ITEM 1 October 22, 2018

APPLICATION FOR
LANDMARK DESIGNATION
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #: NA
APPLICANT: Mount Airy Town Council
OWNER: City of Cincinnati
ADDRESS: 5421 Colerain Ave
PARCELS: **228-0003-0023, 228-003-0024, 231-0004-0014**
ZONING: RM 2.0
OVERLAYS: N/A
COMMUNITY: Mount Airy
REPORT DATE: October 11, 2018
HEARING DATE: October 22, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 5421 Colerain Ave known as the Mount Airy Water Tower. The landmark designation is sought for the entire property within the boundaries of the tax parcels 228-0003-023, 228-0003-024, 231-0004-0014.

Summary and Background:

The building is located on the south west corner of North Bend Road and Colerain Avenue.

The building is historically significant for its architecture and for the role it played in the development of the neighborhood of Mount Airy in regards to being able to provide clean and safe drinking water to the west side of Cincinnati. A detailed history and statement of significance is in the attached Historic Landmark Designation Report. (Exhibit D)

Attached to this Staff report are:

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

Applicable Zoning Code Sections:

Zoning District: Section 1405 Residential
Landmark Designation: Section 1435-07

Designation Review

Historic Significance

Staff finds that, based on the attributes and architectural integrity as set forth in the Designation Report, that the application for the nomination for the Mount Airy Water Towers Building meets the requirements prescribed in Chapter 1435, specifically

§1435-07-1, “Becoming a 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 Mount Airy Water towers under Criterion 1, 2 and 3. Staff concurs that the Mount Airy Water towers are eligible under Criterion 1 and 3. When a building or structure is eligible under Criterion 2 it is for its historic connection to a specific person, examples include when the building was the home or place of business of a person, when the person was the architect, engineer or designer of the structure then the appropriate criterion would be 3.

1. *Association with events that have made a significant contribution to the broad patterns of our history; or*

   Staff concurs that the Mount Airy Water towers are eligible under Criterion 1.

   During the late 19th and early 20th century, many residents of Cincinnati's western and north western suburbs still relied upon cisterns and wells for water. The lack of an adequate, reliable water supply limited development, and in the early 20th century the Cincinnati Water Works Department began a series of projects to improve service to these areas. The Mt. Airy Water Towers were constructed in 1926-27on the highest point within the city limits. The facility's 14 towers had a combined capacity of 8.5 million gallons. It provided water to Price Hill, Cheviot, Mt. Airy, Westwood, North Fairmount, College Hill, and Mt. Healthy and encouraged 20th century residential development in these neighborhoods.

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*

   Staff concurs that the Mount Airy Water towers are eligible under Criterion 3. The water towers, while a utilitarian in nature, are designed and embellished to create a focal point. The Mt. Airy Towers were designed by Cincinnati Water Works General Superintendent J.A. Hiller and were built by the Hodges Construction Company. The facility consists of 14 separate towers encased in concrete and brick to resemble a medieval castle. The Mt. Airy Water Towers

were the last facility designed in this style by the city's water works. The National Register listed Elsinore Arch (1883) in Eden Park was the first. Details on the Mt. Airy Tanks include crenellated walls, corbels, and diagonal buttresses.

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 the towers to be updated to meet current standards and technology used by the Greater Cincinnati Water Works. The proposed Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and facades of the Water Towers while allowing for changes that would provide for a continued use of the building. The proposed Conservation Guidelines cover changes to the exterior of the building only, including additions, new construction and demolitions.

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

Other Considerations:

Prehearing Results

- October 10, 2018 A Joint Staff Conference was held with the Department of City Planning. The applicant and a neighbor were present at the meeting. There were no objections to the application.

Comments Provided to Staff: A letter of support from the Mount Airy Community Council has been received by staff.

Proposed Work
Greater Cincinnati Water Works has a proposal for work and improvements on the site. The original plan was to demolish a portion of the water towers. This received resistance and concerns from the neighborhood and is what promoted the Mount Airy Community Council to submit the Landmark Designation. GCWW has reviewed their plans and has proposed an alternate plan that would retain the exterior walls of the Water Towers and would perform work on the interior. These changes would comply with the proposed Mount Airy Water Tower Conservation Guidelines.

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:

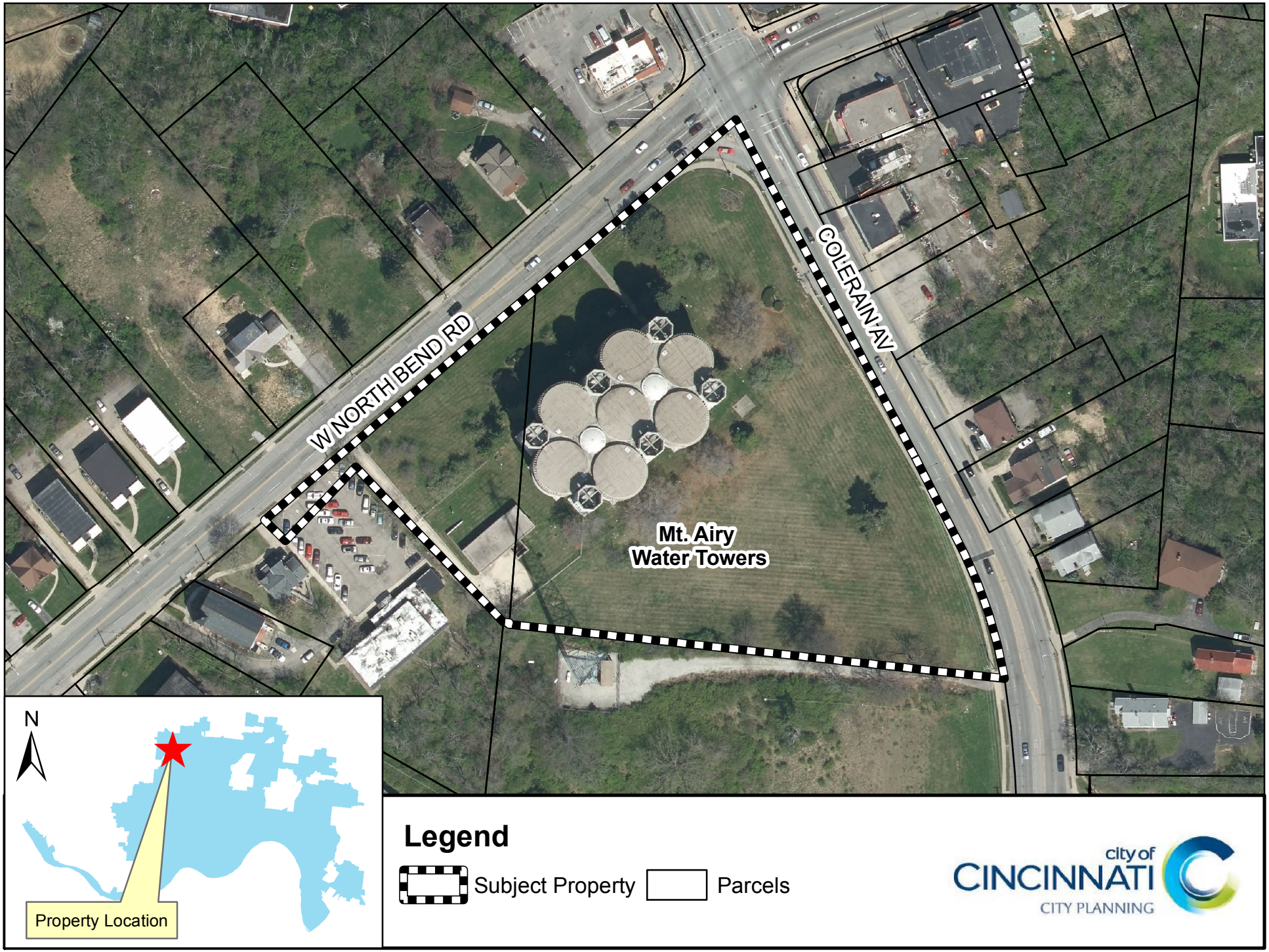
Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the entire Tax Parcels # 228-0003-023, 228-0003-024, 231-0004-0014, also referred to as 5421 Colerain Avenue, Mount Airy Water Towers as a Historic Landmark, subject to the following conditions:
    a. Any construction, proposed upon the proposed Historic Landmark and the entire designated parcel shall comply with the proposed amended guidelines dated October 12, 2018 Historic Conservation Guidelines (Exhibit B) and shall receive all necessary Building Permit from the City of Cincinnati Department of Buildings and Inspections.

2. **FINDING:** The Board makes this determination per Section 1435-07-1:
    (a) That it has been demonstrated that the Mount Airy Water Towers Building meets the conditions of
        1. §1435-07-1(a)(1) as the building maintains a "1. Association with events that have made a significant contribution to the broad patterns of our history" and
        2. §1435-07-1(a)(3) as the building maintains and "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."
    (b) That the Board recommends a proposed Historic Conservation Guidelines, dated May 16, 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.

Attachment A

Mt. Airy Water Towers



ATTACHMENT B

MOUNT AIRY WATER TOWERS
HISTORIC CONSERVATION GUIDELINES
Colerain Avenue & North Bend Road
Cincinnati, Ohio 45239
Adopted: XXXXXX, 2018

General Terminology

Within the context of these historic conservation guidelines, "Mount Airy Water Towers" refers to the structure located at the southwest corner of Colerain Avenue and North Bend Road. A large series of water holding tanks disguised as a medieval castle are defining characteristics of this structure, and preservation of these attributes is critical to its integrity.

Rehabilitation

Intent and General Guidelines

These guidelines are intended to ensure that rehabilitation will maintain significant features of the Mount Airy Water Towers. 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 structure. 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 the purview of the Board, and are not subject to review by the Board.

The following 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 structure, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the structure.
2. **Maintenance.** Existing visible features that contribute to the overall character of the structure and in good condition should be maintained and preserved or conserved. Damaged visible features that can be repaired, should be repaired rather than replaced, wherever possible.
3. **Replacements.** Replacement of significant features badly damaged, deteriorated beyond reasonable repair, or missing, shall sensitively harmonize with characteristics of the original feature. Replication is appropriate.

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 structure. Because of ongoing technological innovations, synthetic materials that closely match existing characteristics may be utilized.
2. **Ornamentation:** Significant architectural features of the Mount Airy Water Towers include the following: brick, concrete, the massing of the seven large round rick tanks, and the six concrete clad smaller round tanks, ornamentation including the castellated parapets, the arched openings of windows, and the arched indentations in towers. 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.
3. **Painting:** Repaint the structure elements that have been historically painted. Brick and masonry that have not been painted in the past shall not be painted. Use colors that are appropriate to the structure's age, history, and style.

Additions, Exterior Alterations, and Site Improvements

Intent and General Guidelines

1. **Additions and New Structures:** Additions shall follow zoning and building codes and regulations and shall be limited to other areas of the site not physically attached to the Mount Airy Water Towers. New Structures shall be sympathetic, maybe complementary, but should not be imitated in design. Additions and New Structures should be designed to relate architecturally, not overwhelming the original structure. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations shall follow construction guidelines for alterations, codes, and regulations. Alterations shall not change or alter significant architectural features on the structure.
3. **Appropriateness:** The appropriateness of design solutions for additions and alterations should include the following:
    a. How well the proposed design for the addition or alteration relates to the original structure.
    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 rooftop signs are not permitted.
2. **Walls and Fences.** Walls and Fences shall be limited to service areas and when screening in required. Walls and Fences shall follow all applicable Zoning and Building Codes and regulations.
3. **Parking and Paving.** Parking and paving should not overwhelm the site surrounding the Mount Airy Water Towers.
4. **Landscaping.** Landscaping should be complementary to and not overwhelm the structure.
5. **Support Structures and Above Ground Utility Installations.** Shall follow the guidelines for Additions, Exterior Alterations, and Site Improvements. Shall be placed in an inconspicuous location and landscaping or screening may be necessary to further screen any structures or installations.
6. **Encroachments on the Right of Way.** Not applicable.
7. **Underground Utilities.** Shall be permitted provided it does not significantly alter the site conditions. A COA shall only be required if above ground site conditions are altered.

Demolition

Any demolition, alterations, or modifications to the Mount Airy Water Towers, and minimum maintenance requirements, are governed by section 1435–09: Alterations and Demolitions; Certificate of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance Number 217–2012, section 1, effective July 20, 2012, as amended.

ATTACHMENT C

Historic Designation Report

Mount Airy Water Towers

South-West Corner North Bend Rd. and Colerain Avenue
Mount Airy, Cincinnati, Ohio 45239

Submitted to:
Cincinnati Historic Conservation Office

By: Kevin R. Flynn
For the Benefit of:
Mount Airy Town Council
C/O Kevin Flynn
2700 Red Bank Rd.
Cincinnati, Ohio 45227
513-421-1313

August 15, 2018
Amended by City of Cincinnati Historic Conservation Office October 12, 2018



HCB Recommendation
CPC Recommendation
City Council Approval

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INTRODUCTION

This report represents the finding and recommendation for local Historic Landmark designation of the Mt. Airy Water Towers. Kevin Flynn of Mt. Airy Town Council prepared this report.

BACKROUND

The Mt. Airy Town Council has an interest in the preservation of this iconic structure, which has become synonymous with the neighborhood of Mt. Airy, for the future. The Mount Airy Water Towers have sparked the imagination of children and adults in the Cincinnati area for almost a century. Be it King Arthur's Camelot, King Candy's Castle, Rivendell from Middle Earth, Hogwarts, or one of Queen Daenerys Targaryen's castles from Game of Thrones, The Mount Airy Water Towers have sparked, and if preserved, will continue to spark, the imagination of generations of Cincinnatians yet to come. The building is architecturally and historically significant as a unique example of the aesthetic and architectural ingenuity used in the construction of an early 20th century, necessary but usually unpleasant looking public water tank structure. The structure is currently being used for its original intended purpose of water storage.

RESEARCH

Research was conducted using the resource sources of the Cincinnati Museum Center, The Bicentennial Guide to Cincinnati, Mount Airy – A Great Neighborhood, Remembering Mt. Airy: A Turn of the Century Portrait, Mt. Airy "Almost Country… In the City, Report for Water Works for the City of Cincinnati for the years 1927, 1928, and 1929, The 1976 Cincinnati Historic Inventory, MPA Ohio Historic Inventory, and various online sources including, the Hamilton County Auditor and the Public Library of Cincinnati.

STATEMENT OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The Mount Airy Water Towers were significant in the development of the neighborhood of Mount Airy and in the provision of clean and safe drinking water for the City of Cincinnati and surrounding areas beginning in the early 20th century and continuing into present day 21st Century Cincinnati. The Mount Airy Water Towers also serve as an example of a unique construction and design given to this structure even more than to other public utility structures of that era, much less the utilitarian designs of current structures. Preservation Ohio has just named The Mount Airy Water Towers to its 2018 list of Ohio's Most Endangered Historic Sites.

Historical Significance: The Development of aesthetically pleasing public infrastructure buildings at a time when there was a great need for reinforcement of service to the Western Hills area. Report, Bureau of Engineering, Water Works Department, January 28, 1930.

Beginning in 1806, Mount Airy began to be settled by farmers, fisheries, blacksmiths, and a general store. In 1865, Mt. Airy incorporated as a village. In 1887, Benjamin H. Kroeger was Mayor and proprietor of the General Store located across the street from the site of the future

Mount Airy Water Towers. Albert Denier was the Town Marshal and the Denier property became the site of the Mount Airy Water Towers. In 1910, the citizens of Mt. Airy voted to annex itself into the City of Cincinnati, based in part on the promise of infrastructure improvements to the community.

Plans for the construction of the Mount Airy Water Towers were drawn in 1925. The Architect/Engineer was J.A. Hiller, then serving as the Cincinnati Water Works Superintendent. Mr. Hiller was known as a "very good engineer, who did his own design work." Orem Andrews, Civil Engineer for Hodges Construction Company, the contractor that built the Mount Airy Water Towers. The Mount Airy Water Towers are a cluster of elevated tanks, sitting on the highest elevation in the City of Cincinnati. The 14 separate tanks are of different diameters and sit on a bed of concrete 10 feet in thickness.

"The arrangement… is such that the smaller tanks are placed between the larger ones, permits of the breaking up of the lines of the structure and allowing better architectural treatment than is generally given to structures of this kind." Sub-Department of Water Works, Report of the Superintendent to C.O. Sherrill, Cincinnati's First City Manager January 1, 1927.

Mr. Andrews of Hodges Construction, reflected in a 1978 interview that the tanks' design had been inspired by the castle-like Elsinore entrance to Eden Park. Remembering Mt. Airy, A Turn of the Century Portrait. As stated in the Cincinnati Historical Inventory of 1976, the Mount Airy Water Towers were designed to be both functional and aesthetic. A strong focal point. The Mount Airy Water Towers were listed in Category A and were given a ranking/points of 8 and the structure is referred to as a 1927 Medieval Water Towers.



View from Top of Water Towers at Time of Construction

The site of the Mount Airy Water Towers is the highest point above sea level in the City of Cincinnati. Especially during the initial years of operation of the water towers, this location was of great importance, as water pressure was driven by the gravity feed.

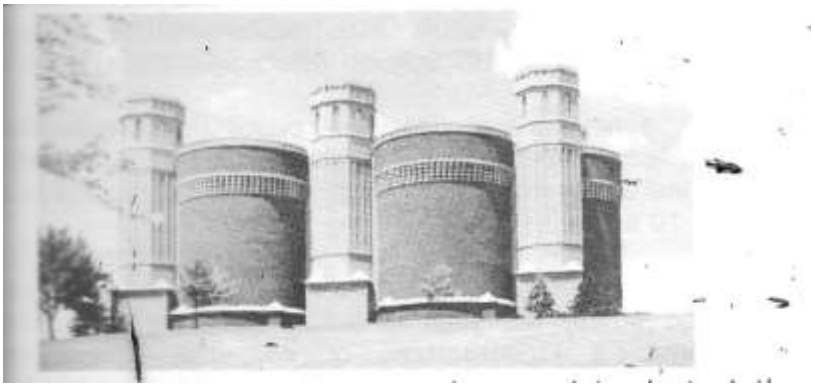
The Mount Airy Water Towers were illuminated in 1991 in a partnership between Mt. Airy Town Council, area businesses, private philanthropy, and the Greater Cincinnati Water Works. The design and execution of the lighting was given the International Illumination Design Award by the Illuminating Engineering Society of North America in 1992.

Symbol of Mount Airy

The Mount Airy Water Towers are more than just a pretty structure that provides water to Cincinnati. Since their inception, they have served as a symbol for the neighborhood of Mount Airy, appearing on the city produced signs delineating the boundaries of Mount Airy, as well as the logo and designs for the Mt. Airy Town Council, the Mt. Airy Civic Club, and other community organizations.

The location of the Mount Airy Water Towers is at the center of the neighborhood of Mount Airy and serves as a beacon that can be seen from across the city and points beyond. "The water towers unique design and lofty location make it a beacon for small aircraft heading into Cincinnati." Mt. Airy Almost Country… in the City, p.3

Directions to Mt. Airy are very simple: "Up Colerain Avenue, past Mt. Airy Forest, until you see a castle on your left." Id.



The Mount Airy Water Towers must receive Cincinnati's designation as a local historic landmark. Cincinnati cannot allow this large, iconic piece of Cincinnati history to be destroyed. If the designation is not given, it can truly be said that, much like in the Seven Kingdoms, 'Winter is Coming.'

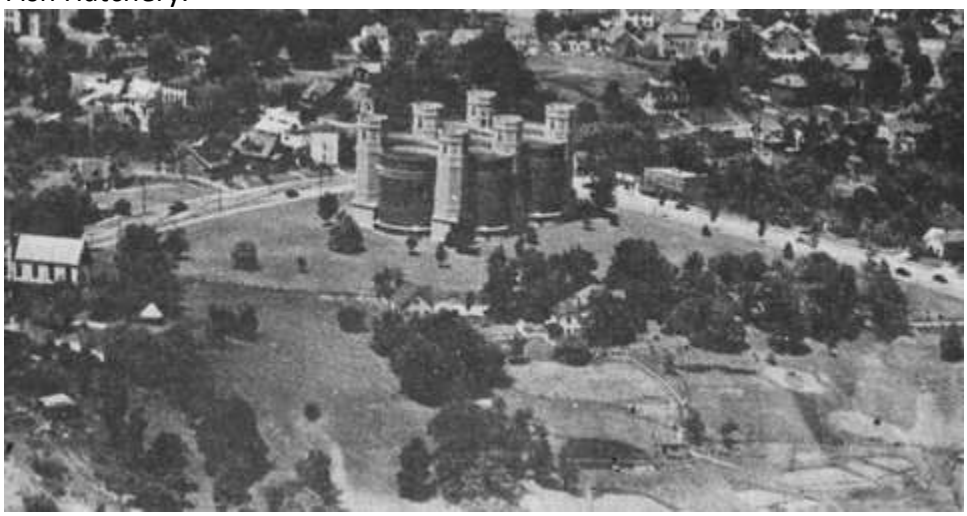
DESCRIPTION OF PROPERTY

Site

The Mount Airy Water Towers occupy a sloping, irregularly shaped multi-acre parcel. No other structures are present, other than the Mount Airy Pumping Station built significantly later.

Setting

The Mount Airy Water Towers are located in the heart of the neighborhood of Mount Airy, one of the oldest "inner suburbs" which became a part of the city. To the north and east is the Mount Airy business district including the surviving Town Hall for the Village of Mount Airy at 5428 Colerain Avenue, located across the street from the Mount Airy Water Towers, to the West is the Truth and Destiny Ministries Church, formerly the Mount Airy United Methodist Church. To the South is a Cincinnati Recreation Commission Soccer Field, formerly the site of the Denier Fish Hatchery.



Area around the Water Towers

STRUCTURE

Description. The Mount Airy Water Towers are located at the Southwest corner of Colerain Avenue and North Bend Road in the heart of the neighborhood of Mount Airy. It occupies a 5.81 acre parcel. The structure occupies much of the parcel, the only other structure present is the Mount Airy Pumping Station built in the 1970s. The structure is located on the highest point in the city of Cincinnati, 962 feet above sea level at its base and consists of six six-story round brick tanks, architecturally connected with six seven story concrete clad smaller round tanks, castellated parapets, arched openings of 8 windows, and arched indentations in towers, with a 10 foot thick concrete foundation. Structure occupies a sloping site, reflecting a significant decreasing elevation as you approach the corner of North Bend Road and Colerain Avenue.

The Mount Airy Water Towers continue to be utilized for water storage by the Greater Cincinnati Water Works, the owner of the site.

The Mount Airy Water Towers were covered in 1960. Lighting was added to accentuate the structure in 1991.

BOUNDARY

The property consists parcels 228-0003-023, 228-0003-024, 231-0004-0014 of the Hamilton County Auditor's Records. The parcel is bounded on the north by North Bend Road, on the East by Colerain Avenue, on the South by Cincinnati Recreation Commission Soccer Field, and on the West by Truth and Justice Ministries.

JUSTIFICATION OF BOUNDARY

The significance of the structure and the choice of this land as the location for the Mount Airy Water Towers is unique in the city of Cincinnati and justifies the designation being requested. The determination by Preservation Ohio of inclusion of The Mount Airy Water Towers in its 2018 list of Ohio's Most Endangered Historic Sites demonstrates that the experts designated by the State of Ohio for determination of structures of historical significance concur that the Mount Airy Water Towers are worthy of local Historic Landmark status. No other properties are included in the designation.

FINDINGS

PLANNING CONSIDERATIONS

Compatibility with Plan Cincinnati

Sustain Goal 2b: "Preserve our built history… Cincinnati's rich history is best exemplified through our historic buildings in by the build environment that help define a neighborhood's character…". Landmark designation allows for preservation of an iconic structure unique to Cincinnati and in danger of destruction. It will further allow for historic rehabilitation of the The Mount Airy Water Towers and may afford additional sources of funding to allow the preservation of the structure for future generations and facilitate revitalization and continued use for its intended purpose, and prevent the shortsighted destruction of an irreplaceable true Cincinnati landmark.

SUMMARY OF FINDINGS

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before an 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 that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

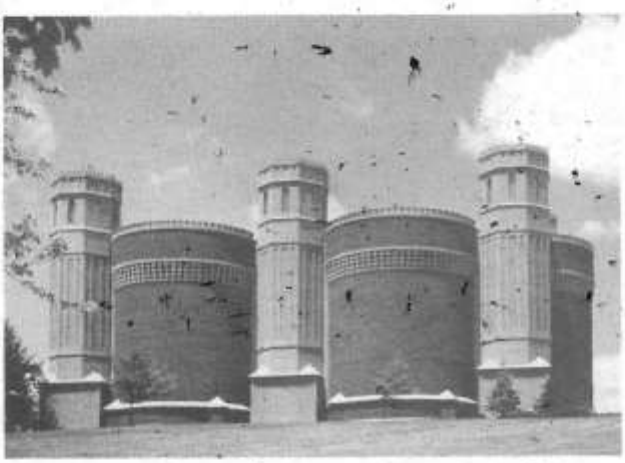
1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent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

The Mount Airy Water Towers have historic significance according to Chapter 1435 as defined under Criterion 1 and 3.

It is eligible under Criterion 1 as the Cincinnati's Water Works were a key component in the growth of Cincinnati during the 19th Century and early part of the 20th Century and contributed greatly to the health and well-being of the citizens of Cincinnati. The Mount Airy Water Towers completed the ability of the Water Works to provide an adequate water supply to the Western Hills of the city. During the late 19th and early 20th century, many residents of Cincinnati's western and north western suburbs still relied upon cisterns and wells for water. The lack of an adequate, reliable water supply limited development, and in the early 20th century the Cincinnati Water Works Department began a series of projects to improve service to these areas. The Mt. Airy Water Tanks were constructed in 1926-27on the highest point within the city limits. The facility's 14 towers had a combined capacity of 8.5 million gallons. It provided water to Price Hill, Cheviot, Mt. Airy, Westwood, North Fairmount, College Hill, and Mt. Healthy and encouraged 20th century residential development in these neighborhoods.

The Mount Airy Water Towers meet criterion three as a significant example of the architectural style and aesthetic character intentionally given by J. A. Hiller to replicate the look and feel of a medieval castle. The vision of the Director of the Water Works to build, not just a utilitarian structure housing public infrastructure, but to design himself a creation of public art through its architecture has been often attempted but never duplicated. The Mt. Airy Water Towers were designed by J.A. Hiller and were built by the Hodges Construction Company. The facility consists of 14 separate towers encased in concrete and brick to resemble a medieval castle. The Mt. Airy tanks were the last facility designed in this style by the city's water works. The National Register listed Elsinore Arch (1883) in Eden Park was the first. Details on the Mt. Airy Tanks include crenellated walls, corbels, and diagonal buttresses

The designation of The Mount Airy Water Towers meet 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.



The Mt. Airy Water Tower...
built in 1927,
illuminated by floodlights in 1991.

"A jewel in the crown of the Queen City"

From *Mt. Airy Almost Country … In the City*

REFERENCES

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Hiller, J. A. *Report, Bureau of Engineering. Years 1927, 1928, and 1929.* City of Cincinnati, 1930 (Attached).

Hiller, J. A. *Report of the Superintendent, Sub-Department of Water.* City of Cincinnati, 1927 (Attached).

Hiller, J. A. *Report of the Superintendent, Sub-Department of Water.* City of Cincinnati, 1930 (Attached).

Vance, Marvin, Correspondence from Preservation Ohio, August 14, 2018 (Attached).

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Sincerely,

Daniel Traicoff, MACURE Director

Bernadette Berding, MACURE President

FOR OFFICE USE ONLY
File No.
Date Filed
Fee Paid
Date Received
Decision

city of CINCINNATI
BUILDINGS & INSPECTIONS

II Centennial Plaza
Planning Department
805 Central Ave, Suite 700
Cincinnati, OH 45202
513-352-4848

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE

1. SUBJECT PROPERTY/(ies) ■ Landmark □ Site □ District

ADDRESS Southwest corner of Colerain Avenue & North Bend Road

PARCEL ID(S) 228-0003-0023

AREA CONTAINED IN PROPERTY (EXCLUDING STREETS) 5.81 acres

NAME OF HISTORIC DESIGNATION Mount Airy Water Towers

2. APPLICANT

NAME Mt. Airy Town Council CONTACT PERSON (if legal entity) Kevin R. Flynn

ADDRESS 2176 Raeburn Dr., Cincinnati, OH 45223 TELEPHONE 513 300-3907

EMAIL kflynn@gfh-law.com RELATIONSHIP TO OWNER (if not owner) Community Organization

□ Owner □ City Council Member □ City Manager □ Urban Conservator

□ Planning Commission ■ Community Organization □ Owner of Property within District

3. OWNER(S) (If multiple properties, please provide an excel sheet with information)

NAME City of Cincinnati CONTACT PERSON (if legal entity) John Cranley

ADDRESS 801 Plum Street, Cincinnati, OH 45202 TELEPHONE 513 352-3250

EMAIL mayor@cincinnati-oh.gov

4. HISTORIC CRITERIA (Select all that apply)

■ Association with events that have made a significant contribution to the broad patterns of our history; or

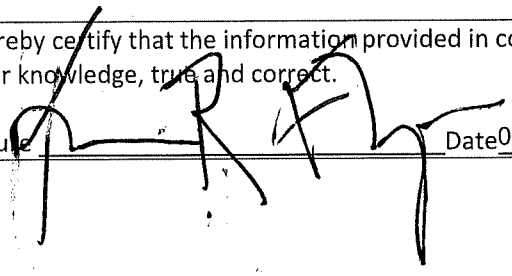
■ Association with the lives or persons significant in our past; or

■ 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

□ That has yielded, or may be likely to yield, information important in prehistory or history.

5. SUMMARY OF REASONS WHY THE REQUEST SHOULD BE GRANTED. 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." Please be advised that this application will be reviewed by the Historic Conservation Board & Planning Commission Council. The filing fee for the review is $1,500 and due at the time the application is submitted.

6. 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 Kevin R. Flynn Signature  Date 08 /15 /2018

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Sub-Department of Water

REPORT OF THE SUPERINTENDENT

Cincinnati, O., January 1, 1927.

MR. C. O. SHERRILL,
City Manager.

Dear Sir:—

I submit this as a report of the operation, maintenance and improvements of the Cincinnati Water Works for the years 1925 and 1926.

The accompanying reports from the heads of the various subdivisions of the Water Works, together with the attached tables, give in complete detail the various phases of the work pertaining to the water supply of the City. Wherever possible the data shown in the tables have been so grouped, that comparisons between the two years can be made.

The principal improvements made during the years 1925 and 1926 are as follows:

The New Reservoir, situated on Winton Road, near North Bend Road, for reserve in the Eastern Hills District was completed and placed in service on September 1, 1925. This reservoir is a concrete structure, 400 feet by 400 feet, with a depth of 30 feet and a total capacity of 35,000,000 gallons. This reservoir, together with the Mt. Auburn and Eastern Hills Tanks gives a total reserve in this district of 41,000,000 gallons equivalent to more than two days of average consumption.

From the time the West Basin of Eden Park Reservoir was relined in 1912 and 1913 there was considerable leakage, which in time eroded the material from beneath the lining to such an extent that a portion of the bottom failed during the year 1924. The basin was emptied and an examination showed that the entire interior surface should be repaired. These repairs consisted of injecting Portland Cement under the existing lining, under heavy air pressure, completely filling all space. Over the existing concrete lining a layer of reinforced "Gunite" was shot. After completion tests showed that all leakage had been stopped and that the basin is now in the best condition since the original construction.

Plans were prepared during 1925 and contracts awarded in 1926 for the erection of a cluster of elevated tanks in Mt. Airy, as a reserve supply to the Western Hills. These tanks, fourteen in number, will have a total storage capacity of 8,500,000 gallons. The tanks are of different diameters, seven are 50 ft., five are 22 feet and two are 25 feet, all are 70 feet in height. The arrangement, in plan, is such that the smaller tanks are placed between the larger ones, permits of the breaking up of the lines of the structure and allowing better architectural treatment than is generally given to structures of this kind. The foundations upon which the tanks are placed is a bed of concrete, ten feet in thickness. The tanks will be lined on the inside with reinforced "Gunite" and surrounded with concrete and brickwork presenting the appearance of a medieval castle, with extensions built above the smaller tanks forming the towers or turrets.

The foundations are completed and about thirty percent of the steel work erected. The entire structure should be completed and placed in service during 1927.

With the completion of these tanks, the entire City will be supplied with tanks and reservoirs which have a capacity of at least two days consumption. That is to say, that the entire plant, filtration and all pumping could be idle for two days before a shortage of water would be felt. Few cities are so amply provided for.

In order to supply the Mt. Airy Tanks, it was necessary to lay an additional pump main from the Western Hills Pumping Station to the site of

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Sub-Department of Water Works

REPORT OF THE SUPERINTENDENT

Cincinnati, May 1, 1930.

MR. C. O. SHERRILL,
City Manager.

Dear Sir:

I submit herewith a detailed report of the operation, maintenance and betterments of the Department of Water Works for the years 1927-1928 and 1929.

The accompanying reports from the heads of the various Bureaus of the department, together with attached tables and diagrams, show in detail the various activities pertaining to the Water Supply of the City.

Wherever practicable tables are so grouped that a ready comparison can be made between the three years covered by this report.

Briefly the improvements in operation and plant are as follows:

A temporary building was erected along the 60-inch pump mains leading from the River Station to the Settling Basins, for the mixing and application of alum into the raw water as a precoagulant. This primary treatment has been very beneficial at times of excessive turbidity and at times when phenol is present in the river water. With precoagulation and an excess lime treatment it has been possible to eliminate the use of chlorine, thereby greatly lessening the disagreeable tastes and odors due to phenol.

A steam line was run from the River Station to the Filtration Plant permitting the abandonment of the boilers at the latter place and saving the wages of three firemen as well as the up-keep of the boilers.

Both Settling Reservoirs were cleaned during this period. The Coagulating Basins were cleaned four times each year.

The pipe yards for the department were moved from the Deer Creek Commons to the grounds immediately east of the Main Station.

The Mt. Airy Tanks were completed and placed in service.

A new method of installing service branches was inaugurated. A contract is now made covering the installation of branches from the mains to the property line. Two years of trial have proven this a very satisfactory method.

The meter testing and repair division was transferred from the basement of the City Hall to the old stable building on George Street.

All filters have been overhauled and resanded. It is the first time this has been necessary since the plant was put in operation in 1907.

The entire interior of the filter plant has been painted, adding greatly to the appearance of the plant.

The interiors both of the Eastern and Western Hills Tanks were gunited, eliminating any further maintenance cost to these structures.

An additional boiler unit of 520 H. P. was installed at the River Station, together with new economizers on the other boilers.

Careful studies were made of a modification of the accounting system and a method adopted which will be put into operation about July 1st of this year. With this system, and the introduction of quarterly billing, the work of this Bureau will be greatly simplified and considerable cost of operation can be saved.

Several rate studies have been made and a rate recommended whereby the larger consumers will be given lesser rate dependent upon the quantity used.

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REPORT, BUREAU OF ENGINEERING

January 28, 1930.

MR. J. A. HILLER,
Superintendent.

Report—Bureau of Engineering,
Years 1927-1928 and 1929.

Dear Sir:

I submit herewith report of activities in the Engineering Division during the years 1927, 1928 and 1929.

These activities can be conveniently divided into two branches, office and field. The office branch performs the following work: Making preliminary plans and estimates on new structures and mains; preparing partial monthly estimates during progress of the work; preparing final estimates and platting finished work in office records. The field branch lays out new work when necessary, inspects new work and reports same to the office, along with location sketch. The field branch also includes inspection of all pipe, special castings, valves and miscellaneous castings.

The office force has prepared 759 preliminary plans and estimates on extensions of mains, including street improvements, prepared final estimates of cost on these extensions and platted same in three sets of record books kept in the office. A total of 10,223 new service branches were also platted in record books.

The major improvements during the past three years on which the field force performed the inspection are listed as follows:

The Mt. Airy Tanks, a battery of 14 tanks with a capacity of 8,500,000 gallons were completed in 1927, reinforcing that portion of the Western Hills service which was in great need of same;

During 1928, the Eastern Hills Tanks and Western Hills Tanks were lined with Gunite, thus eliminating any future need of painting;

A 16-inch feeder main was also laid from Carthage to Pleasant Ridge, putting the Eastern Hills service in better balance.

During 1929, work was begun on two feeder mains in the Eastern Hills service. One runs from Clifton Ave. and McMillan St. to Winton and Gray Road, beginning as a 30-inch and stepping down to a 24-inch at Clifton Ave. and Woolper Ave. The other runs from Duck Creek Road and Catherine St. to Lester Road and Marryat Ave. These lines when completed will offer a more free outlet for water from the Main Pumping Station.

A total of 11,586 tons of pipe, fittings and miscellaneous castings were inspected during the three years, together with 1 548 valves of various sizes inspected during the three years.

In this report, I have separated the laying of mains into three divisions, viz.: replacement of inadequate mains; mains laid in street improvements; mains laid into new territory and for feeder purposes.

During 1927, the following amounts were laid: replacement, 12,298 lin. ft.; street improvements, 43,273 lin. ft.; new territory and feeders, 81,686 lin. ft., a total of 137,257 lin. ft. or 25.99 miles.

During 1928, the following amounts were laid: replacement, 13,143 lin. ft.; street improvements, 41,427 lin. ft.; new territory and feeders; 101,364 lin. ft., a total of 155,934 lin. ft. or 29.53 miles.

During 1929, the following amounts were laid: replacements, 60,265 lin. ft.; street improvements 27,812 lin. ft.; new territory and feeders, 64,484 lin. ft., a total of 152,561 lin. ft. or 28.89 miles.

As there are still a large number of 4-inch mains in service, the program of replacement with larger mains will be carried on as rapidly as possible.

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Kevin Flynn

From: Marian Vance <marianjvance@yahoo.com>
Sent: Tuesday, August 14, 2018 4:57 PM
To: Kevin Flynn
Subject: 2018 List of Ohio's Most Endangered Sites

August 14, 2018

Dear Mr. Flynn:

Thank you for the nomination for the 2018 list of Ohio's Most Endangered Historic Sites. Our collective heritage can only be saved if engaged people encourage preservation.

We are very happy to inform you that the Mount Airy Water Towers has been accepted for the 2018 list.

Preservation Ohio will publish a news release with the 2018 list on Tuesday, August 21, 2018. We will send the news release to you on the afternoon of Monday, August 20. You may want to contact your local news media to make sure they have the news release and perhaps you will be able to add a comment and have it published.

We will also be promoting the list on Preservation Ohio's website, Facebook and Twitter social media sites. Please feel free to share the social media posts.

Thank you again for caring about your local historic properties. Preservation Ohio is willing to help with promoting preservation by holding a board meeting in your community or commenting for news reports. Although we have no grant or funding programs at this time, we may be able to connect your group with others around the state to share information and help each other. Please let us know if we can be of assistance.

Good luck with your preservation efforts!

Marian Vance
President, Board of Trustees
614 570 7504