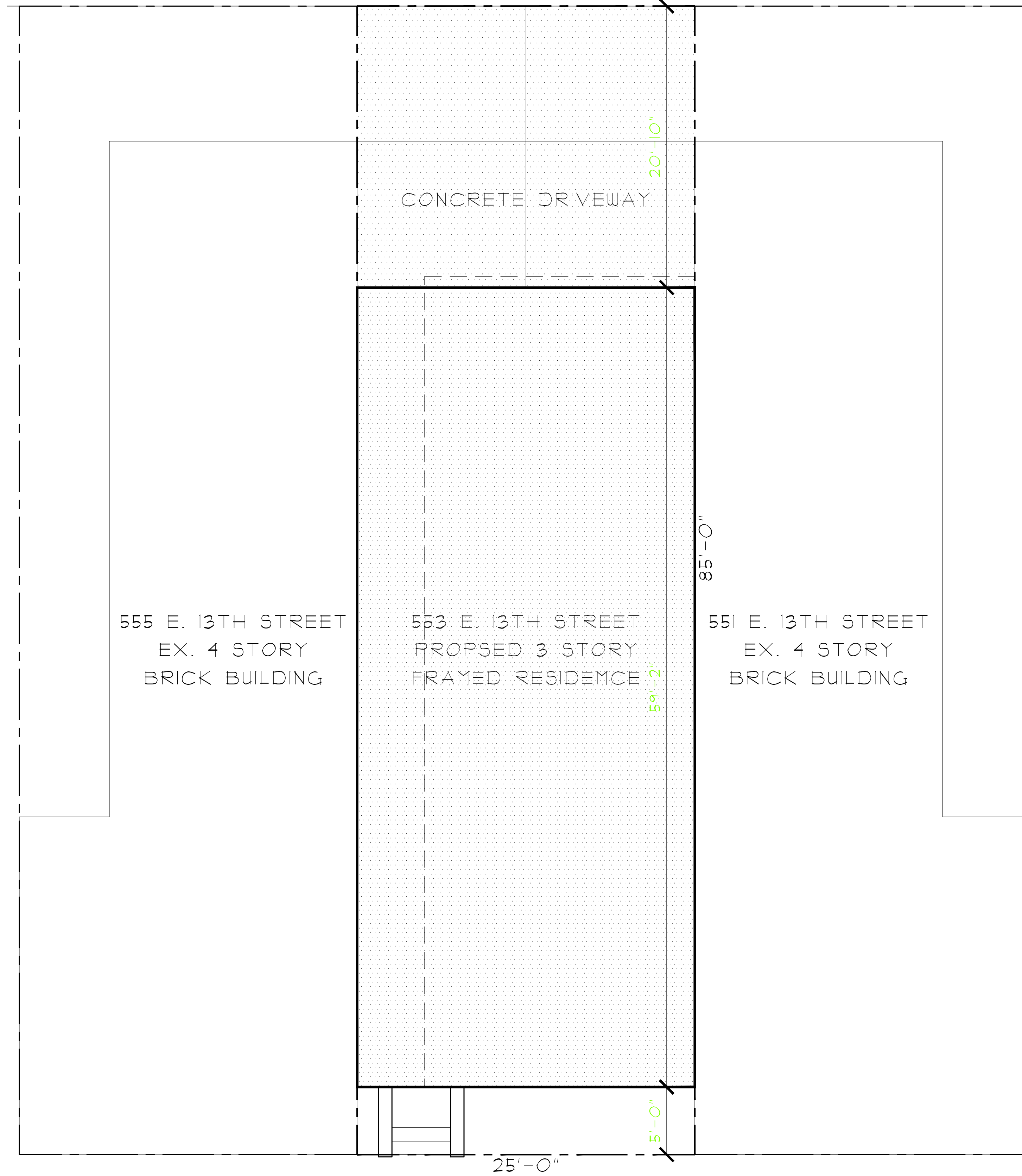
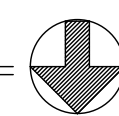
BOLIVAR ALLEY

BOLIVAR ALLEY



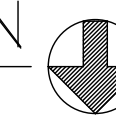
EXISTING SITE PLAN

SCALE: 1" = 10'-0"

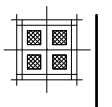


PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



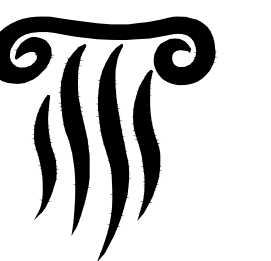
EXIST. / PROP.
SITE PLANS



PROPOSED
553 EAST 13TH STREET

HAMILTON COUNTY

CINCINNATI, OHIO



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ISSUE DATES

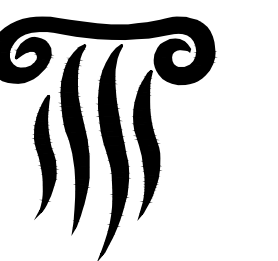
12-30-2016

PROPOSED
ELEVATIONS

HAMILTON COUNTY

PROPOSED 553 EAST 13TH STREET

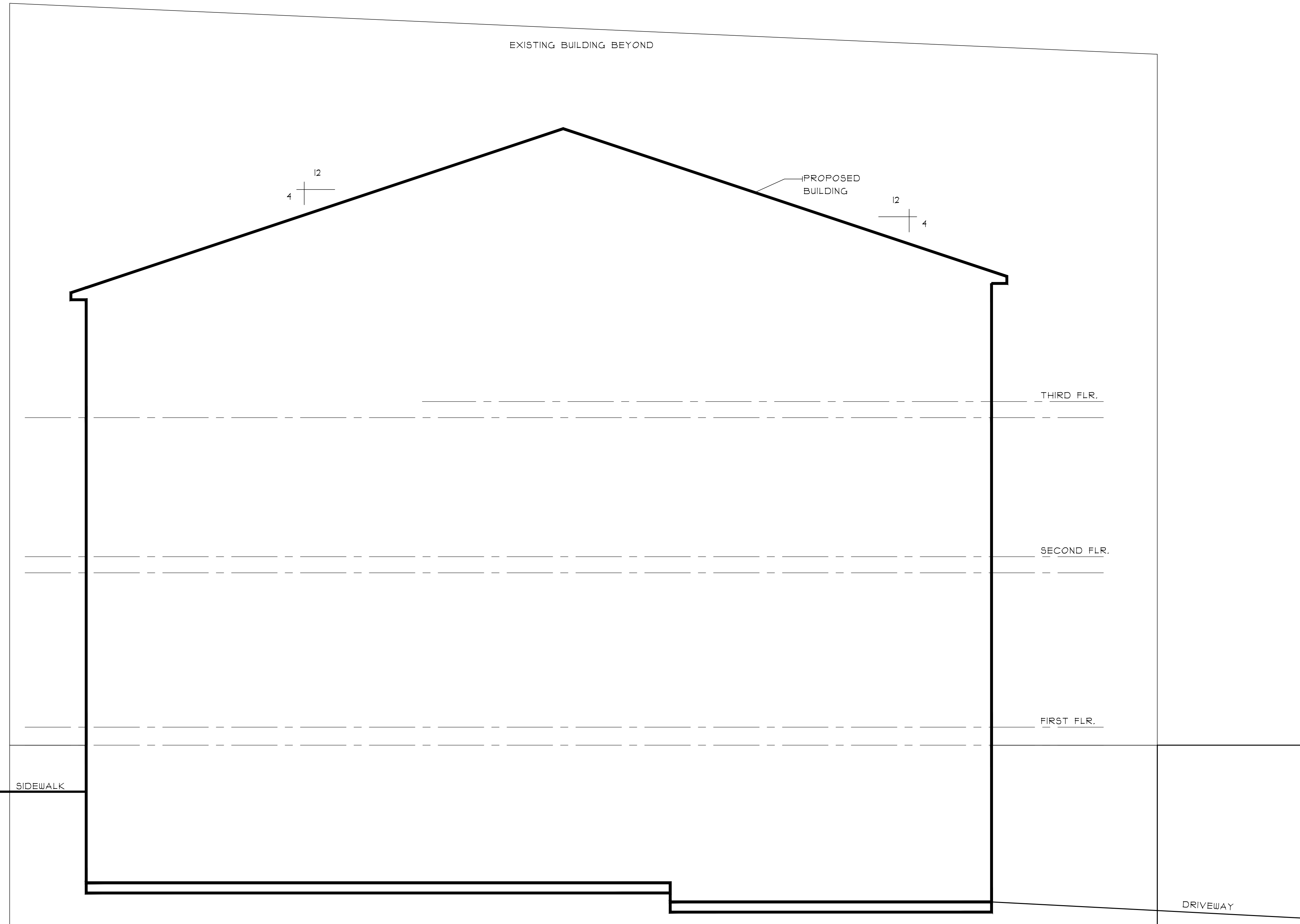
CINCINNATI, OHIO



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ISSUE DATES
12-30-2016



BUILDING SECTION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: NA
APPLICANT: Councilman Chris Seelbach
OWNER: Columbia REI
ADDRESS: **716 Main Street**
PARCELS: 079-0004-0041
ZONING: DD- Downtown Development
OVERLAYS: Main Street Historic Conservation District
COMMUNITY: Downtown
REPORT DATE: February 6, 2017
HEARING DATE: Prehearing/Joint Conference February 2, 2017
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 716 Main Street known as the G.B. Schulte Sons Company Building, also generally known as the Dennison Hotel. The landmark designation is sought for the entire property within the boundaries of the tax parcel 079-0004-0041.

Summary and Background:

The building is located on the east side of Main Street at the intersection of Main Street and Whetstone Alley.

The building is historically significant for its association and reflection of industrial development of Downtown Cincinnati at the end of the nineteenth century and as an example of the Second Renaissance-Revival style by the firm of Samuel Hannaford & Sons. The building was constructed as a six story building in 1892 and expanded to its present height in 1900. The G.B Schulte Sons Company building occupied the building till 1929. A detailed history and statement of significance is in the attached Historic Landmark Designation Report. (Exhibit A)

Attached to this Staff report are the

- Attachment A. Location Map
- Attachment B: Historic Conservation Guidelines
- Attachment C: Historic Designation Report

Applicable Zoning Code Sections:

Zoning District: Section 1411 Downtown Development Districts
Landmark Designation: Section 1435-07

Designation Review

Historic Significance

Staff finds that, based on the historic significance as set forth in the Designation Report, that the application for the nomination for the G.B. Schulte Sons Company Building meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, “Becoming a Historic Structure; Determination of Historic Significance”.

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

1. *Association with events that have made a significant contribution to the broad patterns of our history; or*
2. *Association with the lives of persons significant in our past; or*
3. *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
4. *That has yielded, or may be likely to yield, information important in prehistory or history.*

The applicant is nominating the G.B. Schulte Company Building Building under Criterion 1, “Association with events that have made a significant contribution to the broad patterns of our history” as it reflects the development of Main Street in the late-nineteenth century with taller buildings occupied by a mix of service, wholesale, and retail firms that served the larger financial and retail interests in the heart of the business district.

The applicant is also nominating the G.B. Schulte Company Building under Criterion 3, “Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction” for being an “early example of a Second Renaissance Revival style building by a locally renowned architectural firm that was adept at interpreting historical style and keeping up with the design trends.”

The building at 716-718 Main Street also retains substantial integrity. While there have been changes to the building, mostly in the openings and at the storefront, those changes are not irreversible and did not alter the architecture to the point that the Second Renaissance Architecture is not prominent and significant. There have been numerous examples of buildings that have retained Landmark Status, even National Historic Landmark Status, with substantial changes that are later being reversed. A local example is Music Hall. In previous renovations many of the original openings were bricked in. This did not prevent the building from gaining local designation and even recognition as a National Historic Landmark. In the rehabilitation that is underway now, these once bricked in openings are being reopened and windows matching the original windows will be reinstalled.

Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

“Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.

Staff finds that the proposed Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the Historic Structure while allowing a compatible reuse of the building. The proposed Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the G.B. Schulte Sons Company Building while allowing for changes that would provide for a continued adaptive reuse of the building. The proposed Conservation Guidelines cover changes to the exterior of the building. The interior is not proposed to be subject to local review and at the rear is a one story noncontributing addition.

The proposed guidelines are also compatible with the Secretary of the Interior's Standards for Historic Preservation.

Other Considerations:

Prehearing/Joint Conference Results

- February 2, 2017 –Property owner's agents were present.

Comments Provided to Staff: The owner is opposed to the designation and has included information to support their claim that the building does not qualify as a landmark. Their submission includes the following documentation

- 1) National Register Inventory Form- Samuel Hannaford & Sons Thematic Resources in Hamilton County, November 15, 1979
- 2) Samuel Hannaford & Sons Works by Betty Ann Smiddy
- 3) Excerpts from Cincinnati Historic Inventory, August 1978
- 4) Thematic Resources of Samuel Hannaford & Sons, May 1979
- 5) Description of National Register of Historic Places, Cincinnati East Manufacturing and Warehouse District
- 6) Excerpts from Architectural Foundation of Cincinnati

- 7) Photo of a 1900 GB Schulte & Sons Receipt
- 8) Cincinnati Enquirer article from Sunday October 12, 1930
- 9) Cincinnati Zoning Code Section 741-1-H1 Historic Significance ordinance No 190-1980

In response to their claims, staff has the following commentary.

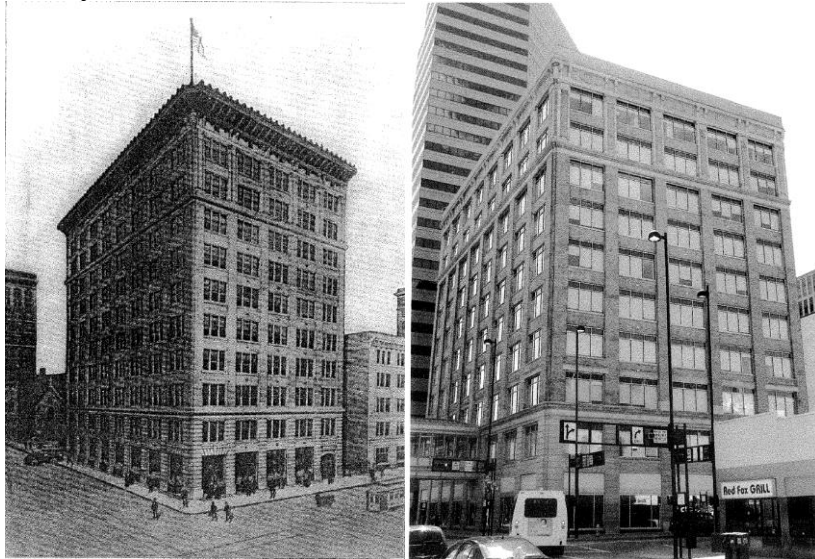
- 1) The National Register nominations and inventories provided by the owner's agent are 38 years old. Over the last 38 years there have been opportunities for additional research and investigations to aid to the original research done in the 1970s. It is common place for applications from the 1970s and 1980s during the early enactment of the National Register of Historic Places to be amended with further and contemporary research. To simply discount an inclusion of a property as potentially significant because it wasn't originally in a National Register Nomination would be against the best practices of historic scholarly research. A very simple answer to why this building wasn't included on any inventory is that it was discovered after the inventory took place that this was designed by Samuel Hannaford and Sons. Hannaford and Sons are known to have been associated with over 1,000 buildings, and included in the National Register Thematic study there were only 55 included and included in the document done by Betty Ann Smiddy, there were only 91 buildings mentioned. The building is listed on an inventory by Walter C Langsam which is at least 27 years old so the building, contrary to what the owner's agents claim, has been listed as a Hannaford and Sons Building.
- 2) The National Register of Historic Places nomination for the Cincinnati East Manufacturing and Warehouse district did not fail to make nomination as it wasn't significant. The nomination of this the Main Street Historic District was not included as it already was eligible to receive Historic Preservation tax credits as it was a certified historic district by the Department of the Interior and the impetus behind the establishment of the Cincinnati East Manufacturing and Warehouse District was to make an area not previously eligible for Historic Preservation Tax Credits, eligible to take advantage of the incentive. Historic Rehabilitation Tax Credit projects that came about because of this nomination include projects at 325 E 8th St, 800 Broadway St, 224 E 8th Street.
- 3) It is common practice for a building to be labeled a building built by the principal architect or his firm even if he didn't work on it himself. This does not make the association any less relevant or substantial. For example, Frank Lloyd Wright was an apprentice to Louis Sullivan of Sullivan and Adler. He worked on many buildings and designs while employed there. However, those designs are still considered a Sullivan and Adler design, not a Frank Lloyd Wright design.
- 4) The Building is of comparable character as other buildings that have recently been listed as local landmarks. Many of these buildings were either manufacturing building or had major alterations to them, but still retained architectural integrity. This includes:
 - Brunswick-Balke Collender Building, a leading manufacturer of billiards. Designated



- Reakirt Building, a 10 story office building that had the historic first floor storefront removed



- Duffenhofer building which had first floor façade changes, a cornice removed and was associated with a shoe manufacturer. Designated January 27, 2016



- House of Adam, while much smaller than the Dennision had several changes to the building over its lifespan including an entirely new front façade ontop of the original building.

1834 – 1868 Whestone Family Residence (cont.)



Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission and to the Cincinnati City Council for the designation of the entire Tax Parcel # 079-0004-0041, also referred to as 716-718 Main Street and G.B. Schulte Sons Company Building, as a Historic Landmark, subject to the following conditions:
 - a. Any exterior alterations, proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Attachment C).
2. **RECOMMEND** to the Ohio Historic Site Preservation Board, in keeping with Historic Conservation Board policy, that the designation of the entire Tax Parcel # 079-0004-0041, also referred to as 716-718 Main Street and G.B. Schulte Sons Company Building, be listed individually on the National Register of Historic Places.
3. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the G.B. Schulte Sons Company Building meets the conditions of §1435-07-1(a)(1) as the building maintains an “Association with events that have made a significant contribution to the broad patterns of our history.”
 - (b) That the Board recommends a proposed Historic Conservation Guidelines, dated 12-27-2016 as required by §1435-07-2C.
 - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Guidelines for Historic Preservation.

LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

HCB USE ONLY
DATE RECEIVED BY STAFF: <u>12/27/2016 1:57PM</u>
APP. COMPLETION DATE: _____

APPLICATION DATE: 12-27-16

PROPOSED DISTRICT NAME: _____ (if applicable)

PROPOSED LANDMARK NAME: G.B. Schutte Sons Company Building (if applicable)

PROPERTY ADDRESS: 716-718 Main Street

PROPOSED SITE NAME: _____ (if applicable)

PROPERTY ADDRESS: _____

NEIGHBORHOOD: Central Business District

DESIGNATOR'S NAME: Chris Seelbach

DESIGNATOR'S ADDRESS: 801 Plum Rm 350 45202

PHONE NUMBER: 513-352-5210

EMAIL: Chris.Seelbach@Cincinnati-OH.gov

Attach a letter outlining the justification for the approval of the desired designation by the Historic Conservation Board as defined in Chapter 1435-7-1 or 1435-7-2.

IT IS YOUR RESPONSIBILITY TO PROVIDE THE URBAN CONSERVATOR SUPPORTING DOCUMENTATION IN THE FORM OF A "DESIGNATION REPORT" TO FACILITATE THE CREATION OF A STAFF REPORT UNDER CHAPTER 1435-07, "PRESERVING A STRUCTURE".

Applications should be submitted to
The Historic Conservation Office
Department of City Planning and Buildings
805 Central Avenues, Suite 720, Two Centennial Plaza, Cincinnati, Ohio 45202 513/352-4848

Public Notice: Please be advised that Local Historic Landmark Designation applications are reviewed by the Local Historic Conservation Board. The fee for the review is \$500.00 and is due at the time the application is submitted.

December 27, 2016



A complete Local Historic Landmark Designation Application submitted by Cincinnati City Council Member Chris Seelbach was received in-person by Alex Peppers, Senior City Planner (on behalf of Charles C. Graves, III, Director of the Department of City Planning) and Matthew Shad, Zoning Administrator (on behalf of Beth Johnson, Urban Conservator in the Department of Buildings and Inspections) on December 27, 2016 (12/27/2016) at 1:57 p.m. in the Department of City Planning, Two Centennial Plaza, 805 Central Avenue, Suite 720, Cincinnati, Ohio 45202.

A handwritten signature in blue ink, appearing to read "Alex Peppers", written over a horizontal line.

Alex Peppers, AICP, Senior City Planner
Department of City Planning

A handwritten signature in blue ink, appearing to read "Matthew Shad", written over a horizontal line.

Matthew Shad, AICP, Zoning Administrator
Department of Buildings and Inspections

To: Charles C. Graves III, Director of City Planning

Beth Johnson, Urban Conservator

Dear Charles and Beth

Pursuant to Cincinnati Municipal Code section 1435-07-2 I am submitting the enclosed application for historic landmark designation for the building located at 716 Main St., Cincinnati, OH 45202, commonly known as the Dennison Hotel building.

I have followed the application for a certificate of appropriateness for demolition since it was brought to the Historic Conservation Board earlier this year. In the case, there was much discussion about the historic significance of the Dennison Hotel Building. The applicant for demolition argued a number of times that the Dennison is merely a compatible building within the historic district while many in the community, including myself, believe that the Dennison is a contributing building within the district and is worthy of landmark status as is outlined in our enclosed application.

After much review of the significance of the Dennison hotel building, it is apparent that it is historically significant on a number of levels. The building is not only reflective of a bygone era of manufacturing in downtown Cincinnati and in particular the Main St. corridor, but is also a significant architectural landmark on the Cincinnati skyline. Further, it is an example of the work of our most famous architect, Samuel Hannaford. Our specific justifications for landmark status are further described and included in our application.

As a leader in this city and a supporter of preserving its historic built environment, I hereby petition The City of Cincinnati, its Historic Conservation Board, City Planning Commission, and my fellow members of City Council to designate the Dennison Hotel building a local historic landmark so that it and the integrity of Main Street may be preserved.

I appreciate your consideration of the enclosed application and professional designation report. Pursuant to Cincinnati municipal code section 1435-07-2-A, it is my understanding that the city will not issue any permits for demolition of the Dennison hotel building while this application is being considered. To do so would be contrary to Section 1435-07-2-A and would deprive me and the community of consideration of this important building as a historic landmark – an issue that has never been raised or considered to date.

Please feel free to contact me directly should you have any questions.

Sincerely,

Chris Seelbach



12-27-16P01:58 RCVD by Alex Peppers

Introduction

This report presents the findings and recommendations for a local landmark designation of the G. B. Schulte Sons Company Building, AKA the Dennison Hotel. The building is located within the Main Street Historic District, which was designated in 1984. The historic district designation identified 716-718 Main Street as a compatible building in the district. The purpose of this designation report is to establish the building's significance as an individual landmark. This report was prepared by Beth Sullebarger of Sullebarger Associates.

Background

Overview of Designation Process

This designation report is supported by CINCINNATI CITY COUNCIL MEMBER CHRIS SEELBACH, the Cincinnati Preservation Association and the Cincinnati Preservation Collective in the interest of protecting this resource from demolition and stimulating rehabilitation in a way that is compatible with good preservation practices. An application for demolition was previously denied by the Historic Conservation Board on May 26, 2016 and reversed by the Zoning Board of Appeals on December 15, 2016.

Research

Archival research was conducted at the Main Branch of the Cincinnati-Hamilton County Public Library and Hamilton County Recorder's Office and via internet sources such as the Hamilton County Auditor, Ohio Public Library Information Network (OPLIN) and Architectural Foundation of Cincinnati. Among the sources consulted were historic maps, atlases, photographs, local histories, and city directories, which provided information about the building and surrounding neighborhood. Documents filed with the Historic Conservation Office related to the building and demolition application were also examined and considered, as well as a 9-page unpublished report on "The Dennison Building," by Ann Senefeld of Digging Cincinnati History.

Statement of Significance

The G. B. Schulte Sons Company Building is significant as a reflection of industrial development of downtown Cincinnati at the end of the nineteenth century and as an example of the Second Renaissance-Revival style by the firm of Samuel Hannaford & Sons, Cincinnati's leading architectural firm for about a century.

Historical Significance: Development of the Main Street Commercial Corridor

Main Street between Sixth and Court streets is occupied by buildings that primarily date from 1870 to 1920. This part of Main Street began to develop in the 1820s after completion of a new Hamilton County Courthouse and opening of the Miami & Erie Canal. By the 1850s, the area had drawn lawyers and wholesalers of cigars, groceries, liquors, and wine. Ten years later, retail establishments such as furriers, hardware stores, clothing stores, hotels, restaurants, insurance companies and some light manufacturing had moved in. Thus, Main Street had developed a mix of service, wholesale and retail firms that served the larger financial and retail interests in the heart of the business district. The mid-nineteenth-century buildings were typically occupied by storefronts on the first floor, stockrooms or light manufacturing equipment above, and residential flats on the upper floors.

In the late nineteenth century, wholesale businesses and office buildings came to dominate the area, housed in taller more ornate Italianate-style structures. Examples from this period are 625 Main, a four-story building where Henry Korf had his jewelry, clock and watchmaking business, and the four-story 923-925 Main, occupied by John Grossius, who manufactured stoves and furnaces, and dealt in household furnishings and metalware.

As the century ended, buildings became taller but still had load-bearing masonry walls and wood timber framing. In the 1890s, five- and six-story buildings appeared in the Queen Anne and Second Renaissance Revival styles. These included six-story loft buildings at 652 and 654 Main, as well as the Schulte Building at 716-718 Main. The Bodman Building at 621 Main, built in the Queen Anne style around 1897, was the first office of the Western-Southern Life Insurance Company. It was later converted to the Fort Washington Hotel and then renovated as condominiums in 2005. The 5-story structure at 654 Main, a long-time fruit market, originally housed the offices of a molding and frame manufacturer.

In the first decades of the 20th century, leading local corporations and banks moved to Main Street between Sixth and Ninth Streets. By this time, steel framing and elevators enabled building to go higher and styles were trending toward Neo-Classical. The Second National Bank, a 12-story Neo-Classical structure at 830-832 Main, was erected in 1908 and designed by the local firm of Werner & Adkins. In 1911, another Neo-Classical style bank building rose at 916 Main. The climax in the Main Street Historic District was the Beaux Arts-style Gwynne Building at Sixth and Main, which was designed by architect Ernest Flagg of national renown and erected in 1914. For many years, it was associated with Procter & Gamble, which had its headquarters there from 1935 to 1956. Interestingly, the Gwynne Building began as a 10-story building and had four stories added by local architects Hake & Hake in 1939. (Gigliano, 65)

The G. B. Schulte Sons Company Building

The existing building was originally constructed in 1892 for the G. B. Schulte Sons Company. Established in 1860 and incorporated in 1889, the Schulte company's business was production of iron and steel items such as springs, axles, blacksmiths' and wagon-makers' tools, carriage and wagon hardware, as well as some wood work, per their listing in the *Williams City Directory*. The company purchased the property at 716-718 Main Street) in 1891 and demolished the two-story building previously on the site in order to erect a new home for the business.¹

An announcement of building permits in the *Cincinnati Enquirer* on March 31, 1892 (Figure 4) establishes that the building was originally six stories, designed by Samuel Hannaford & Sons, architects, and built by W. H. Stewart's Sons, contractors. The company's success at its new location is reflected in the addition of two floors in 1900, as reported by the *Cincinnati Enquirer* on June 19, 1900 (Figure 5). The building is noted as having eight stories on the 1904 Sanborn map (Figure 6).

The G. B. Schulte Sons Company remained in business at this location 37 years, until 1929, when it evidently closed, possibly a casualty of the stock market crash and/or the ascendance of motor vehicles. According to entries in city directories, the president of the company was H. Joseph Schulte in 1890 and 1892, followed by John M. Kemper in 1893 and Fred Guethlein by

¹ This lot was known as 316-318 Main Street until a city ordinance was passed in 1891 changing the street numbers. Old street numbers continued to be used in city directories until 1895.

1900. Guethlein rose to the top position after serving as secretary and treasurer, and vice president. Auditor's records show Fred Guethlein owned the building by 1937 and he continued to own it until 1964, except for a two-year period from 1942 to 1944, when it was briefly owned by Kathy Guethlein, possibly while Fred served in World War II.

The building was vacant from 1929 until 1931, when two office furniture companies--Globe-Wernicke Service Company and Kelsall-Voorheis Inc.--announced they would be leasing the first three floors of the building for a ten-year period. A photograph published in the *Enquirer* in 1931 (Figure 7) shows the full 8 stories and arched windows at the top floor. It also shows scaffolding above the storefront, indicating that alterations were underway. The accompanying article stated that, Globe-Wernicke would "install an entire new front, build a large mezzanine floor on the first floor and remodel the building into. . . [an] office equipment showroom." The article added that "The upper floors are to be converted into a hotel..."² Originally called the Main Hotel, the hotel's name changed to the New Dennison Hotel in 1933. (The original Dennison Hotel, established in 1841 on Fifth Street near Main, was demolished in 1932.) By 1938, Globe Wernicke had moved out, but Kelsall-Voorheis Inc. and the hotel remained.

As mentioned earlier, Fred Guethlein, an officer of the Schulte company continued to own the building until 1964, when it was purchased from Guethlein's estate by David Jacobson, followed by Aaron Wiesen, Trustee, in 1971, Ralph C. Brown, Trustee, in 1977, and Dennison Hotel Inc. in 1983. By 1970, Kelsall-Voorheis moved out and was replaced by Alert Letter Service, a printing firm. Both the New Dennison Hotel and Alert Letter continued there until 2002.

Architectural Significance

Summary

The G. B. Schulte Sons Company Building is a significant early example of the commercial adaptation of the Second Renaissance Revival Style in Cincinnati, built in 1892 as a warehouse and office building and expanded in 1900. It displays the symmetry, typical three-part composition with brick masonry exterior articulated with horizontal stone elements, and arcaded windows, reflecting the second phase of the style. The building was designed by the renowned Cincinnati firm of Samuel Hannaford & Sons, who designed two other tall commercial buildings in downtown Cincinnati at nearly the same time--the Krippendorf-Dittman Company, 628 Sycamore St, 1888; and the Hooper Building, 137-151 West Fourth Street, 1893, both of which are included in the thematic nomination of 55 buildings designed by the firm. The G. B. Schulte Sons Company Building has been evaluated in the context of commercial buildings by Hannaford & Sons in downtown Cincinnati, 1888-1893. Despite alterations, it retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association, as outlined in the staff report dated May 18, 2016 (pp. 8-9) by Beth Johnson, Urban Conservator. This enables the building to convey its original design and be considered favorably among these other buildings. The Schulte building's period of significance is 1892 to 1900, the period of its completion and expansion.

Samuel Hannaford & Sons

² This is similar to the Fort Washington Hotel, which was adapted from an office building at 621 Main in the early Depression years, indicating there was much need for low-cost single-room occupancy living. An article in the *Cincinnati Enquirer* (1/9/1951, 2:7) mentions that both the Dennison and the Fort Washington hotels were operated by the same individual—Robert Uricho, Sr.

As reported in *Inland Architect* in December 1891 (Figure 3) and the *Cincinnati Enquirer* in March 1892 (Figure 4), the G. B. Schulte Sons Company commissioned the design of its building at 716-718 Main Street from the prominent architectural firm of Samuel Hannaford & Sons.³ Samuel Hannaford (1835-1911) was the best-known and probably most prolific of Cincinnati's 19th-century architects. His firm spanned more than a century, from 1857 until circa 1960 and their commissions spanned much of the Midwest. He practiced at various times on his own and in partnerships with Edwin Anderson and Edwin R. Proctor. In 1887 the firm became S. Hannaford & Sons when his similarly talented sons Charles E. and Harvey Eldridge became partners. Grandson H. Eldridge Hannaford joined the firm in 1912, followed later by another grandson, Samuel Hannaford, II. Samuel retired effectively about 1895, but remained active almost until his death in 1911 as the editor of *The Western Architect and Builder*.

Among Samuel Hannaford's most prominent designs were the 1860 Cincinnati Workhouse (demolished), Old St. George Church (1872-73), and Cincinnati Music Hall (1874). His substantial legacy is partly documented in a National Register listing of 55 commissions—for churches, public and commercial buildings, and many fine residences. This nomination, listed in 1980, includes 29 buildings, or more than half, that were credited to Samuel Hannaford & Sons, including City Hall (1888-93), and one—the Elsinore Arch, 1700 Gilbert Avenue, ascribed to son Charles Hannaford. Other designs by the firm in the nomination include 12 important residences—the Charles B. Russell Residence, 1416 Brookline Avenue, 1890; George Hummell Residence, 3423 Whitfield Avenue, 1892; Richard H. Mitchell Residence, 3 Burton Woods Lane, 1892 (now the New School); and Boss Cox House, 400 Brookline Avenue, 1894 (now the Clifton branch of the public library); five churches—Calvary Episcopal Church, 3770 Clifton Avenue, 1887; Wyoming Presbyterian Church, Wyoming Avenue, 1888; Northside United Methodist Church, 1674 Chase Street, 1892; Westwood United Methodist Church, Epworth Avenue, 1896, 1926; and First Universalist Church, 2600 Essex Place, 1898—Our Lady of Mercy H.S., 1409 Western Avenue, 1897 (now Jobs Corps); several beloved structures in Eden Park—Eden Park Pumping Station, 1889-1894 and Eden Park Stand Pipe, Eden Park, 1894—as well as the aforementioned Elsinore Arch. Other prominent commissions by the firm in the nomination include the Saxony Apartment Building, 105-111 West Ninth Street, 1891; Phoenix Club, Race Street, 1893; Ransley Apartment Building, 1390 Kemper Lane, 1895; Probasco Fountain, Clifton Avenue, 1887; and Ohio National Guard Armory, 1437 Western Avenue, 1886-89. Two commercial buildings included are the Krippendorf-Dittman Company, 628 Sycamore St, 1888; and the Hooper Building, 137-151 West Fourth Street, 1893.⁴

After Samuel's death, his sons continued the business until circa 1960, completing many important commissions such as the Ohio Mechanics Institute at 100 East Central Parkway (AKA Emery Apartments), and the Art Deco Post Times Star tower at 800 Broadway in Cincinnati. Like their father, the sons were very skilled interpreters of various Revival styles, and their buildings are also significant.

³ The Schulte commission is also included in a database of buildings designed by Hannaford and his firm compiled by Walter E. Langsam dated September 27, 1989, so it has been known and documented for at least 27 years.

⁴ It is important to note that the Hannaford thematic nomination was based on the Cincinnati Historic Inventory completed in 1978, and that survey has been updated four times since. The fact that a building may not have been previously documented does not preclude its being considered for National Register or local designation if new information is brought to light or new interpretations develop.

The Schulte building predates Samuel's retirement by four years, and came just four years after his sons became partners, so it is apparent that the Schulte building was designed under his supervision even if he didn't design it himself. The design of the building reflects a commercial interpretation of the Second Renaissance Revival style, which was popular from 1890 to 1920. The fact that the Schulte building design employed that style in 1891 indicates how current the Hannaford firm was in keeping up with design trends. The Second Renaissance Revival was typically applied to large buildings and organized into distinct horizontal divisions by pronounced belt or string courses. Arcades and arched openings are often combined with straight-headed or pedimented openings. Enriched and projecting cornices with large modillions or consoles, such as seen in the Schulte building are common. (Blumenson, 41)

The Schulte building is also representative of architecture associated with late-19th- and early-20th-century manufacturing activities at the eastern edge of Cincinnati Central Business District, including printing, production of shoes, paper, and inks, as well as warehousing. These structures were predominantly five- to seven-story brick loft buildings. Especially in the late nineteenth century, their designs were not purely utilitarian; they reflected the historically based styles of the period—Italianate, Richardsonian Romanesque, Classical Revival, and Second Renaissance Revival. Numerous examples of this building type are contributing structures in the Cincinnati East Manufacturing and Warehouse District (NR 99000318, listed March 12, 1999), which is bounded by East Court Street, East 8th Street, Broadway, and Main Street.

The Schulte building is within a half-block of this district and compares favorably with its contributing buildings – for example, the Krippendorf-Dittman Building, 628 Sycamore Street, designed by the Hannaford firm and completed in 1888 (double-listed in the Hannaford Thematic nomination and the Cincinnati East Manufacturing & Warehouse District). This 7-story red-brick building was built for commercial and manufacturing purposes and exhibits similar organization with a slightly asymmetrical six-bay Sycamore Street façade, which is distinguished by four large central bays that are arcaded on the seventh floor. Stone banding and archivolt add architectural detail in the Romanesque and Queen Anne modes.

The Schulte building also shares characteristics with another Hannaford & Sons commercial building—the seven-story Hooper Building at 137-151 West Fourth Street, in the National Register-listed West Fourth Street Historic District (also listed in the Hannaford Thematic nomination). Designed in 1893, the Hooper Building was built for the John Church Company, of which William Hooper was president. Like the Krippendorf-Dittman Building, it is also a 7-story red-brick building built for commercial and manufacturing purposes. It displays similar treatment of its façade, with horizontal divisions created by continuous stone lintels, sills, and a wide belt course. The three center window bays feature arcaded lintels on the top floor.

Description

Site

The Schulte building occupies a rectangular 0.143-acre parcel, which is a narrow urban lot, 44.51 feet by 130 feet. No other structures are present. (See. Figure 1.)

Setting

The Schulte building is located at 716-718 Main Street within the Main Street Historic District in the northeast section of downtown Cincinnati. The building faces west on Main Street and abuts Whetstone Alley and a parking lot on the south, Pancost Alley on the east (rear) and a 4-story building on the north. The building is significantly taller than its neighbors, which makes it highly visible from a distance and a dominant presence in the streetscape.

Building

716-718 Main Street is an 8-story painted brick building with a flat roof and rectangular floor plan. Initially constructed in 1892 and enlarged by the addition of two floors circa 1900, the building's ornate façade, with its tri-partite design, three-bay arcade, molded stone belt courses, and prominent modillioned metal cornice, reflects the Second Renaissance Revival style. Original ornamentation includes roundels in the spandrels of the arches at the fifth floor, raised panels in the spandrels on the fourth and fifth floors, and brick molding on the pilasters dividing the bays. Alterations to the façade include the application of a metal storefront over the brick masonry at the first floor, metal and glass entrance with flat metal canopy in the right bay, brick infill reducing the window openings and insertion of steel casement sashes. Arches were also removed from the top floor when the openings were reduced. Despite these changes, however, the original composition is still apparent. The addition of two floors of compatible design by the original occupant and within the period of significance means that this alteration is also historically significant.

The other elevations are plain and utilitarian in design, as is typical of an urban setting composed of row buildings. This makes them ideal for painted signs which are prominently located on the upper floors. A 3-story-high wall sign advertising the "New Dennison Hotel" can still be seen on the south elevation, and a faded two-story-high painted sign for "Quaker Oats" spans the north elevation. Otherwise, these walls are currently characterized by multiple bays of steel casement windows. In connection with the steel window installation, original tall window openings on the south and rear were reduced in size with brick infill. On the north elevation, it appears that the window openings were added when the steel casements were installed because the openings show no evidence of infill. It is not certain when the steel casements were inserted; it could have been in the early 1930s after the building was converted to a hotel.

On the interior, the floor-to-floor heights are graduated from 20 feet on the two lowest floors, 16 feet on the three middle floors and 12 feet on the three top floors. The first floor has iron columns while the upper floors have heavy timber framing. The first floor is divided into two spaces—on the right side, the entrance lobby, office and manager's apartment, and on the left, a full-height retail space that spans the entire length of the building. The entrance lobby includes a small manually operated elevator at the southwest corner of the building. There are two concrete fire stairs in the building, one at each end.

In the retail space, the ceiling is full height, and the iron columns are exposed. The building has a mezzanine, installed in the early 1930s, which occupies the rear half of the building. The mezzanine includes the bedroom of the manager's apartment on the south side. The second floor is mainly open, with a storage area and owner's office. This open floor reflects the loft configuration of the building when it was occupied by G. B. Schulte company.

Floors 3 to 8 have been divided into small sleeping rooms with approximately 21 units per floor arranged along a central corridor. The unit entry doors are flush metal. Each room is equipped with a sink and toilets are provided in communal bathroom at the rear of each floor. These accommodations are indicative of a single-room-occupancy residential hotel. The residential floors have plaster walls and ceilings and a mix of original wood floors, vinyl, VCT, and carpet.

Boundary

The property coincides with Book 079, Plat 0004, Parcel 41 of the Hamilton County Auditor's records. The parcel, which is 44.51 feet by 130 feet, is an irregular part of Lot 7 in the North Square Subdivision. The parcel is bounded on the west by Main Street, on the south by Whetstone Alley, on the east by Pancost Alley and on the north by a building under different ownership. (See. Figure 1.)

Justification of Boundary

The above-listed parcel is both the original and legally recorded boundary line for the property for which designation is being requested. The building occupies the entire parcel and no other structures are present. It excludes surrounding properties that were not part of the development and are under different ownership.

Findings

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the attributes of a district, site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield information important in history or prehistory.

Planning Considerations

Compatibility with Plan Cincinnati

“Plan Cincinnati”, the current Master Plan adopted by City Council in 2012, supports and encourages historic preservation;

“As housing demand increases in the oldest neighborhoods, the City’s broad and reputable historic building stock should be preserved...”

Historic Conservation is considered a fundamental component in Cincinnati’s future with policy principles including:

“Preserve our resources and facilitate sustainable development.”

“Cincinnati is known for our historic built character and spectacular natural beauty. The City will focus on preserving and protecting our unique assets and reverse the modern trend of ‘disposable’ development.”

Cincinnati’s Zoning Code includes a commitment to historic preservation through its goals and policies. Three specific purposes of historic preservation, according to the current Zoning Code Section 1435-03 include:

“to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture,”

“to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,”

“to maintain the historic urban fabric of the city.”

Thus, landmark designation of the G. B. Schulte Sons Company Building, which allows for preservation of the building, is compatible with city plans and consistent with policy and code.

The G. B. Schulte Sons Company Building has historic significance according to Chapter 1435 as defined under Criterion 1. It reflects the development of Main Street in the late-nineteenth century with taller buildings occupied by a mix of service, wholesale and retail firms that served the larger financial and retail interests in the heart of the business district. The building also meets Criterion 3 as a significant early example of a Second Renaissance Revival style building by a locally renowned architectural firm that was adept at interpreting historical styles and keeping up with design trends.

Summary of Findings

The designation of the G. B. Schulte Sons Company Building meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation). The documentation in this

designation report provides conclusive evidence that all required findings may be made for the proposed designation.

References

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716-718 Main Street, Front elevation



716-718 Main Street, East and North elevations



716-718 Main Street, South and East elevations



716-718 Main Street, retail space

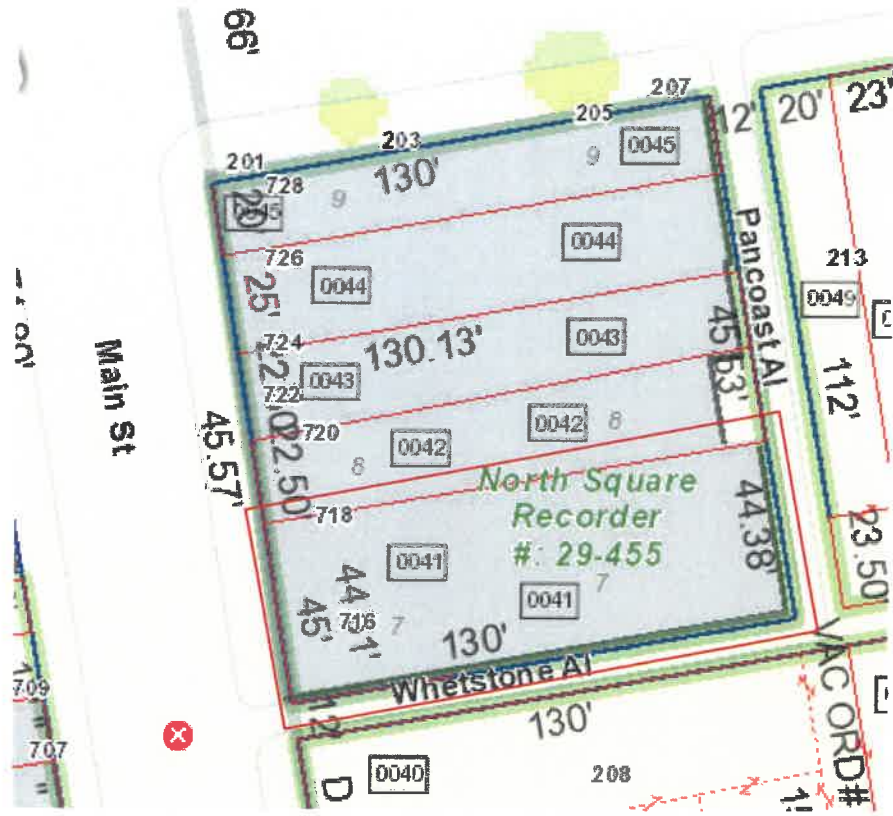


Figure 1. Parcel map, CAGIS, 2016

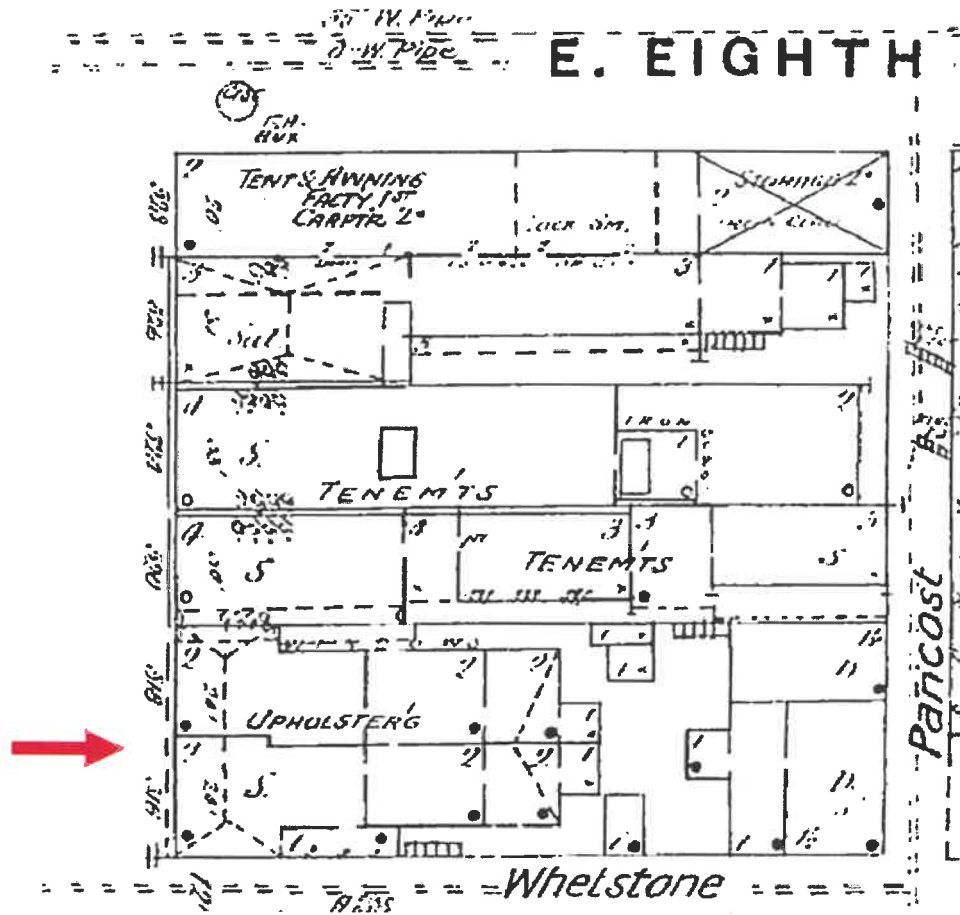


Figure 2. 1891 Sanborn Map indicating previous 2-story building

Architects S. Hannaford & Sons report a business block for William Hooper and others; materials: pressed brick, stone, tin roof, elevators, gas, plumbing, architectural iron, etc.; the building will be eight stories high, and cost probably over \$400,000. Also for the Schulte Sons & Co., a large factory, six stories high, 48 by 120 feet; materials: pressed brick, iron, stone, elevators, tin roof, gas, plumbing, etc.; cost \$50,000.

Figure 3. Inland Architect, Vol. XVIII, No. 5 (12/1891) p. 68

Building Permits.

The E. B. Schulte's Sons Co., on the east side of Main street, between Seventh and Eighth streets, six-story brick warehouse, to cost \$20,000. Samuel Hannaford & Sons, architects; W. H. Stewart's Sons, contractors.

Figure 4. Cincinnati Enquirer; Mar 31, 1892; p. 12

A building permit was issued yesterday to G. B. Schulte & Sons Co. to erect a two-story stone, brick and iron warehouse at 716-718 Main street. It is to cost \$5,000.

Figure 5. Cincinnati Enquirer (1872-1922); June 19, 1900; p. 5

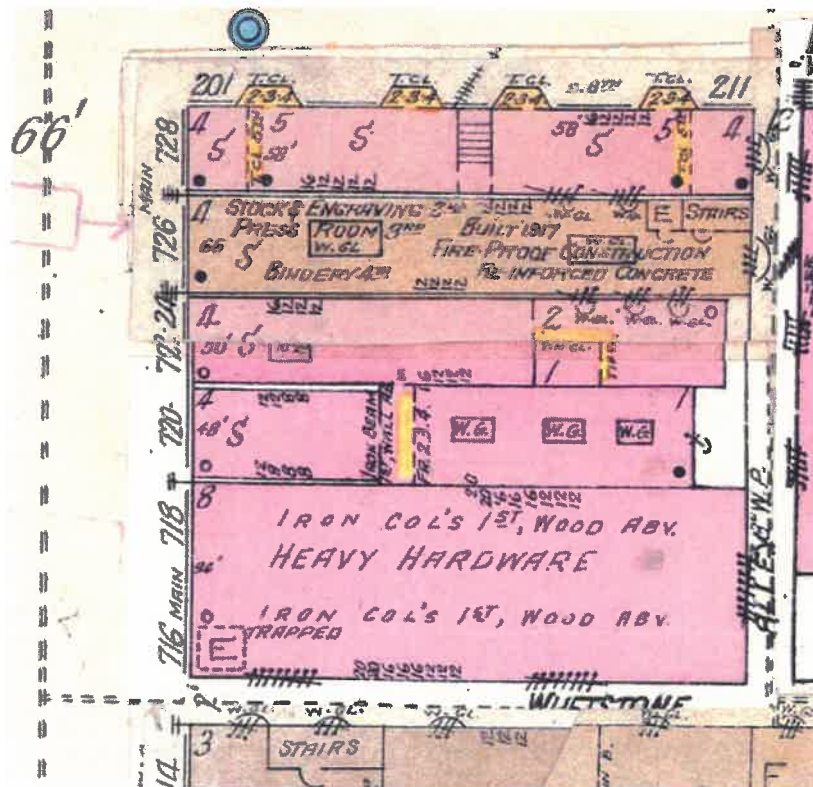
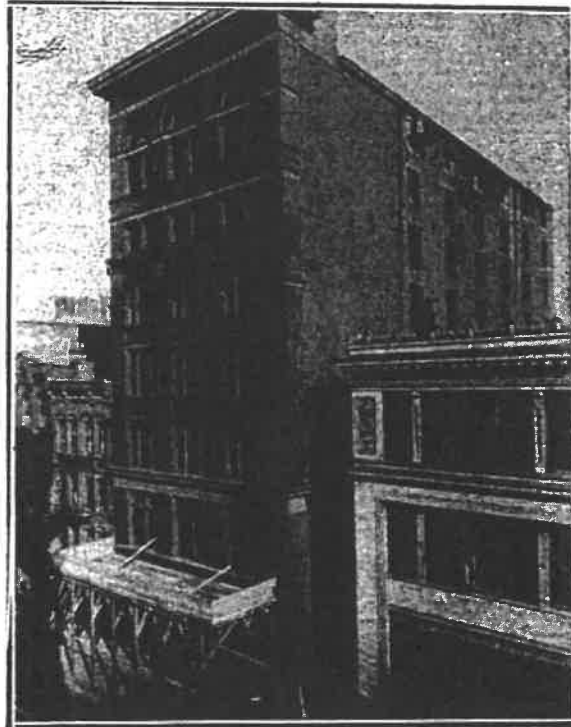


Figure 6. 1904-1930 Sanborn Map, indicating 8-story building

Main Street Offices Leased By Globe-Wernicke Service; Savings Shown By Recorder



Globe Wernicke Service Company, 615 Main Street, yesterday leased the first three floors of 716-718 Main Street, shown above, formerly the G. B. Schulte Sons' Building, from Stoller & Sander, the present owner. The lease is for a period of ten years, and calls for total rental of \$81,000.

The Globe Wernicke Service Company will install an entire new front, build a large mezzanine floor on the first floor, and remodel the building into the finest office equipment showroom in Ohio, officials say.

The lease was negotiated by Robert G. Tidball of the Warren E. Richards Company. The upper floors are to be converted into a hotel by the building owners.

Figure 7. Cincinnati Enquirer 01/14/1931 26:6



Figure 8. Illustration of Fred Guethlein, president of G. B. Schulte Sons Company and the 8-story building at 716-718 Main Street, n.d.

HISTORIC CONSERVATION GUIDELINES

716-718 Main Street

Cincinnati, Ohio 45202

General Terminology

Within the context of these historic conservation guidelines, “G. B. Schulte Sons Company Building” or “Schulte Building” refer to the building located at 716-718 Main Street. Hierarchy of design, arched openings, and Renaissance-inspired ornamentation are defining characteristics of the Second Renaissance Revival Style design of this building, and preservation of these attributes is critical to its integrity. The front facade of the building faces west on Main Street. Therefore, within the context of these guidelines, the front is defined as the primary facade. The other three sides of the building—south, east and north, which are utilitarian in design and face away from Main Street, are defined as nonprimary or secondary elevations.

Rehabilitation

Intent and General Guidelines

These guidelines are intended to ensure that rehabilitation will maintain significant features of the Schulte Building. Guidelines are used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Board are limited to exterior changes proposed for the buildings. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines does not require review by the Board. Alterations made to the interior are not purview of the Board, and are not subject to their approval.

The following overarching approaches are recommended:

1. **Repair and Maintenance.** Ordinary repair and maintenance of like and kind to match the original construction, where visible and which does not change the appearance of the building, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.
2. **Maintenance.** Existing visible features that contribute to the overall character of the building on good condition should be maintained and where possible, preserved or conserved. Damaged visible features that can be repaired should be repaired rather than replaced wherever possible.

3. **Replacements.** Replacements of significant features badly damaged, deteriorated beyond reasonable repair, or missing shall sensitively harmonize with characteristics of the original feature. Replication is appropriate, but not required.

Specific Guidelines

The following specific approaches to elements, features, and visible components are recommended:

1. **Materials:** Materials for visible features that are badly damaged, deteriorated beyond reasonable repair, or missing shall be replaced with materials or components that match as closely as possible the style, shape, color, treatments, and texture of elements replaced. Composition, type of joint, size of units, visible measures, placement, and detailing shall be appropriate for the buildings. Because of ongoing technological innovations, synthetic materials that closely match existing characteristics may be utilized.
2. **Door and Window Openings:** Among the important features of the Schulte Building are their window and door openings. The size and location of openings are an essential part of their overall design and an important feature of their architectural design. Original wall openings shall not be significantly altered or filled in on primary facades. On secondary facades, original wall openings should not be significantly altered without consideration of their impact to the overall character of the original design.
3. **Doors and Window Sash:** Original doors and window sashes shall be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors or windows becomes necessary due to deterioration or to replace missing or nonconforming units, new doors and windows on primary facades shall fill the original openings and be compatible with the building in scale, materials, size, type, kind, style, color, and finish as closely as possible. If reuse of historic windows is not feasible due to deterioration, new windows shall match originals as closely as possible in materials, scale, configuration, mullion style, size, and color. Minor variations in mullion and sash frame dimensions of replacement windows may be considered. Vinyl replacement windows or glass block windows shall not be used.
4. **Storefronts:** Nonconforming storefront features including doors, display windows, infill panels and canopies may be removed or replaced with new materials compatible with the building's design.
5. **Ornamentation:** Significant architectural features of the Schulte Building include the following: limestone; ornamentation including belt courses, string courses and entablatures; brick; running-bond walls, piers, panels and molded brick trim. These features and other ornamental elements shall be preserved or conserved. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to match originals in character, scale, configuration, style, size texture, and color. Some synthetic materials including fiberglass castings or composite materials may be considered.
6. **Roofs:** Features that define the roofline of the building shall be preserved. On the primary facades, vents, skylights, rooftop utilities, equipment, and other roof elements shall be inconspicuously placed or screened where necessary.

7. **Painting:** Repaint building elements that have been historically painted. Stone and masonry that has not been painted in the past shall not be painted. Use colors that are appropriate to the building's age, history, and style.
8. **Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Mercury vapor, high-pressure sodium, and other light sources that impart distortions of color when illuminated are not appropriate to primary facades. Exterior light fixtures shall be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted.
9. **Awnings.** Awnings are acceptable for seasonal use, provided they adhere to National Park Service Preservation Brief 44 for the use of awnings and historic buildings. Internally illuminated awnings are not acceptable.

Additions, Exterior Alterations, Site Improvements and Alterations

Intent and General Guidelines

1. **Additions:** Additions shall follow new construction guidelines, codes, and regulations and shall be limited to the non-primary façades. Any addition shall be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the context of the original buildings. Additions shall be sympathetic, may be complementary, but should not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations shall follow construction guidelines for alternations, codes, and regulations. Alterations shall not change or alter significant architectural features on primary facades. On the secondary facades, alterations shall be designed to minimize impact on the overall character of the facade on which the alteration occurs.
3. **Appropriateness:** The appropriateness of design solutions for additions and alternations should include the following.
 - a. How well the proposed design for the addition or alteration relates to the original building and the neighboring buildings.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements and Alterations

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with structures on the site. Their design should be simple and contemporary. Billboards and roof-top signs are not permitted. Projecting signs and wall signs are acceptable. Wall signs should be cut letter with halo lighting.
2. **Walls and Fences.** Not applicable
3. **Parking and paving.** Not applicable
4. **Landscaping.** Not applicable.
5. **Support structures.** Not applicable
6. **Encroachments on Right of Way:** Not permitted.

Demolition

Any demolition, alterations, or modifications to the Schulte Building, and minimum maintenance requirements, are governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012

3

Convey. number: 98530
 Deed number: 16-373209
 Instr. number: 16-376062
 Transfer date: 01/04/2016
 Sec. 319.202 R.C.
 Sec. 322.02 R.C.
Dusty Rhodes
 Hamilton County Auditor
 Sales amount:
 003 - Transfer Fee 0.50
 Fee total: 0.50

Wayne Coates
 Hamilton County Recorders Office
 Doc #: 16-0000616 Type: DE
 Filed: 01/04/16 03:19:45 PM \$36.00
 Off.Rec.: 13074 02312 F 3 563

1307402312Fp

LIMITED WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT **Columbia Oldsmobile Company**, an Ohio corporation (referred to herein as "Grantor"), for good and valuable consideration, the receipt and sufficiency of said consideration being hereby acknowledged, hereby GRANTS WITH LIMITED WARRANTY COVENANTS to **Columbia REI, LLC**, an Ohio limited liability company (referred to herein as "Grantee"), with a tax mailing address of 250 East Fifth Street, Suite 285, Cincinnati, OH 45202, certain real property, situated in Hamilton County, Ohio, more fully described on Exhibit A attached hereto. :

PRIOR DEED REFERENCE: Official Record Book 12401, Page 00107 of the records of the Hamilton County, Ohio Recorder

Together with all the ESTATE, RIGHT, TITLE AND INTEREST of said Grantor, in and to said Premises: TO HAVE AND TO HOLD the same with the privileges and appurtenances thereunto belonging to said Grantee, its successors and assigns forever.

There are excepted from the limited warranty covenants and this conveyance is subject to easements, covenants, and restrictions shown on Exhibit B, other easements, conditions and restrictions of record, non-delinquent real-estate taxes and assessments, legal highways, rights, zoning, building and other laws, ordinances and regulations.

IN WITNESS WHEREOF, Ned VanEmon has set his hand effective as of the 29th day of December, 2015 as the Secretary and Treasurer of Grantor, on behalf of the corporation.

COLUMBIA OLDSMOBILE COMPANY,
 an Ohio corporation

By: Ned Van Emon
 Name: Ned VanEmon
 Its: Secretary/Treasurer

NON-CONFORMING DOCUMENTS
 ADDITIONAL RECORDING FEE
 (RC 317.114)

Appendix A

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)



Robin L. Meyer
Notary Public, State of Ohio
My Commission Expires 08-16-2019

On this 29th day of December, 2015, before me a Notary Public in and for said county and state, personally came Ned VanEmon, who acknowledged the signing thereof to be his voluntary act and deed as the Secretary/Treasurer of Columbia Oldsmobile Company, an Ohio corporation, on behalf of the corporation.


Notary Public

This instrument prepared by:

Sean Callan, Esq.
Manley Burke LPA
225 West Court Street
Cincinnati, OH 45202

EXHIBIT A

Legal Description

ST
79-4-4
64

All that certain lot of ground, with improvements thereon, situated on the east side of Main Street, between Seventh and Eighth Streets, in the City of Cincinnati, Hamilton County, Ohio, beginning at northeast corner of Main Street, and Whetstone Alley; running thence northwardly along the easterly side of Main Street, 44.51 feet to a point at the north line of the building now located on the property hereby conveyed; thence eastwardly, on an angle with Main Street of 89° 55', and along the north wall of the building located on the property hereby conveyed, 130.13 feet, more or less, to the west side of Pancoast Alley; thence southwardly along the westerly side of Pancoast Alley, 44.83 feet, more or less, to the northwest corner of Pancoast Alley and Whetstone Alley; thence westwardly, along the northerly line of Whetstone Alley, 130.13 feet, more or less, to the place of beginning; being all of Lot NO. 7 of the plan of North Square, as laid out by Jesse Hunt, as per plat recorded in Book G, Page 276, of the Deed Records of Hamilton County, Ohio, except a strip of land off the north side of said Lot No. 7, conveyed as per deed recorded in Deed Book 724, Page 299, Hamilton County, Ohio Records.

Parcel No. 079-0004-0041

Exhibit B

An easement to continue maintenance of roof flashing on the top of building located on the lot immediately adjoining the property to the north so long as the north wall remains constructed as set forth in Deed Book 3819, Page 418, Hamilton County, Ohio Recorder's Records.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 1-4-16 SMB

CAGIS - _____

**JOINT PUBLIC STAFF CONFERENCE
DEPARTMENT OF CITY PLANNING
AND THE HISTORIC CONSERVATION OFFICE**

PROPOSED LOCAL LANDMARK DESIGNATION

IN RE:

716-718 MAIN STREET
APPLICATION OF COUNCILMEMBER CHRIS SEELBACH
REQUEST FOR LOCAL HISTORIC LANDMARK DESIGNATION

TO: Stacey Hoffmann, Senior City Planner
Department of City Planning
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Beth Johnson, Urban Conservator
Department of Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

WRITTEN STATEMENT ON BEHALF OF COLUMBIA REI, LLC
THE OWNER OF THE SUBJECT PROPERTY AT 716-718 MAIN STREET

The "Notice of a Joint Public Staff Conference" invites written statements to the Department of City Planning and the Urban Conservator at the Joint Public Staff Conference to be held on February 2, 2017 at 3:30 p.m. Please accept this written statement on behalf of Columbia REI, LLC, the owner of the subject property at 716-718 Main Street, in opposition to Local Landmark Designation. The subject property does not qualify as a local historic landmark, as explained in the materials appended hereto.

The first appended document is a copy of the letter dated December 29, 2016 addressed to Charles C. Graves, III, Director, Department of City Planning; Matthew Shad, AICP, Zoning Administrator, Department of Buildings and Inspections; and Beth Johnson, Urban Conservator, Department of Buildings and Inspections, signed by C. Francis Barrett, attorney for Columbia REI, LLC.

The second appended document is the compilation of materials dated May 2, 2016 addressed to the Historic Conservation Board, City of Cincinnati, signed by Timothy M. Burke and Kathleen Ryan, of Manley Burke, counsel for Columbia REI, LLC, with nine attached exhibits.

Notwithstanding the foregoing, the Zoning Board of Appeals of the City of Cincinnati has rendered the final decision of the City of Cincinnati that Columbia REI, LLC is entitled to demolish the Dennison Hotel building at 716-718 Main Street. Further, the City of Cincinnati has issued a demolition permit to Columbia REI, LLC authorizing its contractor to wreck the building at 716 Main Street and has granted all necessary approvals for this work to commence. Hence, any efforts to designate the building as a local landmark would be ineffective, inappropriate, and contrary to law.

Respectfully submitted,

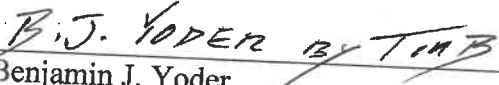
COLUMBIA REI, LLC



C. Francis Barrett
Barrett & Weber
120 E. Fourth Street, Suite 1201
Cincinnati, Ohio 45202



Timothy M. Burke
Manley Burke LPA
225 W. Court Street
Cincinnati, Ohio 45202



Benjamin J. Yoder
Frost Brown Todd LLC
9277 Centre Pointe Drive, Suite 300
West Chester, Ohio 45069

Submitted to the Department of City Planning and the Historic Conservation Office on February 2, 2017.

C. FRANCIS BARRETT
H. PATRICK WEBER
JANET L. BELL
JOSHUA L. GOODE

BARRETT & WEBER
A LEGAL PROFESSIONAL ASSOCIATION

500 FOURTH & WALNUT CENTRE
105 EAST FOURTH STREET
CINCINNATI, OHIO 45202-4015

TELEPHONE (513) 721-2120
FACSIMILE (513) 721-2139

December 29, 2016

Charles C. Graves, III
Director, Department of City Planning
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Matthew Shad, AICP
Zoning Administrator
Department of Buildings and Inspections
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Beth Johnson, Urban Conservator
Department of Buildings and Inspections
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Re: Local Historic Landmark Designation Application Submitted by
Cincinnati City Council Member Chris Seelbach
Dennison Hotel Building / 716-718 Main Street

Dear Mr. Graves, Mr. Shad and Ms. Johnson:

This letter is submitted on behalf of the owner of the subject property, Columbia REI LLC, which is represented by the undersigned and by co-counsel Timothy M. Burke, in opposition to the above-referenced application.

Preliminarily, based upon the review of the application form, the receipt issued by the Department of City Planning, the cover letter signed by Chris Seelbach, and the attached designation report prepared by Beth Sullebarger, there is no indication that the required fee of \$500.00 was paid by Mr. Seelbach. If this is the case, the application should be rejected out-of-hand.

Substantively, the application must be rejected as it is in contravention of the City's Historic Preservation regulations set forth in Chapter 1435 of the Cincinnati Zoning Code, the

December 29, 2016

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Main Street Historic District Conservation Guidelines adopted in November, 1984, and the findings of the Urban Conservator set forth in the Staff Report dated May 18, 2016. Although Zoning Code Section 1435-07-2-A, Applications, does permit a member of City Council, among others, to file an "application for the consideration of the designation of a Historic District, Historic Landmark, or a Historic Site", that language has been taken out of context by Mr. Seelbach. Certain other provisions of Chapter 1435 override the foregoing language based upon prior action taken with respect to this property by the Urban Conservator, the Historic Conservation Board, the City Planning Commission, and the City Council, all as prescribed in Section 1435-07-2-B, Report, Public Hearing and Decision. Specifically, the following actions have previously occurred pursuant to this section which render Mr. Seelbach's application a nullity.

First, on November 5, 1984, the Historic Conservation Board recommended the establishment of the Main Street Historic District, within which the subject property is located. On November 9, 1984, the City Planning Commission recommended the district. On December 19, 1984, the City Council approved the establishment of the Main Street Historic District. Hence, it has been previously determined legislatively that the subject property is in the Main Street Historic District and is currently governed by those regulations. Simply stated, Mr. Seelbach's efforts are ineffective because of the City Council's adoption of the ordinance establishing the Main Street Historic District in which the subject property is located.

Second, the document entitled "Main Street Historic District / Conservation Guidelines / Historic Conservation Office / City Planning Department / Cincinnati, Ohio / November 1984" supersedes the ill-fated efforts of Mr. Seelbach to declare the Dennison Hotel building at 716-718 Main Street a Historic Landmark. The map of the Main Street Historic District within this document references each of the buildings as one of the following: National Register, Outstanding, Significant, Compatible, or Incompatible. The Dennison Hotel building at 716-718 Main Street is designated as "Compatible". Hence, the City Council's formal adoption of the Main Street Historic District on December 19, 1984 conclusively established that the subject building is neither "National Register", "Outstanding", nor "Significant", and therefore cannot now be designated a Historic Landmark.

Third, the Staff Report prepared by the Urban Conservator dated May 18, 2016 states in relevant part:

One should not confuse the value of Historic Landmarks and Historic Districts. Designation of Historic Landmarks are important as they recognize and protect buildings that are outstanding in their representation of an architecturally style, are a

December 29, 2016
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work of a master craftsman, or associated with an important event or person. Designation of Historic Districts are equally important because they recognize and protect areas that have a significant concentration of buildings and structures that are connected by a shared history, architecture plan, or the quality of its buildings. (Emphasis added. Pages 4-5).

The Staff Report continues in relevant part:

Within the Main Street Historic District Designation Report and Historic Conservation Guidelines, there is an architectural analysis of the district in which properties are listed as National Register, Outstanding, Significant, Compatible, or Incompatible. 716-718 Main Street is listed as Compatible property to the Historic District. (Emphasis added. Page 8.)

In summary, the historical significance of this building has already been determined by the aforesaid actions of the Urban Conservator, the Historic Conservation Board, the City Planning Commission, and the City Council. This determination as legislated by the City Council precludes Mr. Seelbach's application. Therefore, it is respectfully submitted that the City must reject this application forthwith.

Notwithstanding the foregoing, the right of Columbia REI LLC to a Certificate of Appropriateness (COA) for demolition of the subject building has already been administratively adjudicated.

The process for seeking a certificate of appropriateness for demolition of any structure which is located in a historic district or which is a historic landmark is regulated by Section 1435-09, Alterations and Demolitions; Certificate of Appropriateness; Minimum Maintenance. The process outlined for procuring a certificate of appropriateness in Section 1435-09-1, Certificates of Appropriateness; Procedures, has been followed fully and properly by Columbia REI, LLC. The Zoning Board of Appeals voted on December 9, 2016 to reverse the decision of the Historic Conservation Board denying the COA and thereby determined that a COA for demolition is authorized. There is no provision in the Cincinnati Zoning Code which allows the procedure implemented by Mr. Seelbach to circumvent, supersede, invalidate, overrule, or otherwise void the above-described process followed by Columbia REI, LLC, which resulted in approval of demolition.

Moreover, the process for preserving a structure is prescribed by Zoning Code Section 1435-07, Preserving a Structure. It is this process which was followed in 1984 when the Main

BARRETT & WEBER

A LEGAL PROFESSIONAL ASSOCIATION

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Page 4

Street Historic District was established. Hence, Mr. Seelbach's application is after-the-fact and contrary to the already adopted zoning regulations applicable to the Dennison Hotel building at 716-718 Main Street.

Your prompt reply is requested.

Respectfully submitted,

BARRETT & WEBER



C. Francis Barrett
Attorney for Columbia REI LLC

cc: Mayor John Cranley
City Manager Harry Black
City Solicitor Paul Boggs-Muething
Chief Counsel for Land Use and Planning Marion E. Haynes, III
Assistant City Solicitor Charles Martinez
Timothy M. Burke, Esq.
Columbia REI LLC

MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1955-2006)

TIMOTHY M. BURKE
SEAN P. CALLAN*
JOHN E. CHRISTOPHER*

JACKLYN D. OLINGER
KATHLEEN F. RYAN***
PATRICK K. HOGAN*
MICAH E. KAMRASS

225 WEST COURT STREET
CINCINNATI 45202-1098
TELEPHONE: (513) 721-5525
TOLL FREE: (800) 708-0798
FACSIMILE: (513) 721-4268

COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

MARK P. PAINTER
GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky
***Also Urban Planner

May 2, 2016

Historic Conservation Board
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

Re: 716-718 Main Street, Application for Certificate of Appropriateness

Dear Chairman Burson and Members of the Historic Conservation Board:

The application for demolition that is before you is based on a number of factual assertions which are to be weighed against the standards for a Certificate of Appropriateness found in Cincinnati Zoning Code Chapter 1435. The Board has received much information and many opinions regarding the structure at issue. One critical piece of information upon which the opponents of the demolition premise their position, including City staff in its April 18 staff report, is that the structure was designed by Samuel Hannaford. Nobody has presented any reliable information to support this assertion.

The record shows that G.B. Schulte and Sons Co. purchased the property at 716-718 Main Street in 1891 and obtained a building permit in 1892 to construct a brick warehouse.¹ The newspaper clipping that describes this building as a, "six-story brick warehouse, to cost \$30,000. Samuel Hannaford & Sons Architects."² **This is the only evidence that the Hannaford firm was involved in the construction of this then six-story, now eight-story structure. Given the absence of recognition or even mention of this structure in other Hannaford materials, there is no strong evidence pointing specifically to Samuel Hannaford himself designing this structure.**

¹ Staff Report Materials, April 18, 2016, pg. 167.

² Staff Report Materials, April 18, 2016, pg. 167.

A National Register of Historic Places Inventory Nomination Form titled, "Samuel Hannaford & Sons, Thematic Resources in Hamilton County" was submitted on November 15, 1979.³ This document described the Hannaford & Sons firm as operating from 1887 until 1960. It indicates, "it was sometime around the year 1897 that Samuel Hannaford retired from active practice, although two buildings listed in this nomination after that date carry a strong resemblance to his earlier buildings." Samuel Hannaford founded the Hannaford firm in the 1887 and retired from it in 1897.⁴ The firm was commissioned by numerous local and national clients to design buildings, and it operated until 1960.⁵ The newspaper clipping indicating the commissioning of the Hannaford firm to build the Dennison structure in 1892 **does not** conclusively prove that Hannaford himself designed the structure. Around the 1890's, a number of other architects worked at the Samuel Hannaford & Sons firm, including, but not limited to, his sons Charles and Harvey Hannaford, J.S. Adkins, George M. Anderson, Louis G. Dittoe, and Adam Ritter.⁶

Had the Dennison been a truly notable building, designed by Hannaford himself, it would have been mentioned *somewhere* in the numerous documents that describe such buildings. These records which fail to include the Dennison as a Hannaford-designed building include, but are not limited to:

- The vast listing of Hannaford buildings on www.samuelhannaford.info and other similar sites;⁷
- The 1978 City Planning Commission *Cincinnati Historic Inventory*;⁸
- The 1979 City Planning Commission *Thematic Resources of Samuel Hannaford & Sons Report and Analysis*;⁹
- The 1979/1980 *Samuel Hannaford & Sons Thematic Resources in Hamilton County* submittal – National Register of Historic Places

³ Attached as Exhibit 1.

⁴ Exhibit 1, Item 8, Page 1.

⁵ Exhibit 1, Item 8, Page 1.

⁶ The Architectural Foundation of Cincinnati website, <http://oldsite.architecturecincy.org>.

⁷ Attached as Exhibit 2.

⁸ Excerpts attached as Exhibit 3.

⁹ Attached as Exhibit 4.

Inventory – Nomination Form;¹⁰ In fact, no one has submitted any listing which includes this as a Hanaford building.

Additional indication of the building's lack of substantial architectural or historic importance includes:

- The designation of the structure as merely “compatible” within the 1984 Main Street Historic District, rather than “architecturally significant” or “outstanding”,¹¹
- The failure of this block to make it into what was ultimately into the 1999 National Register Historic District called the *Cincinnati East Manufacturing and Warehouse District* and located just a block north of the subject property.¹²

Additionally, it is widely known that the Hannaford & Sons firm and Hannaford in general have been attributed to the design of thousands of buildings, particularly in the Cincinnati area. Given that it is not uncommon for the works of other Cincinnati architects of the era to have their works incorrectly attributed to Hannaford (see, e.g. Exhibit 6p - excerpts from the Architectural Foundation of Cincinnati website), it is conceivable that works done within the firm, but not by Hannaford, may likewise be inaccurately attributed to Samuel Hannaford himself.

It is possible that the Hannaford & Sons **firm** designed the Dennison Hotel structure in its original form based on the 1892 newspaper clipping, but there is absolutely no indication anywhere that Samuel Hannaford himself designed it. Rather, there is a dearth of evidence indicating that Samuel Hannaford himself played little to no role in its design, a design that has been rejected as having any tie to Samuel Hannaford in numerous Hannaford documents, and any architectural significance in Main Street District-related documents.

A 1900 receipt from the G.B. Schulte and Sons Co. includes a rendering depicting the Dennison building still in its six-story state, consistent with what is described on the 1982

¹⁰ Attached as Exhibit 1.

¹¹ Staff Report Materials, April 18, 2016, pg. 234.

¹² Description of area attached as Exhibit 5.

building permit¹³. Sometime between this and the 1932 photo shown on page 168 of the staff report materials, the structure was altered to become an eight-story building. **The staff report fails to mention or explain this very significant alteration.**

The newspaper article from 1931 found in page 168 of the staff materials indicates that the “Globe Wernicke Company” leased the first three floors of 716-718 Main Street and, “will install an entire new front, build a large mezzanine floor on the first floor, and remodel the building into...[an] office equipment showroom.” The article goes on to say, “the upper floors are to be converted into a hotel by the building owners.”

By all accounts, these alterations to the building were to construct a substandard hotel operation. A Cincinnati Enquirer newspaper clipping from October, 1930 indicates that Stoller & Sanders sought a, “modification of the building zone code in the alteration of building for hotel purposes, lighted and ventilated by open space less in size than required by said code.”¹⁴ So, even by the minimal hotel standards of the 1930’s, the Dennison required a reduction from minimum requirements.

The staff report emphasizes the building’s location in an “eligible” national register district. It is important to point out that the National Historic Register may “determine eligible” a property or district, but a subsequent step is to then *actually list* a property or district on the National Historic Register. The staff report refers to a 1985 letter (pg. 230) whereby the Department of Interior reviewed the locally-established Cincinnati Main Street Historic District and determined it to be “eligible” for designation on the Register. However, when some of the vicinity was finally *listed* on the Historic Register in 1999, it was an area north of the Dennison, bound by Court, Eight, Broadway and Main, which does not include the Dennison.¹⁵

In addressing the Dennison’s lack of recognition in the 1984 Main Street Historic District Conservation Guidelines, the staff report states, “Staff believes that the property was listed as Compatible rather than Significant based on alterations to the storefront and windows, all of which can be reversed.”¹⁶ Staff’s assumption that this is what “compatible” means in this instance is convenient but wrong. First, the addition of the two stories, something continually

¹³ Attached as Exhibit 7.

¹⁴ Attached as Exhibit 8.

¹⁵ Description of area attached as Exhibit 5.

¹⁶ Staff Report Materials, April 18, 2016, pg. 5.

not addressed by staff, is particularly difficult to reverse. Additionally, there is no legal requirement anywhere that mandates the reversal of such long ago alterations. Even the Main Street Historic District Conservation Guidelines make it clear that “the Guidelines do not force an owner to ‘take the property back to the way it was’.”¹⁷

Additionally, the Architectural Analysis that designated the Dennison as “compatible” rather than “significant” (packet pg. 234) occurred at a time when the historic regulations for the City of Cincinnati, enacted via Ordinance 190-1980, defined, “Historic Significance”. The zoning code section 741-1-H1 goes into great detail as to the many ways in which a building may be considered historically significant.¹⁸ City staff at the time of the district designation presumably considered this code section when establishing the 1983/1984 Architectural Analysis for the District whereby some structures are deemed “historically significant” and others not. Current City Staff blames the supposedly “reversible” storefront and window alterations as the sole impediment to this building’s designation as “significant” at the time the Architectural Analysis was performed. However, had the Dennison ever legitimately qualified as “historically significant,” based on the requirements of § 741-1-H1, some reversible alterations would not have impeded its designation. Staff’s statements characterizing the only alterations to the Dennison as the windows and the façade, with no mention of the additional two stories evidenced in the record, indicates a less than thorough review of this building’s history and major modifications.

The Dennison as it stands today is not a preserved example of Samuel Hannaford-designed architecture. The building itself may have been designed by the firm, but nowhere is there any indication that Hannaford himself designed it. Numerous reports regarding Hannaford decline to mention it, and numerous past documents analyzing the Main Street District decline to recognize it as notable. Alterations to the structure that occurred well after Hannaford’s retirement include an additional two stories, interior alterations and a façade change. Given that the hotel construction was below the minimum required even at that time, thus requiring a variance from building or zoning code standards, indicates that the alterations and building conversion performed at this time were not of a high quality and certainly not

¹⁷ Main Street Historic District Guidelines, pg. 1.

¹⁸ Attached as Exhibit 9.

historically significant. The foundation of opponents' arguments and position regarding the subject property rest largely on the "fact" that Samuel Hannaford designed the building that stands today, with minor, reversible alterations, and therefore it must be preserved. The record, combined with the additional materials presented as part of this letter, weigh heavily against such assertions. I respectfully request that the Board properly weigh the validity of the assertions made by staff and other parties that this structure is an architecturally-notable building designed by Samuel Hannaford himself.

Sincerely,



Timothy M. Burke



Kathleen Ryan

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Letter to the Historic Conservation Board May 2, 2016

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UNITED STATES DEPARTMENT OF THE INTERIOR
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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED NOV 15 1978 MAR 3 1980
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME *Buildings and Structures in Hamilton County, Ohio Designed by Samuel Hannaford/Samuel Hannaford & Sons; 1858-1900? Thematic Resources in Hamilton County*
HISTORIC *Thematic Resources of Samuel Hannaford/Samuel Hannaford & Sons 1858-1900*
AND/OR COMMON

2 LOCATION
STREET & NUMBER *Various within Hamilton County*
CITY, TOWN *Cincinnati*
STATE *Ohio* VICINITY OF CODE *039* COUNTY *Hamilton* CODE *061*
CONGRESSIONAL DISTRICT *1st and 2nd*

3 CLASSIFICATION

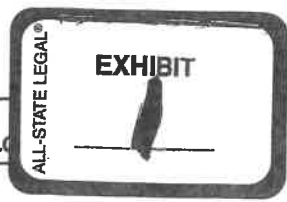
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<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
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	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
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			<input type="checkbox"/> OTHER:

Thematic Group

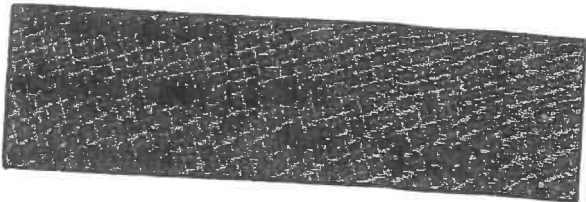
4 OWNER OF PROPERTY
NAME *Multiple Ownership See continuation sheets*
STREET & NUMBER
CITY, TOWN
STATE

5 LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC. *Hamilton County Courthouse*
STREET & NUMBER *Court Street and Sycamore*
CITY, TOWN *Cincinnati* STATE *Ohio 45202*

6 REPRESENTATION IN EXISTING SURVEYS
TITLE *Cincinnati Historic Inventory*
DATE *August, 1978*
DEPOSITORY FOR SURVEY RECORDS *Miami Purchase Association & City Hall*
CITY, TOWN *Cincinnati* STATE *Ohio 45214*



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Thematic Resources of Samuel Hannaford/Samuél Hannaford & Sons 1858-1900

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A Preliminary Documentation of the Career of Samuel Hannaford (1835-1911). Crowe, Michael. 1977, Master's Thesis, University of Cincinnati, Cincinnati Ohio.

Inventory and Appraisal of Historic Sites, Buildings, and Areas. Cincinnati City Planning Commission. November, 1960, Local, City Hall, Cincinnati, Ohio.

Cincinnati: A Guide to the Queen City and Its Neighbors. Works Projects Administration. 1943, Local, Miami Purchase Association, Cincinnati, Ohio.

Catholic Churches of Cincinnati and Hamilton County, Ohio. Souvenir Album. 1896, Local, Miami Purchase Association, Cincinnati, Ohio.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
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<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Within the boundaries of the Hamilton County thematic area are found six broad categories of buildings and structures designed by Samuel Hannaford/Samuel Hannaford & Sons. Of the 55 buildings and structures given in this description, 17 are listed in the National Register of Historic Places, 1 is a National Historic Landmark, and 2 are pending. All but 1 is located within the boundaries of the City of Cincinnati.

I. Residential Buildings (1862-1896)

20 buildings overall, 6 listed in the National Register, and 14 nominated herein. 8 of the 15 buildings nominated have ashlar or stone wall treatments. The period from 1862-1885 was Hannaford's greatest productivity of Victorian architecture, from 1886-1896 it was Eclectic and Romanesque. Of the 5 residences designed between 1890-1892, all have coarsed ashlar wall treatments. 13 of the 20 were built between 1884-1892.

II. Religious Buildings: Churches and Chapels (1873-1898)

13 buildings overall, 4 listed in the National Register, 1 National Register pending, 8 nominated herein. 11 of the 13 buildings have stone wall construction, of these 9 exhibit rock faced ashlar wall treatments. 8 are Gothic or exhibit Gothic influences, 3 are Romanesque Revival, and 2 are Richardsonian Romanesque. 8 of the 12 were built between 1880-1890.

III. Governmental, Civic, and Educational Buildings (1878-1896)

5 buildings overall, 4 listed in the National Register, and 1 designated a National Historic Landmark. 4 of the 5 are of brick construction.

IV. Hotels, Apartment Buildings, and Clubs (1883-1895)

6 buildings overall, 1 listed in the National Register. Wide variety of architectural styling. 4 built by Thomas Emery's Sons.

V. Functional Buildings and Structures (1869-1894)

7 overall, 1 listed in the National Register, 1 National Register pending. 2 structures and 1 object. 5 of the 6 buildings are classified as Eclectic. 5 built between 1883-1894.

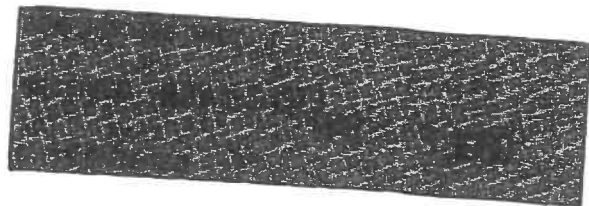
VI. Commercial Buildings (1886-1893)

4 overall, all have brick wall construction, all located in or near Central Business District. One has applied stone facade, and is listed in N. R.

Brief Physical Description of Buildings and Structures in Each Category:

I. Residential Buildings

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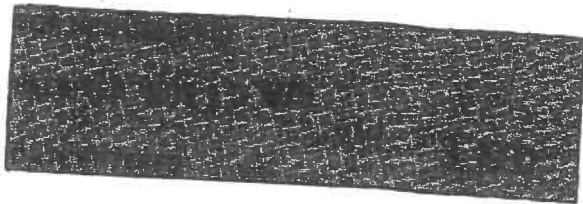
Thematic Resources of Samuel Hannaford/Samuel Hannaford & Sons 1858-1900

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1. Marcus Fechheimer Residence, Butterfield Center (1861-1862) 22 Garfield Place. Renaissance Revival, 2 story brick with ornate sandstone facade. Listed in the National Register, 1972.
2. Samuel Hannaford Residence, Davis Building (1865) 768 Derby Avenue. 2½ story frame Victorian with clapboard wall treatment. Altered. 1 of 2 frame buildings in this nomination.
3. Thomas Morrison Residence, Hall House (1873-1875) 750 Old Ludlow Avenue. 2½ story brick Victorian. Listed in National Register 1973.
4. Thomas Emery Residence, "Edgecliff" (1881) 2220 Victory Parkway. 2½ story random ashlar Victorian. Listed in the National Register, 1977. Edgewood Area Historic Group.
5. Walter Field Residence, Menyhert Building (1884) 3725 Reading Road. Larger scale frame shingle Victorian with Eastlake ornamentation. Addition.
6. Salway Residence, Superintendent of Spring Grove Cemetery Residence (1885-1886) 2½ story asymmetrical brick Victorian. Listed in the National Register, 1976, Spring Grove Cemetery.
7. A.M. Detmer Residence, Baker House (1885) 1520 Chapel Street 2½ story Eclectic with decorative parapets.
8. A.E. Burckhardt Residence, Queen City Nursing Home (1887) 400 Forest Avenue. Large scale asymmetrical ashlar building with Victorian overtones.
9. George Scott Residence, Mousie House (1887) 565 Purcell Avenue. Large scale 2½ story brick Victorian with Queen Anne overtones.
10. Mary Wolfe Residence, Elite Rest and Nursing Home (1888) 965 Burton Avenue. Asymmetrical 3 story ashlar stone building, Romanesque.
11. G.H. Burroughs Residence, Cincinnati Federation of Colored Women's Clubs (1888) 1010 Chapel Street. 2½ story brick with Romanesque and Queen Anne influences.
12. S.C. Mayer Residence, Rhine Main Building (1889) 1614 Main Street. 3 story 3 bay French Second Empire with sandstone facade.
13. C.B. Russell Residence, Druffel Building (1890) 3416 Brookline Avenue. Coarsed random ashlar 2½ story Eclectic. Addition 1915.

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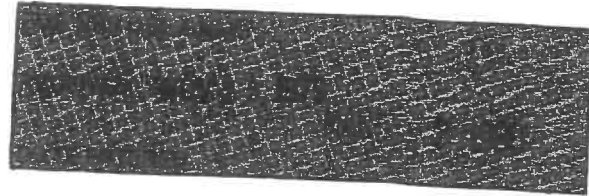
CONTINUATION SHEET

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14. Charles Miller Residence, Steinke House (1890) 1817 Chase Avenue. 2½ story brick 2 bay building with random coarsed ashlar facade and Gothic battlemented portico.
15. George N. Stone Residence, Cincinnati Fellowship of Alcoholics Anonymous (1890) SE corner of Burnet Avenue and Oak Street. Asymmetrical 2½ story random ashlar stone building in Romanesque style.
16. George Hummell Residence, Kooris Building (1892) 3423 Whitfield Avenue. Asymmetrical 2½ story ashlar Eclectic building with turret and porch.
17. Richard Mitchell Residence, New School (1892) 3 Burton Woods Lane. Larger scale 2½ story random ashlar building with large corner turret and heavy stone porch.
18. George B. Cox Residence, Pi Kappa Alpha Fraternity (1894) 3400 Brookline Avenue. Larger scale 2½ story Chateausque style building with smooth sandstone wall treatment. Listed in the National Register, 1973.
19. George Balch Residence, Meyer House (1896) 267 Greendale Avenue. Asymmetrical 2½ story brick Queen Anne with frame porch.
20. Henry Powell Residence, Deaconess Home (1858-1882) 2209 Auburn Avenue. Built 1858 in Greek Revival mode, French Second Empire roof and frame porch added by Samuel Hannaford in 1882. Listed N.R. 1973, Mt. Auburn Historic District.
- II. Religious Buildings, Churches and Chapels.
 21. St. George Church (1873) 42 Calhoun Street. Symmetrical brick Romanesque Revival church with prominent twin spires. Addition to west facade, 1928.
 22. Episcopal Church of the Resurrection (1877) 7348 Kirkwood Lane. Smaller scale random rubble stone church with bell gable. Listed in the National Register, 1977.
 23. Walnut Hills Presbyterian Church (1880) 2601 Gilbert Avenue. Corner Gothic Revival church, steeple, random ashlar wall treatment. Additions, spire removed.
 24. Nast Trinity Methodist Church (1881) 1310 Race Street. Symmetrical 1½ story Romanesque Revival church with random ashlar wall treatment.

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25. Spring Grove Mortuary Chapel (1881) 4521 Spring Grove Avenue. Latin cross Romanesque chapel with random ashlar walls and sandstone trim. Listed in the National Register, 1976, Spring Grove Cemetery.
 26. Winton Place Methodist Church (1884) 700 East Epworth Avenue. Asymmetrical 1½ story Romanesque church with Richardsonian overtones, random ashlar wall treatment. Addition 1924.
 27. Calvary Sunday School (1887) 3766 Clifton Avenue. Symmetrical 1½ story random ashlar Gothic chapel school added to original church built in 1868. Additions in 1894, 1925, National Register pending, Clifton Avenue Historic District.
 28. Wyoming Presbyterian Church (1888) SW corner Wyoming and Burns Avenues. Imposing Richardsonian Romanesque church marked by corner steeple and light random sandstone ashlar wall treatment. Addition 1931.
 29. Northside United Methodist Church (1892) 1674 Chase Street. Asymmetrical rubble stone church with large gable end, rectangular side steeple, and Gothic fenestration.
 30. Westwood United Methodist Church (1896) NE corner Epworth and Erwiler Avenues. Corner church marked by imposing corner steeple and spire, wall gables, stained glass windows, and random ashlar wall treatment. Additions in 1926 and later. Listed in the National Register, 1974. Westwood Town Center Historic District.
 31. First Universalist Church, Inspirational Baptist Church (1898) 2600 Essex Place. 1½ story asymmetrical random ashlar church, gable ends, small turret, and Romanesque influences, altered turret.
 32. Sisters of Mercy Convent, Our Lady of Mercy High School (1897) 1409 Western Avenue. Larger scale yellow pressed brick school building with tall corner steeple, Renaissance Revival influences.
- III. Governmental, Civic, and Educational Buildings
33. Cincinnati Music Hall (1877-1878) 1243 Elm Street. Extending 303 feet along Elm Street, this renowned brick cultural building is most often attributed to be an example of High Victorian Gothic. An abundance of architectural detailing adorns the building's facade. Listed in the National Register, 1970. National Landmark, 1975.

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34. Camp Washington School (1882) 1326 Hopple Street. 3 story brick functional school with Italianate overtones. Brick additions 1908, 1916.
35. Cincinnati City Building, Cincinnati City Hall (1887-1893) 801 Plum Street. Occupying an entire city block, this massive municipal building is the region's finest example of Richardsonian Romanesque architecture. Listed in the National Register, 1972.
36. College Hill Town Hall (1886) SE corner Laurel and Belmont Avenues. Asymmetrical brick municipal building with numerous projections, campanile tower, and Renaissance overtones. Listed in the National Register, 1978.
37. Police Patrol Station Number 5, York Street Police Station (1896) 1024-1026 York Street. Symmetrical brick building with coarsed ashlar belt coursing and brick corbeling. Romanesque predominant with some Queen Anne influences. Listed in the National Register, 1973. Dayton Street Historic District.
- IV. Hotel, Apartment, and Club Buildings
38. Palace Hotel, Hotel Cincinnati (1882) NW corner Sixth and Vine Streets. 8 story brick French Second Empire building with smooth and vermiculated stone facing. Built by Thomas Emery's Sons.
39. Lombardy Apartment Building (1885) 224 West Fourth Street. Symmetrical 8 story apartment building marked by a variety of sandstone wall treatments and embellishments. Listed in the National Register, 1976. West Fourth Street Historic District.
40. Brittany Apartment Building (1885) 100-104 West Ninth Street. 6 story brick apartment building with bay window pavilions, corbeling, and pilasters. Queen Anne influences. Built by Thomas Emery's Sons.
41. Saxony Apartment Building (1891) 105-111 West Ninth Street. 5 story brick apartment building with projecting bays, Queen Anne influences. Built by Thomas Emery's Sons.
42. Phoenix Club, Cincinnati Club Annex. (1893) SE corner Ninth and Race Streets. Symmetrical 4 story brick and stone building with marked Second Renaissance Revival details.
43. Ransley Apartment Building (1895) 2390 Kemper Lane. 4 story apartment building with ashlar stone first floor, Romanesque influences, and brick upper stories. Altered.

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V. Functional Buildings & Structures

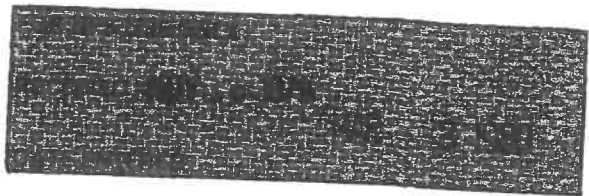
44. The Cincinnati Work House & Hospital, Cincinnati Correctional Institute (1867-1869) 3208 Colerain Avenue. The 510' long west facade marks this brick Eclectic functional building. A combination of battlemented towers, turrets, Mansard roofs, and Romanesque window fenestration together give this building an Eclectic appearance. Nineteenth century additions.
45. Cincinnati Observatory Building (1873-1875) Observatory Place. Symmetrical 1½ story brick astronomical observatory building in the Greek Revival style. Classical portico. Listed in the National Register, 1978. Observatory Historic District.
46. Elsinore Arch, Elsinore (1883) 1700 Gilbert Avenue. Water works structure characterized by fortress gate appearance; battlemented towers, random ashlar wall treatment, Romanesque arches. Eclectic.
47. Probasco Fountain (1887) Clifton Avenue near Woolper Avenue. Object, bronze water fountain rising in tiers to height of 10 feet. Granite base. National Register pending. Clifton Avenue Historic District.
48. Ohio National Guard Armory, Rahe's Meats (1886-1889) 1437-1439 Western Avenue. Asymmetrical 3½ story brick functional building with imposing battlemented facade and Romanesque arching. Eclectic. Determined eligible by Secretary of the Interior, August 2, 1978.
49. Eden Park Pump Station Number 7, Station X (1889-1894) 1430 Martin Drive. Brick water works building marked by Romanesque, Queen Anne, and Classical detailing. Decorative chimney stack. Eclectic.
50. Eden Park Stand Pipe, Eden Park Water Tower (1894) Brick cylindrical water tower with ashlar base. Romanesque and Queen Anne influences make it an Eclectic structure. American Water Landmark, 1971.

VI. Commercial Buildings

51. Alms and Doepke Building (1886) 222 Central Parkway. 7 story brick commercial building adjoining similar style and scale buildings built in 1878, 1890, and 1906.

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52. H.W. Derby Building, Fifth-Third Bank (1887) 304 West Fourth Street. 3 story Italianate commercial building remodeled by Samuel Hannaford & Sons. Listed in the National Register, 1976. West Fourth Street Historic District.
53. Krippendorf-Dittman Co., Krippendorf Building (1888) 628 Sycamore Street. 7 story brick commercial building with Romanesque and Queen Anne influences. Addition to rear facade circa 1905.
54. Hooper Building, Swallen's (1893) 139-151 West Fourth Street. 7 story commercial brick Queen Anne with symmetrical front facade. Slightly altered. NR pending as part of West Fourth Street Historic District extension.

Additional Religious Buildings

55. Sacred Heart Academy, Sacred Heart Academy Chapel (1887) 525 Lafayette Avenue. 2½ random ashlar chapel with Gothic fenestration. Listed N.R. 1973.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input checked="" type="checkbox"/> SCIENCE		
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		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1858-1900 BUILDER/ARCHITECT Samuel Hannaford/
Samuel Hannaford & Sons

STATEMENT OF SIGNIFICANCE

The Samuel Hannaford/Samuel Hannaford & Sons thematic area is comprised of fifty-five (55) identified significant buildings and structures located in seventeen (17) Cincinnati neighborhoods and the Village of Wyoming.

The thematic resources outlined in this nomination are either significant for their architectural integrity, their local history, or their association with a famous nineteenth century architect. Without question Samuel Hannaford was Cincinnati's most prominent and prolific nineteenth century building designer, particularly during the 1877-1897 period. From 1858-1900 Hannaford, his partners, and his sons were responsible for the designs of over 300 buildings and structures in Ohio, Kentucky, Indiana, West Virginia, and Tennessee.

Many of Hannaford's finest achievements in Cincinnati have been demolished, including the Government and Post Office Building, the Grand Hotel, and the Odd Fellows Temple as well as the Ortiz Apartment Building, old McMicken Hall, Oakley Park, the Alexander McDonald residence, the David Gamble residence, the John Shillito residence, and the Cincinnati, Hamilton, and Dayton Railroad Depot, which was built in 1859.

Some of his best executed works still standing outside of the thematic area include the Allen County Courthouse (Fort Wayne, Indiana), the Union Depot (Terre Haute), the Green County Courthouse (Xenia, Ohio), the Sorg Opera House and Mansion (Middletown), and the First United Methodist Church (Middletown) as well as the Monroe and Washington County Courthouses in Ohio.

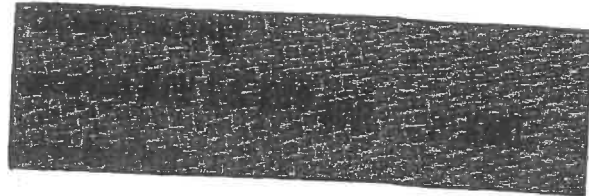
Of the 36 buildings and structures nominated herein, 35 possess architectural significance, and 23 are associated with an important local individual, event, or function. Twenty-two (22) can be considered to possess both of the above qualities. Twelve (12) of his twenty residential buildings were built in three of the city's then most prosperous neighborhoods: Avondale, Clifton, and Walnut Hills. During the "Gilded Age" wealthy politicians and entrepreneurs could strongly relate to the designs of Samuel Hannaford.

Samuel Hannaford was born in Devon, England, on April 10, 1835. After his family emigrated from England to Cincinnati in 1844, Samuel, in 1853, enrolled at the Farmer's College in College Hill. A year later Samuel was employed in a little known architect's office in Cincinnati, presumably engaged in draughting duties.

It was in 1858 that Samuel Hannaford entered into a partnership of an architectural nature with Edwin Anderson. Although this relationship continued until 1870, on only

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one of the buildings enumerated did Anderson make a major contribution, it being the Cincinnati Work House and Hospital. In addition to Anderson, Hannaford maintained a close relationship with the then well known architect William Tinsley.

For two years after his disassociation with Anderson, Hannaford practiced on his own. Yet from 1874 until 1876 Hannaford again joined with a partner, this time utilizing the services of Edwin B. Procter. It was during this tenure Hannaford would receive his most demanding commission; the Cincinnati Music Hall.

Perhaps the prestige brought to Hannaford for the design of Music Hall convinced him to terminate his relationship with Procter. From 1877-1887 Samuel Hannaford was on his own, and would watch his practice grow to meet the building needs of a growing city and suburbs.

In 1887, at the age of 52, Hannaford officially brought his two sons, Harvy and Charles, into the firm. From that date until 1960 the firm of Samuel Hannaford & Sons would grace the cornerstone of many buildings in Cincinnati and across the nation.

It was sometime around the year 1897 that Samuel Hannaford retired from active practice, although the two buildings listed in this nomination after that date carry a strong resemblance to his earlier buildings. However, many of those built after 1900, and particularly after 1902, exhibit marked Classical and Revival influences. Therefore, the logical cut-off date of 1900 was chosen for this nomination.

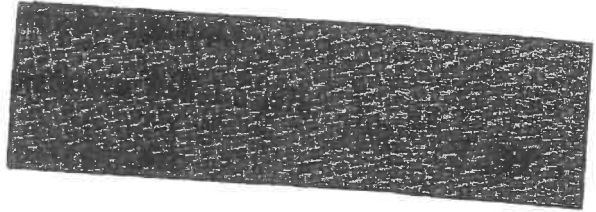
Hannaford, in addition to his architectural practice, was a charter member of the Cincinnati Chapter of the A.I.A., founded in 1870. From 1882-1903 he was Winton Place's first and only mayor, after which the community was annexed by Cincinnati in 1903. Beginning in 1887 he was associated with the Ohio Mechanics Institute as an officer and teacher. Hannaford also served later in life as the editor of the Western Architect and Builder, a periodical dealing with news of architectural matters in the midwest.

Appropriately, following Hannaford's death on January 7, 1911, services were held in the Winton Place Methodist Church, one he had designed in 1884.

Perhaps it was the versatility of Samuel Hannaford that enabled him to become such a successful architect. In addition to many residential buildings he designed commercial blocks, churches, chapels, schools, courthouses, hotels, apartments, train stations, factories, pump stations, and statues. Although he was born and raised on a farm, Hannaford chose to become an architect, and more specifically, an urban architect. His foresight, adaptability, and capabilities served him well. Rather than

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stubbornly clinging to old ways, Hannaford accepted the challenges of an emerging style, designing in the Renaissance Revival, the Queen Anne, the Victorian, the Eclectic, and the Romanesque mode.

From the beginning Hannaford paid strict attention to minute details, and never sacrificed quality for quantity. An excerpt from his specifications on the building of St. George Church in 1873 stated:

All the mentioned portions of the building are to be of sound grey free stone, of the best quality, free from oils, iron stains, and other imperfections, and uniform in texture and color.

His business associations with such men as Mssrs. Shillito, McDonald, Hooper, and Emery paid off well, guaranteeing further commissions and growing prestige. Indeed, Music Hall and City Hall had been recognized as two of the most significant distinctive buildings in the entire region, and continue to hold such views today. It is truly a testimonial to the Hannaford hand that 17 of his 55 buildings discussed herein are listed in the National Register of Historic Places.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cincinnati City Planning Commission. Inventory and Appraisal of Historic Sites, Buildings, and Areas. November, 1960.

Cincinnati City Planning Commission & Miami Purchase Association. Cincinnati Historic Inventory. August, 1978.

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY: See Ohio Historic Inventory forms: part 44.

QUADRANGLE NAME: Cincinnati East & West; Covington; Newport QUADRANGLE SCALE: 1:24000

UTM REFERENCES: See Ohio Historic Inventory forms

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

Multiple. Refer to Courthouse records, indicated in part 45 on each Ohio Historic Inventory form.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE

Stephen C. Gordon and Elisabeth H. Tuttle

ORGANIZATION

Miami Purchase Association for Historic Preservation

December 11, 1978

DATE

STREET & NUMBER

812 Dayton Street

513-721-4506

TELEPHONE

CITY OR TOWN

Cincinnati

STATE

Ohio 45214

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David L. Brook

TITLE

SHPO

DATE

Nov. 5, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

3/3/80

ATTEST

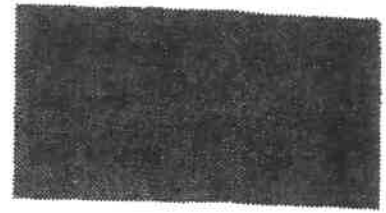
CHIEF OF REGISTRATION

DATE

2/26/80

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Hannaford, Samuel and Sons TR
State HAMILTON, COUNTY, OHIO

Nomination/Type of Review

Date/Signature

1. Cummins School

Entered in the
National Register

for Keeper

Alvin Byer 1/2/86

Attest

2.

Keeper

Attest

3.

Keeper

Attest

4.

Keeper

Attest

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Attest

10.

Keeper

Attest

FROM: <http://www.samuelhannaford.info/>

Samuel Hannaford & Sons

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The Legacy of Samuel Hannaford Main Page

City Hall (1887-1893) This is the City's finest surviving example of Richardsonian Romanesque architecture. While Music Hall made Hannaford's reputation, City Hall secured his name for posterity. People came from across the country just to visit this building. City Hall brought together the best artists and workmen to make this a truly outstanding building. A thesis could be written about this building alone. Ceiling detail.

Cincinnati officials met in a variety of downtown locations but by 1851 the City built its first building for its offices and meetings on a corner lot purchased from Jacob Burnet for \$60,000. An adjoining lot was acquired for \$195,800. The combination of these two lots is the location of today's City Hall.

Architects were invited to submit their designs in 1887 and a board of City Hall Trustees chose the Hannaford & Sons plan. The trustees were Robert Allison, Thomas B. Paxton (house by Hannaford, later sat on board for the Ohio State Annex Building, designed by Hannaford & Sons), James M. Glenn (Hannaford designed his 1887 German Mutual Fire Insurance Co. building in Covington, Ky., his Westwood house in 1890 and his office building in 1894) and Charles A. Miller (Hannaford built this funeral director's Northside home in 1887). This first design submitted by Hannaford & Sons had the tower at the corner of 8th and Central but quicksand was discovered at that location and the tower was moved. The foundation took longer than expected to prepare, with many pilings needed because of the quicksand.

"Boss" Cox overshadowed the committee, and he too, had a house designed by Hannaford. This was the beginnings of a strange partnership between Cox and Hannaford. For whatever reasons, the flamboyant and corrupt Cox threw his patronage behind the staid and moral Hannaford, resulting in lucrative public contracts for Hannaford's firm. Even though Cox never held a public office, he was the power that had the mayor elected, committee members appointed and contracts awarded.

At the time of City Hall's construction, Cincinnati was the largest city in Ohio. A center for river trade, manufacturing and political clout, the city thrived and the population grew. The optimism of that time is reflected by



Cincinnati's construction of a new and much larger city hall than the building it replaced.

The design of City Hall reflected the tastes of Cincinnati's predominantly Germanic population. Echoing the buildings of the "old country" its style was familiar and comfortable. Solid and permanent. It was not ostentatious for the times and its substantial structure reflected the importance of government. It was a major building for a major city.

The building lifts your eyes up. You are drawn to the clock tower. Turrets and gables break up the mansard roof line. Varieties of exterior stone were carefully picked for their color and surface texture. The carved arch doorways, the decorative gargoyles, even the building's size makes you feel the significance of the building, and hence the importance of the building's function.

Once inside you are struck by the beauty of the stained glass windows, which dominate both the Plum Street and Central Avenue stairways. The stairwell skylight is of stained glass, as are the arched windows in council chamber. The interior stonework is a study in contrasts, rough surfaces against the smooth polished granite columns, the expertly carved marble staircases against the worn concavity of the stairs.

The wide cool corridors surround an open courtyard. Carefully planned, the windows overlooking the courtyard provide light and air to the building's interior. There is a wealth of detail still existing in City Hall; from the one ton iron and brass chandelier in council chambers to the pier glass in the mayor's anteroom. In other cities, a building such as this may have already been replaced by a glass and steel monolith, a move our city council was contemplating in the 1960s following a fire in 1957 that destroyed many records.

Listed on the National Register of Historic Places, City Hall was praised in the 1893 dedication booklet: "Unless one has been privileged to visit her (Cincinnati) sights, to participate in her business and to live in her suburbs, one can hardly understand the love which each citizen has for his Queen (City of the West) and it is just that love which makes Cincinnati what she is; which has given her the opportunity for becoming great;...which has last of all given her a city hall of which every citizen on the community is today speaking with pride."

The author thinks this is the finest example of Hannaford's institutional designs - buildings which have lasted many years with little maintenance,

sturdy interior surfaces which withstand wear and are easy to clean. Good "bones" which last during neglect, and an overall pleasing design.

Major contractors of City Hall were: David Hummel - stone; James Griffith & Sons - woodwork; Standard Electrical Works - electric lights; M. H. Crane Estate - heating and ventilation apparatus; Cincinnati Gas Fixtures - gas and electric fixtures; Buckeye Bell Foundry - tower bell; Richard W. Hennessy - plain and ornamental plastering; Joseph Foster & Sons - marble wainscoting and stairways; F. Pedretti's Sons - interior decorative frescos; James McDonough - marble lavatories and police gym; William L. Kayser - painting and finishing of woodwork; C. E. Holley & Co. - marble in the two main entrances; S. J. Osborne & Co. - sidewalks; Palm Lettering Co. - lettering; J. B. Schroder & Co. - hardware; Nolan & Armleder - plumbing; Laidlaw Dunn Gordon Co. - pumps; Frank T. Foster - awnings; Potter & Stymus of New York - stained glass; Herter Bros. of New York - mosaic floors.

City Hall was completed over a five year period, 1888-1893, and cost \$1,863,440. Hannaford stipulated that he would oversee the construction and for his services he would be paid 4% of the building's cost. Hummel bid \$513,000 for excavation, foundation, stone, brick and granite work. The reddish sandstone came from Wisconsin, buff stone from Amherst, Ohio, granite from Vermont and Missouri, flat rock limestone from Indiana; marble from Tennessee and Italy for the staircases and wainscoting. While the building is tall (the clock tower is 253 ft. high), an illusion of height was created by making the windows progressively smaller each story higher. Even in the slate roof the bottom courses were made of larger slates that those across the roof line. The clock cost \$2,725 and has four dials, each 10 ft. in diameter. An iron portcullis (still seen at one entrance) was dropped down across the steps on Sunday or during a riot, stopping citizen access. The stained glass cost \$16,000. A fiberglass replica of the original 16 ft. finial now tops the main tower, the original being removed years ago.

On the ceiling of the Safety Director's office is an oil painting of "Justice" painted by Frank Duveneck and John Rettig. In the lobby is a ceiling mural by Charles Pedretti. Hidden under the ceiling tiles of Council Chamber is another Charles Pedretti mural which the city declined to uncover and restore in 1990 because of the cost. Pedretti painted the hall and room murals in City Hall for \$25,000.

Frances Pedretti (1829-1891) was born in Chiavenna, Italy and came to America in 1850. He was already trained in fresco and had important commissions. He was hired to fresco the Burnet House and decided to stay in Cincinnati, moving here in 1854 with his wife, Catherine Maitland. They first bought property at the corner of today's Foley and Pedretti Roads. They

had three children: Raphael, Charles and Eugenia. The boys were sent to Milan and Europe to study art and fresco for four years. Frances' sons joined him and after his retirement in 1891, they took over the firm. In 1905, Charles retired and Raphael and his son, Francis C., continued in business. The firm was at 10 W 9th street. Hannaford designed a house on Greendale Ave. in Clifton (1896) for Mrs. Catherine Pedretti.

Francis Pedretti, Sr. decorated the interior on the 1861-62 renovation of an earlier Cincinnati City Hall. He decorated the Statehouse Rotunda in Columbus while his son, Charles, decorated the Statehouse Annex (designed by Hannaford & Sons). Charles also did the interior of the Chamber of Commerce building and Plum Street Temple and as a result of these commissions he was chosen for City Hall. Raphael Pedretti & Sons decorated the interior of Memorial Hall (designed by Hannaford & Sons) and the Montana state Capitol at Helena, Montana.

David Hummel (1822-1894) was born in Wurttemberg, Germany and grew up near a quarry in one of Wurttemberg's provinces. After a three year apprenticeship there, Hummel came to the U. S. in 1841. He arrived in New Orleans but went to Columbus, Ohio where he found work on the Ohio Statehouse. The bulk of the Statehouse labor was performed by convicts but there was a need for supervisors and skilled detail workers. After that project was finished, Hummel moved to Cincinnati.

His stone yard was at Elder & Logan streets, near the canal because that was how stone was transported. Stonework is labor intensive and before 1860 the city's buildings were mostly of brick with stone trim. Some even had wooden fronts that were carved and painted to mimic stone. It was not until after the Civil War that fashion shifted to stone.

David Hummel had three sons - George, Frank and William, and the company remained in their hands. Hummel Restoration is the name of the company today, repairing some of the same buildings that they built over a century ago. Hannaford & Sons designed **George Hummel's** house on Whitfield Ave. in 1892 and a building at the stoneyard in 1891. Coincidentally, George Hummel and Samuel Hannaford died within a day of each other.

Hannaford's drafting table and a color rendering of City Hall are in possession of the Cincinnati Historical Society.

In 1988 the corner stone time capsule was removed by Hummel Industries, a century after they had installed it. Inside a copper box were found railroad maps and timetables, business cards, a brass plaque engraved with all city

officials and trustees, coins, city directory, newspapers, a silk handkerchief embroidered with the Swiss coat of arms, and many other items.

Sacred Heart Chapel (1887) Hannaford & Sons added this Gothic chapel to the "The Windings," the Lafayette Avenue home of pork baron William Clifford Neff. The building was built 1864-67 and was designed by Thomas Sargeant to exactly model England's Kenilworth castle. The gray ashlar stone was local. The elaborate woodwork was carved by German workers. The four story tower, distinctive Gothic windows and massive scale made this one of the "must see" mansions of the Clifton rich. Home to Neff for only nine years before its costs outstripped his pockets (probably because of the post Civil War depression), it then was bought by the Ladies of the Sacred Heart of Jesus (Sisters of the Sacre Couer). They used the home as a convent, later converting Neff's Castle into Sacred Heart Academy, a Catholic girl's school. The school closed in 1970 because of a rising deficit. The vast empty building was bought by the city and became the site for SWAT training. In the 1980s it was converted to condominiums with John M. Kurak, Jr. as architect. Only three of the original buildings remain, the castle, a central connecting building and Hannaford's chapel. It is on the National Register of Historic Places.

Hoffner Lodge (1885, Hamilton Ave., Northside) Home to the Northside post office, this building also housed the Hoffner Masonic Lodge #254, (organized in 1854) on the upper level. On the ground floor Kroger had a grocery store. The cornerstone was laid June 24, 1885. The lot was donated by Jacob Hoffner, whose house was across the street where Hoffner Park now stands. Hoffner, in 1824, joined the first Masonic Lodge of Cincinnati. The Hoffner family lived in Mt. Healthy but Jacob purchased a tavern in Northside and later bought 50 acres and farmland there. His stone lions that guarded his house and formal gardens are today at McMicken Hall and are known as Mick and Mack. They were donated to the University of Cincinnati in 1904. The lions are copies of the statues at the Loggia dei Lanzi in Florence, Italy.

Krippendorf-Dittman & Co. (1888) This building at 7th and Sycamore was the second building on the site, replacing one destroyed in a fire. The company manufactured shoes. The building has been converted to modern apartments. Hannaford & Sons also designed a house for Charles Krippendorf in 1893 (location unknown).

William Miller Department Store (1889) This photo was taken by Frank Wilmes when the Miller Department store opened on Race Street. The building is still there today and has been converted to lofts. Photo courtesy of the William H. Deak collection.

The Queen Anne style **George Nelson Stone** house (1890-1891) on Oak St. is the second that Hannaford built for the owner. Stone's first wooden Stick-Style house was built about 1880 at 3025 Observatory Road. The Observatory Road house was featured in Walter Langsam's "Great Houses of the Queen City." This second house was of stone and sat in the neighborhood of Vernonville, across from the **Vernon Manor**, also a Hannaford & Sons building.

George N. Stone was a colorful businessman. A decorated Civil War veteran, president of the Cincinnati & Suburban Telegraph Co., director of the Cincinnati Street Railway Co., he was also the owner of Chester Park, known for its race track. His horse, Maude S., named for his daughter, broke world records seven times from 1880-85. He sold her to William H. Vanderbilt, another gentleman gambler.

Mrs. Stone's claim to fame was as a survivor of the sinking of the Titanic. By 1912 she was a widow and was returning home after a year's stay abroad with her stepdaughters.

The 2-story building is now a home for Alcoholics Anonymous.

Shubert Theater (1892, Y.M.C.A.) Originally built for the Young Men's Christian Association, this building is remembered as the Shubert Theater. It was converted to a theater in 1921 and featured vaudeville, films and plays. The ornate ceilings came down in 1976, along with the Cox Theater next door, when the block was demolished.

Odd Fellows Temple (1891) This Gothic style design won out in an architectural competition. Fifteen proposals were submitted and this was chosen over even James McLaughlin's design. This 7 story building dominated the corner of Seventh and Elm streets. It held the offices of the Queen & Crescent system railway. The Odd Fellows founded the Mt. Washington cemetery (Anderson Twp.) in 1855. The Independent Order of Odd Fellows was a fraternal organization that was founded in England. Samuel Hannaford belonged to the Odd Fellows.

The **Richard Mitchell** mansion was built in 1893 for the son of furniture millionaire Robert Mitchell. The Robert Mitchell Furniture Co. was located on W. 4th Street, later became McAlpin's, and this former department store is currently undergoing renovation into apartments.

This French Chateau/Richardson Romanesque home has fine stone carvings especially over the main entrance and inside, the wooden mantel on the first floor is carved with the name "Eniskillen" which is the Irish

village that Robert Mitchell left behind. Both Robert and Richard Mitchell speculated in land and were responsible for the building of North Avondale.

In the 1920s the mansion was given to the Archdiocese of Cincinnati and was used as St. Thomas grammar school. In 1970 the building was leased from the Archdiocese to be used for The New School. The New School purchased the building in 1984.

Parkview (1895) The Clifton home of George Barnesdale Cox sits at the corner of Brookline and Jefferson Ave. It is a polychromatic stone building with a prominent tower (Cox's poker room) in the French Renaissance Revival style. Hannaford & Sons also designed a store and apartment building on 7th street for Cox. Parkview was placed on the National Register of Historic Places in 1979.

Parkview contains some unusually shaped rooms - circular and triangular. The ceilings had murals by Pedretti but they were painted over in the 1920s. Stained glass windows, elaborate light fixtures and secret passages in the walls (still there) made this a fabulous mansion when it was built.

Hummel cut and set the stone. In Hannaford's specifications for Parkview (Cincinnati Historical Society) the foundation walls were specified to be of Indiana limestone and the exterior walls of regular coursed sandstone backed with limestone. The exposed stone was to be "clear Columbian freestone-the contractor is required to see that this stone is of even color and texture." The stone varied from buff to orange and Cox threatened to withhold payment. He eventually paid the \$8,000 for the stonework to Hummel and awarded Hummel city contracts. **George Hummel** built his Hannaford designed home a block away at 3423 Whitfield Ave.

Cox was a very important man in the political history of Cincinnati. While he never held office, his fingerprints were on everything that City Hall did, from which mayors were elected to which and to whom contracts were awarded. A complete discussion of Cox is found in "Boss Cox's Cincinnati" by Zane Miller. But here is a short version about Cox, broadly taken from the Miller's book, because Cox was important to Hannaford through his patronage.

Cincinnati politics was a mess in the 1880's. The Court House Riot (1884) was caused by jury fraud. (This is another reason City Hall had iron grills that could be lowered, to keep the populace out if another upheaval occurred.) In 1886 there was a general labor strike. The Democrats ruled City Hall and their elections were full of ballot box fraud. Joseph Foraker, who became governor of Ohio in 1886, considered a Democratic Cincinnati as a threat. He wanted the Republican governor of Ohio, William McKinley,

to become president and to do so he needed a Republican Cincinnati City Hall. Foraker sat on a citizen committee to end City Hall corruption and through his committee, the Board of Public Affairs, he appointed Cox to administer the 2,000 jobs it controlled.

Cox owned a saloon at John and Longworth Streets from which he conducted his unofficial business. Cox's control brought some stability to the city. Under Cox the water works and sewers improved, he saw that sewer lines and miles of streets were laid, taxes were low, police and fire service improved and utilities became a public regulated monopoly.

The saloon was his base as a Republican ward boss. "Bosses" took care of the ill, unemployed, elderly and poor in their ward and rewarded the political party with the best bribe by delivering a block of votes at election time. The city was a patchwork of tiny fiefdoms of these bosses at war with each other. Cox, because of his past occupations as a saloon keeper and gambling house lookout, knew a lot of people across socio-economic lines. Always one to spot and seize an opportunity, Cox had a broader view than most of the state and the city. He wanted to forge a cohesive political front and he started to do so by dispensing jobs and votes.

Through political favors, Cox rose to power. He was the campaign chairman for Foraker's bid for governor. Cox saw himself as a political lawyer, although without much education. Cox expected "the men who made possible the nomination should be first considered when favors are passed around." He influenced the bipartisan board which controlled every aspect of Cincinnati. He saw that the appointments were divided in favor of the Republicans by a 3 to 2 ratio but by allowing Democrats that proportion of appointments, he was able to make his position more secure and he was able to form a Republican/Democrat alliance.

Cox was part of the party finances. The lowest level Republican office holders kicked back 10% of their first year's salary, and 2.5% every year thereafter to his "campaign" fund. There were large contributions from higher elected officials, contractors, merchants and saloon keepers. Cox moved his saloon "office" to Wierlert's Cafe on Vine St. in Over-the-Rhine and where all saloons were kept open on Sunday, in violation of the law. Cox owned the Cincinnati Reds and the Cincinnati Trust Co. where the city invested its monies. He also controlled the World Film Company - the distributor for the Shubert, Albee and Keith theaters.

Cox was backed by people as powerful as Nicholas Longworth and at times, William Howard Taft. Here are a few other backers - note the ties: Simon Krug, a photographer and party boss whose brother, Frank, was a civil

engineer and a member of the construction company for park commissioners; Frank Kirchener, president of a cremation firm and a bank director; Frederick Bader who served 20 consecutive terms as president of the Hamilton Co. League of Building Associations; August Herrmann who carried Cincinnati's financial statistics in his head, and Cox's brother who was the purchasing agent for the city. Hannaford designed Herrmann's Hollister Street house by the park now with his name (Hollister and Vine Sts.).

Cox was the power that helped elect several Ohio Governors - Joseph B. Foraker (1886-1890), William McKinley (1892-96), Asa Bushnell (1896-1900) and George Nash (1900-1904).

Cox wanted to be accepted in society and thus built Parkview at the fringe of Clifton. The trolley car line passed in front of his house - less private than some other of Clifton's mansions. He continued to be snubbed by society but Parkview was well known in political circles.

Cox led the argument that the suburbs should become annexed to the city whether the suburbs wanted to or not. Cox saw that they would increase both the city's tax base and size. In exchange these villages would get city utilities because the suburbs were struggling with individual water and sewerage systems. During 1896, Clifton, Linwood, Avondale, and Westwood were added to the city. Adding these more affluent communities to the city played a part in Cox's downfall. The residents were embarrassed and appalled to Cox's city politics.

While from 1891-1897 Cox was a major figure in Republican politics, he started to lose power in 1897. The business and professional men had enough of his "undue influence" and scandals. For the only one reform mayor's term it seemed that Cincinnati wanted low taxes more than city government reform and by 1899 Cox was back manipulating behind the scene. In 1911 Cox left politics with "I am retiring. I hope my enemies will find other targets" and turned over his contacts to Rudolph K. Hynicka, who owned a chain of burlesque houses. Cox died in 1916 but his influence through Hynicka lasted until 1924, when the Charter Committee was founded and the ward system of politics ended with an at-large system of government.

Cox's funeral was held on the front lawn of Parkview. When his wife, Caroline - a former dance hall girl, died in 1938 she willed the property to the Union Bethel and it became a woman's dormitory. It has been the home of Pi Kappa Alpha fraternity since 1947 when they bought the building.

Across from Parkview is the **Charles B. Russell** (1890) house on the corner of Brookline and Wentworth Ave. It is distinguished by a beehive dome topped with a finial. Its Richardsonian Romanesque style is less often seen in houses than in public buildings because the house is masonry and costs more to construct. Russell was the president of the Eclectic Cincinnati Ice Co.

Sorg Opera House (1890) **P. J. Sorg Tobacco Factory** (1890), **Sorg Mansion** (1887), **Sorg Cottage** (Lake View, N. Y.). Located in Middletown, Paul J. Sorg (1840-1902) was born in Wheeling, West Virginia, the son of German immigrants. His family came to Cincinnati in 1851 and it was here in 1864 that Sorg met John Auer while they were working in the tobacco business. Sorg had studied bookkeeping in night school and Auer knew the tobacco industry well so they formed a company together, moving to Middletown in 1878. This grew to become the major employer in Middletown and the P. J. Sorg Tobacco Co. became the third largest manufacturer of chewing tobacco in the U.S. The Richardsonian Romanesque style red limestone Sorg mansion is at 206 South Main St. The 700 seat Sorg Opera House eventually closed, was revived and in 2005 faces an uncertain future.

Armory of the Ohio National Guard (1886) on Freeman Avenue was home to the 1st Regiment, Ohio National Guards who fought in France during WW. I.

Sisters of Mercy Academy and Convent (1897). The Sisters of Mercy are a teaching order and founded Edgecliff College. The former Academy is located on Freeman Avenue and is now the headquarters of the Job Corp Center. On the back porch is decorative fretwork containing the words '>Sisters of Mercy.' Built of yellow glazed brick, it matched the brick on the next door Armory. The building was Our Lady of Mercy high school from 1929-1957.

St. Francis of Seraph College (1898) **St. Francis of Seraph School** (1908). St. Francis of Seraph church was designed by James W. McLaughlin and dedicated to St. Francis of Assisi. It originally served a large German Catholic population. The statue of St. Francis above the doors was cast at the same foundry as the Tyler Davidson Fountain. The current yellow glazed brick wrap was added in 1925 to preserve the original church building. The Seminary portion of the church moved to Mt. Airy in 1924 and closed in 1980. The Order is responsible for Roger Bacon High School. The college building is next to the church on Vine St. and the school on Liberty Street and has been converted to apartments.

University of Cincinnati After a selection of designs from many architects, including James McLaughlin, U. C. chose Hannaford & Sons for the new campus carved out of Burnet Woods. The specifications given to the competing architects were that the three buildings were to be related, made of stone or brick with stone or terra cotta trim, and to cost no more than \$175,000. The first McMicken Hall was dedicated Nov. 23, 1895. **Van Wornier Library** (1899, NeoClassical) was added slightly later, designed by Hannaford & Sons and costing \$64,000. William A. Procter, son of Procter & Gamble's founder, bought part of the private library of Robert Clarke, a book publisher and collector. The 6,790 volumes was the start of the library's collection. All the stone was provided by Hummel Building.

From 1971-1977 the president of U.C. lived in Clifton's **Thomas Morrison** house (1875), 750 Old Ludlow Ave. It was designed by Hannaford for William Procter. The house was for his daughter, Olivia Procter, and her husband, Thomas Morrison. Morrison came from Ireland to Cincinnati in 1860 with his two brothers. They all made a fortune in meat packing. Morrison was director of Spring Grove Cemetery 1892-1908. The brick Victorian house has sandstone trim. When it was built, cows grazed on the lawn. The house is on the National Register of Historic Places.

The **Citadel** (1905), 114 E. 8th Street, was built for the Salvation Army and looks like a romanticized citadel. The Salvation Army came to Cincinnati in 1885. Originally this was the Ohio, Kentucky and Tennessee divisional headquarters of the Salvation Army. Later it served as the Citadel Hotel for Workingmen, giving men a place to sleep for a quarter a night.

The **Phoenix Club** (1893) Built as the first private Jewish businessman's club in Cincinnati, a mosaic Star of David is inlaid on the floor under the carpet of the public front entrance.

The Phoenix Club was founded in 1806 by Cincinnati's German Jewish upper society and had programs on art, literature, music and theater. In 1911 the Phoenix became part of the Cincinnati Club and was connected to that building by three walkways. The third floor of the Phoenix had a theater. Tiffany glass windows line the banquet hall. These windows were stolen in the 1987-1988 renovation but were located and returned. The basement held a six lane bowling alley with an automatic pin setter but it may have originally held a swimming pool. The stone, brick and elaborate terra cotta was provided by Hummel Building. This Italian Renaissance palazzo has extensive and elaborate terra cotta work.

Calvary Episcopal Parish House and Sunday School (1887) 3766 Clifton Ave. While William Tinsley designed the Gothic Revival church, the later

additions by Hannaford & Sons are in a complementary style. In the parish house is a plaque to the memory of Eldridge C. and Louise Hannaford. The church is on the National Register of Historic Places.

Westwood United Methodist Church (1896, Westwood Methodist Episcopal church) This church, on the corner of Epworth and Urwiler Avenues, was originally founded in Cheviot. The land of the current church was donated by James N. Gamble who agreed to donate \$5 for every \$1 that was contributed to the church building fund. The Gothic stone church cost \$50,000 to build and was dedicated April 11 -16, 1897.

The Gamble and Nippert families were very active congregation members. The bells were donated by Mrs. Gamble, who also gave a stained glass window in the memory of her sister, Elizabeth Penrose. Olivia P. Gamble was the first organist. It was here in 1898 that Alfred K. Nippert married Maude Gamble.

Northside United Methodist Church (1887, Northside Methodist Episcopal Church) Standing at the corner of Chase and Delany Streets, this Gothic church's cornerstone was laid in 1892 and the church was dedicated in 1894. It cost \$34,000 to build and is on the National Register of Historic Places.

This church was in the news in 2004 when it was auctioned by the Methodist church as excess property following years of declining membership and revenue problems.

Eden Park Water Tower (1894), **Pumping station** (1889) at the Reservoir. The Romanesque Revival style water tower is 172 feet high and was used until 1912. The cylindrical tower has an octagonal brick turret and looks like a watch tower of a great castle. It cost \$135,000. to build. At one time a copper conical roof crowned the tower but it was removed in April 1943 during a W. W. II scrap drive. The tower once had a spiral stairway and elevator leading to an observation deck. It cost a nickel to ride in the hand operated elevator to the top observation platform. The water tower is 997 ft. above sea level and provided a breathtaking vista of the city and northern Kentucky. In W. W. I it was used as an infantry guardhouse and was later outfitted with a revolving beacon when airplanes became common. The tower is used today for communications. It was designated as an "American Water Landmark" in 1971 by the American Water Works Association - one of only 12 in the nation. The foundations of both the pumping station and tower are rough stone. The tower is crowned with gargoyles while griffins watch over the pumping station. The Romanesque Revival style pumping station stands at the edge of the reservoir and once served as a radio station for the Cincinnati Police Department. The stone and

brick for the above structures was provided by Hummel Building, who also was responsible for the stone used in a double decker bridge that once spanned the current Gilbert Ave. entrance.

Our Lady of Providence Academy and Chapel (1902) Founded by the Sisters of Divine Providence in Newport, Ky., this sprawling Beaux Arts style building was a Catholic girls' school, closing in 1983. In 1986 it was converted into an apartment complex, then it became an extended stay hotel (Hannaford Suites). In 2005 it was repurchased again, this time to turn it into luxury condominiums available in the spring of 2006. Many fixtures and interior details remain from the original building, although the rooms have been gutted and reconfigured. It is on the National Register of Historic Places as part of the Newport Mansion Hill Historic District.

The Strobridge Lithographing Co. (1882), the **Model Laundry** can be seen and the **Bell Telephone Exchange** are Hannaford & Sons buildings. The Strobridge building was located at 124-132 West Canal (Race St. & Central Parkway). Hines Strobridge came to Cincinnati in 1843. He started his own lithography business in 1854. His company made its reputation on lithographs produced from oil paintings and for fine local maps. Later his company was known for its circus, wild west show and theater posters. In 1882 the factory moved to this location on the canal. It moved to Norwood in 1937 and closed in the 1950s. This photo was taken from the Electric Power Company on Plum Street. The Miami-Erie canal runs through the center and was drained in 1919. Looking east is the Holy Cross Monastery on Mt. Adams, site of the original Cincinnati observatory. To the left is the Art Museum. Rashig School is the three story brick building in the foreground. The picture was taken by Frank Wilmes using a glass negative. Photo courtesy of William H. Deak collection.

German National Bank, 1127-29 Vine Street, is recognized today as home for the **Ensemble Theater of Cincinnati**. When the bank moved into a new building downtown, its former location became the Italian Consulate and also housed the Union Savings Bank & Trust Co., before it housed Fifth Third Union Trust. The Robert T. Morris Printing Company was located here in 1964 and the Jack Otto & Sons printing company was here in the mid 1970's. The building front was repainted shortly after the building was converted into a theater in 1988.

6th Street Market (1896) was in the German Renaissance style. With its bell tower and eagles flanking its doorways, it stood between Elm and Central Aves. It cost \$60,000 to build. Hannaford had designed the **Pearl St. Market House** earlier in his career and the firm also designed the **Jabez Elliott Flower Market**, 6th Street.

Weidemann house, brewery and stables (1893, Newport, Ky.) While the Chateau style red brick and red sandstone house of Charles Weidemann still stands, commanding a view of the Ohio River valley, all that remains of the brewery and stables are terra cotta horses heads from the stables which have been mounted at River Downs. The stables (1897) and brewery (1910) and a house for George Weidemann (1899) were all in Newport, Ky.

Statehouse Judiciary Annex (1899-1901) was designed in the Neoclassical style to house judicial offices and state library. It later was remodeled for offices. In 1991-1993 the Annex was renovated at a cost of \$88 million to restore it to its original condition as much as possible. It cost \$900,000 to build. Of the original thirteen contractors, the following were from Cincinnati: Scully & Moss; brickwork, plastering, cement work; S. & J. Osborne & Co, asphalt work; Pelt & Shunter, sheet metal work; Francis A. Pedretti & Sons painted the murals, stenciling and decorations which dominate the grand marble staircase - the Annex's most impressive feature.

The renovation was conducted by Schooley Caldwell Associates. During renovation, brick arches and the basement foundation were uncovered, as well as vestiges of the original plumbing. The original stained glass state seal was found and remounted in the top of the rotunda.

George Cox's crony, Asa S. Bushnell, was the governor that laid the Judiciary Annex's cornerstone in 1899. Hannaford & Anderson designed **Bushnell's house** (1869) in Springfield, Ohio.

Columbia Tusculum 6th District Patrol Station (1901) Known for the last 25 years as Jeff Ruby's The Precinct Restaurant, Delta Ave. and Columbia Parkway, it is an example of adaptation of a building that has previously sat empty for decades. Hannaford also designed the **Methodist Episcopal Church** across the street at the corner of Delta and Columbia Ave. and the **Yeatman Masonic Lodge** diagonally across the street. Another example of a Hannaford & Sons **Patrol Station** is **District 8**, Fairview Heights (1895), 355 W. McMillan Street. This Romanesque Revival station originally was for patrolmen and a horse drawn patrol wagon. The second floor served as the hayloft. Of note are the friezes in the rounded arches of the stations exterior.

Twin Towers (1902, Methodist Home for the Aged) 5343 Hamilton Avenue, College Hill. This is probably the last building that Samuel Hannaford directly was responsible for. Founded in 1899 in a former hotel at Yellow Springs, Ohio this was the first institution of its type in the state. One of the original trustees was Pres. William McKinley. The former wooden hotel was completely destroyed in 1902 by fire, but no one was killed or injured. Mr.

and Mrs. Obed J. Wilson offered twenty acres of their summer home property in College Hill for the building of a new home and a check for \$10,000 to start the building fund. They also pledged \$70,000 for the completion of the main building and chapel, the latter to be named in their memory. After the building was complete they also donated their private art collection, which still hangs there today. Hannaford donated the plans for the full building, but the second (south) wing was not built until 30 years later. Samuel Hannaford was also the supervising architect.

A key part of the building specifications was to make the building as fireproof as possible. There has never been a fire at Twin Towers. The vitrified golden brick exterior was provided by Hummel Building. Bedford stone was used as trim. The building had a steel and concrete frame with wide tiled halls and a red tile roof. There were no wooden floors or wooden stairways. L. P. Hazen & Co. was the contractor. The roofing tile was donated by the National Roofing Tile Co. of Lima, Ohio. Plumbing was by the Gibson Co. Several thousand common bricks were also donated. The towers stand 150 feet and make the building a landmark that can be seen from the city basin.

Ground was broken June 2, 1903 and a photo taken at the ceremony clearly shows Hannaford seated along side other dignitaries, including Bishop John M. Walden, who also attended Farmers' College.

The building was constructed in stages as to avoid debt. The entire building was estimated to cost \$220,000, including a huge retaining wall to create more level ground in front and a long driveway crossing the slopes of the ravine. There was a cave at the head of the ravine gully that was the source of a stream that ran down towards Northside. This cave supposedly hid escaping slaves. The driveway and part of the retaining wall later collapsed. The cause was attributed to the collapse of an Underground Railroad tunnel running under the driveway and leading to the Cary mansion next to Twin Towers.

The central building was opened in 1908 and the Wilson Chapel in 1909.

Twin Towers has a comprehensive archive on the building's history. The following is a letter from Samuel Hannaford showing his involvement in the building:

April 8 1905

Winton Place O.

My dear Mr. Wilson

In reply to your inquiry regarding the progress of the Home for the Aged. I can state that for the last three weeks the work has been on the market. We have received bids by departments, and as an entirety, or lump bids. We have also had bidders from abroad, that is from reliable contractors from other parts of the State, as this was deemed advisable by the Building Com. and we consider that we have thoroughly sounded building market with the following result. The lowest estimate, based upon a combination of the lowest department bids, amounted to the sum of \$131,548. for both buildings.

The lowest lump bid, all the work going to one bidder, is that of "Hazen & Co." for the sum of \$131,273. or \$275. below the combination estimate.

This is remarkably close bidding considering the magnitude of the work, and may be regarded as a clean competition without any collusion or attempted fraud.

I may state that the above figures do not include all the items, as for instance the facing brick is being furnished by the Trustees. The same being mostly on the ground. Then again Mr. Weakley has received several thousand common brick as donations - these to be used by the Contractor and paid for by him at current market rates.

Neither does it include the "roofing tile" which is donated by the "National Roofing Tile Co." of Lima, Ohio. (I think that is the name of the Co.)

In regard to the plumbing - it has been determined to have this done by The Gibson Co. On a basis of 10/100 profit.

The heating also is outside of the contract.

As you are aware the letting of the contracts was postponed last summer in hopes of more favorable prices but this has proved a dissapointment (sic). There has been no decline in prices - indeed an advance - but very slight. Our building demand, that is Cincinnati, has held its flood height in a remarkable manner, indeed the building permits of February and March 1905 far exceed in number & value those of last year. It is one of a half dozen cities in the country in which this is the case.

We received a lump bid from a Contractor of Zanesville Ohio that came highly recommended but he was a few thousand dollars higher than Hazen.

In regard to the North wing. The cost will exceed slightly the sum of \$60,000. I have not the amt. of this separate estimate with me. I regret this but it is impossible to exactly gauge the building market in these days. If you desire the exact statement of the expenditures to date and the figures of the lowest bid on the North wing I can furnish them early next week.

In conclusion I would state that it is intended to award the contracts immediately, to that end I have an engagement with Hazen on the ground on Monday 10th inst. to look over the site. That there may be a thorough understanding of the condition of the buildings and the work to be done.

I have been on the site several times within a month. My latest visit being on Thursday 6 inst. Everything is in good condition and has passed through the winter without damage from frost or weather. As you may be aware I had the walls well covered with tarred paper

last fall. The retaining wall is also in good condition. There is a slight amount of grading to be done. We hope to begin the same immediately. The main driveway I propose to macadam as soon as the grade of same is fully made. This driveway will be about 600 feet long & 20 feet wide. We also propose to build a parapet wall about 3'0" high the entire length of retaining wall and the same to be furnished with a so called "Scotch Coping." or similar to the finish of the wall across "Poplar Avenue" (note: Windermere Way) from the Home grounds. Unfortunately our stratified limestone fails when placed on edge which is strikingly evidenced by the wall mentioned. I am going to investigate the cost of making concrete blocks for the "Scotch Coping." I am of the opinion that they will cost less than the same out of our hill stone or out of the "Flat Rock" stone of Indiana, which is also stratified limestone but closer in texture than our hillstone. The concrete blocks will not be stratified and therefore will not split and disintegrate as the copings on the wall referred to.

I think that we have a sufficiency of building limestone that we have quarried out of the cellars of the buildings and in the grading to build the retaining wall and they of most excellent quality, better than any we have bought.

Excuse the length of my letter. I hope to see you soon.

Yours truly

Samuel Hannaford.

East End Public Library, Columbia Tusculum (1906, 3738 Eastern Ave.)

This Beaux-Arts style library was one of many sponsored by Andrew Carnegie and designed by Samuel Hannaford & Sons along the guidelines specified by Carnegie. Closed in the early 1990s, it was returned to the community in 1993 and carefully restored to the design plan of Hannaford & Sons. It is now The Carnegie Center of Columbia Tusculum.

Memorial Hall (1908, Hamilton County Veterans Memorial Building)

The Grand Army of the Republic, a Civil War veterans group of former Union soldiers, lobbied the Ohio legislature for years to provide for the statewide construction of fourteen memorial halls between 1876-1925.

Samuel Hannaford & Sons, Cincinnati's premier architectural firm, designed this imposing example of the Beaux Arts style. Clement Barnhorn, a Cincinnati Art Academy instructor and locally prominent sculptor, carved above the exterior doors six figures wearing uniforms from the Revolutionary War through the Spanish American wars. The 600 seat balconied concert hall with perfect acoustics has crystal chandeliers, bas-relief plaster scrollwork and a sky ceiling mural. Across the arch of the theater are listed virtues of the original organization: patriotism, will, integrity, manliness, martyrdom, philanthropy. Marble staircases, flowing halls, a carved stone room for a Civil War military museum, and several meeting rooms originally frescoed and stenciled by the well known company of Francis A. Pederetti & Sons

completes the 2 2 story building. The finest craftsmen and well known Cincinnati firms designed and finished Memorial Hall, demonstrating its importance to Hamilton County.

The board of trustees for the Memorial Association of Hamilton County were: Elias R. Monfort, president; Aaron McNeil, secretary; Benjamin R. Cowan, Paul M. Millikin, Charles A. Miller, George B. Fox, and Matt. J. Day, assistant secretary.

For the first several decades, the memorial building was used by patriotic and veteran organizations. But as the population shifted to the suburbs and fraternal organizations started to decline, the building was unused, neglected, and deteriorating. Ownership was passed to the Hamilton County Commissioners. Necessary repairs and maintenance were not performed and a leaky roof caused plaster to melt and ceilings and walls to crumble.

The Board of County Commissioners determined the feasibility of preserving and restoring Memorial Hall and in 1988 formed a partnership with the Cincinnati Preservation Association. With renewed hope and Cincinnati Preservation Association's expertise, a massive fund-raising and promotional campaign was begun. Founded in 1864, the nonprofit Cincinnati Preservation Association is one of the state's leading organizations that promote the revitalization of historic buildings and neighborhoods. They moved their offices to Memorial Hall to oversee the repairs and expert restoration. Through their efforts Memorial Hall's structure and status started to be restored to its former grandeur.

This restoration sparked new interest in the Over-the-Rhine neighborhood around Memorial Hall. The City turned back time on a two block length of Elm street, in front of Memorial and Music Hall, restoring it to the original granite paving blocks.

Memorial Hall was painstakingly restored by the Miami Purchase Association (Cincinnati Preservation Association) under the leadership of Mary Ann Olding. The Mighty Wurlitzer organ from the old Albee Theater is to be installed in the auditorium. There is a fantastic collection of memorial items inside - a plaque cast from the metal of the USS Maine whose sinking touched off the Spanish American War, flags, photos, lists of Revolutionary War Veterans of Hamilton Co., etc. The building is on the National Register of Historic Places.

Ohio Mechanics Institute (1909), Emery Auditorium (1911) The OMI was founded in 1828 for the education of craftsmen and mechanics and provided courses in mathematics, engineering, and mechanical drawing. This

lead to well educated employees for the city's industrial base. In the early years it moved to various locations, offering classes, a circulating library and free evening lectures. This library later became the core of the Cincinnati Public Library in 1870. One of the early presidents of O.M.I. was Miles Greenwood, owner of Eagle Iron Works. In 1848 the school had its first permanent home in the Greenwood Building, 6th and Vine Streets. In 1853 the fire alarm bell for downtown Cincinnati was mounted atop the school, the tallest building in the city. Before the Art Academy was built in Eden Park, Frank Duveneck taught classes here and had among his pupils Clement Barnhorn and John Twachtman. Samuel Hannaford was a professor and his sons, Charles and Harvey, began teaching in the Architecture department. Until 1898 only evening classes were offered. In 1904 the current site was purchased which was the location of Miles Greenwood's machine shop.

The O.M.I. was designed by Harvey E. Hannaford in the Jacobean Tutor Revival style. Harvey was both the treasurer of the O.M.I. board and managing director of Hannaford & Sons at that time. The O.M.I. sold off its old building and moved into the new one in 1911. On the roof was a garden in which produce was grown to supply the lunchroom. Mary Emery donated half a million dollars for the construction of the Institute and Auditorium. Years later it merged with the University of Cincinnati and was renamed the Ohio College of Applied Science, which closed the downtown location in 1989.

The building was endowed by Mary Emery who requested that the theater be named for her husband, Thomas J. Emery. Before his death in 1906 he had planned to build a technical school. The theater style concert hall was unusual for its time, having two cantilevered balconies, which only became possible at the turn of the century when reinforced concrete and steel technology had developed to that point. This was the first concert hall in Cincinnati with no obstructed sight lines. While its design was adapted from Adler and Sullivan's Auditorium Theater in Chicago, the plans had additional input from Mrs. Emery and famed conductor Leopold Stokowski.

Leopold Stokowski conducted the first concert in Emery Auditorium on Jan. 6, 1912 and declared that the acoustics rivaled that of Carnegie Hall. The Cincinnati Symphony Orchestra moved from Music Hall to Emery Auditorium because of the improved acoustics, not returning to Music Hall for 24 years. After the Cincinnati Symphony Orchestra left in 1936, the auditorium was the home of the Midwestern Hayride

The OCAS building has been turned into the Emery Center Apartments.

Emanuel Community Center, 1308 Race St. The architectural design of the center was done by Samuel Hannaford & Sons. The ground was broken, Feb. 5, 1923 and the cornerstone was laid, July 8, 1923. The Emanuel Center has been a part of the fabric of Over-the-Rhine for 137 years. Emanuel provides education and shared neighborhood experiences that connect all residents of Over-the-Rhine. The Center is next to the **Nast German Methodist Episcopal Church**, built by **Samuel Hannaford** in 1888.

Cincinnati General Hospital (1912, 1915, 1928) The hospital moved from its location next to the Miami & Erie canal at 12th street in 1914. Key to the move was Dr. Christian R. Holmes who practiced in the old hospital. He believed that a new teaching hospital near the University of Cincinnati would better answer the needs of the citizens and the rapidly expanding technology of disease and patient care. General Hospital was built in the European Pavilion style. The many pavilions would permit patient grouping by disease and in the aftermath of an epidemic, if an individual building could not be cleaned thoroughly, it could be burnt. The buildings were connected underground by a tunnel system so that patients could be moved without going outside. The tunnels also connected to nearby hospitals. Logan Hall, the home for the nurses, has been placed on the National Register of Historic Places.

The **Dalton Street Post Office** was designed by Hannaford & Sons in 1932-33. This is a gem of Art Deco splendor. There are bronze doors, marble wainscoting, and spectacular Art Deco lighting fixtures. The sandstone and granite building was originally built as a mailing annex, and later became the main post office. The postal service left the Dalton St. station in 1998 and its future is unsure. At one time it was connected to the Union Terminal for ease in handling mail that came by rail.

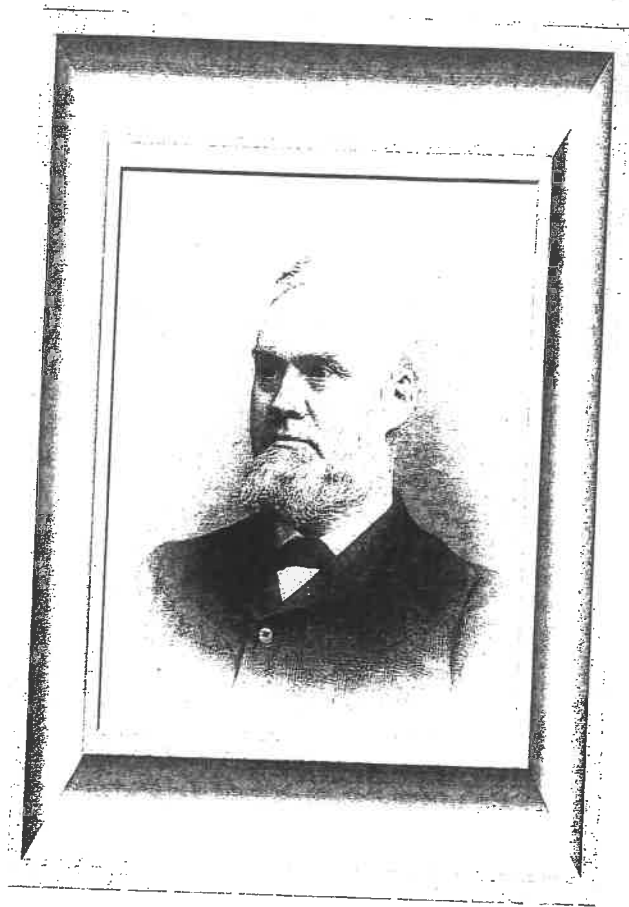
Times Star Building. Samuel Hannaford & Sons designed both of the Time Star buildings. The first was in 1891 and was on the corner of 6th and Walnut. The second (1931) is the limestone Art Deco building that we know today at 800 Broadway. Adorning the 16 story building are statues representing Truth, Patriotism, Progress and Speed. Above the doorway is a spread winged eagle which was the logo used on the old Times Star newspaper. On the 3rd story level are reliefs of famous printers - Gutenberg, Caxton, Franklin, Elzevier. The building is now used as court rooms. Hummel Building once again partnered with Hannaford & Sons on this structure.

Mt. Storm Shelterhouse (1935) This modern stone pavilion overlooks the Mill Creek Valley.

Other buildings of interest:

- 1st Universalist Church, 1898, 2600 Essex Pl., Walnut Hills
- A. E. Burkhardt house, 1887, 400 Forest Ave, Avondale
- Archbishop's Residence, 1911, 5440 Moeller Ave., Norwood
- Avondale Masonic Lodge (Avon Lodge) c 1910, Windham near Reading Road
- Bethesda Hospital, 1937, old section
- Booth Memorial Hospital, 1915, E 2nd St., Covington
- Cheviot Masonic Lodge, c 1910, Harrison & Montclair
- Cincinnati Federation of Colored Women building ,1888, 1010 Chapel
- Cincinnati Orphan Asylum Children's Home , 1937, now a doctor's building,
Wellington Place, Mt. Auburn
- Cincinnati Public Library, 1954, old section, downtown
- Crosley Corp. Main Manufacturing Plant, 1937, Colerain Ave.
- Deaconess Hospital, 1937, old section, 311 Straight St., Corryville
- Evangelical Lutheran Church, 1890, Stanton Ave. & Wm. Howard Taft Road,
Walnut Hills
- H. W Derby building, 1884, Elm & W. 4th, South east corner
- Holmes Hospital, 1937, Eden & Bethesda Ave.
- Hooper building, 1893, 131-151 W. 4th Street
- Hooper building, 1893, 4th & Elms Sts.
- Monroe County Courthouse, 1906-1908, Woodsfield, Ohio
- Mother of God, Church & School remodeling, 1900 & 1905, W 6th Street,
Covington, Ky.
- Mother of Mercy Academy, 1922, 3036 Werk Rd.

Northside Presbyterian Church, 1894, Hamilton Ave., Northside
Norwood Masonic Lodge, c 1920, Weaver Ave.
P. R. Mitchell Co., c 1900, Harrison & Spring Grove Ave.
Papenheimer Building 1887, 221 W. 4th Street
Police Patrol Station #5, 1896, 1024 York St.
Price Hill Masonic Lodge, c 1915, Price & Purcell
Ransley Apt. Building, McMillan & 2309 Kemper (Walnut Hills)
St. Paulus Facade, 1900, 1117 Pendleton, Over the Rhine
U. S. Post Office, 1937, Government Square
United States Playing Card Co., 1910, U. S. Printing Co., 1909, Beech and
Park Aves., Norwood
Vernon Manor Hotel, 1926, 400 Oak St.
Virgo County Courthouse, 1888, Terre Haute, Indiana
Walter Fields Residence, 1884, 3725 Reading Road, Avondale
Washington Co. Courthouse, 1901-1902, Marietta, Ohio
Westwood 1st Presbyterian Church, 1926, 3011 Harrison Ave.
Winton Place School, 1888, old section, 4750 Winton Rd.
Wyoming Presbyterian Church, 1888, 225 Wyoming Ave.



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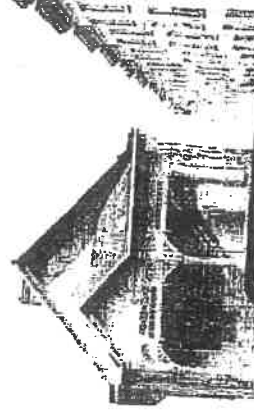
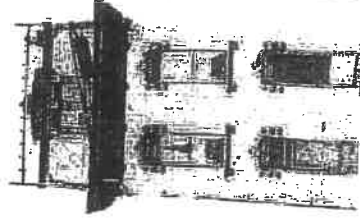
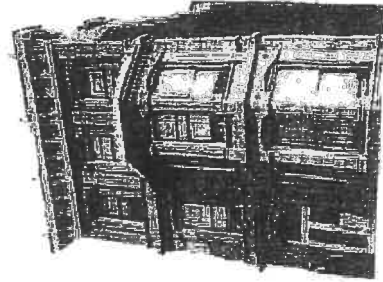
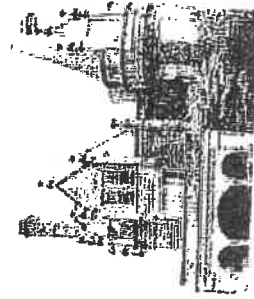
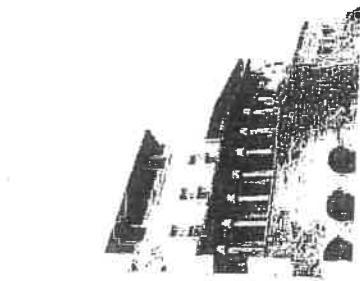
CINCINNATI HISTORIC INVENTORY



National Trust for Historic Preservation
FOR HISTORIC PRESERVATION

CITY PLANNING COMMISSION
CINCINNATI, OHIO

AUGUST, 1978



This study has been partially funded with the assistance of a Department of the Interior matching grant under the provisions of the National Historic Preservation Act of 1966 and made available through the Historic Preservation Division of the Ohio Historical Society.

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CINCINNATI HISTORIC INVENTORY

PREPARED FOR THE

CITY PLANNING COMMISSION

BY THE



*Miami Purchase
Association*
FOR HISTORIC PRESERVATION

This report was accepted as a resource document by the Cincinnati City Planning Commission on July 3, 1978. The report does not represent the policies or intentions of the City in regard to the specific preservation or protection of the sites or districts contained therein.

AUGUST, 1978



Miami Purchase Association

FOR HISTORIC PRESERVATION

John Rauch House

812 Dayton Street Cincinnati, Ohio 45204 Tel. 221-4506

April 18, 1978

Mr. William Ennis, Chairman
Cincinnati City Planning Commission
City Hall
Cincinnati, Ohio 45202

Dear Mr. Ennis:

Miami Purchase Association for Historic Preservation is pleased to transmit to you a survey of historically and architecturally significant buildings, districts, sites, structures, and objects, all of which are important threads in the fabric of our City.

As stated in part from Miami Purchase Association's charter, dated June 13, 1964, the purposes for which the corporation formed were to protect, to conserve, to develop and restore sites or buildings which are determined to have educational, cultural and historical significance. In order to meet the stated goals, it was early known that in order to know what to conserve, it was necessary to identify what was worthy of conservation, and to that end a comprehensive survey was planned.

The Survey of Cincinnati is a comprehensive inventory which reveals the quality of significance in American history, architecture and culture present in buildings, structures, objects, and districts and clusters of buildings within a given Cincinnati community. Since cities will continue to be predominantly man-made, urban conservation must include the significant man-made, as well as the natural resources.

This study provides the framework into which additional data may be accommodated as research continues to reveal historical, cultural and architectural evidence of importance to Cincinnati's built environment.

This inventory has been conducted and completed with the assistance of many groups. Typical of the pride inherent in Cincinnatians themselves, the community has responded and participated in the goal to make a positive contribution to this city through the historical and architectural inventory of their neighborhoods.

Funding for this project has been made available from the City of Cincinnati through its Planning Commission and through the Ohio Historical Society's Preservation Office. Private contributions were made for some photography and research. Neighborhood associations participated in providing essential documentations as well as doing considerable physical field work. The Historic Resources Committee of the Cincinnati Chapter of the American Institute of Architects provided invaluable professional services in the analytical judgement of architectural significance throughout the two year survey project.

Last, but not least, a word of recognition is due to the members of Miami Purchase Association whose resolve made the Association's survey project a primary goal of its work and whose additional contributions made possible the completion of this document.

Sincerely,

J. Tracy Kropp
J. Tracy Kropp
President

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INVENTORY INDEX (cont.)

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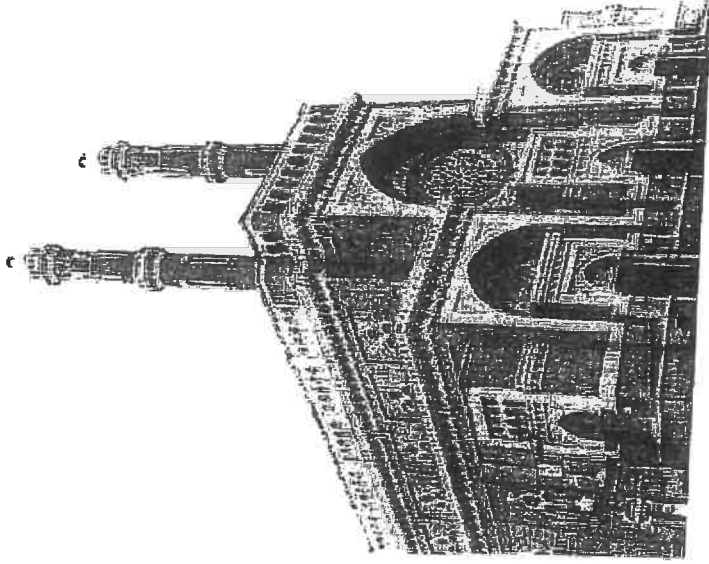
Riverside, Sedamsville
 Fernbank, Saylor Park
 East Price Hill
 West Price Hill
 North-Central Fairmount
 South Fairmount
 Fay Apartments
 Lower Price Hill
 South Cumminsville
 Millvale
 Westwood
 Camp Washington
 Mill Creek Valley Corridor
 (Camp Washington)
 River Road

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Avondale
 Corryville
 North Avondale,
 Paddock Hills
 Over-the-Rhine
 I-71 Corridor (Deer Creek)
 Mt. Auburn
 Fairview, Clifton Heights
 Clifton
 Mt. Adams
 Columbia, East End
 (western section)
 West End
 Evanston
 Madison, O'Bryonville
 East Walnut Hills
 Walnut Hills
 University Heights
 Mill Creek Valley Corridor
 (Queensgate)
 Central Business District,
 Central Riverfront

MOORISH REVIVAL
ISAAC M. WISE TEMPLE
B'nai Yehurun Synagogue
8th and Plum Streets
1866



I BACKGROUND

CINCINNATI HISTORIC INVENTORY

INTRODUCTION

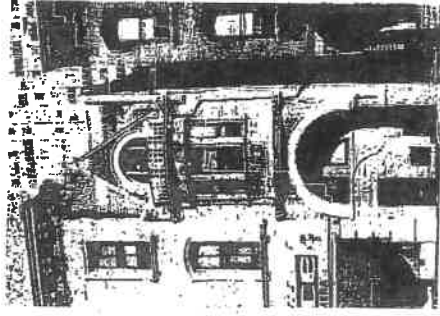
The objective of this report is to make known the significance of the built environment in the various neighborhoods in Cincinnati and to show its spatial distribution for individual properties, clusters and districts. It is important that the City have an updated city wide survey and evaluation of historically and/or architecturally valuable resources so that it can be in a position to offer appropriate comments relating to nominations to the National Register of Historic Places, Listed Properties Ordinances, Protection Areas designation or city acquisition. Additionally, the result should be incorporated as an element of the planning process and for environmental assessments.

Coupled with the Inventory and Appraisal of Historic Sites, Buildings and Areas undertaken by the Planning Commission in 1960, this survey is the first comprehensive approach to the assessment of significance for our built environment and should be viewed as an on-going process. The recommendations should not be regarded as finite, but, rather as a process to gain an understanding of significance and its spatial extent that will be added to through time as more information becomes available. Additional historical research will undoubtedly establish significance to properties not mentioned. Our field work has missed properties that could be considered for architectural significance. Each year additional properties become eligible for National Register consideration as they become 50 years old.

The results of the survey have established approximately 981 individual properties and 136 clusters and districts as being significant when judged against the adopted criteria.

All together it is estimated that there are approximately 2,500 significant properties when individual buildings within significant clusters and districts are added to the individual properties. This total does not include the approximately 61 districts and clusters that will require further study in order to determine significance. Although these areas have been identified in this report, their significance as historic/architectural districts will require additional research and data collection.

The results of this survey will not only allow for a greater comprehension of our cultural resources, but, will also serve as a format to achieving a greater understanding of the diverse historic and architectural character that is exhibited within our unique townscape.



ROMANESQUE REVIVAL
8 East Ninth Street
c. 1880

PURPOSES OF THE SURVEY

Prior to undertaking the survey that would lead to a greater understanding of our city's historic resources it was necessary to establish a specific approach that was to be taken.

It should be noted that since this survey is an extension of the Inventory and Appraisal of Historic Sites, Buildings and Area undertaken by the City Planning Commission in 1960, no attempt has been made to incorporate the data presented in that study with the present study. Where additional historical information was established, that information has been incorporated.

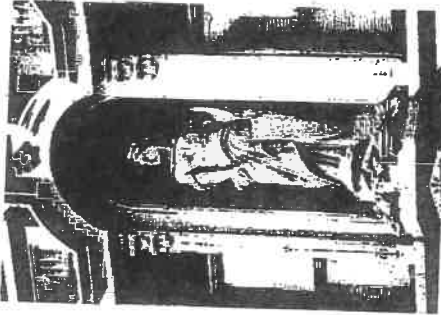
On the whole, the assessments made in this survey are for architectural significance due to the limitations of funding, time and manpower requirements for in-depth, historical investigation. Historical research has been undertaken in areas and for individual properties where it was necessary to gain an understanding of significance for various reasons.

After much discussion the following basic purposes were established to guide the survey methodology:

- establishment of properties that would be eligible for National Register consideration either as individual properties or as part of a historical district;
- identification of various historic, architectural and visual elements that could be incorporated with historic preservation planning and neighborhood conservation plans;
- establishment of a data file for significant properties and historic districts that would be useful to the City of Cincinnati for necessary environmental assessments and environmental impact statements;

- increased public awareness for the significant built environment found within the City of Cincinnati;

- incorporate city survey results within ongoing state wide inventory presently being carried out by the Preservation Office of the Ohio Historical Society.



THE GODDESS GERMANIA
Germania Building
Twelfth and Walnut Streets
c. 1875

COMPOSITE RATING INDEX

Historic and Architectural Inventory

A. HISTORIC SIGNIFICANCE

1. Buildings, sites, or districts associated with activities or processes that have contributed significantly to the broad patterns of our cultural history.
 - 3 National
 - 2 State or Regional
 - 1 City
2. Associated with the lives or persons significant in our history.
 - 3 National
 - 2 State or Regional
 - 1 City
3. Examples of last remaining of one of a few remaining building type or use, structure or object of its kind.
 - 3 National
 - 2 State or Regional
 - 1 City
4. Use of innovative process or technology.
 - 3 National
 - 2 State or Regional
 - 1 City

B. ARCHITECTURAL SIGNIFICANCE

1. Example of a particular style or period of architecture, design or object.
 - 3 Unique or outstanding example

2. Excellent example
1 Good example of a style or period still prevalent
2. Example of work of a major architect or designer.
 - 3 Best example in nation
 - 2 Best example in city
 - 1 One of many in city
3. Example of pioneering in architecture, engineering, urban design or planning.
 - 3 Early use of particular technique

C. URBAN QUALITIES

1. Part of a row or cluster of similar compatible buildings or structures that reinforce a visual or aesthetic quality to the streetscape. 3 points.
2. Part of a cluster of historically related buildings or structures. 3 points.
3. Interest due to location, site, focal point or other unique position in townscape. 3 points.
4. Extent to which integrity of surviving building or structure has been preserved.
 - 3 Minor alteration
 - 1 Major alteration
 - 0 Original integrity destroyed

EVALUATION AND SELECTION

A prerequisite for any survey is the establishment of significant properties and their spatial distribution. The question to be answered is "How do we establish significance?" The basis for this determination must be undertaken within a comprehensive framework that will evaluate not only history and architecture, but will assess for unique locational qualities as well.

The Composite Rating Index¹ has been developed for this survey as our criteria to assess and evaluate the significance of properties. Each individual category is part of a broader consideration and allows for closer examination for significance and incorporated into the index is the general criteria established for National Register consideration to guide the Ohio Historic Preservation Advisory Board, Federal Agencies and the Secretary of the Interior in evaluating potential nominations as well as give us at the local level an understanding of eligibility. Thus, many of the identified properties, in our opinion, would qualify for inclusion in the National Register of Historic Places.

The establishment of the criteria based upon broad considerations for historic and architectural significance, and urban qualities has effectively established a positive sense of direction in the recognition of significant resources. As part of the criteria a numerical rating system to ascribe a general sense of relative merit in assessing a building with another has been established.

The total points ascribed to a particular property should be regarded as a general indicator of its relative significance. The utilization of the total point approach should be viewed within the context of the following:

- Allows people responsible for decisions affecting the built environment to have an understanding of significance for individual properties and

- districts and their spatial distribution;
- Allows these decision makers to identify properties that are significant and for the encouragement of their preservation;

- Allows for understanding of urban qualities as they apply to a particular property;
- Seeks to encourage early identification of historic resources before threats to properties arise.

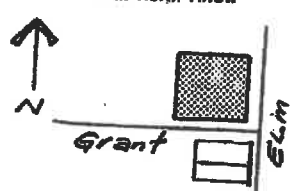
The resulting points ascribed to a particular property and recommendation in the Composite Rating Index is based upon the total points each property receives relate a particular significance. No attempt has been made to relate a particular significant property to the planning process or make negative point evaluations because of poor structural quality. These elements must be incorporated within the planning process.

The resulting recommendations from the survey are based upon evaluations and selections made during the review process by the Miami Purchase Association, the Cincinnati Chapter of the American Institute of Architects (Committee on Historic Resources) and the Cincinnati Historic Society. The review process judged each property against the criteria and points were ascribed accordingly.

¹ "Composite Rating Index," adopted by the City Planning Commission on September 26, 1975.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. HAM 1908-4		4. Present Name(s) Hamilton County Memorial Building		1. No. 1908-4
2. County Hamilton		5. Other Name(s) The Soldiers and Sailors Memorial Building		
3. Location of Negatives MPA		16. Thematic Category D		2. County Hamilton
Specific Location Northwest corner of Elm and Grant Streets		17. Date(s) or Period 1908		
City or Town If Rural, Township & Vicinity Cincinnati		18. Style or Design Beaux Arts		3. Present Name(s) Hamilton County Memorial Building
Site Plan with North Arrow 		19. Architect or Engineer Samual Hannaford & Sons		
Coordinates Lat. _____ Long. _____		20. Contractor or Builder		4. Present Name(s) Hamilton County Memorial Building
U.T.M. Reference 6 7 4 5 8 0 4 3 3 1 5 5 0		21. Original Use, if apparent Museum and meeting hall		
Easting _____ Northing _____		22. Present Use Museum and meeting hall		5. Other Name(s) Soldiers and Sailors Memorial Building
Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known Hamilton County Commissioner Court House		6. Other Name(s) Soldiers and Sailors Memorial Building
Part of Estab. Yes <input type="checkbox"/> Hist. Dist. No <input checked="" type="checkbox"/>		25. Open to Public? Restricted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		26. Local Contact Person or Organization Hamilton County Commissioner		7. Other Name(s) Soldiers and Sailors Memorial Building
14. District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		27. Other Surveys in Which Included WPA Cincinnati Guide 1943		
Name of Established District		28. No. of Stories 3		8. Other Name(s) Soldiers and Sailors Memorial Building
Further Description of important Features Symmetrical facade distinguished by 3 bay central pavilion with engaged Corinthian columns, exterior columns are coupled. Raised entrance leads to semi-circular arched bays with doorways having pediment lintels supported by brackets. Decorative entablature, free standing statuary, parapet. Interior has a 600 seat proscenium arch auditorium and numerous meeting rooms.		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
History and Significance Built as a memorial to the Military of Cincinnati and Hamilton County. Building was utilized as a small military museum and numerous organizations held meetings in the building. Building is under-utilized with a greater potential to contribute to the cultural and/or economic vitality of the area.		30. Foundation Material Concrete		9. Other Name(s) Soldiers and Sailors Memorial Building
Description of Environment and Outbuildings Located just south of Music Hall, a National Historic Landmark. Helps to frame the western boundary of Washington Park in the OVER THE RHINE neighborhood.		31. Wall Construction Smooth stone		
Sources of Information Personal observation Cincinnati Historical Society Hamilton County Court House		32. Roof Type & Material Flat-Built up		10. Other Name(s) Soldiers and Sailors Memorial Building
46. Prepared by Fred Mitchell		33. No. of Bays Front 5 Side 5		
47. Organization Miami Purchase Assoc.		34. Wall Treatment Rusticated Ashlar		11. Other Name(s) Soldiers and Sailors Memorial Building
48. Date 5/77		35. Plan Shape Rectangular		
49. Revision Date(s)		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		12. Other Name(s) Soldiers and Sailors Memorial Building
48. Date 5/77		37. Condition Interior Good Exterior Excellent		
49. Revision Date(s)		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		13. Other Name(s) Soldiers and Sailors Memorial Building
49. Revision Date(s)		39. Endangered? By What? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Needs functional use.		
49. Revision Date(s)		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		14. Other Name(s) Soldiers and Sailors Memorial Building
49. Revision Date(s)		41. Distance from and Frontage on Road 15 feet		
49. Revision Date(s)		49. Revision Date(s)		15. Other Name(s) Soldiers and Sailors Memorial Building
49. Revision Date(s)		49. Revision Date(s)		



METHODOLOGY

The following steps were followed in the survey work program:

A. Establishment of Study Areas

- break City down into neighborhood groups;
- areas being impacted by renewal, deterioration of structural quality and blight, and environmental encroachment by various land uses would be inventoried first.

B. Historical Investigation

- Assessment of properties that are associated with the lives of persons significant to our past;
- Assessment of properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- Understanding of historical patterns of growth and development for City as a whole and neighborhood in particular.

C. Architectural Investigation

- Initial "windshield" approach to delineate areas of individual buildings cluster or districts for further investigation;
- Specific assessments for properties to be inventories;
- Archival research on architects who worked in Cincinnati to establish which building they designed and follow up to identify if buildings still remain;

- Survey of all properties with no concern for the particular land use or function of the property. This was established to be as comprehensive as possible. This included various structures and objects, as well as buildings and sites;
- Field work undertaken by survey staff of Miami Purchase Association, various neighborhood organizations, and trained volunteers.

D. Recording and Disposition of Data

- Ohio Historic Inventory Sheets were utilized to record various data (See following page)
- 35 mm. contact prints were taken of individual significant properties, and selected properties and street scapes were taken for historic districts;
- Completed original inventory sheets are on file with the Preservation Office of the Ohio Historical Society;
- Copies of inventory sheets for all significant properties are deposited with the Survey Office of the Miami Purchase Association;
- Maps have been prepared for the City showing the spatial distribution of significant properties and districts.

COMPOSITE RATING INDEX (CONT.)

D. DISTRICTS OF SIGNIFICANCE

The majority of buildings in an area are historically significant or have historic/architectural significance as determined by criteria for each structure.

Points

- 3 95% of buildings in district significant
- 2 75% of buildings in district significant

POINT EVALUATIONS AND PRESERVATION VALUE

Group A - 11 points and over

Considered to be the most valuable historic resources of the City, exhibiting historic and architectural value of irreplaceable significance.

Group B - 8 to 10 points

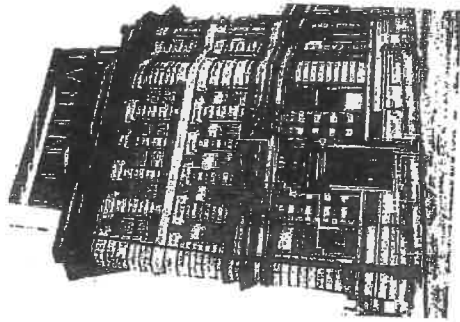
Properties which contribute greatly to the historic and/or architectural quality of the City.

Group C - 4 to 7 points

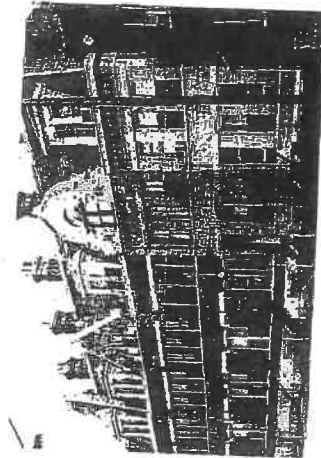
Properties which exhibit historic and/or architectural significance. May include common place buildings having noteworthy detail.

Group D - 0 to 3 points

Lack significance but could give a visual contribution if part of a historic district.



SECOND RENAISSANCE REVIVAL
1700 Harrison Avenue
c. 1900



VICTORIAN ROWHOUSE
86-96 McMillan Street
c. 1890

CBD-CENTRAL RIVERFRONT

(44)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
44-8	Bounded roughly by the western half (south side) Court Street between Elm and Plum Streets and from Richmond Street, north to Court Street on the east side. Court Street-Plum Street Cluster	A	Various	This cluster of nine nineteenth century brick buildings is commercial/residential in use. Italianate and Greek Revival in style, the buildings average .3 stories in height and are mostly 3 bays wide. (c.1875)
44-9	607-639 Main Street (west side) Fort Washington Hotel Cluster	A	Various	Tightly spaced cluster of 11, 4 to 6 story brick commercial buildings, some with Queen Anne and Commercial influences. The majority have altered storefronts but exhibit unique window treatments on upper stories. (c.1875-95)
44-10	Roughly located around the intersection of 8th and Main Street. Main Street Cluster	A	Various	This cluster of 15 mixed commercial/residential buildings is enhanced by the diversity in scale and style. The majority of the buildings are Italianate with a few Queen Anne and Greek Revival. (c.1875-1900)
44-11	Gano Alley north to 641 Walnut Street (west side) Walnut Street Cluster	A	Various	Small cluster of 5 buildings averaging four stories in height. Predominantly Italianate style, 2 buildings have smooth stone facades while the remainder are in brick. (c.1860-1885)
44-12	4-12 E. 9th Street (north side) E. 9th Street Cluster	A	Various	Cluster of 5 brick buildings, low scale, exhibiting Italianate characteristics. The row is highlighted by a very small Romanesque Revival building with unusual fenestration. (c.1885)

CBD-CENTRAL RIVERFRONT

(44)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
44-16	Includes: the Hamilton County Courthouse, the Temple Bar Building, and those buildings on the corner of Court and Main Streets. Court and Main Street Historic District	A	Various	This district is highlighted by the large scale Courthouse building, Second Renaissance Revival in style, this limestone building has a symmetrical facade with a rusticated base and Ionic columns. Designed by Charles McCaul Co., the courthouse was completed in 1919. The location has been the site of Hamilton County Courthouse buildings since 1819. The remainder of the buildings exhibit varied architectural styles, most notable being an outstanding 4 story Italianate building with highly decorative stone wall treatment located at 925 Main Street. (c.1875-1919)
44-17	Public Landing Foot of Broadway Delta Queen Steamboat	Object	12	Built in 1926 in Scotland and assembled in Sacramento, California, this outstanding paddlewheel steamboat was purchased by the Green Line Steamers in 1946. The superstructure is of wood and the hull of steel. Accommodating 190 passengers, the Delta Queen is only one of two overnight steamboats operating in the United States. Listed in the National Register. (1924-1926)
44-18	Covington and Cincinnati Suspension Bridge	Structure	14	Dedicated on January 1, 1867, the bridge was hailed as being the longest and finest structure of its kind in the world. Designed by John A. Roebling, the bridge was constructed between 1857 and 1866 and served as the prototype for the Brooklyn Bridge. Listed in the National Register as a National Historic Landmark. Focal Point.

CBD-CENTRAL RIVERFRONT

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
44-23	10-16 E. Sixth Street International 70 Theatre (Palace Theatre)	H/A	5	The last remaining large scale downtown movie house, built in 1919 as the Palace Theatre. This rectangular 4 story theatre exhibits Renaissance overtones through its highly detailed smooth stone facade, terra cotta ornamentation, and well balanced fenestration.
44-24	24 E. Sixth Street	A	4	Seven story building marked by mixed wall treatment and muted Renaissance detailing. The facade is divided into 3 bays and accentuated by piers and spandrels. Home of Wheel Cafe. (c.1905)
44-25	16 W. Sixth Street Palace Hotel	H/A	6	Somewhat elongated 8 story French Second Empire building characterized by elaborate Mansard roof, gabled dormers, smooth/vermicated stone wall treatment, and altered first floor. Designed by Samuel Hannaford, this excellent building opened in 1882 as the Palace Hotel and was considered one of the city's finest hotels.
44-26	602 Elm Street	A	4	Small scale 3 story brick Italianate distinguished by 8 bay facade, paired end chimneys, gabled tin cornice, and storefront. (c.1875)
44-27	SE Corner 7th and Vine Streets Provident Bank Building	A	5	Large scale 10 story, commercial building with some Renaissance influences. Cut stone first floor and decorative upper floors with balustrade accentuate this building. Harry Hake, architect, addition in 1926. (1909)
44-28	701-703 Main Street	A	4	Seven story brick commercial building with small stone quoins and stone voussoirs. (c.1900)

CBD-CENTRAL RIVERFRONT

(44)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
44-39	125 Central Parkway	A	5	Excellent smaller scale 2 story commercial building with Queen Anne influences. Corbeling, arched voussoirs, and a cast iron storefront accentuate this symmetrical building. (1880)
44-40	200-202 W. Court Street 204-206 W. Court Street	A	5	Symmetrical 4½ story brick Federal vernacular distinguished by a steep gable roof, 2 large roof dormers, and rather simple detailing. (1846) A similar brick building adjacent to the east exhibits muted Italianate features. (1870)
44-41	SW Corner 8th and Elm Street Covenant-First Presbyterian Church	H/A	13	Excellent random ashlar stone church in English Gothic style. Two towers and a large stained glass window trimmed with stone tracery accentuate the facade. The original congregation was founded in 1790 and is one of the oldest congregations northwest of the Ohio River. William Walter, architect, listed in the National Register and is a Cincinnati Listed Property. (1875)
44-42	602 Main Street Gwynne Building	H/A	8	Excellent 12 story commercial building with Renaissance influences: narrow tower, arced, cast iron work, and a highly decorative frieze and cornice. This building was built by Alice Gwynne Vanderbilt, and dedicated to her father, from 1935-56 this building served as the executive offices for the Procter and Gamble Co. Ernest Flagg, architect. (1913)
44-43	830 Main Street First National Bank Building	A	8	This excellent 12 story bank was originally built for the Second National Bank in 1908. Although it is commercial in style it exhibits various classical elements such as a rusticated base, interior Doric columns, dentiled cornice, and incised classical decorations. Focal point.

<u>QUADRANT #4-Cont.</u>	<u>IDENTIFICATION</u>	<u>POINTS</u>	<u>QUADRANT #4</u>	<u>IDENTIFICATION</u>	<u>POINTS</u>
<u>Mt. Adams</u>			<u>Walnut Hills-Cont.</u>		
16-7	Holy Cross Monastery	12	31-45	Gruen Hatch Co. Bldg.	11
16-9	Immaculata Church Cluster	12	31-46	Deau Brumme] Ties, Inc.	11
16-16	Gas Lamps	10	31-52	McDevitt Building	8
16-28	Rookwood Pottery	10	31-59	706 Oak St.	8
16-31	946 Hill Street	9	31-62	Hills Row	8
<u>West End</u>			31-73	Emmanuel Baptist Church	8
28-16	City Hall	12	31-89	Benn Pittman House	9
28-20	Court Street Fire-house	3			
28-21	St. Peter in Chains Cathedral	11	<u>Queensgate</u>		
			<u>(Mill Creek Valley</u>		
<u>Evanston</u>			<u>Corridor)</u>		
29-1	St. Mark's Church Cluster	3	43-2	Union Terminal	13
29-2	1927 Clarion Ave.	8	43-10	"Big Four" Railroad Ofc. Building	11
29-5	Walnut Hills High School	3			
29-6	Street Gas Lamps	10	<u>CBD (Central</u>		
			<u>Riverfront)</u>		
<u>East Walnut Hills</u>			44-17	Public Landing Ft. of Broadway-Deita Queen Steamboat	12
30-6	1763 E. McMillan St.	3	44-18	Covington and Cincinnati Suspension Bridge	14
30-8	Eckert Flats	8	44-21	The Tyler Davidson Fountain	12
30-9	Krug Building	8	44-30	Formerly Citadel of the Salvation Army	8
<u>Walnut Hills</u>			44-31	St. Louis Church and Chancery Building	9
31-22	Hoffman School	8	44-36	Allen Temple	8
31-33	Baldwin Piano Co.	9	44-37	Cincinnati Post-Times Star Building	8
31-27	Walnut Hills United Presbyterian Church	3	44-41	Covenant-First Presbyterian Church	13
31-28	Church of the Assumpt.	3	44-42	Gwynne Building	8
31-29	Harriet Beecher Stowe House	9	44-43	First National Bank Bldg.	8
31-31	3045 Gilbert Ave.	8	44-44	Plum Street Temple	15
31-33	2112-14 Kemper Ln.	8	44-46	1014 Race Street	8
31-37	Walnut Hills Branch Library	8	44-47	St. Francis Xavier's Church	8

THEMATIC RESOURCES

OF

SAMUEL HANNAFORD & SONS

**Nomination to the National Register
of Historic Places**

**Report and Analysis
by the
City Planning Commission Staff**

May, 1979



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I. INTRODUCTION

The Miami Purchase Association in January, 1979 submitted a thematic nomination to the National Register of Historic Places entitled the "Thematic Resources of Samuel Hannaford / Samuel Hannaford & Sons, 1858-1900". The nomination includes a total of fifty-five (55) identified as significant buildings and structures located in seventeen (17) Cincinnati neighborhoods. The nomination includes nineteen (19) buildings already listed on the National Register of Historic Places.

The nomination has received preliminary approval by the Ohio Historic Site Preservation Advisory Board at their meeting of February 23, 1979. Final approval at the State level has been delayed until June, 1979 in order to allow the local government to conduct a hearing and to forward its comments on the nomination.

In order to provide all interested parties with background on the nomination, the Planning staff has prepared this report consolidating considerable information contained within the official nomination submission. For each of the thirty-six (36) new properties being nominated to the National Register within this nomination, the following information is given: location, age, present use, ownership, architectural description, relationship to City redevelopment plans (if applicable), and staff recommendation.

II. BACKGROUND OF SAMUEL HANNAFORD (1)

The Samuel Hannaford/Samuel Hannaford & Sons thematic nomination is comprised of fifty-five (55) identified significant buildings and structures located in seventeen (17) Cincinnati neighborhoods and the Village of Wyoming.

The thematic resources outlined in this nomination are either significant for their architectural integrity, their local history, or their association with a famous nineteenth century architect. Without question Samuel Hannaford was Cincinnati's most prominent and prolific nineteenth century building designer, particularly during the 1877-1897 period. From 1858-1900 Hannaford, his partners, and his sons were responsible for the designs of over 300 buildings and structures in Ohio, Kentucky, Indiana, West Virginia and Tennessee.

In 1887, at the age of 52, Hannaford officially brought his two sons, Harvey and Charles, into the firm. From that date until 1960 the firm of Samuel Hannaford & Sons would grace the cornerstone of many buildings in Cincinnati and across the nation.

Hannaford, in addition to his architectural practice, was a charter member of the Cincinnati Chapter of the A.I.A., founded in 1870. From 1882-1903 he was Winton Place's first and only mayor, after which the community was annexed by Cincinnati in 1903. Beginning in 1887 he was associated with the Ohio Mechanics Institute as an officer and teacher. Hannaford also served later in life as the editor of the Western Architect and Builder, a periodical dealing with news of architectural matters in the midwest.

Perhaps it was the versatility of Samuel Hannaford that enabled him to become such a successful architect. In addition to many residential buildings he designed commercial blocks, churches, chapels, schools, courthouses, hotels, apartments, train stations, factories, pump stations, and statues. Although he was born and raised on a farm, Hannaford chose to become an architect, and more specifically, an urban architect. His foresight, adaptability, and capabilities served him well. Rather than stubbornly clinging to old ways, Hannaford accepted the challenges of an emerging style, designing in the Renaissance Revival, the Queen Anne, the Victorian, the Eclectic, and the Romanesque mode. Indeed, Music Hall and City Hall had been recognized as two of the most significant distinctive buildings in the entire region, and continue to hold such views today. It is truly a testimonial to the Hannaford hand that 19 of his 55 buildings discussed herein are listed in the National Register of Historic Places.

(1) Information extracted from pp. 2-4, Hannaford Nomination form

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... ..

The following is not listed in the historic inventory. The

...

... ..

Address: 48
 Owners: Herbert A. and Victoria Todd Baker
 1230 ... Street
 Cincinnati, Ohio 45216

A. RESIDENTIAL BUILDINGS

1. Samuel Hannaford Residence, Davis Building.

768 Derby Avenue, (between Circle Avenue and Winton Road); (Winton Place)
built: 1865

present use: multi-family

owners: James and Geraldine Davis

768 Derby Avenue
Cincinnati, Ohio 45232

The Hannaford Residence is a symmetrical 2-1/2 story frame Victorian structure with four (4) prominent gable ends, intersecting gable roofs, tall brick chimneys, and clapboard wall treatment. The integrity of the building has been drastically altered through the years.

The structure is included in the Derby Avenue Historic District as delineated by the Cincinnati Historic Inventory, Map reference 36a-1, and is in close proximity to Spring Grove Cemetery. The present use of the building as a residence is compatible with City redevelopment plans. The Planning Commission Staff recommends support of the nomination to the National Register of Historic Places.

2. Walter Field Residence, Menyhert Building

3725 Reading Road, (between Chalfonte Place and Burton Avenue); (Avondale)
built: 1884

present use: residential

owners: Stephan and Elfride Menyhert

3725 Reading Road
Cincinnati, Ohio 45229

This structure is a larger scale frame residence distinguished by a symmetrical facade, gable ends, and shingle wall treatment. An Eastlake porch extends across the entire facade.

The Menyhert Building is not listed in the Historic Inventory. The structure does not conflict with any City development plans. Staff recommends nomination to the National Register.

3. A.M. Detmer Residence, Baker House

1520 Chapel Street, (between Victory Parkway and Woodburn Avenue); (Walnut Hills)
built: 1885

present use: residential

owners: Kenneth A. and Victoria Todd Baker

1520 Chapel Street
Cincinnati, Ohio 45206

This is a 2-1/2 story Eclectic residential building distinguished by three (3) gabled-wall dormers with decorative parapets on the front and side facades. The asymmetrical two (2) bay front facade has a simple open brick entrance porch highlighted by two brick Doric columns.

This structure is just outside both the Walnut Hills NBD area, and the DeSales Corner Treatment Area as delineated in the Walnut Hills Urban Design Plan. Emphasis in the Plan primarily concerns the Madison-Woodburn intersection. Staff supports nomination to the National Register as listing will not conflict with any redevelopment plans.

4. A.E. Burckhardt Residence, Queen City Nursing Home

400 Forest Avenue, (at Alaska Avenue); (Avondale)

built: 1887

present use: nursing home

owners: Ruth Donaldson

400 Forest Avenue

Cincinnati, Ohio 45229

This structure is a larger scale asymmetrical 2-1/2 story random rock faced ashlar building distinguished by a large gable end, stone porch, and corner turret with a conical slate cap.

Located in the Forest Avenue Cluster, the structure is a block away from the periphery of a 1978 N.I.P. Area. The nomination will not interfere with any proposed City plans. Staff recommends support of the nomination.

5. George Scott Residence, Mousie House

565 Purcell Avenue, (between Bassett Road and Phillips Avenue); (East Price Hill)

built: 1887

present use: multi-family residential

owner: Ronald Derwin

565 Purcell Avenue

Cincinnati, Ohio 45205

The Mousie House is a larger scale asymmetrical Victorian building with Queen-Anne overtones distinguished by projecting gable ends, corner turret, and Eastlake porch treatment. A large turret is marked by continuous smooth lintels and an octagonal slate cap.

This residence is located in the Purcell Avenue Historic District, and does not conflict with any redevelopment plans as outlined by the City.

6. Mary Wolfe Residence, Elite Rest and Nursing Home

965 Burton Avenue, (at Beatrice Drive); (Avondale)

built: 1888

present use: nursing home

owner: Burton Realty Company
965 Burton Avenue
Cincinnati, Ohio 45229

This large asymmetrical three (3) story Romanesque coursed random stone building is distinguished on the front facade by a massive wall dormer and a heavy porch. A three (3) story turret dominates the west side of the front facade. The present use of this building is compatible with City redevelopment plans. Staff recommends support of the nomination.

7. G.H. Burroughs Residence, Cincinnati Federation of Colored Woman's Club

1010 Chapel Street, (between Montfort and Park Avenue); (Walnut Hills)
built: 1888

owner: Cincinnati Federation of Colored Woman's Clubs
3838 Kirkup Avenue
Cincinnati, Ohio 45213

The facade of this larger scale asymmetrical building is distinguished by a wall gable end and cylindrical corner turret flanking a gabled entrance portico. The residence is a 2-1/2 story brick structure with Romanesque and Queen Anne influences.

The structure is a block east of the Gilbert-Lincoln NBD Area and the Gilbert-Lincoln Treatment Area as designated in the Walnut Hills Urban Design Plan. Staff supports the Burroughs Residence nomination as listing on the Register will not conflict with any City Redevelopment Plans.

8. S.C. Mayer Residence, Rhine Main Building

1614 Main Street, (between E. McMicken Avenue and Schiller); (Over-the-Rhine)
built: 1889

present use: multi-family residential

owner: Rhine Main Associates

1614 Main Street
Cincinnati, Ohio 45210

This three (3) bay French Second Empire building exhibits an asymmetrical three (3) bay facade which is distinguished by its smooth sandstone wall treatment and slate Mansard roof with dormers.

The building is in the large Over-the-Rhine Historic District, Map Reference 4-1. The structure does not conflict with any City development plans. Staff recommends nomination to the National Register of Historic Places.

9. C.B. Russell Residence, Druffel Building

3416 Brookline Avenue, (between Wentworth Avenue and Oxford Terrace); (Clifton)
built: 1890

present use: multi-family residential
owner: Jane Z. Druffel
3416 Brookline Avenue
Cincinnati, Ohio 45220

This large scale Eclectic residential building, designed by Samuel Hannaford and Sons is dominated by a steep gable end and bulky corner turret with a "beehive" shaped cap. The walls are constructed of random ashlar stone. A rather large two (2) story stone ashlar building was added in 1915.

The Russell Residence is located in the Bishop-Wentworth Historic District. Listing on the National Register would not be in conflict with any City redevelopment plans. Staff recommends support of the nomination.

10. Charles Miller Residence, Steinke House

1817 Chase Avenue, (at Florida Avenue); (Northside, Cumminsville)
built: 1890
present use: residential
owner: Donald S. and Marian Steinke
1817 Chase Avenue
Cincinnati, Ohio 45223

The Miller Residence is a 2-1/2 story asymmetrical brick structure with a strong Gothic battlemented entrance portico. The stone wall treatment is cut into various sized horizontal bands.

Although located in the Northside Historic District, as well as the Colerain Avenue Study Corridor, listing of this property on the National Register should not have any effect on City redevelopment plans. Staff recommends support of the nomination of the Steinke House to the National Register of Historic Places.

11. George M. Stone Residence, Cincinnati Fellowship of Alcoholics Anonymous

405 Oak Street, (between Burnet Avenue and Vernon Place); (Walnut Hills)
built: 1890
present use: counseling center
owners: Cincinnati Fellowship of Alcoholics Anonymous
405 Oak Street
Cincinnati, Ohio 45219

This Romanesque 2-1/2 story asymmetrical random ashlar stone building is distinguished by a cylindrical corner turret and flat wall gable on the front facade. The original slate roof was removed for asbestos shingles and the windows are casement sash.

The structure is located near Hauck Gardens and is two (2) blocks east of a N.I.P. Area. The residence is not listed in the Cincinnati Historic and

Inventory. Present use of the structure and listing on the National Register does not conflict with City redevelopment plans. Staff recommends support of the nomination.

12. George Hummell Residence, Kooris Building

3423 Whitfield Avenue, (between Ludlow Avenue and Bryant); (Clifton)
built: 1892

present use: multi-family residential
owner: Robert Alan and Betty Ann Kooris
966 Chesterdale Circle
Cincinnati, Ohio 45246

This 2-1/2 story Eclectic building is distinguished by an asymmetrical three (3) bay facade and corner turret. A predominant feature is a heavy two (2) bay porch on the right side of the random stone ashlar facade.

The George Hummell Residence is located in the Whitfield Historic District, Map Reference 7-3 and is just outside the Clifton-Ludlow NBD. Listing in the National Register would not conflict with any City redevelopment plans, therefore Staff recommends support of the nomination.

13. Richard Mitchell Residence, New School

3 Burton Woods Lane, (near Red Bud Avenue); (North Avondale, Paddock Hills)
built: 1892

present use: educational facility
owner: The Archbishop of Cincinnati, Trustee
29 E. Eighth Street
Cincinnati, Ohio 45202

This 2-1/2 story random stone building, built as a residence, exhibits an imposing corner turret with a conical slate cap and pronounced gable ends. The front facade exhibits an open stone entrance porch with gargoyles.

The structure is individually listed in the Cincinnati Historic Inventory. Map reference 3-11, Quadrant 4. Listing in the National Register will not conflict with any City redevelopment plans. Staff recommends support.

14. George Balch Residence, Meyer House

267 Greendale Avenue (between Green Hill Avenue and Clifton Avenue); (Clifton)
built: 1895-1896

present use: residential
owner: Wayne and Antoinette Meyer
267 Greendale Avenue
Cincinnati, Ohio 45220

This asymmetrical Queen Anne residential building is 2-1/2 stories high and basically an "L" in plan. A large gable end and extending entrance porch dominate the front facade.

The structure is located in the Clifton Avenue Historic District. It is near the Clifton Elementary School by which the Park Board plans to put a small park. Listing in the register would be compatible with City redevelopment plans, therefore Staff recommends support of the nomination.

B. RELIGIOUS BUILDINGS, CHURCHES AND CHAPELS

15. St. George Parish Church and Newman Center

42 Calhoun Street, (at Scioto); (Corryville)
built: 1873
present use: church
owner: The Archbishop of Cincinnati, Trustee
29 E. Eighth Street
Cincinnati, Ohio 45202

This symmetrical ecclesiastical building is distinguished by its Romanesque Revival detailing. Majestic twin spires capped by octagonal steeples and Latin crosses rise to a height of 190 feet. The original stained glass windows on the side facades have been replaced, and an Italian Romanesque parsonage was added to the west facade in 1928.

The church is individually listed in the Cincinnati Historic Inventory, Map reference 2-10. Listing in the National Register would not conflict with any City plans. Staff recommends support of the nomination of St. George's Church to the National Register.

16. Walnut Hills Presbyterian Church

2601 Gilbert Avenue, (between Wm. H. Taft Road and Yale Avenue); (Walnut Hills)
built: 1880
present use: church
owner: First United Presbyterian Church of Walnut Hills
2601 Gilbert Avenue
Cincinnati, Ohio 45206

This corner Gothic Revival rock faced random ashlar church building is distinguished by a large gable end and corner bell tower. Three small additions have been made to the church. Their wall treatment and detailings complement the main edifice.

The church is individually listed in the Cincinnati Historic Inventory, Map reference 31-27. The structure is on the northwest corner of Wm. Howard Taft and Gilbert Avenue. The edge of Peebles Corner NBD swings up to include the church. The Peebles Corner Treatment Area as delineated by the Walnut Hills Urban Design Plan includes the south side of Wm. Howard Taft only. The church is on the north side. Staff supports the nomination as listing will not interfere with any plans.

only 2 additions

17. Nast Trinity Methodist Church

1310 Race Street; (Over-the-Rhine)
built: 1881
present use: church
owner: First German Methodist Episcopal Church
1310 Race Street
Cincinnati, Ohio 45210

This symmetrical 1-1/2 story Romanesque Revival Church is distinguished by a large central gable and exhibiting a coursed natural stone wall treatment.

The Church is located in the large Over-the-Rhine Historic District. Listing in the National Register would not conflict with City redevelopment plans. Staff recommends support of the nomination.

18. Winton Place Methodist Church

700 East Epworth Avenue, (between North Edgewood Avenue and Burr Oak); (Winton Place)
built: 1884
present use: church
owner: Winton Place Methodist Church
700 East Epworth Avenue
Cincinnati, Ohio 45238

This is an asymmetrical 1-1/2 story Romanesque church with Richardsonian overtones. The building is distinguished by a wide Romanesque arch that leads to the entrance of the church. An octagonal tower with narrow belfry windows is topped by a steel slate cap.

The church is listed as 36a-3 in the Cincinnati Historic Inventory as the Winton Place Methodist Cluster. It is just west of a small NBD at Epworth and North Edgewood Avenues. Staff supports listing in the National Register as it would not conflict with any City redevelopment plans.

19. Wyoming Presbyterian Church

Southwest corner of Wyoming and Burns Avenue; (City of Wyoming)
built: 1888
present use: church
owner: The Presbyterian Church of Wyoming
Wyoming and Burns Avenues
Wyoming, Ohio

This Richardsonian Romanesque church is distinguished by a massive corner steeple surmounted by a tall octagonal spire. Solid Richardsonian detailing and random sandstone ashlar wall treatment give this building a heavy, solid appearance.

The church is not listed in the Historic Inventory. In addition it is located outside of the City limits, therefore Staff cannot officially make any recommendations as to nomination in National Register.

20. Northside United Methodist Church

1674 Chase Street, (between Delaney and Lakeman); (Northside, Cumminsville)
built: 1892
present use: church
owner: Trustees of the First Methodist Episcopal Church of Northside
1674 Chase Street
Cincinnati, Ohio 45223

This structure is an asymmetrical rubble-stone church with large gable end, rectangular side steeple, and Gothic fenestration. Other features include stepped buttresses and a random natural stone wall treatment.

The church is listed in the Inventory as part of the Northside Historic District. It is also part of the Colerain Avenue Study Corridor. Staff supports nomination to the National Register as there are no conflicts with City plans.

21. First Universalist Church, Inspirational Baptist Church

2600 Essex Place, (between Wm. H. Taft and Minnesota, a block away from I-71); (Walnut Hills)

built: 1898
present use: church
owner: Inspirational Baptist Church
2525 Essex Place
Cincinnati, Ohio 45206

This structure is a 1-1/2 story asymmetrical random ashlar church distinguished by an imposing corner steeple and copper octagonal spire. An abundance of original stained glass windows enhance the church.

The church is not listed in the Cincinnati Historic Inventory. Listing in the National Register is compatible with City plans, therefore Staff recommends support of the nomination.

22. Sisters of Mercy Convent, Our Lady of Mercy High School

1409 Western Avenue, (between Guest Street and North Avenue); (Mill Creek Valley Corridor((Queensgate)))
built: 1897
present use: offices and storage
owner: The Job Corps
United States Department of Labor

This large scale 4-1/2 story building is distinguished by pressed yellow brick wall treatment and Renaissance Revival overtones. Dominating the structure is a tall stepped back four sided tower with arched belfries and an octagonal slate cap.

Located in the Western Avenue Cluster, Map reference 43-1, the church is in the site of the Liberty Dalton Industrial Area UDAG Project. All structures are slated for acquisition and demolition, however the U.S. Dept.

of Labor has indicated it is not interested in selling the building. In August of 1978 the structure was declared eligible for inclusion on the National Register of Historic Places. The staff supports the nomination of the structure to the National Register.

C. GOVERNMENTAL, CIVIC, AND EDUCATIONAL BUILDINGS

23. Camp Washington School

1326 Hopple Street, (between Burlington Place and Garrard); (Camp Washington)
built: 1882

present use: school

owner: Cincinnati Board of Education
230 East Ninth Street
Cincinnati, Ohio 45202

This school complex was built in three (3) stages, the eastern wing being the oldest of the three (3), was designed by Samuel Hannaford. It is a three (3) story brick symmetrical eight (8) bay facade structure with Italianate overtones. At one time it was the largest public school in Cincinnati.

The school is just northeast of the expansion of Queen City Steel Treating Company's existing facilities. Listed individually in the Inventory, Map Reference 40-3, Quadrant 3, the nomination of the school is supported by Staff as listing in the National Register poses no conflict.

D. HOTEL, APARTMENT, AND CLUB BUILDINGS

24. Palace Hotel, Hotel Cincinnati

Northwest corner of Sixth and Vine Streets; (CBD)
built: 1882

present use: lodging, commercial

owner: Elizabeth N. Campbell
16 West Sixth Street
Cincinnati, Ohio 45202

This eight (8) story brick French Second Empire corner hotel building is distinguished by its steep Mansard roof and incised limestone wall treatment. The first two (2) floors have been considerably altered. The original cornice and brackets have been removed, as have the weathervanes and finials.

This structure is not listed in the Cincinnati Historic Inventory. However, Staff supports the nomination to the National Register as it would be compatible with existing City redevelopment plans.

25. Brittany Apartment Building

100-104 West Ninth Street, (between Race and Elm Streets); (CBD)
built: 1885
present use: apartment and commercial
owner: Selma Ruth Marcus
100-104 West Ninth Street
Cincinnati, Ohio 45220

This rectangular six (6) story apartment building with Queen Anne influences is distinguished by an abundance of brick pilasters and decorative corbeling throughout. The most dominant feature on the south facade is a pair of frame bay windows projecting from the second through fifth floors.

The apartments are in the Ninth Street Historic District. Listing in the National Register of Historic Places is compatible with City redevelopment plans. Staff recommends support of the nomination.

26. Saxony Apartment Building

105-111 West Ninth Street, (between Race and Elm Streets); (CBD)
built: 1891
present use: apartment and commercial
owner: R. Charles Ginn, Trustee
353 McAlpin Avenue
Cincinnati, Ohio 45220

The front facade of this five (5) story, Queen Anne influenced apartment building faces Ninth Street and is symmetrical from the second story up. Brick pilasters, brick projections, and two (2) three-story frame bay windows contribute to the complexity of this facade.

The Planning Commission Staff recommends support of the nomination of the apartment buildings, listed as part of the Ninth Street Historic District, as it would be compatible with City redevelopment plans.

27. Phoenix Club, Cincinnati Club Annex

Southeast corner of Ninth and Race Streets; (CBD)
built: 1893
present use: social organization
owner: Central Trust Company
5 West Fourth Street
Cincinnati, Ohio 45202

This four story corner building exhibits symmetrical wall fenestration on both the Race and Ninth Street facades.

The entire building is distinguished by its Second Renaissance Revival detailing and fenestration, as all bay and spacing gradually decrease in size toward the top of the building.

These apartments are also part of the Ninth Street Historic District. Staff recommends support of the nomination.

28. Ransley Apartment Building

2390 Kemper Lane, (between Curtis and E. McMillan Avenues); (Walnut Hills)
built: 1895
present use: commercial and residential
owner: Peter Kuhns and Kenneth Kreidler
3600 Linwood Avenue
Cincinnati, Ohio 45226

This asymmetrical 3-1/2 story corner building is characterized by its horizontal emphasis and Eclectic detailing. Overall the building exhibits a smooth frieze, detailed cornice, and predominantly brown brick wall treatment. The original storefront has been altered into a polished 1940's front, and the original corner entrance altered.

The Ransley Apartment Building is in the Walnut Hills NBD and is the first structure just outside of the Peebles Corner Treatment Area as delineated by the Walnut Hills Urban Design Plan. Specifically the building is on the southeast corner of Kemper and McMillan Street. Across the street on the northwest corner is the construction site of the New Walnut Hills Kroger Superstore. The project is scheduled to be UDAG funded, and includes plans to provide new on-street parking along the north side of Curtis Street between Gilbert Avenue and Kemper Lane. In addition, sidewalks along the south side of McMillan will be widened ten (10) feet to encourage pedestrian movement. All on-street parking between Gilbert and Kemper will be eliminated. The Ransley Apartments should remain unaffected throughout implementation of the Walnut Hills Urban Design Plan. Staff supports the nomination.

E. FUNCTIONAL BUILDINGS AND STRUCTURES

29. The Cincinnati Workhouse and Hospital, Cincinnati Correctional Institute

3208 Colerain Avenue, (between Bates and Alabama Avenue); (Camp Washington)
built: 1867-1869
present use: workhouse
owner: Honorable Bobbie Sterne
Mayor, City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

A 510 feet long west facade marks this brick Eclectic functional building. A combination of battlemented towers, turrets, Mansard roofs, and Romanesque window fenestration together give this building an Eclectic appearance. The Workhouse is listed in the Cincinnati Historic Inventory as district number 40-1.

The nomination of the structure to the National Register was the subject of City Council Resolution #152-1978, officially expressing opposition to the nomination. A letter dated February 21, 1979 from Mayor Sterne to the Ohio Historic Preservation Office stated that the structure, due to extreme

structural deficiencies has no potential for adaptive re-use.

In addition it was stated that the Workhouse "has been a negative factor in the history of our City and its placement on the National Register would be an affront to the citizens of this community".

The staff feels that although the architectural style of the Workhouse is unique and perhaps one of a kind, there are other factors which must be considered in determining a National Register site. In addition to the opposition reasons stated by the Mayor the staff feels that the site mandates high density industrial use in order to provide maximum employment opportunities. This cannot be obtained through re-use of the existing structure. Finally, research has indicated that Samuel Hannaford was not the principal architect for the project, but rather a 19th century architect by the name of E. Anderson. A casual examination of the structure's architectural style indicates that the detailing is not similar to any other buildings designed by Hannaford. For this reason alone, the Workhouse should be removed from the thematic nomination package.

The staff does not recommend support of the nomination.

30. Elsinore Tower

1700 Gilbert Avenue, (near Elsinore Place); (Walnut Hills)

built: 1883

present use: valve house for Waterworks

owner: (Land)

Mr. Fred Payne, Director

Cincinnati Park Board

950 Eden Park Drive

Cincinnati, Ohio 45202

(Structure) The Cincinnati Water Works

4747 Spring Grove Avenue

Cincinnati, Ohio 45232

This medieval gateway is distinguished by a large cylindrical tower connected to a smaller square tower by a battlemented archway. The structure also exhibits a random stone ashlar wall treatment and Romanesque arches.

The arch is listed in the Eden Park Historic District. Staff supports nomination to the National Register as listing would not conflict with any City redevelopment plans.

31. Ohio National Guard Armory (Rahe's Meats)

1437-1439 Western Avenue, (between Guest Street and Flint); Millcreek Valley
Corridor ((Queensgate))

built: 1886-1889

present use: commercial

owner: Mr. R. Thielman

c/o Goodman and Goodman

1016 Fifth-Third Bank Building

Cincinnati, Ohio 45202

This massive 3-1/2 story brick functional building is distinguished by its utilization of Gothic and Romanesque detailing. The striking asymmetrical facade exhibits a large battlemented tower which, together with various projections gives the building a fortress-like appearance. The structure was determined eligible for inclusion on the National Register by the Secretary of the Interior, August 2, 1978.

The Armory is located within the Liberty/Dalton Industrial Area UDAG Project. All structures are slated for acquisition and demolition. The City has agreed to conduct an adaptive re-use study of the structure as part of a memorandum of agreement executed in March 1979. If re-use is not feasible the building will be demolished.

Notwithstanding the decision of the Secretary of Interior to declare the structure eligible for the Register, the staff does not recommend support of the nomination due to the following reasons: 1) the architectural significance of the building is limited to the east facade, with the remaining 85% of the structural exterior being very plain and undistinguished. The massive size of the structure ("fortress-like") together with limited architectural styling makes the armory an offensive intrusion on the landscape. 2) the future of the structure as an industrial use in accord with the Liberty Dalton plan is extremely doubtful.

32. Eden Park Pump Station #7, Station X

1430 Martin Drive, (near Parkside Place); (Walnut Hills)
built: 1889-1894

present use: radio communications center
owner: (Land) Mr. Fred Payne, Director
Cincinnati Park Board
950 Eden Park Drive
Cincinnati, Ohio 45202

(Structure) The Cincinnati Water Works
4747 Spring Grove Avenue
Cincinnati, Ohio 45232

Eclectic in style, this large functional building exhibits an abundance of detailing. A tall brick chimney with an octagonal base, cylindrical shaft, and ornamented cap highlighted by a blind colonnade and gargoyles, flanks the front facade. The windows have been bricked, and the stained glass window above the entrance removed.

The Pump Station is located in the Eden Park Historic District. Staff recommends support of the nomination as the listing would not conflict with City redevelopment plans.

33. Eden Park Stand Pipe, Eden Park Water Tower

South of Alpine Place and West of Melan Arch Bridge; (Walnut Hills)
built: 1894

present use: water stand pipe
owner: (same as above)

The Eden Park Water Tower, rising 172 feet above Eden Park is distinguished by a taller octagonal turret that adjoins a thicker cylindrical shaped water tower. Romanesque and Queen Anne influences make it an Eclectic structure. The original copper cap adorning the octagonal turret was removed for the war effort, April 1943.

The Water Tower is in the Eden Park Historic District. Staff recommends support of the nomination as listing in the National Register would not conflict with any City redevelopment plans.

34. Aims and Doepke Building

222 Central Parkway, (at Sycamore Street); (Over-the-Rhine)
built: 1886

present use: municipal and legal offices

owners: Aims and Doepke Company
222 Central Parkway
Cincinnati, Ohio 45202

This elongated municipal building was built in four (4) stages. The northwestern addition, built in 1886 and designed by Samuel Hannaford, is seven (7) stories in height and quite sympathetic to the original building except it has a larger cornice and flat roof.

The structure is in the large Over-the-Rhine Historic District. Staff recommends support of the nomination, as listing would not be in conflict with any City plans.

35. Krippendorf - Dittman Company

628 Sycamore Street, (CBD)

built: 1888

present use: office/storage

owner: Sidney C. Brandt, Trustee
Tri-State Building
Cincinnati, Ohio 45202

This seven (7) story building was built for commercial and manufacturing purposes and exhibits architectural detailing in both the Romanesque and Queen Anne modes.

The building is not listed in the Cincinnati Historic Inventory. Listing of this building in the National Register would not conflict with any proposed City plans. Staff recommends support of the nomination.

36. Hooper Building

139-151 West Fourth Street, (between Race and Elm Streets); (CBD)
built: 1893

present use: commercial
owner: Mr. Lawrence Sklar
9864 Belleford Court
Cincinnati, Ohio 45242

Main Auction Galleries
137 West Fourth Street
Cincinnati, Ohio 45202

This seven (7) story symmetrical commercial building is distinguished by its five (5) bays on both the north and west facades. The cast iron storefront of this brick Queen Anne structure has been altered and a portion of the cornice on the east facade removed.

The structure is located in the continuation of the West Fourth Street Historic District nomination which was recently nominated to the National Register. On May 4 the Planning Commission voted to support the nomination of the entire district. The staff supports the individual nomination.

V. LISTING OF HANNAFORD DESIGNED STRUCTURES CURRENTLY ON THE NATIONAL REGISTER

A. RESIDENTIAL BUILDINGS

1. Butterfield Senior Citizens Center formerly known as the Marcus Fehheimer Residence, is located at 22 Garfield Place. This two (2) story symmetrical brick building is distinguished by its Renaissance Revival detailing applied to a three (3) bay sandstone facade. The house was constructed between 1861 and 1862.
2. The Thomas Morrison Residence commonly known as the Hall House is a 2-1/2 story Victorian Structure built between 1873 and 1875. The large scale residential building located at 750 Old Ludlow Avenue exhibits a symmetrical facade distinguished by a three (3) bay fenestration treatment.
3. The Thomas Emery Residence, 2220 Victory Parkway is part of the Edgecliff Area Historic Group. Built in 1881, the structure is a 2-1/2 story Victorian large scale limestone building. A tall cylindrical corner turret with a conical cap dominates the front facade which overlooks the Ohio River.
4. The William Salway Residence is presently used as the Superintendent's Residence of Spring Grove Cemetery. The structure, built between 1885 and 1886 is a 2-1/2 story asymmetrical brick Victorian building exhibiting a pebbled plaster wall treatment.
5. The George B. Cox Residence "Parkview", is presently utilized as the Pi Kappa Alpha Fraternity House. The building, located at 3400 Brookline Avenue was built in 1894. It is a larger scale asymmetrical 2-1/2 story Chateausque style structure with a turret and smooth sandstone wall treatment.
6. The Henry Powell Residence is known today as the Deaconess Home Association Building. The structure was built in 1858 as a Greek Revival residence and remodeled by Hannaford in 1882 into a Victorian French Empire building with emphasis on the roof and frame porch. The building is located at 2209 Auburn Avenue and is in the Mt. Auburn Historic District.

B. RELIGIOUS BUILDINGS, CHURCHES, CHAPELS

7. The Episcopal Church of the Resurrection located at 7348 Kirkwood Lane is a smaller scale rectangular church exhibiting a rock faced random rubble stone wall treatment with a small stone bell gable. The church, built in 1877, has a decorative frame Gothic vestibule.
8. Spring Grove Cemetary Mortuary Chapel built in 1881 is a Romanesque chapel designed with a Latin cross floor plan. It exhibits random ashlar walls and tooled sandstone trim.

9. The Calvary Episcopal Church Sunday School is part of a large church complex built from 1868 to 1925. Located at 3766 Clifton Avenue, and part of the Clifton Avenue Historic District, this low scale building is situated behind the main church. Built on the side of a hill, the Sunday School is basically "T" in plan and is distinguished by steep intersecting gable roofs.

10. Sacred Heart Academy Chapel located at 525 Lafayette Avenue is part of a large complex of structures built adjacent to one another from 1867 to 1929. The chapel itself is a random ashlar limestone building with Gothic fenestration.

11. The Westwood United Methodist Church, built in 1896 is located at the NE corner of Epworth and Erville Avenues in the Westwood Town Center Historic District. The corner church is marked by an imposing corner steeple and a copper octagonal spire as well as wall gables, stained glass windows, and random ashlar wall treatment.

C. GOVERNMENTAL, CIVIC, AND EDUCATIONAL BUILDINGS

12. Cincinnati Music Hall built 1877-1878 and located at 1243 Elm Street is most often attributed to be a superlative example of High Victorian Gothic Architecture. The massive structure extends 303 feet and faces Elm Street and Washington Park. An abundance of architectural detailing adorns the building's brick facade.

13. Cincinnati City Building, Cincinnati City Hall, 1887 to 1893 is a massive building and the region's finest example of Richardsonian Romanesque architecture. The structure occupies an entire city block and is enhanced by a large corner bell and clock tower.

14. College Hill Town Hall, built in 1886 is located on the SE corner of Laurel and Belmont Avenues. The asymmetrical brick civil building has numerous projections, a campanile tower, and Renaissance overtones.

15. Police Patrol Station Number 5, better known as the York Street Police Station is a symmetrical front black brick building distinguished by a three (3) bay facade. It is predominantly Romanesque with some Queen Anne influences. The structure was built in 1896 and is located at 1024-1026 York Street.

D. HOTEL, APARTMENT, AND CLUB BUILDINGS

16. The Lombardy Apartment Building, located at 224 West Fourth Street (West Fourth Street Historic District) is a seven (7) story building marked by its various limestone wall treatments and projections on the front facade. The building is embellished with Corinthian pilasters, ornate brackets, and wrought iron balconies.

E. FUNCTIONAL BUILDINGS AND STRUCTURES

17. The Cincinnati Observatory Building, built between 1873 and 1875 is a symmetrical 1-1/2 story brick astronomical observatory building in the Greek Revival style. The structure is distinguished by classical detailing throughout. Since this is an observatory the most noteworthy detail is the large ribbed metal dome painted silver which rests on a square brick projection.

18. The Probasco Fountain, built in 1887 is on Clifton Avenue near Woolper Avenue. It is a bronze water fountain rising in tiers to a height of ten (10) feet. The base is made of granite. The fountain is located in the Clifton Avenue Historic District.

19. The H. W. Derby Building, commonly known as a Fifth Third Bank, is part of the West Fourth Street Historic District. It is a symmetrical six bay facade distinguished by sandstone wall treatment and Italianate detailing. The commercial structure was remodeled by Samuel Hannaford and Sons in 1887.

EXCERPT FROM: <http://www.cincinnati-oh.gov/buildings/historic-conservation/national-register-historic-districts/>

National Register Historic Districts

National Register Historic Districts

The City of Cincinnati has 28 separate districts listed in the National Register. These districts range in size from a small grouping of three buildings to a collection of more than 1,200 buildings.

Additional information about the National Register of Historic Places can be obtained by contacting the City of Cincinnati Historic Conservation Office, the Ohio Historic Preservation Office, or the National Park Service. An independent website also provides brief descriptions of historic districts found in each state and county in the nation.

Cincinnati East Manufacturing and Warehouse District

Between E. Court Street, E. 8th Street, Broadway, and Main Street (Central Business District)

National Register of Historic Places -- Listed March 12, 1999 (No. 99000318)

Significance: Located at the eastern edge of the Central Business District, this district is characterized by predominantly five- to seven-story brick loft buildings with a number of single story automobile related commercial structures. The area is significant for its association with late 19th and early 20th century manufacturing activities, including printing and the production of paper, inks, and shoes. The most common architectural styles are Italianate and Chicago Commercial, but Richardsonian Romanesque, Classical Revival, Second Renaissance Revival, Art Deco, and International styles are also represented.



EXCERPT FROM: <http://oldsite.architecturecincy.org/dictionary/N.html>

Nash, Albert C. (A.C.)

(New York, 1826-1890)

Said to have had experience in New Haven, Conn., Nash began practice in Bridgeport, Conn., 1848; in Southport (1854-1856); moved to Milwaukee, Wisc.; he is said to have worked in N.Y. In 1867, Nash came to Cincinnati to design Cincinnati General Hospital; listed as architect on own 1868-1890; He was a charter member of the Cincinnati Chapter of the AIA in 1870. His son M.R. Nash succeeded to the firm, 1891-1895.

A.C. Nash worked in an emphatically "eclectic" style, beginning with the innovative, multi-pavilioned Second Empire or "modern French style" in the Hospital, located on the west side of the Miami and Erie Canal (now Central Parkway north of Plum St.) above 12th St. The most extreme surviving example of his High Victorian preference for diverse towers, a potpourri of rather vaguely evoked historic/stylistic elements, and nervous surfaces marked by a predilection for alternating voussoirs, is the Campbell Co. Court House, Newport, Ky. (1883-1884), visible from much of downtown Cincinnati. The almost contemporary former Bourbon Co. Court House, Paris, Ky., was transitional between the Second Empire Cincinnati Hospital and the more eclectic Campbell Co. Court House.

According to an 1891 account, A.C. Nash's "specialty was church work, in which he must have made plans for no less than a thousand structures." Those known, several of which survive with truncated towers, were almost invariably eccentric but interestingly massed. Among the earliest was the (2nd) Glendale Presbyterian (1873); also the former Central Christian, Ninth St. west of Plum (1869-1872); the Stick/Shingle Style frame Wyoming Baptist (1882); the Parish Hall of Grace (now St. Michael & All Angels) Episcopal Church, 3626 Reading Rd, Avondale (1880); the Church of the Presentation, Kemper Lane, Walnut Hills (1884); Roman Catholic Church of the Assumption, Gilbert Avenue, Walnut Hills (1885); Price Hill Presbyterian (1888); the Church of the Atonement; one phase of the Church of the Advent; Walnut Hills Baptist and Congregational; and, to supplement this eclectic array of Christian sects, **a colorful Jewish Synagogue, formerly NEC Eighth and Mound streets (also attributed to Hannaford), West End.**

Nash designed the first Motherhouse (1883) in Delhi Township for the Sisters of Charity; a signed elevation drawing is in the archives there. It survived the great fire that destroyed most of the buildings. (See illustration in Sue Ann Painter Painter and Larry Duba, *The History of Delhi Township*, 3rd ed., Delhi Historical Society.)

Among Nash's other works are several lodge halls, such as those in Northside (probably erroneously also attributed to Hannaford) and Ludlow, Ky., that remain minus the top stories of their towers. The addition to the fashionable St. Nicholas Hotel (originally the Groesbeck [double] mansion), SEC Fourth and Race streets, was a Richardsonian tribute to Richardson's own Chamber of Commerce building at the opposite (Vine St.) end of the block. Nash also designed the St. Clair Hotel. The Bodman Building (ca. 1891; until recently the Fort Washington Hotel), 619-621 Main St., combines disparate elements on a flat façade. He was the architect of the Carlisle Building, SWC Fourth and Walnut streets, "and of the Carlisle estate generally." Also, various mansions, including the former "Holmes Castle" in Covington, Ky., originally incorporated in Holmes High School and later demolished; railroad depots; and the Latonia Race Track and Jockey Club featured more picturesque skylines. The first Dueber Watch Case Co. building on Washington St. in Newport survives as a shopping mall; the more impressive second factory, for many years a popular clothing outlet, has been demolished to provide a parking lot for the orphaned earlier building.

Withey (1956, 1970), 437;

Leading Manufacturers (1886), 96;

The City of Cincinnati and Its Resources (1891), 141;

Illustrated Cincinnati (1891, 2nd ed.), 28;

additional information and references from Jan E. Cigliano, 1987;

Painter, *AIC* (2006), 65, 66, 69, 116, 117, 127.

(Emphasis Added.)



EXCERPT FROM: <http://oldsite.architectureincy.org/dictionary/S.html>

Schureman, D.S. (David S.)

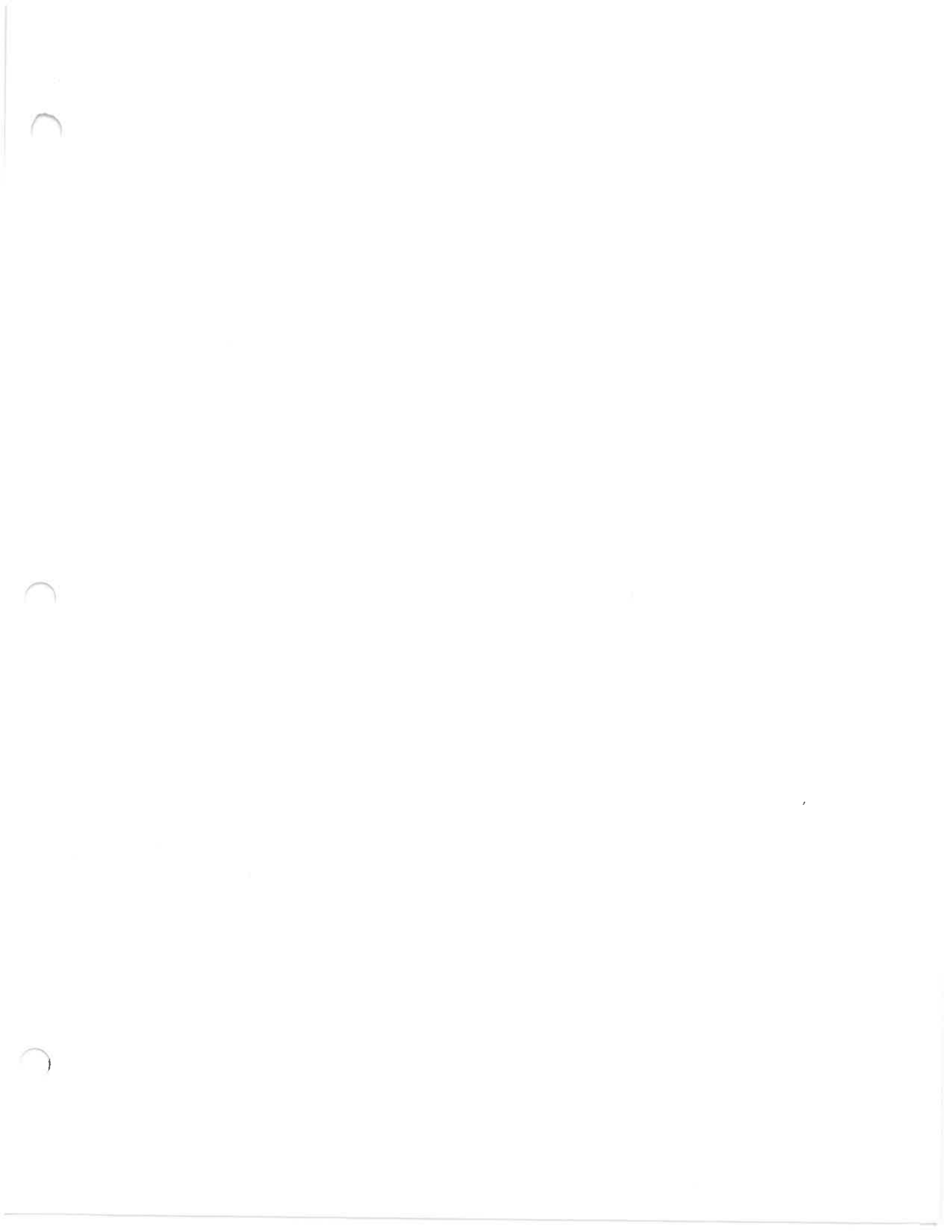
(Wilkesbarre. Pa., ca. 1856-after 1891)

After training as a journeyman-carpenter with his father, education at night school and the Iron City College in Wilkesbarre, began practice in Cincinnati 1871; listed on own as a "Practical Architect & Superintendent" until associated with Michael Rumbaugh 1885-after 1891; but also listed with S. & (H.E.) Kennedy, 1887. These seem to have been ambitious but provincial firms, as evidenced by the proposed "City Buildings for Cincinnati" illustrated with an 1891 Rumbaugh & Schureman blurb, but probably the same submitted as by Schureman & Kennedy to the Cincinnati City Hall competition in 1887, when they also competed for the 1st regiment Armory (both actually designed by the Hannafords).

Schureman, whose other advertisements show extremely *retardataire* examples of his work, apparently did design the awkward but relatively severe Lincoln's Inn Court Building, also known as the Dickson Building, in which, surprisingly, a number of sophisticated Cincinnati architects had their offices in the late 19th century. Charles T. Dickson's own home in E. Walnut Hills was a Second Empire-Queen Anne confection designed to impress.

Schureman designed several Cincinnati public schools in the early 1870s, in a rather stiff late Italianate or Victorian Gothic style, probably developed from the Canadian architect William Stewart's First District School below Prospect Hill (1866-1868) **(some of the Schureman schools are attributed to S. Hannaford; or perhaps Hannaford was responsible for later additions)**. Schureman's schools include the 22nd District (formerly Cummins) School, now adapted as offices, NWC Taft Rd. and Melrose Ave., Walnut Hills (1872); and the original Corryville (23rd District) School (1878-1885).

(Emphasis Added.)



<p>that at a aser ars. rms six cre, alue eem with</p>	<p>and ventilated by open spaces less than required. Location, 2403 Kenton Street.</p> <p>Case No. 1544-30—Stoller & Sanders, appellants and owners, seek modification of the Building Zone Code in the alteration of building for hotel purposes, lighted and ventilated by open spaces less in size than required by said code. Location, 716-718 Main Street. Business "B" District.</p> <p>Case No. 1545-30—Anthony and</p>	<p>low in par exc \$50 \$95 last tion E pita pub mu unu wee</p>
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Clipped By:



junko625
Tue, Apr 12, 2016



Zoning Code

history, or represent an assemblage of structures important to the city's history;

(c) Cause such area, by reason of such factors, to constitute an identifiable area; and

(d) Has been designated as an historic district pursuant to this chapter's provisions.

(Ordained by Ord. No. 190-1980, eff. June 7, 1980)

§ 741-1-H1. Historic Significance.

(a) "Historic significance" means the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(1) That are associated with events that have made a significant contribution to the broad patterns of our history; or

(2) That are associated with the lives of persons significant in our past; or

(3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(4) That have yielded, or may be likely to yield, information important in prehistory or history.

(b) Cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered of historic significance unless they are integral parts of districts that meet the above criteria or if they fall within the following categories:

(1) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(2) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event; or

(3) A birthplace or grave of an historical figure of outstanding importance if their is no other appropriate site or building directly associated with his productive life; or

(4) A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

(5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has, survived; or

(6) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

(7) A property achieving significance within the past 50 years if it is of exceptional importance or is unique within the city.

(Ordained by Ord. No. 190-1980, eff. June 7, 1980)

§ 741-1-H2. Historic Site.

"Historic site" means the real property:

(a) On which an historic structure having historic significance is located; or

(b) On which there is no structure but which is itself of historic significance and which has been designated as an historic site pursuant to the provisions of this chapter.

(Ordained by Ord. No. 190-1980, eff. June 7, 1980)

§ 741-1-H3. Historic Structure.

"Historic structure" means any improvement to real property which has historic significance and which has been designated as an historic structure pursuant to the provisions of this chapter.

(Ordained by Ord. No. 190-1980, eff. June 7, 1980)

§ 741-3. Designation of Historic Districts, Sites, and Structures.

Council may, from time to time, designate historic structures, sites, and districts which are



Jacobs, Kleinman, Seibel and McNally

A Legal Professional Association

Cincinnati Club Building

30 Garfield Place, Suite 905

Cincinnati, Ohio 45202

Phone (513) 381-6600 Fax (513) 381-4150

January 18, 2017

Ms. Stacey Hoffman
Senior City Planner
Department of City Planning
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

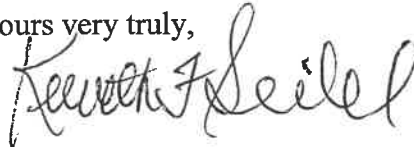
***RE: Proposed designation of 716-718 Main Street
in Central Business District***

Dear City Planner Hoffman:

I am one of the owners of Parcel ID 0790004007400 at 815 Pancoast Alley.

I oppose the request to designate 716-718 Main Street as a local historic landmark with a proposed name of G. B. Schulte Sons Company Building.

Yours very truly,



Kenneth F. Seibel

KFS:drc

cc: Beth Johnson, UrbanConservator