

MADISON RD

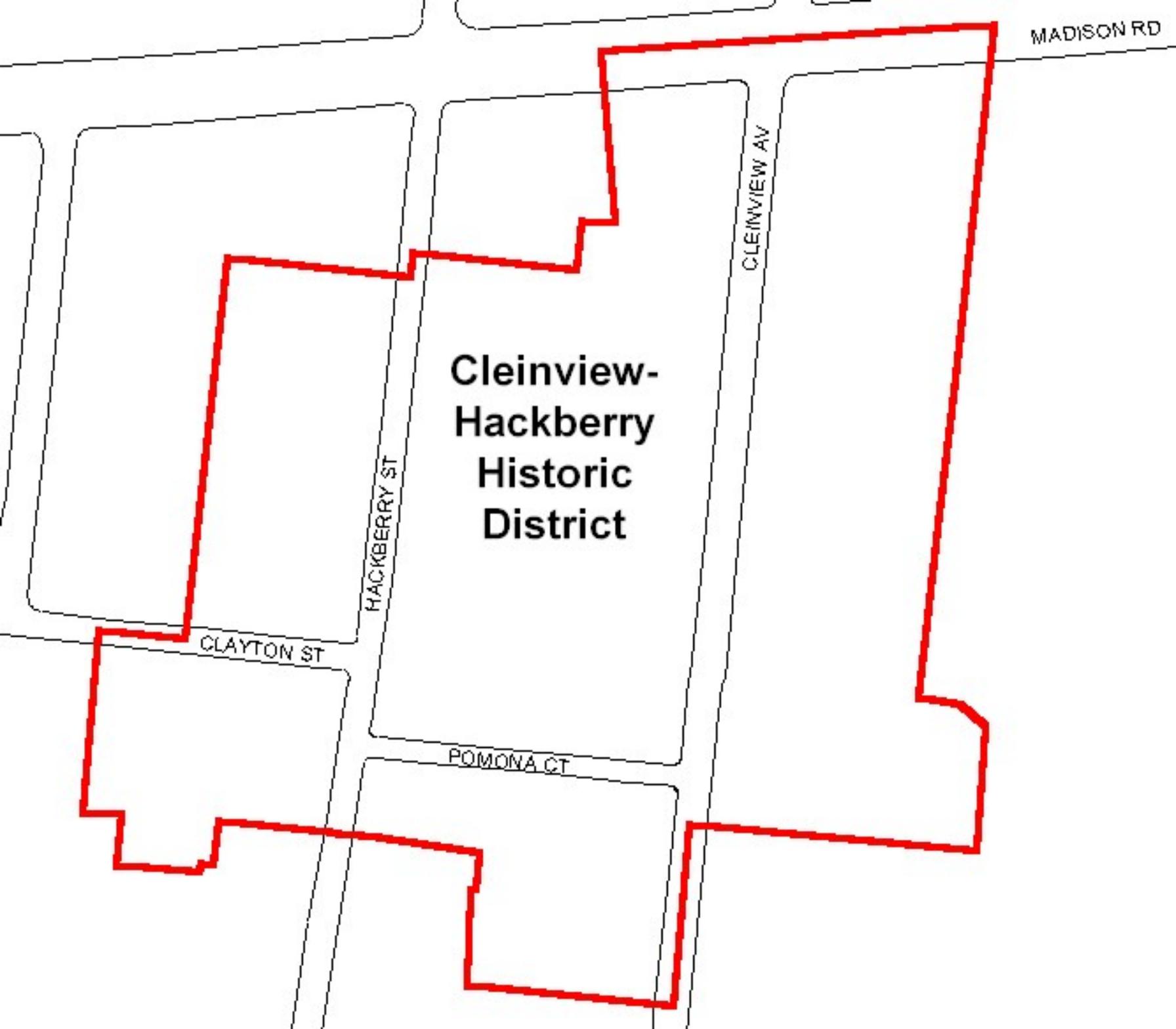
CLEINVIEW AV

**Cleinview-
Hackberry
Historic
District**

HACKBERRY ST

CLAYTON ST

POMONA CT



CONSERVATION GUIDELINES: CLEINVIEW / HACKBERRY HISTORIC DISTRICT

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INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the Cleinview/Hackberry Historic District, including changes to existing buildings, demolition, or new construction. The guidelines are not rigid sets of rules, but serve as a guide in making improvements which are compatible with the district's character. They set broad parameters within which district changes should occur, while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine whether the proposed work is appropriate to the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board. This is in addition to a building permit, although there is no additional fee. The following kinds of work do not require a C.O.A.:

- Ordinary repair and maintenance which does not result in an exterior change.
- Interior work such as plumbing, wiring, and plastering.

The following points are extremely important:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship. The Board must approve the proposal, even if it doesn't meet the guidelines, when the owner demonstrates:
 - a) that there is no economically feasible and prudent alternative" which would conform to the guidelines, and
 - b) that strict application of the guidelines would deny a reasonable rate of return on the property, and would amount to a "taking of the property without just compensation."
- The guidelines and the legislation which set up the Board are structured for negotiating solutions which will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to City Council.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 700, 805 Central Avenue or at 352-4890.

GENERAL CHARACTERISTICS

The early developmental history of the Cleinview/Hackberry area is closely associated with the growth of the village of Woodburn. Woodburn had its core, a small German Catholic settlement which focused on St. Francis DeSales Church. Although developed over a long period, Woodburn was not officially formed until 1866 and was annexed by Cincinnati in 1873. Like its neighboring communities of Walnut Hills and East Walnut Hills, Woodburn had become a refuge of sorts for people who wanted to escape the many problems of Cincinnati's basin area.

Three of the early settlers in this general area saw the need for a Catholic Church in the neighborhood. In 1849, St. Francis DeSales Church was dedicated at the southwest corner of Wm. Howard Taft (formerly Forest Avenue) and Hackberry Street culminating the efforts of Francis Fortman, Joseph Kleine and Henry Westjohn. By the 1860s, the area north of the church along Hackberry Street was beginning to develop, marking the first major phase of construction. Matilda Armstrong had purchased a lot on the west side of Hackberry south of Madison and subdivided into smaller lots. Several small houses were built on these parcels by individual property owners. Three buildings on the west side of Hackberry represent this early development. The frame house at 2725 Hackberry clearly shows the simple proportions and detailing of the Greek Revival style despite the inappropriate aluminum siding. Nearby are two masonry houses at 2711 and 2715 Hackberry have plain stone lintels, box gutters and simple detailing (the front gable at 2715 appears to be a later addition). During this same time period, two large estate houses were also built on Hackberry. One was built by watchmaker Henry Korf in 1862-63. Korf's house was brick and was generally designed in the Italianate style which was popular for country estates. The asymmetrical massing, vertical proportions and substantial bracketed cornice are clearly indicative of the Italianate style although the building also has a front door with side lights and a transom, relatively plain lintels and rectangular openings, features visually associated with the earlier Greek Revival period. George Uphoff's house, south of Armstrong's subdivision, is more obviously Italianate. Built about the same time as Korf's, the building has an asymmetrical plan, vertical proportions, arched windows, belt courses and a heavily bracketed cornice. Although much later additions have somewhat compromised the original design, the building is an excellent example of the style and representative of the early development in the district.

During the 1870s and 1880s, development in the district was dominated by two men, Joseph Kleine and Joseph Niehaus. Kleine owned a five-acre tract of land at the southern end of the district stretching down to what is now Taft Road. While he lived in a large Greek Revival structure, he began building small income-producing tenant houses on his property along Taft Road. He continued building on his property by constructing houses for his son and daughter just north of his house and by erecting four-unit rowhouse across the street from his house. Unfortunately, Kleine's house and that of his son Martin, are no longer standing. His daughter's house is a large frame Second Empire structure with a symmetrical facade, tower-like central bay, paired windows, bracketed cornice and polychromatic slate roof.

In 1877, Kleine platted Kleine Street (later changed to Cleinview Avenue) and over the next ten to fifteen years, built seven large houses which he used as rental property. A frame structure at 2710 Cleinview has been torn down but the remaining six brick buildings are a testament to Kleine's physical influence in the district. They share a common spacious setback, height, vertical proportions, materials and detailing indicating the quality of their construction. Some of the buildings have been altered but elements of the Italianate Eastlake Queen Anne and Second Empire styles still remain.

Joseph Niehaus assembled a large parcel of land fronting on Cleinview Avenue with additional frontage on Hackberry Street. Niehaus built a house for himself at 2729 Cleinview and two rental units at 2724 and 2728 Hackberry. The buildings are all designed in the Queen Anne style; the two on Hackberry were originally identical. They all have the major characteristics of the style including irregular asymmetrical plans, decorative brickwork, a variety of wall planes and textures, complex roof shapes, polychromatic slate, fanciful cresting and finials and on one of the rental properties, an elaborate porch with spindle screen, turned columns and decorative brackets.

Also built during this time are two other Queen Anne buildings at 1644 and 1646 Clayton Street. These buildings, like others built during this second phase of development, share some common characteristics: they are generally built of brick with stone trim, they have vertical proportions, decorative cornices, complex roofs, porches (originally), and height and setback consistent with neighboring property.

After the turn of the century, most of the new construction in the third phase of the development occurred on left over lots or on the grounds of former estates. Typical of the construction period were the three houses built by Myers Y. Cooper at 2629, 2631 and 2633 Cleinview. Architecturally, the buildings employ a loose combination of Colonial Revival, Queen Anne and American foursquare. The buildings have a simple 2-1/2-story square or rectangular mass with minimal projections or bay windows. The roofs are simple gables or hips usually punctuated with plain chimneys. Decorative elements are usually limited to the porch and the gable above the second floor, and variations seem endless. Other examples of the style can be seen at 2704, 2710 Hackberry and 1649 Clayton.

The duplexes at 2725-27 and 2735-37 Cleinview were also built during this time period. While they too were built in the Colonial Revival style, the detailing is much different. At 2725-27, the flanking entrances with fluted columns, low-pitched roofs and simple brackets add a distinctive character to the design. While at 2735-37 the wire-cut brick, tile roof and overhanging eaves characterize the building.

The district clearly has three major periods of development, each with its own architectural character. Each blockface maintains a relatively consistent setback and brick is by far the most common building material. Roofs are generally distinctive with slate, the most common material although, sheet metal and tile are also found. The area benefits from a number of mature trees and well landscaped lawns. There are no major walls or hedges which divide the properties creating an overall openness within the district. The common residential land use also helps to define the character of the district.

GENERAL GUIDELINES

- 1) Avoid removing or altering historic material or distinctive architectural features: if it's original and in good shape, try to keep it.
- 2) Repair rather than replace whenever possible. If replacing, replicate the original based on existing materials. Do not invent something that "might have been."
- 3) When extensive replacement of missing or severely deteriorated materials is necessary and replication to exactly match the original is not feasible, the new work should match the general character of the original in terms of scale, texture, design and composition.
- 4) Don't try to make the building look older than it really is. Rehabilitation work should fit the character of the original building. If your building has been substantially altered, nearby buildings of similar age and style may indicate what its original character was.
- 5) Your building may contain clues to guide you during rehabilitation. Original detailing may be covered up with other, later materials, or there may be physical evidence of what original work was like and where it was located.
- 6) If no evidence of original materials or detailing exists, alterations should be detailed in a simple manner and contemporary in design, yet fit the character of the building.
- 7) A later addition to an old building or a non-original facade or storefront may have gained significance on its own. It may be significant as a good example of its style or as evidence of changing needs and tastes. Don't assume it's historically worthless just because it's not part of the original building.

- 8) Original openings should not be altered. Enlarging or reducing the size of an opening can dramatically change the character of the building.
- 9) Surface cleaning should be done by the gentlest means possible. Never sandblast or use other abrasive methods. Cleaning or paint removal may not be necessary at all.
- 10) Original building materials and architectural detailing should not be covered by other materials.

BUILDING REHABILITATION AND ALTERATION

1) MATERIALS: SHOULD MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE

Most contributing buildings in the district are made of brick, often with stone or tin details. Missing or deteriorated materials should be replaced with recycled or new materials which match the original as closely as possible with regard to the following: type, color, style, shape, and texture of materials, composition, type of joint, size of units, placement and detailing. Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or stone, or plastic, are generally inappropriate.

2) DOORS AND WINDOWS: KEEP THE "EYES" OF THE BUILDING OPEN

Possibly the most important features of any building are its openings: its doors and windows. The size and location of openings are an essential part of the overall design and an important element in the architectural styling. Original openings should not be altered. Original doors and window sashes should be repaired rather than replaced, whenever possible. When replacement is necessary, the new door or window should match the original in size and style as closely as possible. Metal or plastic window frames are generally unacceptable unless they are anodized or painted. Screens and storm windows should be as inconspicuous as possible. Raw metal combination storm windows or doors are not appropriate. Original openings should not be filled in, especially on the front of buildings. If original openings are filled in, the outline of the opening should remain apparent by setting the new infill material back from the existing wall plane and by leaving the sills and lintels in place.

3) ROOF: MAINTAIN THE ROOFLINE

The existing roofline and architectural features which give the building its character, such as towers, roof shapes, dormers, cornices, brackets, and chimneys, should be preserved. The addition of features, such as vents, skylights, decks, and rooftop utilities, should be avoided or should be inconspicuously placed and screened where necessary. Slate roofs are common within the district and should be maintained whenever possible. On roofs visible from public areas, slate or asphalt shingles, colored to match the original, are acceptable replacement materials. Generally, wood shingles, roll roofing, built-up tar and gravel, plastic, or fiberglass roofing materials are inappropriate, although there may be exceptions to this rule. On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered.

4) ORNAMENTATION: RETAIN DISTINCTIVE DETAILING

Significant architectural features such as window hoods, stone, tin and wood cornices and brackets, decorative piers, quoins, bay windows, Palladian windows, door surrounds, porches and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings within the Cleinview/Hackberry Historic District.

5) OUTSIDE ATTACHMENTS: AVOID OUT-OF CHARACTER FEATURES

The addition of out-of-character features should be avoided. If shutters are appropriate, they should be the right size and should shut, meeting in the middle of the window and covering the whole window. Other outside attachments to the house, such as light fixtures, should be

compatible. In general, the "colonial" light fixture should be avoided; something simple and modern is usually more appropriate.

6) UTILITY SYSTEM INSTALLATION: PLACE THEM INCONSPICUOUSLY

The installation of utility and mechanical systems, such as water or gas meters, antennas, and central air conditioning units should be inconspicuously placed, avoiding installation on the street facade whenever possible. Antennas, including television reception antennas and satellite dishes, should be located where they are not visible on the front facade. Mechanical equipment on the ground should be screened with a fence or plant materials or housed in a structure that is in harmony with the surroundings. Mechanical equipment attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background. Wall or window air conditioning units on the street facade should be avoided whenever possible.

7) CLEANING: NEVER SANDBLAST

The cleaning of existing material should be done by the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Chemical cleaning is effective, but must be followed immediately by a neutralizing acid wash. If chemical cleaning is used, test cleaning patches should be carried out in inconspicuous places to ensure that appropriate results are obtained. In any case, sandblasting and other abrasive cleaning methods are not acceptable. Sandblasting destroys the surface of the brick and stone and shortens the life of the building. Wire brushes can also damage the masonry surface, and their use is also not acceptable.

8) REPOINTING MASONRY: USE THE PROPER MORTAR AND JOINT

The mortar joints (spaces between the bricks) found in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. This mortar is much softer than the portland cement-based mortar of today. If a hard, modern mortar is used, the softer bricks may crack or break during the freeze/thaw cycle. When repointing an existing wall, use a mortar mix that is high in lime content and try to match the color and consistency of the sand as closely as possible, and match the type and thickness of the joint. Most of the masonry buildings in the district are not painted. This leaves the mortar exposed and visually more important, emphasizing the need for care in choosing the right color. (The City's Historic Conservation Office can suggest a typical mortar mixture.)

9) WATER-REPELLENT COATINGS: AVOID IF POSSIBLE

Most historic structures have survived without the need of water-repellent coatings. Water-related damage on the interior of buildings is usually a result of a failing roof, deteriorated or faulty gutters and downspouts, deteriorated mortar, rising damp, or condensation. Water-repellent coatings will not solve these problems and may even accelerate them. Waterproof and water-repellent coatings should never be used unless there is actual water penetration through the masonry. In this case, only the affected area should be treated and only after it has thoroughly dried out.

10) PAINTING: IF IT WAS PAINTED, PAINT IT AGAIN

Many of the brick buildings within the historic district (generally those built before the mid-1880's) were faced with a relatively soft brick and required paint for protection. Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. Paint color was also an important part of the overall architectural design. Although the HCB does not review paint colors, general recommendations do apply. Paint colors selected should be compatible with the district and appropriate for the style of the particular building. The color selected to paint the body of the building should contrast with the structure's decorative elements

so that these architectural features stand out (Historic color charts are available for review at the City's Historic Conservation Office).

11) SIDING: TRY REPLACEMENT WITH WOOD FIRST

Wood clapboard and shingle siding should be used as the repair or replacement material where appropriate, and its use is encouraged as a resurfacing material on wood frame buildings. The use of aluminum or vinyl siding for resurfacing should be avoided; however, in cases where they are used, the exposed width of such siding should not exceed four inches. Artificial stone, asbestos, asphalt shingles, and other similar resurfacing materials shall not be used. Architectural features such as cornices, brackets, window sills, and lintels should not be removed or obscured when resurfacing material is applied. All wood siding should be painted. Wood or aluminum siding should never be applied to brick or stone walls for resurfacing.

12) TILE ROOFS

Clay roof tiles are not particularly common in the district but two of the larger buildings, 2725-2727 and 2735-2737 Cleinview, have tile roofs. These buildings designed as adaptations of the Colonial Revival style use the roof tiles to add texture, color and additional character to the buildings. Roof tiles are made of a very dense clay with a very low porosity. On their own, they can last for hundreds of years. They are brittle, however, and can be damaged if stepped on or hit by tree limbs. Generally, failure in tile roofs is due to the flashing required at valleys and joints or to the nails holding individual tiles, which corrode and disintegrate. Damaged tiles can be replaced, one at a time or in large areas. Every effort should be made to repair existing tile roofs. When an entire reroofing is required, consideration must be given to reusing existing materials wherever possible.

ADDITIONS

1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION

In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.

2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building. The design should also respond, in a more general way, to adjacent buildings.

3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

If the original building is architecturally or historically significant, the addition should take a respectful "back seat" to it and not overpower the original. An addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.

4) CONNECTIONS: KEEP THEM SIMPLE

The connection of the addition to the -original building should be designed so that it does not detract from either structure. Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition.

NEW CONSTRUCTION

The general aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the 19th and early 20th century buildings found in the district rather than compatibility with more recent structures identified as "noncontributing." The language of the guidelines, therefore, is keyed to the district's contributing buildings. Exceptions to this general rule may be found, however, where a new structure is proposed adjacent to other more recent structures. In these cases, review will also consider the new building's response to adjacent buildings. In all cases, the compatibility of the proposed structure with its natural and built environment will be considered in review, as will the following:

1) MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE

Materials should be of similar color, texture, and scale to building materials found in the district's contributing buildings. Most contributing buildings in the district are made of brick, often with stone details, although both stone and wood frame structures also exist. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.

2) SCALE AND MASSING: MATCH THE DISTRICT

The contributing buildings within the district are generally medium to large-sized residential and institutional structures situated on large lots. The scale and massing of a new building and its individual elements (i.e., windows, doors, roof, ornamentation) should be compatible with the forms found among the contributing buildings. The ratio of wall surface to openings, and the ratio of width and height of windows and doors, should be consistent with the district's contributing buildings. Glass curtain walls along the front facade should be avoided, and large, flat walls which are unbroken by openings or setbacks on the front facade also are discouraged.

3) HEIGHT: CONSIDER THE SURROUNDINGS

The height of new construction should not significantly differ from the height of nearby contributing buildings in the district. Generally, new buildings should not exceed the height of the tallest abutting building by more than one story. The contours of the building site may further restrict the height of the new building or may permit the construction of a larger building.

4) DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES

The detailing of new buildings should respond to detailing found on contributing buildings within the district. This should generally include the following:

- A cornice or other form of definition at the roof line.
- Distinctive detailing at the front door,
- Window sills and lintels and/or distinctive detailing at openings.
- Ornamental features such as banding, distinctive corner treatment, interior cornice and other decorative elements.
- When applicable, as in mixed-use buildings with storefronts, a base at the ground floor or lower levels, employing a change of material or change of color and proportions from upper floors.

5) SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS

New structures should be sited with setbacks similar to those of adjacent buildings and should be sited to respect current topographic and neighborhood development patterns. Where applicable, they should be located to respect views and hillside constraints. The major entrance to the building or unit should be orientated to the street on which the property exists. Site improvements and changes should comply with the guidelines for site improvements and

alterations. (Refer to the Site Improvements and Alterations section of this booklet for applicable guidelines.)

6) SUBDIVISION: SHOULD REFLECT EXISTING PATTERNS

Application for approval of subdivision plats or the cut-up of existing lots within the Cleinview/Hackberry Historic District shall be reviewed by the Historic Conservation Board for their compatibility within the district. The Board shall consider the existing development patterns, lot size, frontage, land use and underlying zoning. The Board shall make its recommendation to the City Planning Commission for a final decision.

DEMOLITIONS

The demolition of existing buildings shall not be permitted unless one of the following conditions exist:

- 1) Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency.
- 2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.
- 2) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation.
- 4) The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB.
- 5) The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

SITE IMPROVEMENTS AND ALTERATIONS

1) SIGNS: AVOID CLUTTER

Generally, signs should be designed for clarity, legibility, and compatibility with structures on the site and in the district. Their design should be simple and contemporary. It is generally inappropriate to attach signs to buildings which were originally private homes, although small identification signs may be acceptable. Free-standing signs are permitted, but should not be sized or located in such a way as to obstruct views of the district's contributing buildings. Billboards and roof-top signs are not permitted, and internally-illuminated signs are strongly discouraged. Wood, metal, and fabric signs are encouraged; plastic and other synthetic materials are inappropriate.

2) WALLS AND FENCES: AVOID THE FRONT YARD

Privacy fences, retaining walls, and wrought-iron fences are not generally characteristic of this district. There are, however, several low stone retaining walls on Hackberry, Clayton and Pomona Court, and a great cast-iron fence at 2111 Hackberry. The properties visually flow from one to another although the setbacks and spacing between buildings varies considerably within the district. Privacy fences are sometimes used in rear or side yards but any new fences should be held behind the front edge of the principal building on the site. Stockade fences and some board fences may not be appropriate and will be reviewed on a case-by-case basis. Fences and walls exceeding 36" should not be built in the front yard of any property within the district.

3) PARKING AND PAVING: LIMIT THE COVERAGE

The residential quality of this district is enhanced by its open space and landscaping. Reducing green space by adding additional pavement for driveways or parking areas should be limited whenever possible. Parking areas in front yards, where allowed by Zoning, should be permitted in extreme situations only. New driveways and parking areas should respect existing contours and natural features and should extend to the side or rear of the property to allow cars to be parked beyond the front yard. Parking lots should be sufficiently screened to minimize the view of parked - cars. Screening can incorporate landscaping, decorative fencing and berms and should be of a design compatible with the surrounding buildings and landscape elements. Lots with space for ten or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.

4) LANDSCAPING: SIMPLE AND CONTEMPORARY

Landscaping, special lighting, seating, and decorative paving are encouraged as part of rehabilitation and new construction projects. The design of these features should be simple and contemporary. Antiques or historic reproductions are not generally encouraged. Mature trees should be retained, as should other significant features such as steps, retaining walls, walks, and fences which contribute to a property's character. Permits for excavation and fill will be reviewed for their impact on the individual property and the character of the district as a whole.

NON-CONTRIBUTING BUILDINGS

Buildings which do not contribute to the distinctive character of the district were generally constructed after most of the rest of the district was built. They are of a different character than the contributing buildings due to their age and the difference in their scale, material, and detailing. The following buildings are in this category:

2719 Hackberry Street
2705 Hackberry Street

Additions, alterations, and rehabilitation of the above buildings should either be compatible with the style and character of each or should cause the building to become more compatible with the district.

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district. Any new construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Cleinview/Hackberry Historic District.