



STRAFFER ST

STANLEY AV

WOODBRIDGE PL

WILKINSON PL

SACHEM AV

WAGGON ST

MORRIS ST

TUSCULUM AV

UNNAMED AL

BENHAM AV

**Columbia
Tusculum
Historic
District**

MEAD AV

KNICELY AL

SITTES PL

EASTERN AV

SITTES AV

FEINSTER ST

COLUMBIA PARKWAY

AV

DONHAM AV

DONHAM ST

CONSERVATION GUIDELINES: COLUMBIA TUSCULUM 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 in the Columbia Tusculum Historic District, including changes to existing buildings, demolition, or new construction. The guidelines are not a rigid set of rules, but serve as a guide in making improvements that are compatible with the district's character. They set broad parameters in 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 in 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, Centennial Plaza Two, 805 Central Avenue or at 352-4890.

GENERAL CHARACTERISTICS

Columbia Tusculum is a residential community in eastern Cincinnati. It sprawls along the gentle hillside above the Ohio River about five miles upriver from downtown. The community traces its history to November 1788 when Benjamin Stites and a party of 26 settlers founded Columbia just below the mouth of the Little Miami River. Columbia was the second permanent white community established in the Northwest Territory. It predated Losantiville, later called Cincinnati, by a month.

The community owes its compound name, "Columbia Tusculum," to the subdivision of Nicholas Longworth's property in Columbia in 1866. His heirs created a large subdivision on the steepest part of the hillside and called it Mt. Tusculum. They intended the subdivision for people who wished to live in a country setting and conduct daily business in downtown Cincinnati.

Columbia's borders blurred when Cincinnati annexed the community in 1872. The official boundaries ceased to exist with annexation. People eventually were unable to say whether some areas were in Columbia or in neighboring communities, all within Cincinnati proper. This is still true today.

The Columbia Tusculum Historic District encompasses properties facing Eastern Avenue, Tusculum Avenue and several connecting side streets. It contains a mixture of building styles and ages, reflecting the community's rich history. Although there are notable exceptions, commercial and public buildings predominate in the Eastern Avenue streetscape. Two-story frame residences on quarter-acre lots characterize the area around Tusculum Avenue on the hillside above.

There have been few major changes to the overall character of the Columbia Tusculum Historic District since 1930. It is a cohesive district, although it contains an assortment of building styles. This unified character is due to the similarity of the historic buildings in their exterior materials, height, width, general proportions, detailing, and placement on their lots. The buildings all originally had natural exterior materials: wood, stone and brick. Most structures are two or three stories tall. They display distinctive architectural features such as Palladian windows, stained and leaded glass, decorative trim, moldings, and shingle siding. Stone steps, stone walls, and wrought iron fences throughout the district add to its historic character. The district conveys to passersby the character of a late nineteenth-century residential community in Cincinnati.

Several buildings in the district have lost their original design integrity due to the loss of architectural details and the installation of new aluminum siding. Most of these houses, however, can convey a more historic character as a result of sympathetic rehabilitation. Aluminum siding can be removed, and the original wood siding can be refurbished. Wood shingles, trim, sills, and lintels can be recreated if necessary. Overall, most of these buildings still have their original massing and shape and have appropriate door and window proportions. These buildings maintain their place in the streetscape and add to the historic built environment.

For most of its first hundred years, Columbia was noted as an agricultural suburb of Cincinnati. Although the Little Miami Railroad was established in 1841, tickets were relatively expensive. The omnibus and horse drawn streetcar lines out Eastern Avenue to nearby Pendleton also were slow and unreliable. Due to these transportation limitations between the city and Columbia, the new subdivisions that were platted in the neighborhood as early as 1850 had little appeal for new residents. By 1870 the population of Columbia had grown to only slightly more than one thousand.

Few buildings remain in the district from this early period. What is believed to be the oldest continuously occupied home in Hamilton County stands at 3644 Eastern Avenue. James Morris reportedly built it as a log cabin in 1805 and later updated it to the Gothic Revival Style. This building and two others nearby are typical of frame Gothic Revival construction, having a steeply pitched roof, a steep cross gable, fanciful decorative ornamentation cut from wood by the newly perfected scroll saw, windows with a pointed arch shape, and a one-story front porch. Further along Eastern Avenue, the Kellogg House (3807 Eastern Avenue) and the Hezekiah Stites Jr. House (315 Stites Avenue) were both constructed about 1835. They are both examples of the Federal Style. Both buildings are two-stories high and rectangular in plan, with wings at the rear. They have symmetrical facades, simple details, and gabled roofs with the gable ends at the sides. The Kellogg House has distinctive, divided windows and an entrance enclosure that were most likely added late in the century. The former Spencer Township Hall at 3833 Eastern Avenue was constructed in 1860 and is a prominent example of the Greek Revival Style.

The City of Cincinnati eventually annexed the eastern riverfront communities between 1855 and 1873. Annexation made possible the reorganization of a number of separate street railways into a single company, which improved the area's accessibility. In the mid-1880s, area residents and developers formed an improvement association to seek even better transportation links with Cincinnati. The association convinced the city to repave and widen major streets and aided the consolidated Cincinnati Street Railway in obtaining additional franchises. In return, the street railway company promised to convert the entire line from downtown Cincinnati to Columbia to electric streetcars and to charge only five cents per passenger.

These improvements resulted in a burst of growth in Columbia and its surroundings. In the brief period between 1887 and 1892, the population in the entire area nearly doubled. Most of the buildings in the Columbia Tusculum Historic District today were built during the thirty-year period from 1870 to 1900. The majority of the buildings in the district are 2- or 2-1/2-story frame residences. Most of these appear to be designed by the carpenter who built them, rather than by an architect, and display elements of the Queen Anne, Stick, and Colonial Revival Styles. Many of the buildings do not typify any one architectural style, but can be described best as examples of vernacular design. There is a high degree of repetition of design among the buildings of this period in the district. The same plans or their mirror images often were used for several buildings in a group. The builders applied siding, shingles, decorative trim, and moldings in a consistent manner among the structures. Along each street, there is generally a uniform setback of the buildings from the public right-of-way.

There are scattered examples of various other architectural styles in the district from this period, but they are exceptions. The house at 341 Tusculum Avenue is an example of the Italianate Style constructed in 1876. The buildings at 335 Tusculum Avenue and 3753 Eastern Avenue, constructed in the 1870s are examples of the Second Empire Style. The Shingle Style is demonstrated by the building at 3718 Morris Place, constructed in 1880. The Columbia Baptist Church, constructed in 1895 at 3722 Eastern Avenue, is a stone example of the Gothic Revival Style.

After 1900, construction slowed in the community. By that time, most of the available lots had been filled already. Along Eastern Avenue, several new apartment buildings were constructed. The Classical Revival Style Carnegie Library was built at 3738 Eastern Avenue in 1907 to serve the community. A new St. Stephan Catholic Church was constructed at 3800 Eastern Avenue in 1923 after a fire destroyed an earlier church at the same location. In the mid 1920s several Bungalows were built on vacant lots in the community, and, reportedly, the brick exterior of the house at 403 Tusculum was constructed around an existing frame structure.

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: MATCH THE ORIGINALS AS CLOSELY AS POSSIBLE

Most contributing buildings in the district are of frame construction with wood trim. 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, style, shape, and texture of materials, composition, size of units, placement and detailing. Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or stone, or plastic, are inappropriate.

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

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 a building. 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) 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. All wood siding should be painted. The removal of existing aluminum siding and the refurbishment of original wood siding is highly encouraged. The use of aluminum or vinyl siding for resurfacing should be avoided. In cases where aluminum or vinyl must be used, the exposed width of the siding "boards" should not exceed four inches. Do not apply aluminum siding to buildings in need of maintenance and repair; minor uncorrected problems concealed by aluminum siding can progress to the point where expensive, major repairs to the structure become necessary. Artificial stone, asbestos, asphalt shingles, and other similar resurfacing materials may not be used. Architectural features such as cornices, brackets, window sills, and lintels should not be removed or obscured when resurfacing material is applied. Wood or aluminum siding should never be applied to brick or stone walls for resurfacing.

4) ROOF: MAINTAIN THE ROOFLINE

The existing roofline and architectural features that 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 roof-top utilities, should be avoided or should be inconspicuously placed and screened where necessary. Slate and metal roofs were common in the district and should be maintained whenever possible. On roofs visible from public areas, slate or

asphalt shingles, colored to match the original, metal shingles, or sheet metal with vertical standing seams 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.

5) ORNAMENTATION: RETAIN DISTINCTIVE DETAILING

Significant architectural features such as window hoods, door surrounds, cornices, brackets, decorative piers, bay windows, Palladian windows, stained glass, porches and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings within the Columbia Tusculum Historic District. When rehabilitating a building that has already been altered, two approaches should be followed in designing new features. If the design of the original ornamentation can be documented through photographs, remaining building materials, or identical nearby buildings, the new should match the original as closely as possible. If it is not possible to determine the design of the original feature, the new should be simple and contemporary in design and should not attempt to create an image of "what might have been."

6) OUTSIDE ATTACHMENTS: AVOID UNCHARACTERISTIC FEATURES

The addition of out-of-character features should be avoided. If shutters are appropriate, they should be the right size and should meet in the middle of the window and cover the whole window when shut. 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.

7) UTILITY SYSTEMS: 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 from the public right-of-way. 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.

8) CLEANING: NEVER SANDBLAST

The cleaning of existing material should be done by the gentlest method possible.

For frame structures, abrasive cleaning leaves an uneven surface with the grain of the wood raised and often frayed or "fuzzy." Once this has occurred, it is almost impossible to achieve a smooth surface again except by extensive hand sanding, which is expensive and will quickly negate any costs saved by abrasive cleaning methods. There are many chemical paint removers which, when applied to painted wood, soften and dissolve the paint so that it can be scraped off by hand. Peeling paint can be removed from wood by hand scraping and sanding. Particularly thick layers of paint may be softened with a heat gun or heat plate, providing appropriate precautions are taken, and the paint film scraped off by hand. A torch or open flame should never be used.

Special care should be taken in preparing building surfaces for pointing. Cleaning should be done by the gentlest method possible.

For masonry structures, begin with scraping by hand or scrubbing with a natural 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.

9) 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, masonry 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 try to match the lime content, color and consistency of the existing mortar 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.)

10) 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.

11) PAINTING: REPAINT IF APPROPRIATE

Most of the buildings in the district are frame and originally were painted. The aesthetic character of the painted wood is important to the design intent of these buildings. It is inappropriate to remove the paint from existing siding in order to finish it with a clear coating. It is also inappropriate to side an existing frame building with unpainted wood.

Most of the brick buildings in the district were built after 1890 and use a hard-faced material which does not require paint for protection. Buildings with brick from this period should not be painted. A few masonry buildings in the district were built prior to 1890 with brick that was relatively soft 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 used to enhance architectural styles and highlight detailing.

Although the HCB does not review paint color, some general guidelines for painting any building apply. Paint colors should be compatible with the district and appropriate for the style of the particular building. The color selected for the body of the building should contrast with the color chosen for the structure's decorative elements.

12) DECKS: LOCATE THEM WHERE THEY ARE LEAST OBTRUSIVE

Decks are not permitted on the front or street facades of buildings. They may not obscure or require the removal or alteration of the building's significant architectural details. If a deck will be visible from the public right-of-way, it should be designed to fit the general character of the building and should not have a bare-wood finish. In most cases, decks should not extend more than ten (10) feet from the wall of the building. Generally, multi-story decks are inappropriate. Rooftop decks are not permitted, unless they are cut into the roof structure or will not result in a change in the roofline or the loss of architectural details.

NEW CONSTRUCTION

The aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the district's 19th- and early 20th-century buildings. 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 a similar texture, scale, and style to building materials found in the district's contributing buildings. Most contributing buildings in the district are of frame construction and have exterior walls of wood siding and shingles. Stone and brick structures with stone and brick details also exist. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are inappropriate. Roofs generally have the finished appearance of slate or metal shingles or standing-seam sheet metal. Asphalt shingles to match the colors of slate are encouraged.

2) **SCALE AND MASSING: MATCH THE DISTRICT**

The contributing buildings within the district are generally medium-sized residential and institutional structures situated on narrow 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 the wall surface to openings and of the 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 that are unbroken by openings or setbacks on the front facade also are discouraged.

3) **HEIGHT: CONSIDER THE SURROUNDINGS**

New construction should not differ significantly in height from nearby contributing buildings. New buildings should not exceed the height of the tallest abutting building by more than one story (not more than 12 feet). 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: DON'T BUILD FEATURELESS BOXES**

The detailing of new buildings should be similar to detailing found on contributing buildings within the district. This can include the following:

- A gable or hipped roof.
- A cornice or other form of definition at the roof line or gable end.
- 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.
- Changes in siding materials.
- A covered front porch with appropriately scaled supporting posts or columns.
- 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. 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.)

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: REFER TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should refer 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 be compatible, in a more general way, with 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.

DEMOLITIONS

- 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 building of a later period (constructed after 1930) 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 that were originally private homes, although small identification signs may be acceptable. Freestanding 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, rooftop signs and

internally illuminated signs are not permitted. Wood, metal, and fabric signs are permissible; plastic and other synthetic materials are inappropriate.

2) WALLS AND FENCES: RETAIN THE ORIGINAL

Stone retaining walls and wrought iron fences are distinctive characteristics of the Columbia Tusculum Historic District. Existing historic walls, gates, and fences should be repaired and retained in place wherever possible. New fences in front yards should not exceed thirty-six (36) inches in height and should be of iron, wood, or stone. Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate, especially in front yards. Solid (privacy) fences are discouraged; when they are necessary for screening storage or small parking areas, they should be held behind the front edge of the principal building on the site. New retaining walls should be stone, either laid dry or with mortar. Limestone-faced concrete walls are also acceptable. In some instances, planted hedges may be more appropriate than new fences or walls.

3) PARKING AND PAVING: LIMIT THE COVERAGE

Reducing green space by adding additional pavement for driveways or parking areas should be limited whenever possible. Parking areas in front yards will be permitted in extreme situations only. New driveways and parking areas should respect existing contours and natural features. Special paving units or crushed stone are generally more appropriate for parking areas visible from the public right-of-way than concrete and asphalt. 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: DEVELOP A SIMPLE AND CONTEMPORARY DESIGN

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. Healthy, mature trees should be retained, as should other significant features such as steps, retaining walls, walks, and fences that 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 that do not contribute to the distinctive character of the district fall into two general categories: Buildings that were built after 1930 and that are incompatible with the district due to their scale, materials, and detailing. (There are buildings in the district that were constructed after 1930 that are compatible with the district.)

Older buildings that have completely lost the integrity of the original design due to substantial incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details and aluminum sided, but have been modernized completely in their appearance. The basic design, scale, and rhythm of these buildings no longer relate to the historic buildings of the district.

The following buildings in the district do not contribute its historic character:

3734 Eastern Avenue
3833 Eastern Avenue (1-story front addition only)
518 Tusculum Avenue
521 Tusculum Avenue

Additions, alterations, and rehabilitation of the above buildings should either be compatible with their own style and character 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 Columbia Tusculum Historic District.