

---

---

## APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

APPLICATION #: ZH20210084  
APPLICANT: PAST  
OWNER: Mohawk LLC  
ADDRESS: **222 Mohawk Street**  
PARCELS: 009500020040  
ZONING: UM  
OVERLAYS: Sohn-Mohawk Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 15, 2021

---

### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1410-07 – Numerical Variance** for a 5-residential-unit building. The building had an existing 4 residential units. The base zoning allows 3 residential units. A variance to allow 5 units at 488 sf of lot area/unit is required.

### **Existing Conditions**

The subject property is situated mid-block on the northside of Mohawk Street toward the dead-end next to Jackson Brewery. The building is a 3-story brick building and is an existing 4-unit residential building.

### **Proposed Conditions**

The applicant is proposing to divide a larger unit into 2 smaller units to create a 5 residential unit building. The unit that is being subdivided was originally a 2-story, 2 bedroom unit and the proposal is to make each floor its own 1 bedroom unit.



Figure 1. Location of 222 Mohawk St. Image from CAGIS.



Figure 2. Street view of 222 Mohawk Street. Image from Google.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1410</a>	UM
Variance Request:	<a href="#">Section 1410</a>	Density
Variance Authority:	<a href="#">Section 1445</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Sohn-Mohawk Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

## **Zoning Review**

The project was originally approved for rehabilitation for the legally nonconforming 4 units of the last known and documented use.

A variance is required to increase the density to 5 units that would have 1 unit per floor for the front and rear portion of the building.

### **Standards for Variances per Section 1435-05-4**

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

The building is a historic building and the dividing a 2-story 2 bedroom unit into two 1 bedroom units is appropriate for the layout and configuration of this building. Having one unit per floor is a typical composition within historic buildings.

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

A denial of the density variance would not result in the deprivation of all economically viable use, but it is providing a more traditional configuration with office on the first and residential above.

### **Standards for Variances per Section 1445-05-4**

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

- The property is in an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design.
- The request isn't changing the exterior of the building.
- The request isn't changing the number of bedrooms in the building

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved since 2016 in the district have a range from a density

as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit.

### **General Standards; Public Interest**

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

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

The underlying zoning is UM. The proposal does not conform to the underlying zoning allowances for density.

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

The project is within Sohn-Mohawk Historic District. There is no exterior work and therefore no COA is required.

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

A stated goal of the 2002 Over-the-Rhine Comprehensive Plan is “Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.” The project is providing a diverse range of housing options, both in size, configuration and availability to different economic levels.

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

The building is a residential building within the UM zoning district. Parking is no longer required due to the Urban Parking Overlay District. The number of bedrooms is not increasing.

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

The proposed density is at 488 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in mixed use districts since 2017 are below

- 1531 Elm St            253 sf lot area/ unit
- 1533 Elm St            275 sf lot area/ unit
- 1925 Vine St           333sf lot area/ unit

- 161 E McMicken 357 sf lot area/ unit
- 24 W 15<sup>th</sup> St 125 sf lot area/ unit

The property is large enough that all trash for the units will be able to be accommodated onsite.

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

Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the UM zoning.

- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
The proposed project is creating more housing opportunities in the urban core providing more density and patrons of local businesses.
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
There will be temporary jobs during construction.
- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*  
The rehabilitation of the building will increase the property value of the property.
- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*  
The owner of the property will have a benefit to redeveloping the property and creating an income stream.
- p. **Public Benefits.** *The public peace, health, safety or general welfare.*  
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

**Certificate of Appropriateness Review:**

No COA is required on this project as all work being proposed is regular maintenance and repair.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on June 23.

**Comments Provided to Staff:** NA

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. Variances**

1. **Section 1410-07 –APPROVE – Numerical Variance** to allow a 5-residential-unit building at 488 sf of lot area/dwelling unit, in excess of the permitted 3 units and legally nonconforming 4 units, per plans for 222 Mohawk Street submitted by Michael Stehlin dated April 27, 2021.

**B. FINDING:** The Board makes this determination that per Section 1435-05-4:

1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The density variance is similar to other density variances approved for existing buildings within the neighborhood.
3. The density will not materially alter the demand for parking or the ability to manage utilities and services, including trash for the project.

**ADJUDICATION/DENIAL LETTER**

Date: May 6, 2021  
Location: 222 Mohawk  
Request: Zoning Relief for Density  
Zoning District: UM/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your project will require Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500.00 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

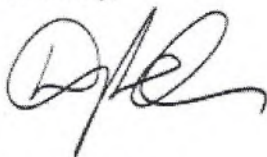
Your request does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1410-07 – 4 units are existing in the property the base zoning permits 3 units. The request to increase to 5 units requires a Density Variance.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen  
Zoning Plans Examiner  
(p): 513-352-2441  
(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)



**II Centennial Plaza**  
**805 Central Avenue, Suite 500**  
**Cincinnati, Ohio 45202**  
**Monday- Friday 7:30 am- 4 pm**  
**513-352-1559**  
**Boards@cincinnati-oh.gov**

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
 Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 222 Mohawk COMMUNITY over the Rhine  
 PARCEL ID(S) 095 0002 0040 00 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION Um ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT:  No  Yes: (name) \_\_\_\_\_  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME P.A.S.T. CONTACT PERSON (if legal entity) Mike Stehlin  
 ADDRESS 1222 Race St CITY Cinci STATE OH ZIP 45202  
 EMAIL m.stehlin@gmail.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
 TELEPHONE ~~513 641 2001~~ 513 784-9522 msc@pastarc.com (add)

**Section 3. OWNER** Mohawk LLC  
 NAME KUNST CONTACT PERSON (if legal entity) John Blatchford  
 ADDRESS 207 W McMicken Ave CITY Cinci STATE OH ZIP 45214  
 EMAIL John@kunst.us RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-641-2001

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance  Special Exception  Conditional Use  Use Variance  
 Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission  
 Urban Design Overlay District Permission  DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
MAKING (1) larger unit into (2) smaller units. (TOTAL of 5 units)  
No change in occupancy. Still based on 1/200 SF  
No change to exterior of building.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

**Section 7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.  
 Print Name Robert Strunz (P.A.S.T.) Signature [Signature] Date 05/20/21

## CINCINNATI'S HISTORIC CONSERVATION OFFICE



### Documents Required for Historic Conservation Board Review

*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 500.00

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*

# Dusty Rhodes, Hamilton County Auditor

## Property Report

<b>Parcel ID</b> 095-0002-0040-00	<b>Address</b> 222 MOHAWK ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2020 Payable 20
--------------------------------------	---------------------------------	-------------------------------------	------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 520 - TWO FAMILY DWLG
<b>Owner Name and Address</b> 222 MOHAWK LLC 207 W MCMICKEN AVE CINCINNATI OH 45214 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> 222 MOHAWK LLC 207 W MCMICKEN AVE CINCINNATI OH 45214 (call 946-4800 if incorrect)
<b>Assessed Value</b> 8,070	<b>Effective Tax Rate</b> 75.946900
<b>Property Description</b> 222 MOHAWK ST 42.5 IR LOT 17-18 PT 19 WOODRUF& MUNSONS SUB-PAR 40-41 CON	

### Appraisal/Sales Summary

Year Built	1865
Total Rooms	12
# Bedrooms	5
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	11/6/2019
Last Sale Amount	\$0
Conveyance Number	219396
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	2
Acreage	0.055

### Tax/Ci

Board of Revision
Rental Registration
Homestead
Owner Occupancy
Foreclosure
Special Assessment
Market Land Value
CAUV Value
Market Improvement
Market Total Value
TIF Value
Abated Value
Exempt Value
<b>Taxes Paid</b>
Tax as % of Total

### Notes

**P.A.S.T.**

Mike Stehlin Architect  
**1222 Race St.**  
Cincinnati OH 45202

**Request for Zoning Relief:**

**Address:** 222 MOHAWK ST 45214

Property owner requests zoning relief for Density at 222 Mohawk St.. The existing apartment layout was permitted previously for 4 units. We wish to divide one 2 story unit into 2 smaller single level units. No change to building footprint or usable square footage. All Entry doors are existing. Occupancy number is based on 1/ 200 SF and does not change. Number of occupants therefor is the same. We feel this change has no negative bearing on the surrounding properties or neighborhood.

Thank you for your consideration ,

Bob Strunc (P.A.S.T.),  
on behalf of John Blatchford, property Owner

**P.A.S.T.**

Mike Stehlin Architect  
**1222 Race St.**  
Cincinnati OH 45202

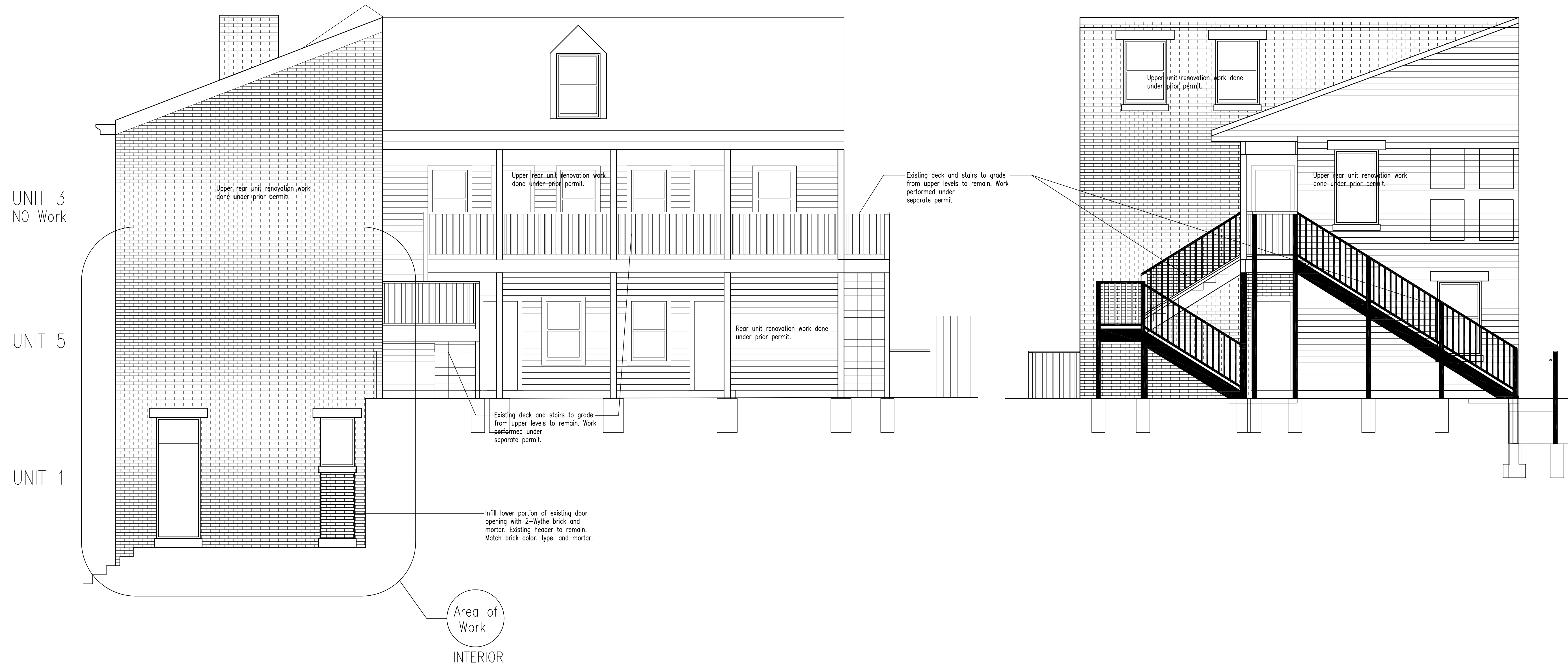
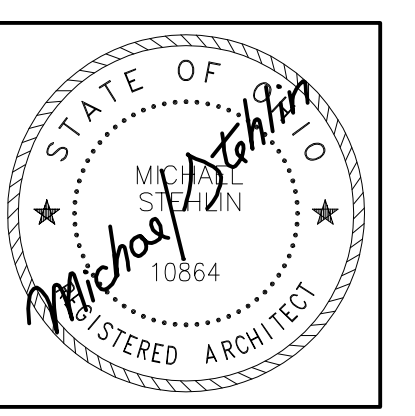
**Request for Zoning Relief:**

**Address:** 222 MOHAWK ST 45214

**List of Witnesses:**

John Blatchford  
207 W. McMicken  
Cinci OH 45214

518-641-2001



East Elevation  
Scale: 1/8" = 1'-0"

North Elevation  
Scale: 1/8" = 1'-0"

RENOVATIONS TO EXISTING MULTIFAMILY  
222 MOHAWK STREET  
Cincinnati, Ohio 45214

NORTH AND EAST ELEVATIONS	Issue:	Date:
	04-27-2021	
Drawn:	Project No:	
BS	20015	
Sheet No.	A201	

BUILDING RENOVATION  
222 Mohawk St.  
Cincinnati, OH 45214

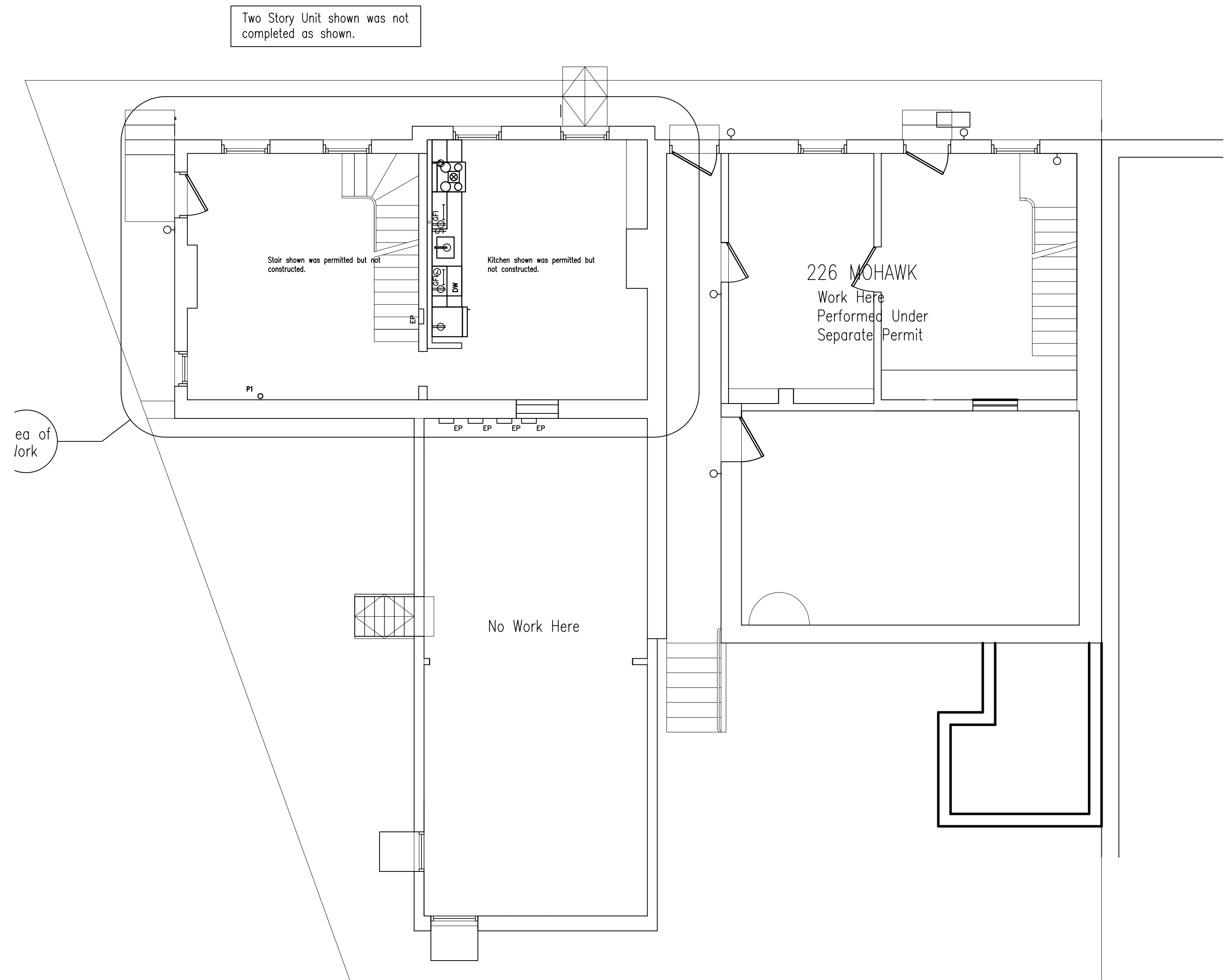
1025 RACE STREET  
CINCINNATI, OH 45202  
513/784-9822

Preservation  
Architecture  
Services  
T.com

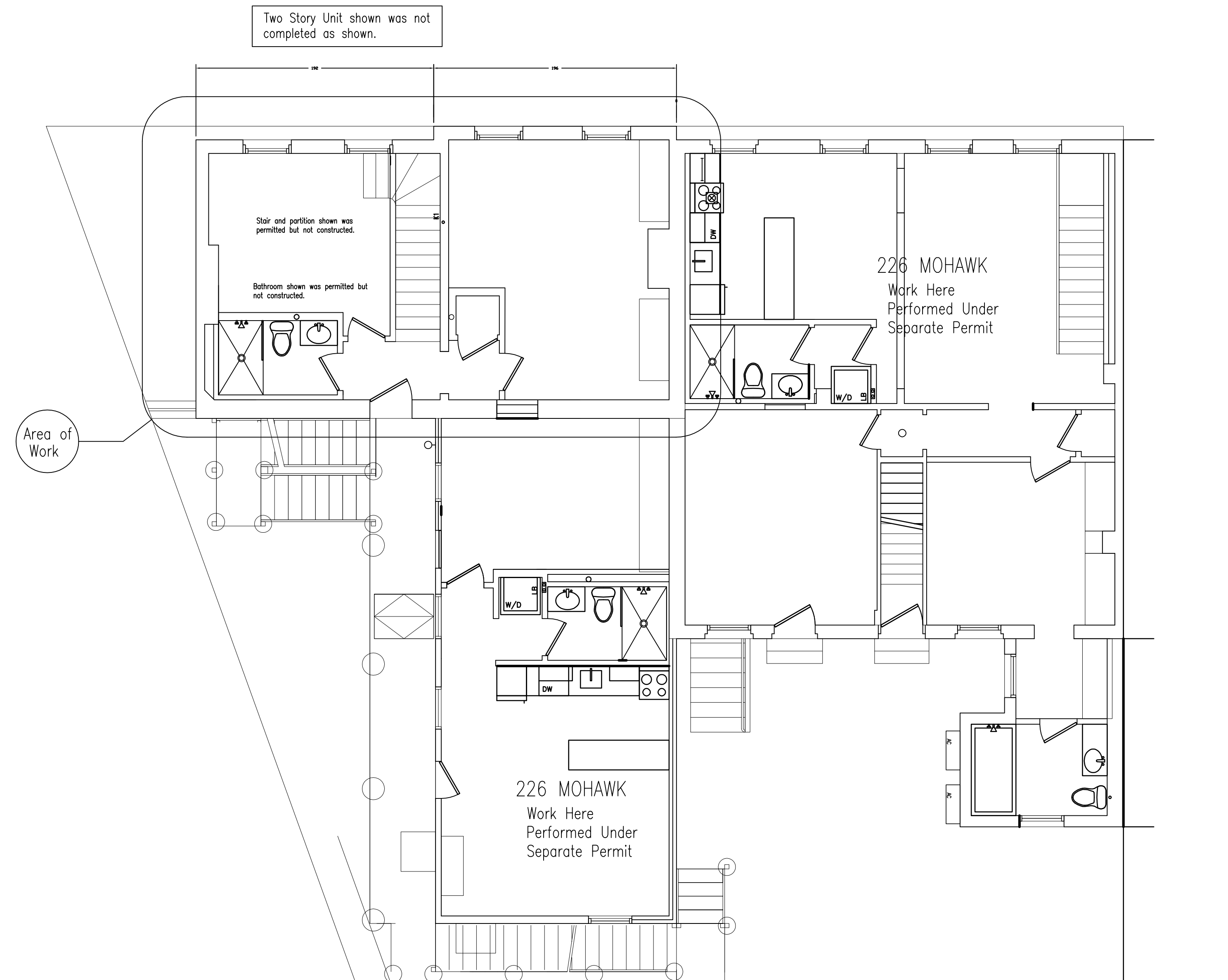


RENOVATIONS TO EXISTING MULTIFAMILY  
 222 MOHAWK STREET  
 Cincinnati, Ohio 45214

EXISTING PLAN	Issue: _____	Date: _____
	Drawn: BS	Project No: 20015
Sheet No. <b>A100</b>		

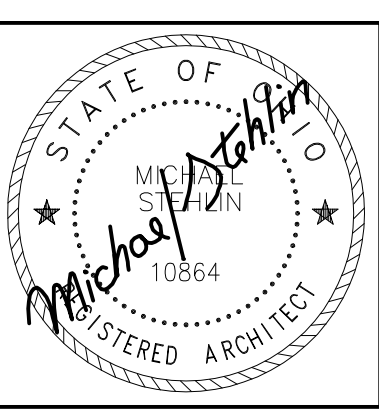


Previously permitted  
**Ground Level Plan**  
 Scale: 3/32" = 1'-0"

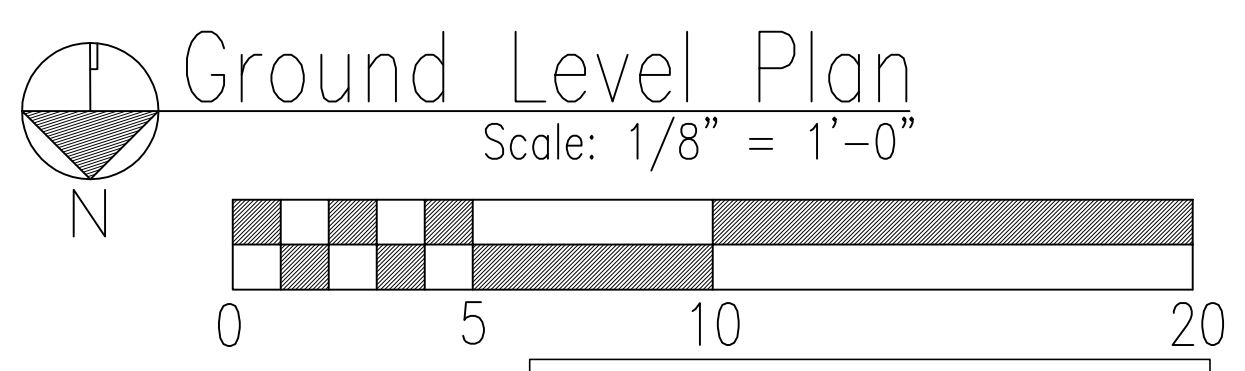
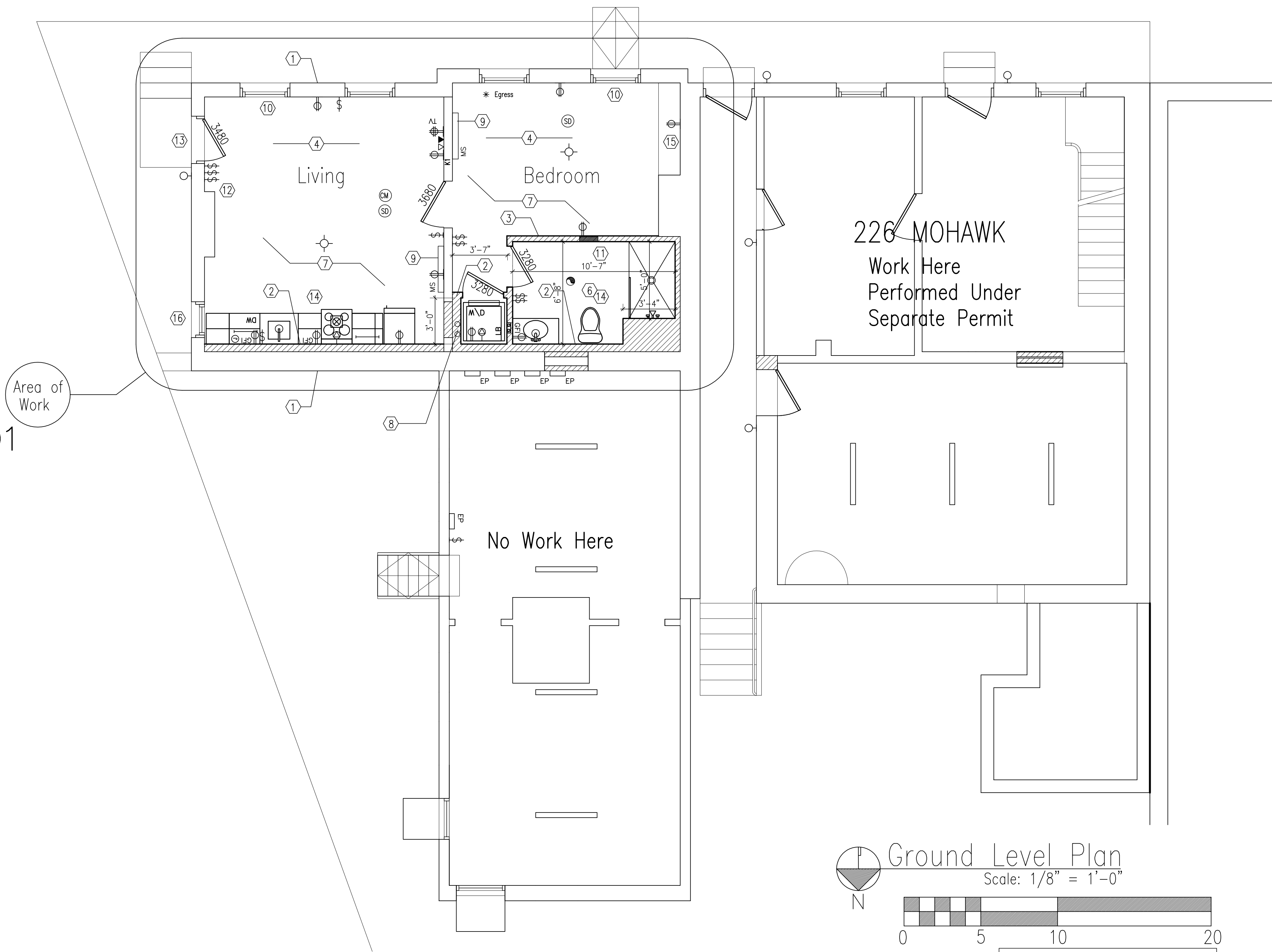


Previously permitted  
**Level Two Plan**  
 Scale: 3/32" = 1'-0"

Michael Stehlin Lic# 10864  
 Expires 12-31-21



UL Assembly L501



Notes

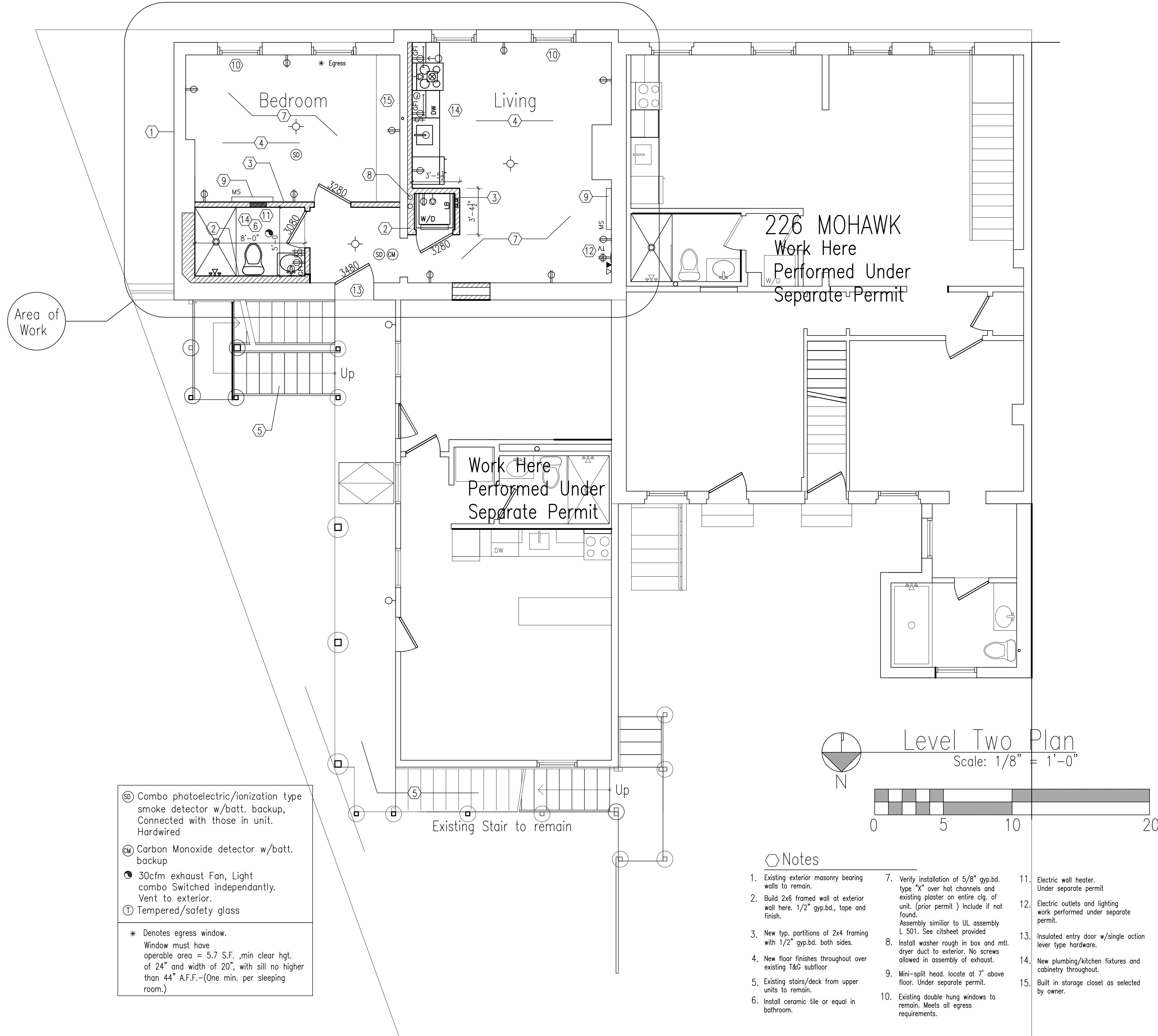
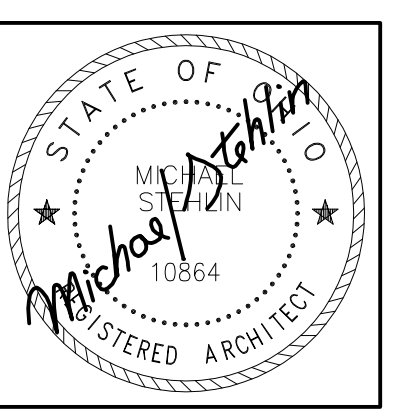
1. Existing exterior masonry bearing walls to remain.
2. Build 2x6 framed wall at exterior wall here. 1/2" gyp.bd., tape and finish.
3. New typ. partitions of 2x4 framing with 1/2" gyp.bd. both sides.
4. New floor finishes throughout over existing T&G subfloor.
5. Existing stairs/deck from upper units to remain.
6. Install ceramic tile or equal in bathroom.
7. Install 5/8" gyp.bd. type "X" on over hat channels and existing plaster on entire clg. of ground floor unit. Assembly similar to UL assembly L 501. see cut sheet provided.
8. Install washer rough in box and mtl. dryer duct to exterior. No screws allowed in assembly of exhaust.
9. Mini-split head, locate at 7' above floor. Under separate permit.
10. Existing double hung windows to remain. Meets all egress requirements.
11. Electric wall heater. Under separate permit.
12. Electric outlets and lighting work performed under separate permit.
13. Insulated entry door w/single action lever type hardware.
14. New plumbing/kitchen fixtures and cabinetry throughout.
15. Built in storage closet as selected by owner.
16. Infill lower portion of existing door opening with 2-Wythe brick and mortar. Existing header to remain. Install new double hung window.

- Ⓢ Combo photoelectric/ionization type smoke detector w/batt. backup. Connected with those in unit. Hardwired
  - Ⓜ Carbon Monoxide detector w/batt. backup
  - ⦿ 30cfm exhaust Fan, Light combo Switched independently. Vent to exterior.
  - Ⓣ Tempered/safety glass
- \* Denotes egress window.  
Window must have operable area = 5.7 S.F., min clear hgt. of 24" and width of 20", with sill no higher than 44" A.F.F.--(One min. per sleeping room.)

RENOVATIONS TO EXISTING MULTIFAMILY  
222 MOHAWK STREET  
Cincinnati, Ohio 45214

LEVEL ONE PLAN	BUILDING RENOVATION 222 Mohawk St. Cincinnati, OH 45214		1022 RACE STREET CINCINNATI, OH 45202 513/784-9822	
	Drawn: BS	Project No: 20015	P reservation A architecture S services T.com	
Sheet No.	A101			

Issue: Date:  
04-27-2021

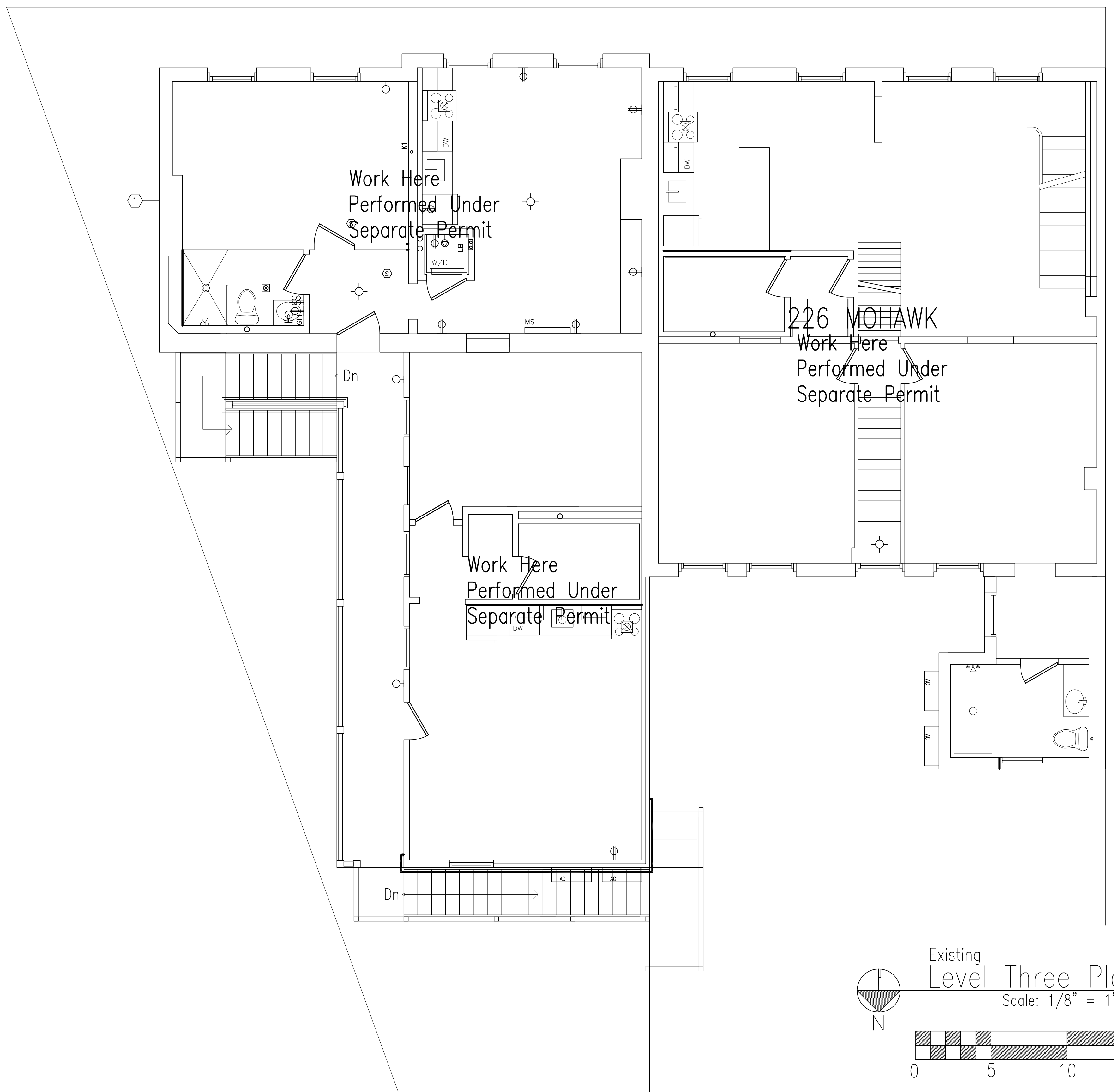


(SD) Combo photoelectric/ionization type smoke detector w/batt. backup, Connected with those in unit. Hardwired  
 (M) Carbon Monoxide detector w/batt. backup  
 (F) 30cfm exhaust Fan, Light combo Switched independently. Vent to exterior.  
 (T) Tempered/safety glass  
 \* Denotes egress window.  
 Window must have operable area = 5.7 S.F., min clear hgt. of 24" and width of 20", with sill no higher than 44" A.F.F.-(One min. per sleeping room.)

- Notes**
- Existing exterior masonry bearing walls to remain.
  - Build 2x6 framed wall at exterior wall here. 1/2" gyp.bd., tape and finish.
  - New typ. partitions of 2x4 framing with 1/2" gyp.bd. both sides.
  - New floor finishes throughout over existing T&G subfloor
  - Existing stairs/deck from upper units to remain.
  - Install ceramic tile or equal in bathroom.
  - Verify installation of 5/8" gyp.bd. type "X" over hot channels and existing plaster on entire ckg. of unit. (prior permit ) include if not found. Assembly similar to UL assembly L 501. See citsheet provided
  - Install washer rough in box and mt. dryer duct to exterior. No screws allowed in assembly of exhaust.
  - Mini-split head. locate at 7' above floor. Under separate permit.
  - Existing double hung windows to remain. Meets all egress requirements.
  - Electric wall heater. Under separate permit
  - Electric outlets and lighting work performed under separate permit.
  - Insulated entry door w/single action lever type hardware.
  - New plumbing/kitchen fixtures and cabinetry throughout.
  - Built in storage closet as selected by owner.

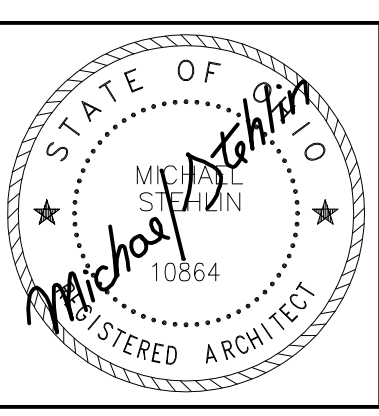
**RENOVATIONS TO EXISTING MULTIFAMILY**  
 222 MOHAWK STREET  
 Cincinnati, Ohio 45214

<b>LEVEL TWO PLAN</b> 222 Mohawk St. Cincinnati, OH 45214	1022 RACE STREET CINCINNATI, OH 45202 513/784-9822
	Preservation Architecture Services <b>P A S T</b> .com
Issue: Date: 04-27-2021	Project No: 20015
Drawn: BS Sheet No.	<b>A102</b>

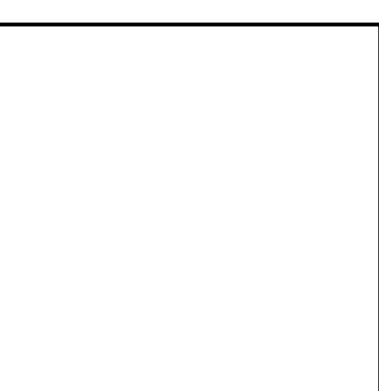


Existing  
**Level Three Plan**  
 Scale: 1/8" = 1'-0"

Michael Stehlin Lic# 10864  
 Expires 12-31-21



**RENOVATIONS TO EXISTING MULTIFAMILY**  
 222 MOHAWK STREET  
 Cincinnati, Ohio 45214



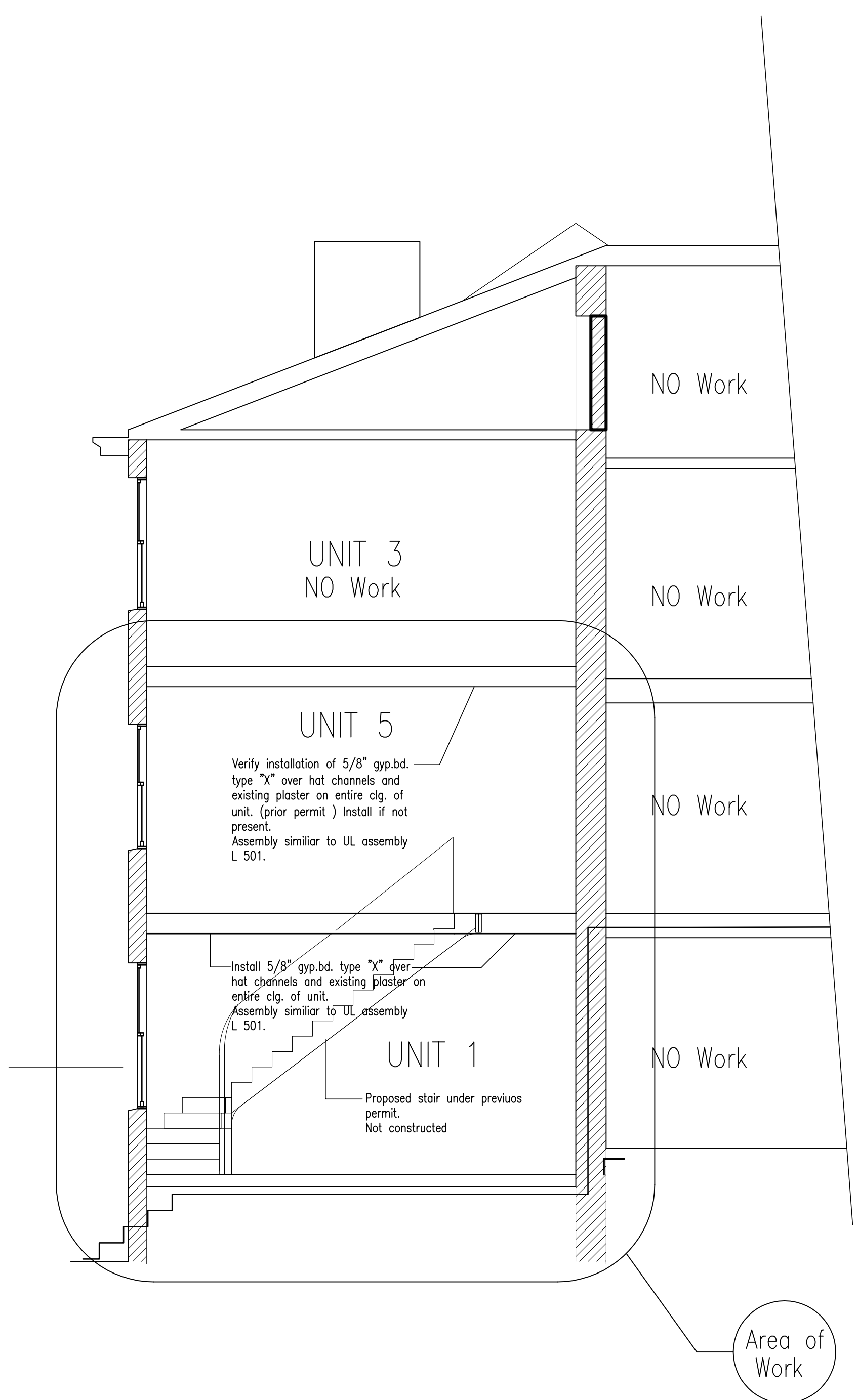
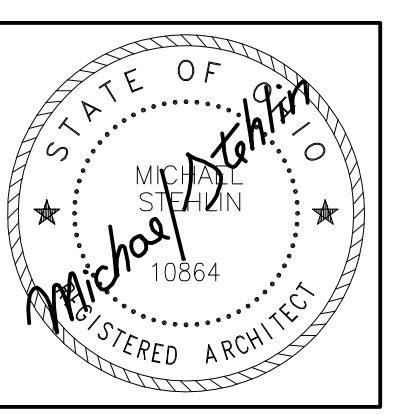
**BUILDING RENOVATION**  
 222 Mohawk St.  
 Cincinnati, OH 45214

1022 RACE STREET  
 CINCINNATI, OH 45202  
 513.784-9822

**P**resentation  
**A**rchitecture  
**S**ervices  
**T**eam

<b>LEVEL THREE PLAN</b>	Issue:	Date:
		04-27-2021
	Drawn:	Project No:
	BS	20015
Sheet No:	<b>A103</b>	

Michael Stehlin Lic# 10864  
Expires 12-31-21



Building Section  
Scale: 1/8" = 1'-0"



226 MOHAWK  
No work Here

222 MOHAWK  
South Elevation  
Scale: 1/8" = 1'-0"

RENOVATIONS TO EXISTING MULTIFAMILY  
222 MOHAWK STREET  
Cincinnati, Ohio 45214

SOUTH ELEVATION BUILDING SECTION	Issue:	Date:
	04-27-2021	
Drawn:	Project No:	
BS	20015	
Sheet No.	A200	

Preservation Architecture Services  
1025 RACE STREET  
CINCINNATI, OH 45202  
513.784.9822

BUILDING RENOVATION  
222 Mohawk St.  
Cincinnati, OH 45214

**CODE REVIEW**

222 Mohawk Street

Summary: Existing building with permit for full remodel under previous Permit 2019P11052. This application is to divide one two-story unit into separate units. No change in SF. Stair shown to be built between the two stories is removed in this plan. Both new units have doors to exterior

Previous permit showed 4 units. This permit converts one 1,040 SF unit and changes it into two 520 SF units.

This building will now have 5 units.

Address: 222 Mohawk Street, Cincinnati, OH 45202, Over-the-Rhine  
 OBC edition: 2017  
 Use Group Class: R2  
 Construction Type: VB (Appears to be III-B but previous permit classified it as VB)  
 Height: 3 story, No Change  
 Actual Area in SF: 3,015 SF gross, entire building  
 Occupant Load (1008.1.2): 3 per apartment

Zoning: CC-P OTR Historic District  
 Note: only one minor change to exterior in this permit: Changing a door on the side of the building into a window.

Sprinkler Required: No. No change of use or area or construction type.

Alarm System: Dual technology smoke detectors in each bedroom, near each bedroom, 120V with battery back up and interconnected within each unit.

Carbon Monoxide detectors provided near each bedroom

**DESIGN LOADS**

**LIVE LOADS**

- 1. Floors, stairs, & exterior decks 40 psf live
- 2. Attics (limited storage) 20 psf live
- 3. Attics (no storage) 10 psf live
- 4. Roofs 20 psf ground snow

**WIND LOADS**

Basic Wind Speed (Vult) = 115 mph  
 Wind Exposure = B

**SEISMIC LOADS**

Seismic Importance Factor = 1.0  
 Site Class = D  
 S<sub>s</sub> = 0.177 g S<sub>1</sub> = 0.075 g  
 S<sub>DS</sub> = 0.189 g S<sub>D1</sub> = 0.120 g  
 Seismic Design Category = B  
 Basic Structural System = Bearing Wall System  
 Seismic Force Resisting System(s):  
 Ordinary plain masonry shear walls R = 1.5  
 Analysis Procedure = ELFP

**CONSTRUCTION AND SAFETY**

1. Contractor shall brace entire structure as required to maintain stability until complete and functioning as the designed unit.
2. Engineer shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by contractor.
3. The contractor will be solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on site, the engineer is responsible for his own safety but has no responsibility for the safety of other personnel or safety conditions of the site.
4. Contractor and his agent(s) shall verify all information and dimensions contained within these construction documents. Contractor shall verify all existing conditions, including buildings, site conditions, and soil bearing pressure. All errors, omissions, and inconsistencies are to be reported to the engineer before proceeding with the work. Failure to do so will release the engineer of all responsibility. Any changes from these documents are the responsibility of the contractor. These drawings are not to be scaled. If insufficient information exists, contact the engineer for clarification before proceeding with the work.

**ABBREVIATIONS**

A.F.F.	ABOVE FINISH FLOOR	FLR	FLOOR	REQD	REQUIRED
AL	ALUMINUM	GYP	GYP/SD	SD	SMOKE DETECTOR
APPROX	APPROXIMATE	GYP. BD.	GYP/SD BOARD	STL	STEEL
B/BM	BOTTOM OF BEAM	GWB	GYP/SD WALL BOARD	T/BM	TOP OF BEAM
BLG	BUILDING	HM	HOLLOW METAL	T/C	TOP OF CURB
BRG	BEARING	HR	HOUR	T&G	TONGUE AND GROOVE
BET	BETWEEN	HT	HEIGHT	T&B	TOP AND BOTTOM
C.J.	CONTROL JOINT	HOR	HORIZONTAL	THK	THICK
C.L.	CEILING	ID.	INSIDE DIAMETER	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	MATL	MATERIAL	W/	WITH
CONC	CONCRETE	MAX	MAXIMUM	WD	WOOD
CONT.	CONTINUOUS	MTG. HT.	MOUNTING HEIGHT	VERT	VERTICAL
CPT (OR C)	CARPET	MIN	MINIMUM	VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE	MTL	METAL	V.I.F.	VERIFY IN FIELD
DS	DOWNSPOUT	N.I.C.	NOT IN CONTRACT		
DIM	DIMENSION	OC	ON CENTER		
DWG	DRAWING	OCC	OCCUPANCY		
EA.	EACH	O.D.	OUTSIDE DIAMETER		
E.P.	ELECTRIC PANEL	OPP	OPPOSITE		
EXIST.	EXISTING	P	PAINT		
FD	FLOOR DRAIN	RD	ROOF DRAIN		
FE	FIRE EXTINGUISHER	RE.	REFER		
FIN	FINISH				

# RENOVATION TO MULTI FAMILY RESIDENCE

# 222 MOHAWK STREET

## CINCINNATI OH 45214

**BUILDING OWNER:**

KUNST Development  
 207 W. McMicken  
 Cincinnati, OH 45214

**ARCHITECT:**

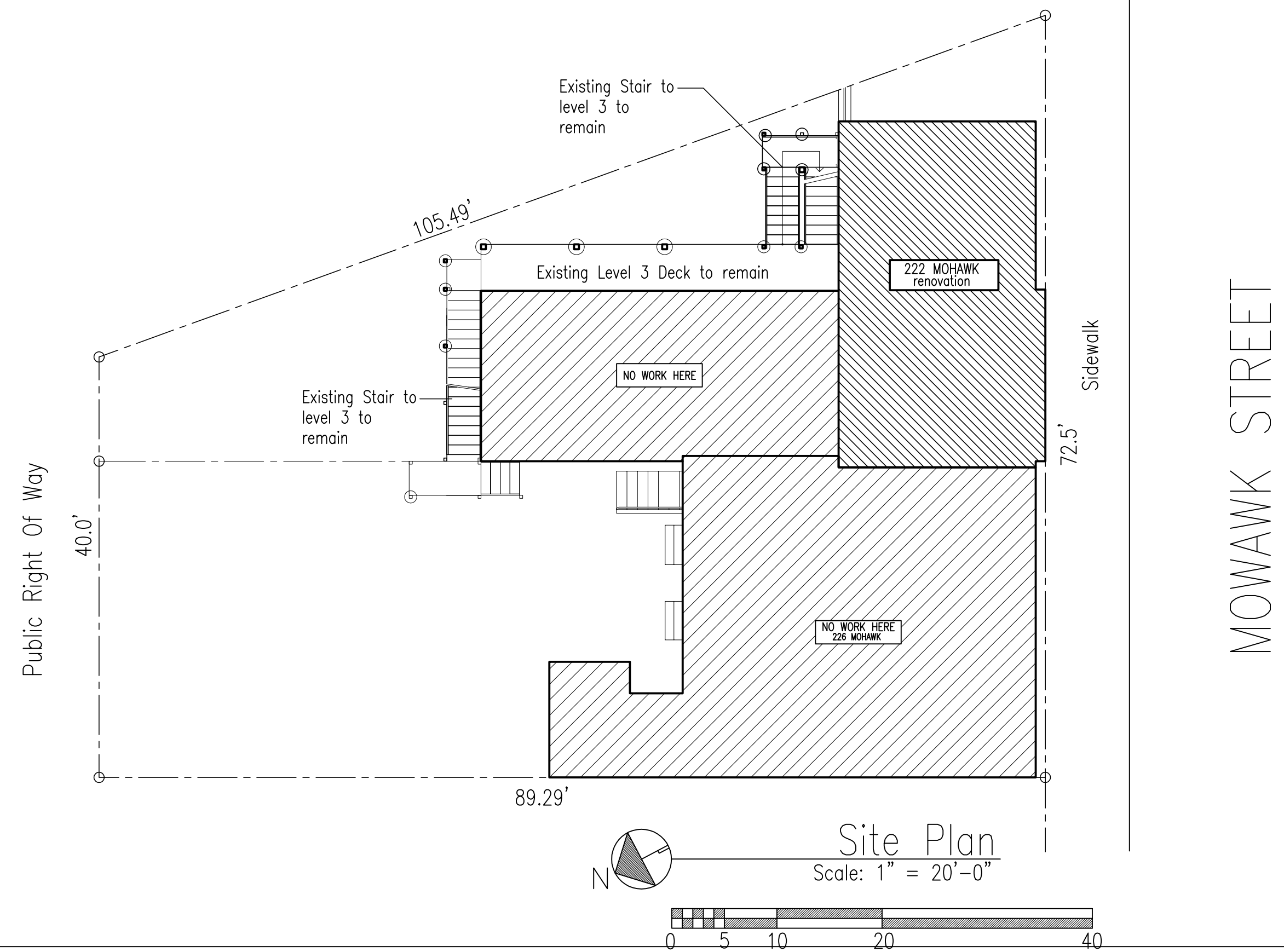
Mike Stehlin, AIA  
 1222 Race Street  
 Cincinnati, OH 45202  
 ms@pastarc.com  
 784-9522

**DRAWING INDEX**

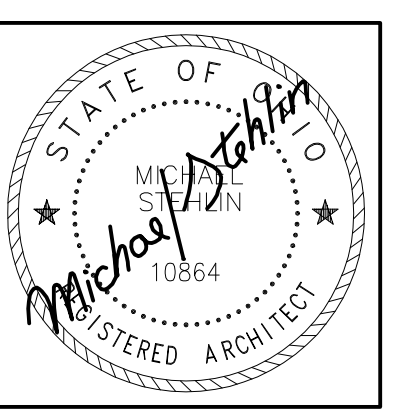
SHT #	DESCRIPTION:
G001:	TITLE SHEET / INDEX / SITE PLAN
A100:	EXISTING PERMITTED PLANS
A101:	LEVEL ONE PROPOSED PLAN
A102:	LEVEL TWO PROPOSED PLAN
A103:	LEVEL THREE EXISTING PLAN
A200:	SOUTH ELEVATION/BUILDING SECTION
A201:	EAST AND NORTH ELEVATIONS

**SYMBOLS**

	ELEVATION HEIGHT		DOOR #		REVISIONS		EARTH		STEEL
	TEST BORING		ROOM #		WALL-MOUNTED FIRE EXTINGUISHER		GRAVEL		ALUMINIUM
	SECTION		WINDOW #		CMU		WOOD		CONCRETE
	ELEVATION		WALL TYPE		BRICK		BATT INSULATION		RIGID INSULATION
	INTERIOR ELEVATION		KEYNOTE		ILLUMINATED EXIT SIGN W/DUAL HEAD LIGHTS W/ BATT		REMOTE HEAD		
	DETAIL		BATT BACK UP EGRESS LIGHT						



Michael Stehlin, Lic# 10864 Expires 12-31-21



**RENOVATIONS TO EXISTING MULTIFAMILY**  
**222 MOHAWK STREET**  
**Cincinnati, Ohio 45214**

<b>TITLE SHEET / INDEX / SITEPLAN</b>	<b>BUILDING RENOVATION</b> 222 Mohawk St. Cincinnati, OH 45214		1222 RACE STREET CINCINNATI, OH 45202 513.784-9522	
	P: pastarc.com A: architecture S: services T: team			
	<b>Issue:</b>	<b>Date:</b>		
		04-27-2021		
	<b>Drawn:</b>	<b>Project No.:</b>		
	BS	20015		
	<b>Sheet No.</b>			
	G001			

---

---

## APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

APPLICATION #: ZH20210085  
APPLICANT: City Studios Architecture  
OWNER: Cintrifuse Innovation Hub LLC  
ADDRESS: **1313-1315 Vine Street**  
PARCELS: 081-0004-0188  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 21, 2021

---

---

### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1419-21 (c) – Conditional Use** for an Outdoor Area associated with an eating and drinking establishment that exceeds 50% of the indoor area accessible to the public for a property within 500 feet of a residential zone. The property is 380 feet from an RM district.
2. **Section 1419-21 (e) – Conditional Use** for an Outdoor Area with Entertainment associated with an eating and drinking establishment for a property within 500 feet of a residential zone. The property is 380 feet from an RM district.

### **Existing Conditions**

The subject property is situated mid-block on Vine Street adjacent to Imagination Alley and within an existing mixed-use building that has been used as a restaurant without an outdoor patio. The patio is an existing patio associated with other non-eating/drinking uses within the building.

### **Proposed Conditions**

The applicant is proposing convert the existing patio into a patio with outdoor entertainment associated with the eating and drinking establishment. The only substantial exterior change to the historic building is taking an existing window opening and turning it into a door on the rear of the structure. This has been permitted under permit # 2021P03621.

The proposed patio is 1,015 sf and the interior are accessible to the public is 1,301 sf. The outdoor area will have a DJ booth toward the center of the patio. An existing 6-foot wooden privacy fence will be maintained at the perimeter of the outdoor area.



Figure 1. Location of 1313 Vine Street. Image from CAGIS.



Figure 2. Street view of 1313 Vine Street. Image from Google.



Figure 3. Street view of 1313 Vine Street from Republic Street. Image from Google.

**Previous Reviews:** Permit # 2021P03621 allowed the use of a portion of the patio without entertainment and changes on the exterior of the façade to allow access from the restaurant to the patio space.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	UM
Variance Request:	Section 1419	Outdoor Eating and Drinking
Variance Authority:	<a href="#">Section 1445</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Sohn-Mohawk Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

**Standards for Conditional Uses per Section 1435-05-4**

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

The outdoor area provides additional area for the business to use. Historic building 1<sup>st</sup> floor commercial spaces are often limited in size and an outdoor area provides a larger space for revenue for the establishment.

The outdoor entertainment does not adversely affect this historic building

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

A denial of the conditional uses would not result in the deprivation of all economically viable use, but it is providing more space and atmosphere for the eating and drinking establishment.

### **General Standards; Public Interest**

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

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

The underlying zoning is CC-P.

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

The project is within Over-the-Rhine Historic District. There is no exterior work in this request. A COA has previously been issued at staff level for minor changes to the rear of the structure.

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

Plan Cincinnati states as a goal to: Cultivate our position as the most vibrant and healthiest part of our region through targeting investment to geographic areas where there is already economic activity.

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

Parking is not a required for developments within the Urban Parking Overlay Zone.

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

No buffering is required by zoning as the adjacent parcels are in the same zoning district as the subject parcel. The existing patio has a 6-foot privacy fence to buffer any visual impact to the adjacent neighboring properties.

The closest residential zoning district, which is 380 feet way, is also buffered from the outdoor area and outdoor entertainment with other buildings which are all taller than the patio area.

- f. **Landscaping.** *Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*  
There is no landscaping, or buffer yards required as the adjacent properties are within the same zoning district.
- g. **Hours of Operation.** *Operating hours of the venue are compatible with adjacent land uses and illustrated below. They are compliant with Sec. 1419-21(g):*  
The hours of operation will comply with 1419-21. As the property is more than 100 feet from a residential zoning district it does not require any approval of operating hours and is permitted to be open till 2 am.
- h. **Neighborhood Compatibility.** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*  
The proposed outdoor eating and drinking area for a previously permitted eating and drinking establishment is in keeping with an area that is zoned as a mixed-use area. Within the Over-the-Rhine Neighborhood and historic district, there are several outdoor areas associated with eating and drinking establishments.  
  
Vine Street is a major commercial corridor within the Over-the-Rhine neighborhood with many eating and drinking establishments with outdoor areas.  
  
The properties along Republic Street are residential in nature but they are within a mixed-use zoning district.
- i. **Proposed Zoning Amendments.** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*  
N/A
- j. **Adverse Effects.** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*  
There are no anticipated adverse effects to the extent of access to fire, police or other public services. As the proposal is for use of a proposed vacant lot, there would not be any impact of access to light or air to adjoining properties.
- k. **Blight.** *The elimination or avoidance of blight.*  
This property is not blighted.
- l. **Economic Benefits.** *The promotion of the Cincinnati economy.*  
The proposed work will increase income gained from use of the property.
- m. **Job Creation.** *The creation of jobs both permanently and during construction.*

The proposed project will create temporary jobs during construction and will provide permanent jobs at the commercial space.

- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*  
None anticipated.
- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*  
There will be an economic benefit to the operator of the business with the increased commercial space.
- p. **Public Benefits.** *The public peace, health, safety or general welfare.*  
The project will result in no identified adverse effects to the public peace, health, safety, or general welfare and will add to the vibrancy of the neighborhood.

**Certificate of Appropriateness Review:**

No COA is required on this review

**Other Considerations:**

**Prehearing Results:** A prehearing was held on June 23. The applicants were present.

**Comments Provided to Staff:** NA

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

- I. **ZONING RELIEF** for the property at 1313 Vine Street per plans from City Studios dated 5.3.21:
  - A. **Section 1419-21 (c) – APPROVE a Conditional Use** for an Outdoor Area associated with an eating and drinking establishment that exceeds 50% of the indoor area accessible to the public for a property within 500 feet of a residential zone.
  - B. **Section 1419-21 (e) – APPROVE a Conditional Use** for an Outdoor Area with Entertainment associated with an eating and drinking establishment for a property within 500 feet of a residential zone.
  - C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
    - 1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.

**ADJUDICATION/DENIAL LETTER**

Date: May 12, 2021

Location: 1313 Vine St

Request: Conditional Use

Zoning District: CC-P/ Over-The-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1419-21 (e): Outdoor Area Entertainment: A Conditional Use is required for outdoor entertainment associated with an eating and drinking establishment that is within 500 feet of a residential zoning district. The property is approximately 380 feet from a RM district.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am- 4 pm  
 513-352-1559  
[Boards@cincinnati-oh.gov](mailto:Boards@cincinnati-oh.gov)

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
 Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1313-1315 Vine Street COMMUNITY Over-the-Rhine  
 PARCEL ID(S) 081-0004-0188-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) OTR Historic District  
 **Non-Residential Project**     **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

**Section 2. APPLICANT**  
 NAME City Studios Architecture, LLC CONTACT PERSON (if legal entity) Deanna Heil  
 ADDRESS 1148 Main Street CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL dheil@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 513-621-0750


**Section 3. OWNER**  
 NAME Cintrifuse Innovation Hub LLC CONTACT PERSON (if legal entity) Daejah Alexander  
 ADDRESS 1311 Vine Street CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL dalexander@3CDC.org RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-977-9041

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*  
A new restaurant will be located in an existing restaurant space located at 1313-1315 Vine Street. As part of the project, the restaurant will occupy an existing outdoor patio space that is located at the rear (west) of the building. The patio will include seating, a new exit gate and a DJ booth. The application is to request a Conditional Use for the DJ booth and for the size of the existing patio. See attached letter for further description.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name Deanna Heil Signature  Date 5 / 27 / 2021



Online Property Access

**Parcel ID** 081-0004-0188-00      **Address** 1314 REPUBLIC ST      **Index Order** Parcel Number      **Tax Year** 2020 Payable 2021

**I Want To...**

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home


**View:**

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

**Print:**

- Current Page
- Property Report

**Property Information**

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD		<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD		
<b>Appraisal Area</b> 01800 - OVER THE RHINE	<b>Land Use</b> 404 - RETAIL/APARTMENT OVER	
<b>Owner Name and Address</b> CINTRIFUSE INNOVATION HUB LLC 1410 RACE ST CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> CINTRIFUSE INNOVATION HUB LLC 1311 VINE ST CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 203,880	<b>Effective Tax Rate</b> 89.090432	<b>Total Tax</b> \$20,115.89
<b>Property Description</b> VINE ST 0.297 AC		

**Appraisal/Sales Summary**

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/25/2014
Last Sale Amount	\$10
Conveyance Number	73714
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	324531
# of Parcels Sold	1
Acreage	0.297

**Tax/Credit/Value Summary**

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	385,850
CAUV Value	0
Market Improvement Value	1,737,750
Market Total Value	2,123,600
TIF Value	468,710
Abated Value	1,541,090
Exempt Value	0
<b>Taxes Paid</b>	<b>\$10,157.48</b>
Tax as % of Total Value	0.000%

**Notes**

\*\* 11/17/16 - 12YR CRA Abatement - 100% of Improvement - Began TY2016 thru 2027, back to taxable 2028 payable 2029 \*\* 8/4/14 - BOUNDARY SURVEY VOIDING PARCELS 191, 192-193 CONSOLIDATED, 194 FOR TY2014

May 27, 2021

Historic Conservation Board  
City of Cincinnati  
11 Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

**Re: Conditional Use Request  
1313 – 1315 Vine Street**

Historic Board members,

This letter is to request conditional use approval for outdoor area and entertainment for the Bourbon's Craft Kitchen and Bar located in a first floor commercial space at 1313-1315 Vine Street. The property is located in the CC-P zoning district, which is within the boundaries of the Over-the-Rhine Historic District.

The following documents and information are included with this application:

1. Adjudication letter, dated, May 12, 2021
2. Zoning Hearing Examiner Application Form
3. Copy of the Hamilton County Auditors Report
4. Location plan
5. Floor plan
6. Site photographs
7. Permit application drawing set.

The property is bounded by Vine Street to the east, Republic Street to the west and the public parked named Imagination Alley to the north of the building. An existing outdoor patio with a perimeter privacy fence is located at the rear of the building. The patio is currently used primarily by the Cintrifuse office space that occupies the remainder of the 1313-1315 Vine building in which the restaurant resides. As part of Bourbon's Craft Kitchen and Bar, a new door will be created at the rear of the space for direct access to the patio. A DJ booth is proposed.

Conditional use requests:

- **Outdoor area:** The existing outdoor area (1,015 s.f.) exceeds 50% of the existing indoor area accessible to the public (1,301 s.f.) and is less than 500'-0" from the RM-1.2 residential district boundary line (405'-0").
- **Entertainment:** The DJ booth in the outdoor area is less than 500'-0" from the RM-1.2 residential district boundary line (405'-0").

Historic Conservation Board  
May 28, 2021  
Page 2 of 2

We believe that the existing size of the outdoor patio and the addition of a DJ booth is in the public interest per Cincinnati Municipal Code:

- Additional outdoor area is listed as a conditional use, per 1419-21 (c) and entertainment is also listed as a conditional use, per 1419-21 (e).
- The Bourbon's Craft Kitchen and Bar conforms to the underlying zone district use regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- The proximity of the outdoor patio and DJ booth is approximately 405'-0", which is minimally less than the 500'-0" mark for eliminating the need for a conditional use request. Relief from the distance requirement will not have an adverse effect on the character of the area or the public health, safety and general welfare of residents.
- The Bourbon's Craft Kitchen and Bar, in an existing vacant tenant space, will contribute to the promotion of the Cincinnati economy.
- The restaurant and use of the outdoor patio conforms to the city's comprehensive plan of Vine Street as a vibrant and energized commercial corridor. The use is compatible with the predominant prevailing land use and will not have a material net cumulative adverse impact on the neighborhood.

Based on the information conveyed through this zoning relief application, the Owner respectfully requests that the Historic Conservation Board grants the conditional uses for this project.

Sincerely,

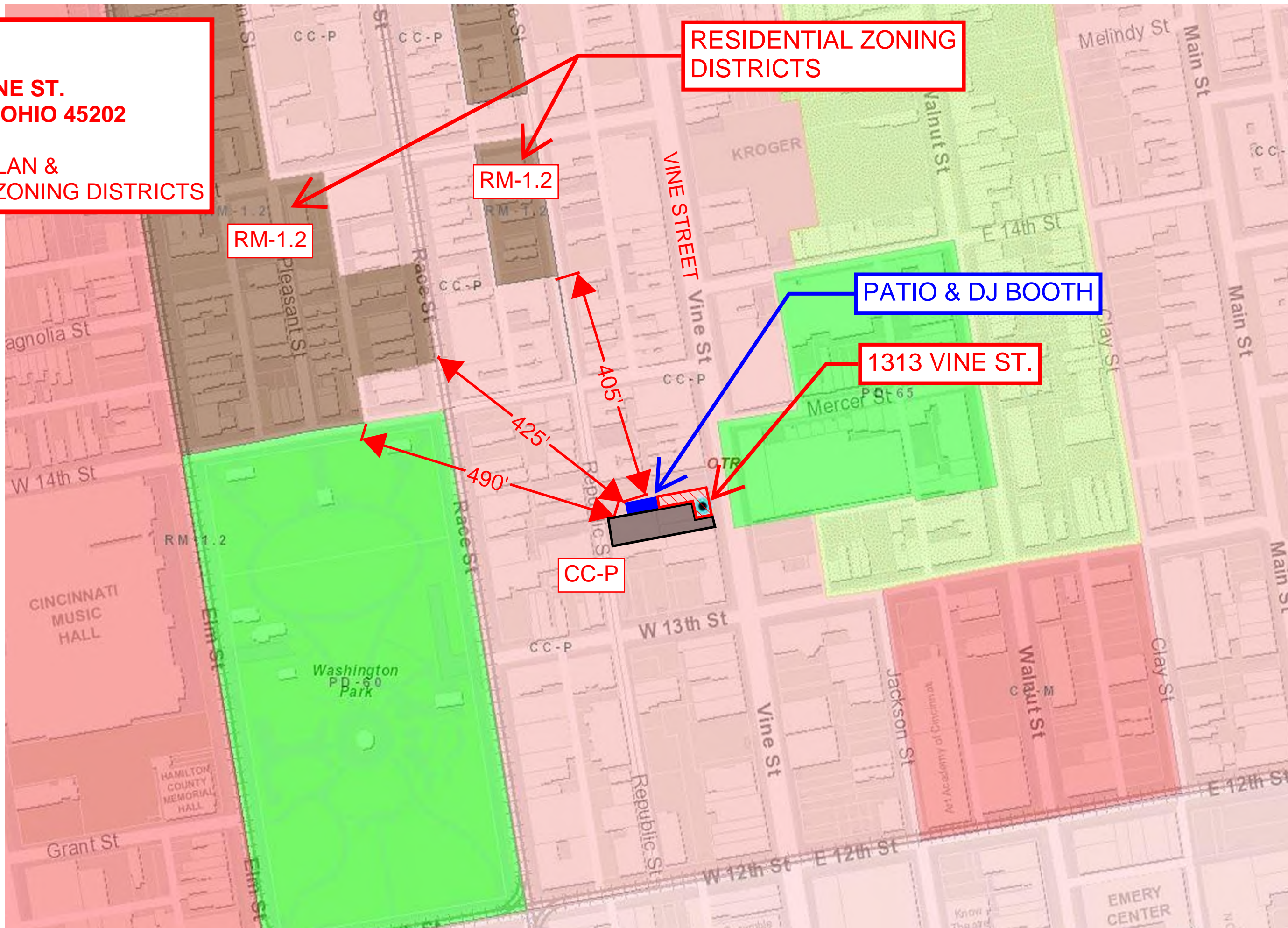


Deanna Heil  
**Principal Architect**  
**City Studios Architecture**

5-28-2021

1313-1315 VINE ST.  
CINCINNATI, OHIO 45202

LOCATION PLAN &  
CINCINNATI ZONING DISTRICTS



RESIDENTIAL ZONING  
DISTRICTS

RM-1.2

RM-1.2

PATIO & DJ BOOTH

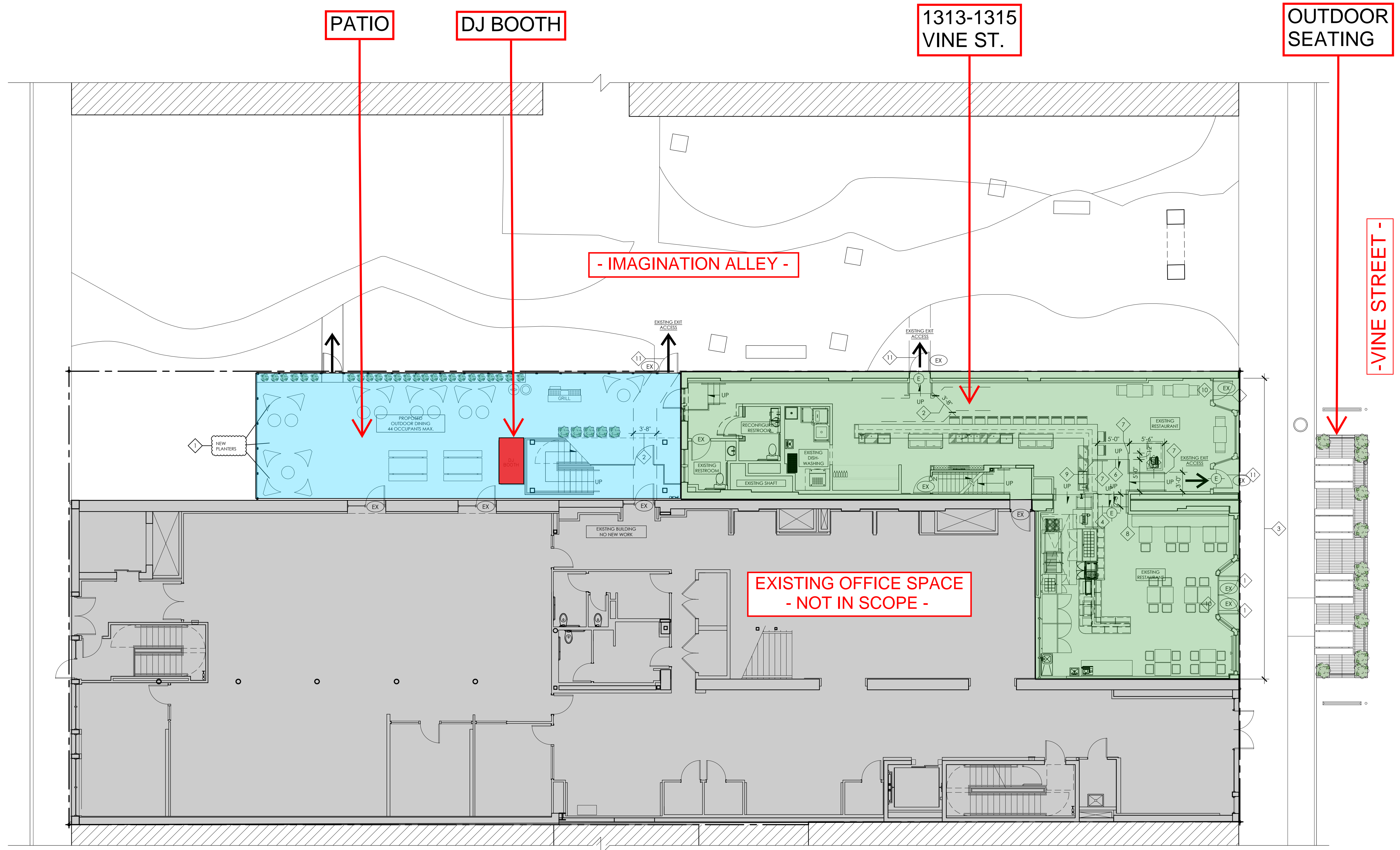
1313 VINE ST.

CC-P

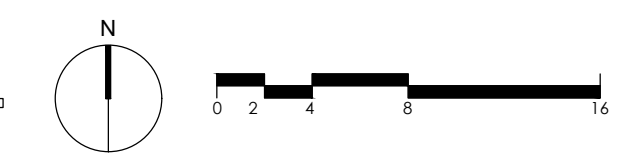
405'

425'

490'



1  
A0.0 FIRST FLOOR NEW WORK PLAN  
1/8" = 1'-0"



**BOURBON'S CRAFT  
KITCHEN & BAR**

1313 VINE STREET CINCINNATI, OHIO 45202



**CITYSTUDIOS**  
ARCHITECTURE  
1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com

DATE: **5-28-2021**

FIRST FLOOR NEW WORK  
PLAN

**A0.0**



View looking southwest from Vine St. (Google street view)



View looking west from Vine St. (Google street view)

1313-1315 Vine St. - 5/28/2021



View looking east from Republic St. (Google street view)



View looking southeast from Republic St. (Google street view)

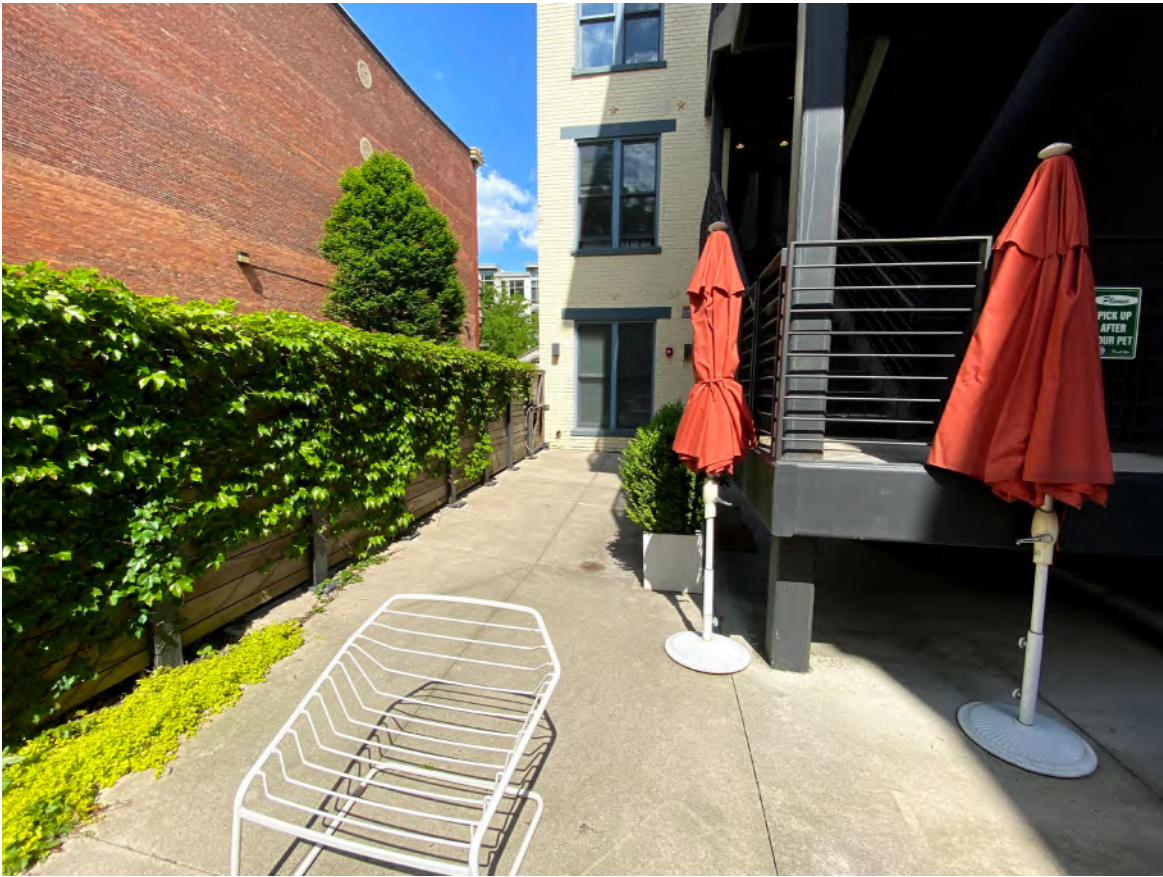
1313-1315 Vine St. - 5/28/2021



View of patio, looking west.



View of patio, looking east.



View of patio, looking east.



View of patio, beneath existing stair, looking west.

# BOURBON'S CRAFT KITCHEN & BAR

1313 VINE STREET CINCINNATI, OHIO



CHANTELLE NOBLE  
Exp. - 12.31.2021

## EXISTING BUILDING IMAGE



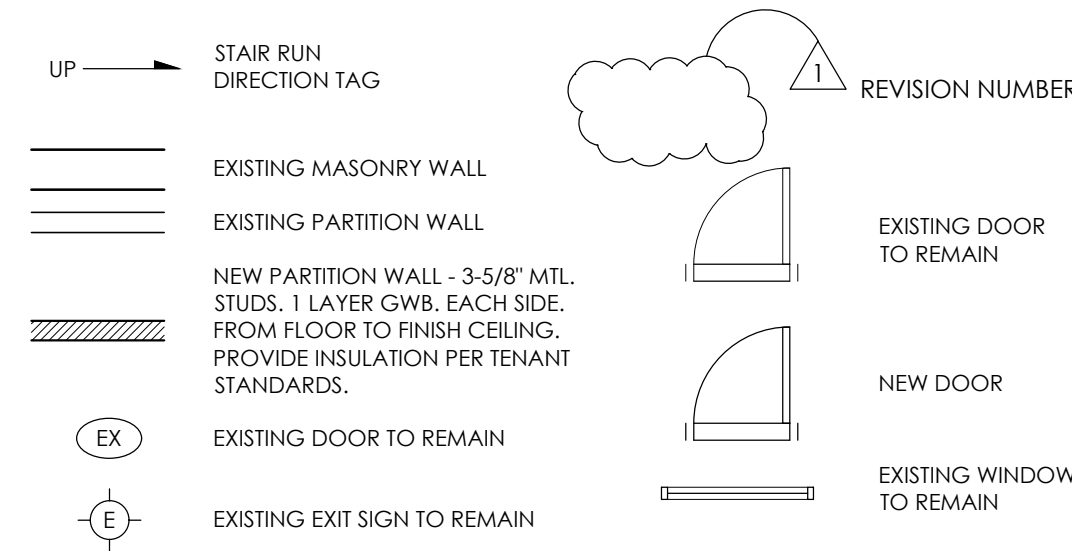
## PROJECT INFORMATION

- PROJECT LOCATION:** 1313-1315 VINE STREET - BASEMENT / 1ST FLOOR OVER-THE-RHINE CINCINNATI, OH 45202
- DESCRIPTION:** PROJECT IS THE INTERIOR TENANT IMPROVEMENT OF THE BASEMENT AND FIRST FLOOR OF AN EXISTING RESTAURANT SPACE. INTERIOR WORK INCLUDES MODIFICATION OF AN EXISTING RESTROOM, NEW RAMPS, STEPS, LANDINGS, AND A NEW EXTERIOR DOOR FOR ACCESS TO AN EXTERIOR PATIO SPACE WITH NEW LANDSCAPING. NEW KITCHEN / BAR EQUIPMENT WILL BE INSTALLED IN THE EXISTING BAR SPACE. BASEMENT CHANGES ARE LIMITED TO A NEW FREEZER SECTION OF AN EXISTING WALK-IN COOLER.  
  
THE 2ND-4TH FLOORS ARE EXISTING TO REMAIN, WITH NO CHANGES.  
  
THE OVERALL BUILDING RENOVATION WAS COVERED UNDER PERMIT #2014P01346
- GOVERNING CODE:** 2017 OBC (OHIO BUILDING CODE)
- ZONING DESIGNATION:** CC-P OVER-THE-RHINE HISTORIC DISTRICT
- CONSTRUCTION TYPE:** III-B
- USE GROUP OCCUPANCY:** **THERE IS NO CHANGE TO THE EXISTING USE GROUPS / OCCUPANCY AS PART OF THIS WORK**  
  
EXISTING BASEMENT: S-1 (NO CHANGE)  
EXISTING FIRST FLOOR: A-2 (NO CHANGE)  
EXISTING SECOND - FOURTH FLOORS: B-BUSINESS (NO CHANGE / NO WORK)
- OCCUPANCY:**

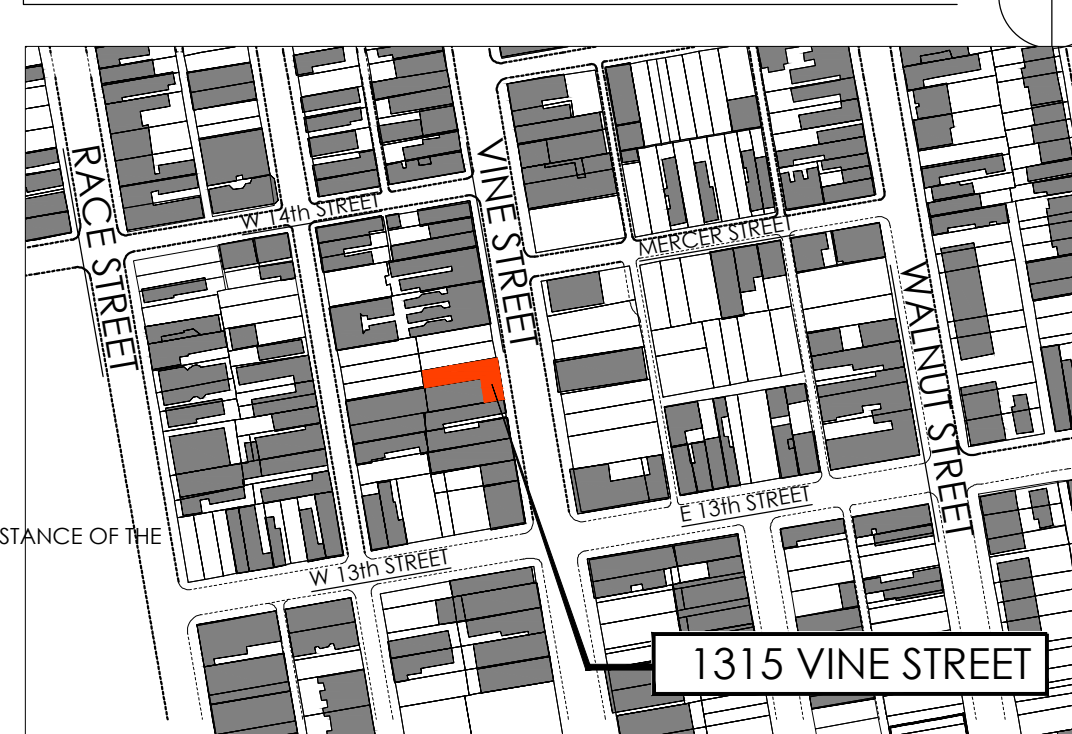
FLOOR LEVEL	USE	AREA/OCC	AREA	OCCUPANTS
1	A-2	15 GSF/OCC	-	EXISTING POSTED = 70
1 - EXTERIOR	A-2	15 GSF/OCC	715	48
TOTAL				118
- MEANS OF EGRESS:** TWO EXIT DOORS ARE REQUIRED.  
  
TWO EXISTING EXIT DOORS WILL REMAIN ON THE FIRST FLOOR. THE DOORS ARE MORE THAN 1/4 THE DISTANCE OF THE DIAGONAL OF THE BUILDING, AS REQUIRED PER SECTION 1007.1.1. EXCEPTION 2. BASEMENT EGRESS WILL REMAIN AS-IS.  
  
TWO EXISTING EXIT DOORS TO BE FIXED IN THE CLOSED POSITION.
- FIRE PROTECTION SYSTEM:** THE BUILDING IS EQUIPPED WITH EXISTING AUTOMATIC SPRINKLER SYSTEM.
- ACCESSIBILITY:** ACCESSIBLE ACCESS TO THE FIRST FLOOR RESTAURANT SPACE IS PROVIDED BY TWO EXISTING ON-GRADE ENTRY DOORS. ONE OF WHICH INCLUDES AN ACCESSIBLE RAMP.
- PLUMBING FIXTURES:**

GROUP	DESCRIPTION	OCC.	MALE WC	FEMALE WC	MALE LAV	FEMALE LAV
A-2	ASSEMBLY	118	1	1		

## NEW WORK LEGEND



## LOCATION PLAN - NTS



## GENERAL PROJECT NOTES

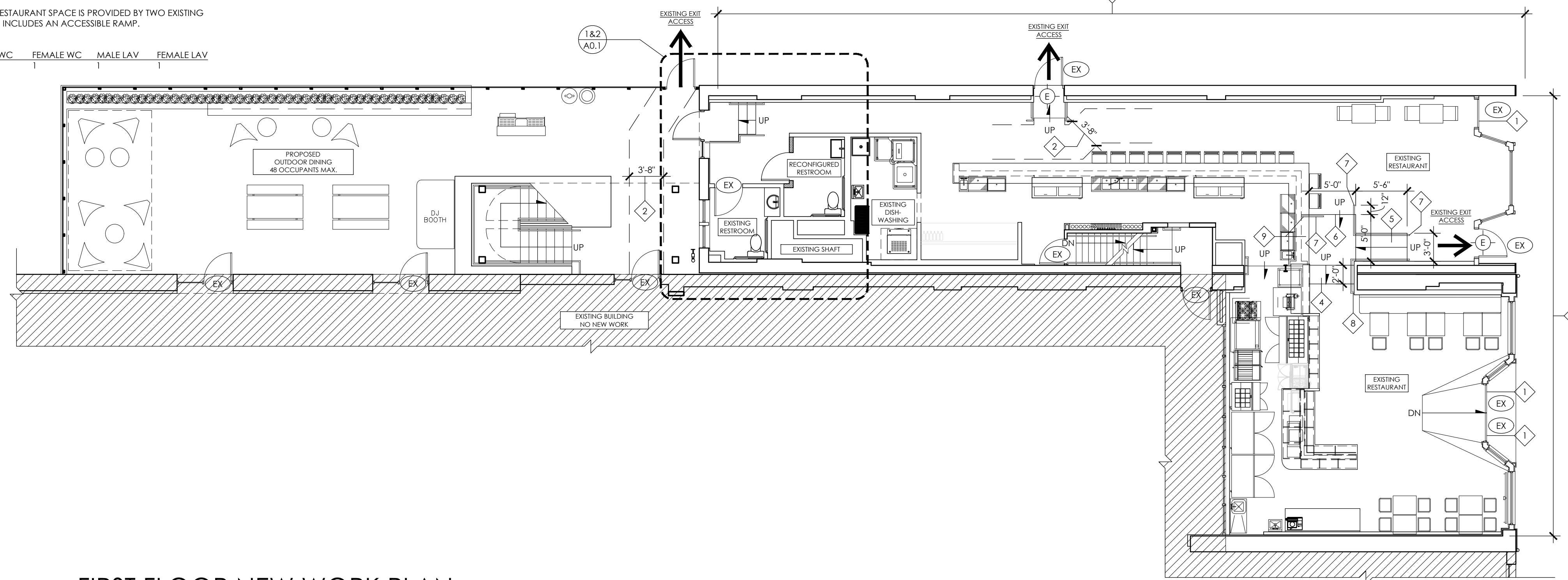
- ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MFR.'S REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. ALL WORK SHALL BE EXECUTED TO THE HIGHEST STANDARD OF CRAFTSMANSHIP BY RESPECTIVE TRADES.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
- EXISTING BUILDINGS MAY CONTAIN HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO ASBESTOS AND/OR LEAD-BASED PAINTS. ARCHITECT HAS MADE NO INVESTIGATION REGARDING HAZARDOUS MATERIALS AND ACCEPTS NO LIABILITY FOR HAZARDOUS MATERIAL ABATEMENT. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION/CONSTRUCTION, CONTACT OWNER FOR FURTHER DIRECTION.
- THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS, IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
- IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- THE CONTRACTOR SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
- CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT, TRESPASSERS AND VANDALISM AT ALL TIMES THROUGHOUT DEMOLITION/CONSTRUCTION.
- SPRINKLER SYSTEM TO REMAIN. MODIFICATIONS TO SPRINKLER SYSTEM IF REQUIRED TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION BY CONTRACTOR.
- THE EXISTING MECHANICAL SYSTEM TO REMAIN. MECHANICAL WORK, IF REQUIRED, IS TO BE DESIGN-BUILD AND SUBMITTED UNDER SEPARATE PERMIT APPLICATION BY CONTRACTOR.
- PLUMBING WORK TO BE DESIGN-BUILD AND SUBMITTED UNDER SEPARATE PERMIT APPLICATION BY CONTRACTOR.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND SUBMITTED UNDER SEPARATE PERMIT APPLICATION BY CONTRACTOR.
- KITCHEN EQUIPMENT DRAWINGS HAVE BEEN PREPARED AND ARE INCLUDED IN THIS PERMIT SET. TENANT AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING HEALTH DEPARTMENT APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINISH AND FIXTURE MODIFICATIONS.

## DRAWING INDEX

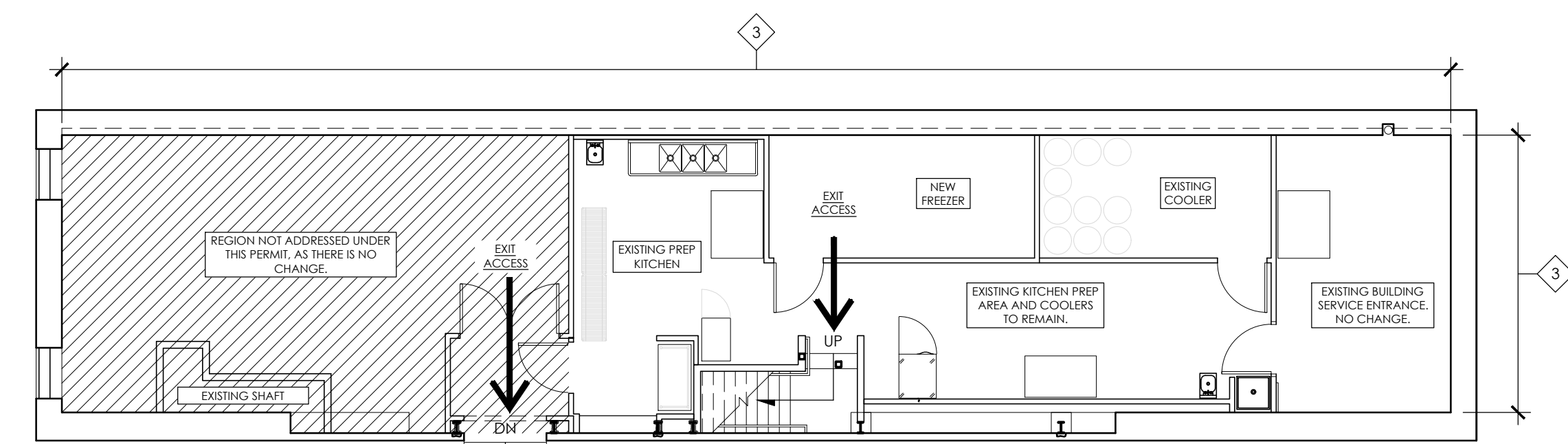
- A0.0 COVER SHEET, BASEMENT AND FIRST FLOOR NEW WORK PLANS
- A0.1 ENLARGED DEMO AND NEW WORK PLANS, INTERIOR ELEVATIONS, STAIR AND STOREFRONT DETAILS
- FS-1 FIRST FLOOR KITCHEN EQUIPMENT / SEATING PLAN
- FS-2 BASEMENT AND OUTDOOR PATIO KITCHEN EQUIPMENT / SEATING PLAN

## NEW WORK KEYED NOTES

- EXISTING DOOR TO BE FIXED IN THE CLOSED POSITION.
- 3'-8" EGRESS CLEARANCE TO REMAIN CLEAR THROUGHOUT.
- ALL PREVIOUSLY PAINTED SURFACES ARE TO BE REPAINTED. PAINT TO BE SELECTED BY OWNER.
- NEW 2'-0" LONG RAMP, AT 1:12 SLOPE. CONTRACTOR TO EXPOSE STRUCTURE BELOW RAMP RELOCATION AND NOTIFY ARCHITECT TO REVIEW CONDITION FOR CONSTRUCTION OF RAMP. RAMP TO BE CONSTRUCTED OF WOOD FRAMING, PLYWOOD SUBFLOOR, AND FINISH FLOOR TO MATCH SURROUNDING FLOOR CONDITION.
- NEW 5'-6" LONG RAMP, AT 1:12 SLOPE. RAMP TO BE CONSTRUCTED OF WOOD OVER-FRAMING AND TAPERED SLEEPERS MOUNTED TO EXISTING FINISH FLOOR, PLYWOOD SUBFLOOR, AND FINISH FLOOR TO MATCH SURROUNDING FLOOR CONDITION.
- NEW 5' X 5' CLR. LANDING WITH 5 1/2" STEP. LANDING TO BE CONSTRUCTED OF WOOD OVER-FRAMING MOUNTED TO EXISTING FINISH FLOOR, PLYWOOD SUBFLOOR, AND FINISH FLOOR TO MATCH SURROUNDING FLOOR CONDITION.
- NEW FLOOR MOUNTED HANDRAIL. HAND RAIL SUBCONTRACTOR TO PROVIDE FLOOR ATTACHMENT DETAIL THAT MEETS THE FORCE REQUIREMENTS OUTLINED IN THE OHIO BUILDING CODE.
- NEW WALL MOUNTED HANDRAIL @ 36" HIGH.
- NEW LANDING AND FLOOR MOUNTED HANDRAIL TO EXTEND UNDER BAR TOP TO MEET LOW WALL BENEATH BAR.



1  
A0.0  
1/8" = 1'-0"



2  
A0.0  
1/8" = 1'-0"

BOURBON'S CRAFT KITCHEN & BAR  
1313 VINE STREET CINCINNATI, OHIO 45202



**CITYSTUDIOS**  
ARCHITECTURE  
1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com

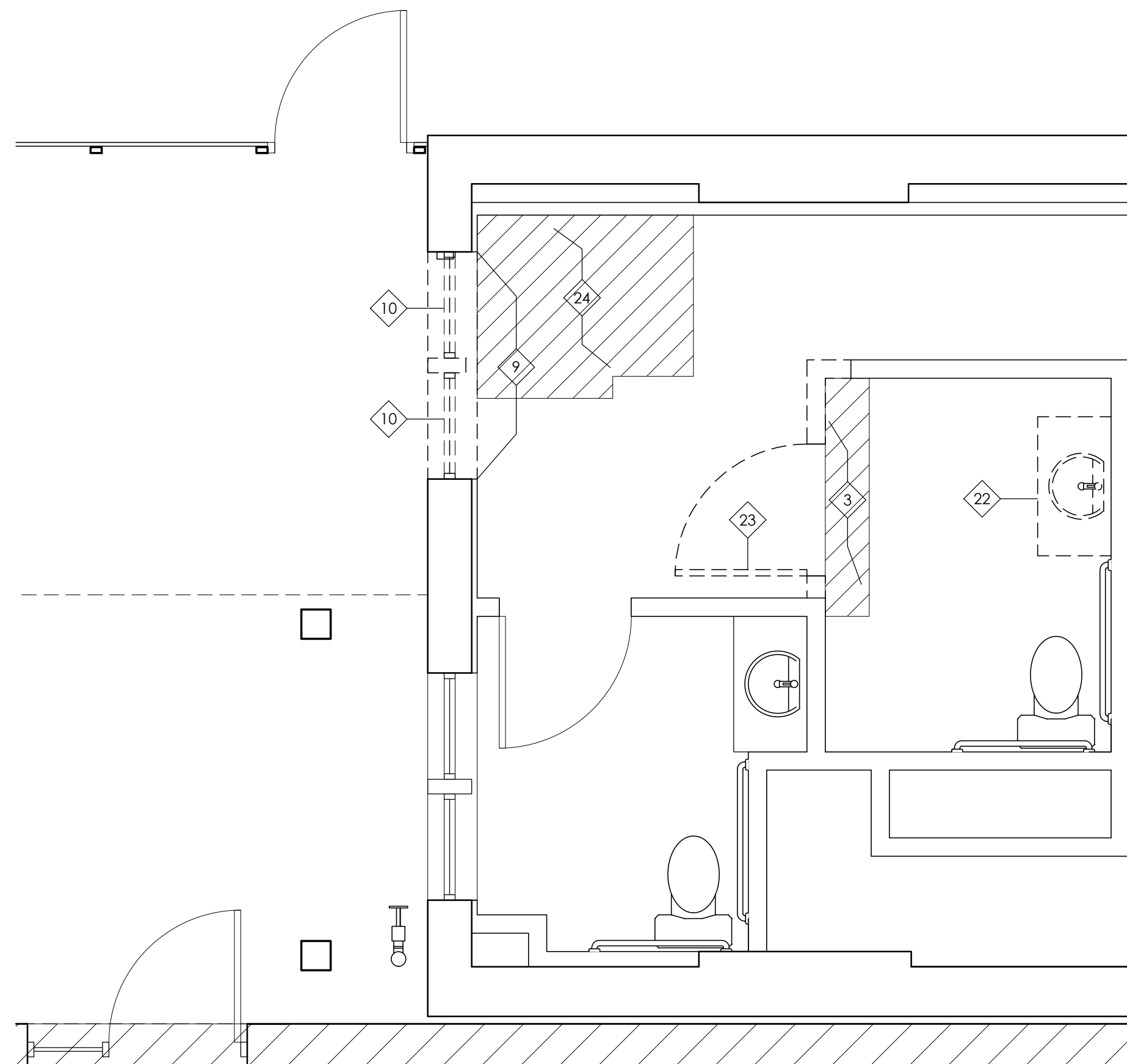
DATE: BID SET  
03.09.2021  
PERMIT SET  
05.03.2021

COVER SHEET, BASEMENT AND FIRST FLOOR NEW WORK PLANS

# A0.0

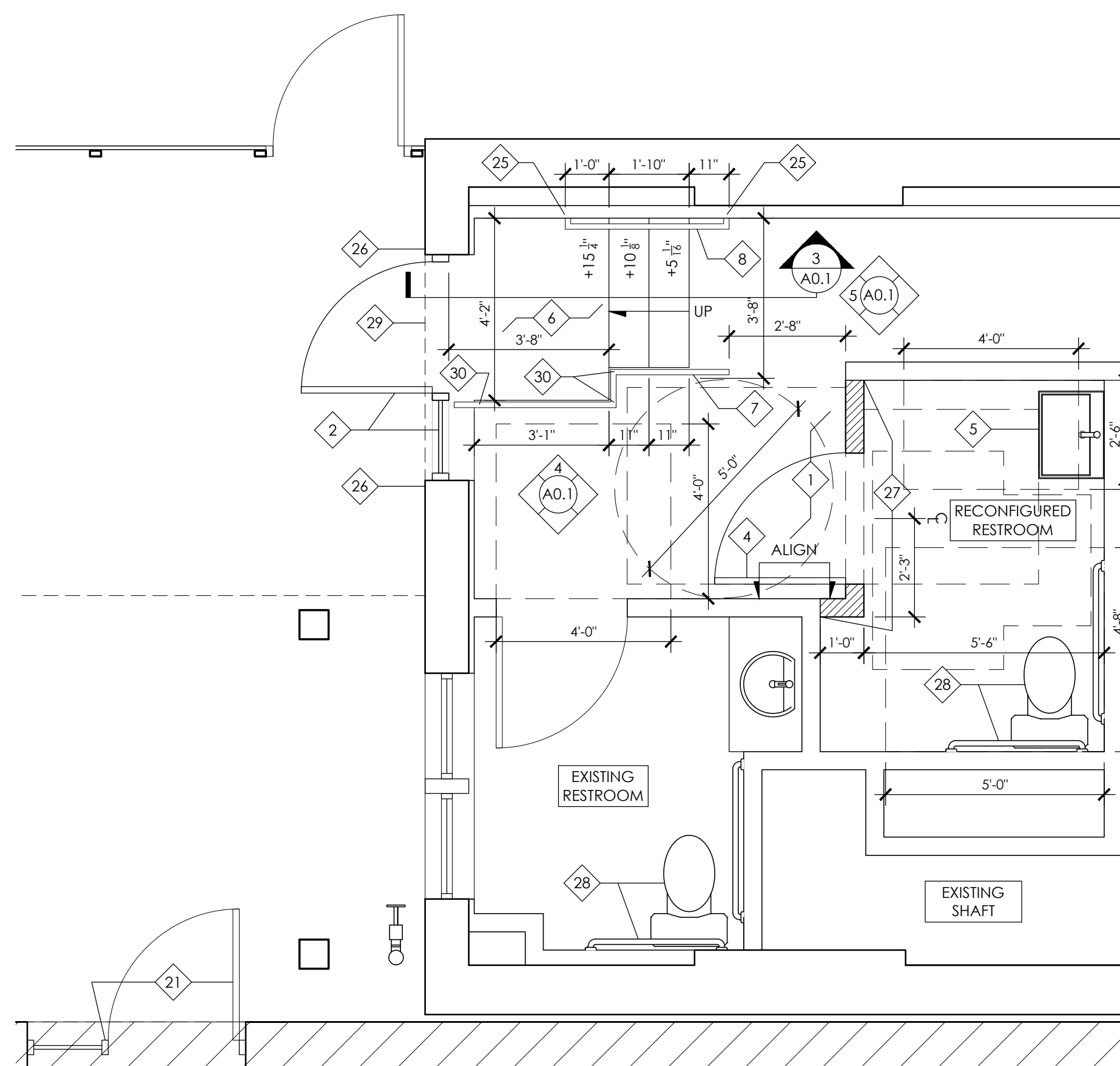
**SHEET KEYED NOTES**

- INFILL AREA WITH WOOD FLOORING TO MATCH EXISTING. REPAIR CEILING ABOVE WHERE WALL WAS REMOVED.
- NEW ALUMINUM DOOR AND SIDELITE STOREFRONT SYSTEM, MANUFACTURER, SYSTEM, AND FINISH COLOR TO MATCH DOOR IDENTIFIED IN KEY NOTE 21, UNLESS OTHERWISE DIRECTED BY THE OWNER. PROVIDE DOOR CLOSER AND ENTRY LOCKSET. OWNER TO SPECIFY ADDITIONAL DOOR HARDWARE.
- CAREFULLY REMOVE BATHROOM FLOORING WHERE NEW WALL IS TO BE INSTALLED. FLOOR TRANSITION TO OCCUR UNDER THE NEW POSITION OF THE DOOR (SEE NEW WORK PLANS) IF THE RESULTANT FLOOR REMOVAL RESULTS IN AN UNACCEPTABLE SLIVER OF FLOORING, CONTACT OWNER/ARCHITECT BEFORE PROCEEDING.
- RE-INSTALL EXISTING DOOR. REUSE EXISTING DOOR HARDWARE. PROVIDE ALTERNATE PRICING FOR A NEW DOOR TO MATCH AT THIS LOCATION IN THE EVENT THE DOOR IS NOT SALVAGEABLE.
- PROVIDE NEW ADA COMPLIANT SINK.
- NEW WOOD STAIR AND LANDING. FINISHED FLOOR ELEVATION OF LANDING TO ALIGN W/ HIGH POINT OF NEW CONCRETE CURB. (SEE 3/A0.1). WOOD FLOORING ORIENTATION TO MATCH THAT OF EXISTING FLOOR. NEW WOOD FLOORING AND TREADS TO MATCH THE SPECIES AND STAIN OF THE EXISTING WOOD FLOORING.
- PROVIDE NEW POST MOUNTED STEEL HANDRAIL @ 36" A.F.F. WITH 11" EXTENSION PAST NOSING OF BOTTOM TREAD. RAILING SHOP DRAWINGS TO BE STAMPED BY AN ENGINEER.
- PROVIDE NEW WALL-MOUNTED STEEL HANDRAIL, @ 36" A.F.F. WITH 11" EXTENSION PAST NOSING OF BOTTOM TREAD AND 12" EXTENSION PAST NOSING OF TOP TREAD. RAILING SHOP DRAWINGS TO BE STAMPED BY AN ENGINEER.
- REMOVE STONE SILL. REMOVE BRICK DOWN TO BELOW GRADE (SEE 3/A0.1 FOR DEPTH) TOOTH OUT BRICK AT JAMBS AND PREPARE TO KEY SALVAGED BRICK BACK IN. SEE NEW WORK PLANS.
- REMOVE EXISTING WINDOWS. CONTRACTOR TO VERIFY WITH OWNER THE STORAGE LOCATION OF REMOVED WINDOWS.
- TOP OF NEW BASEBOARD TO ALIGN WITH BOTTOM OF FIRST STAIR TREAD. NEW BASEBOARD THICKNESS TO BE 1/2".
- MITER JOINT BETWEEN PAINTED WOOD STAIR RISER AND PAINTED WOOD TRIM. OWNER TO SELECT PAINT FINISH OF STAIR RISERS AND WOOD TRIM.
- COVE TRIM. OWNER TO SELECT FINISH.
- 1/2" THICK MOUNTING PLATE FOR SIDE-MOUNTED HANDRAIL. NOTCH PAINTED WOOD TRIM AROUND STEEL PLATE. PLATE TO BE MOUNTED TO FACE OF DRYWALL. SURFACE OF PLATE TO BE FLUSH WITH SURROUNDING 1/2" WOOD TRIM. RAILING SHOP DRAWINGS TO BE STAMPED BY AN ENGINEER.
- NEW PAINTED DRYWALL. PAINT TO MATCH EXISTING.
- HOLD FACE OF PIPE HAND RAIL 1/2" OFF FACE OF NEW STOREFRONT MULLIONS.
- NEW WOOD STOREFRONT SILL. ALIGN WITH ADJACENT LANDING. SPECIES AND STAIN TO MATCH ADJACENT WOOD STAIR LANDING.
- NEW PAINTED WOOD WINDOW SILL APRON. DEPTH OF APRON TO MATCH ADJACENT WOOD TRIM/ DEPTH OF TOP STAIR RISER. OWNER TO SELECT PAINT FINISH.
- FACE OF EXISTING WINDOW OPENING BEYOND.
- EXISTING BASEBOARD TO REMAIN.
- EXISTING ALUMINUM DOOR AND FRAME SYSTEM REFERENCED IN KEYED NOTE #2.
- REMOVE SINK AND PREPARE FOR RELOCATED NEW SINK.
- CAREFULLY REMOVE EXISTING DOOR AND SAVE FOR REINSTALLATION.
- SAW CUT EXISTING WOOD FLOOR AND REMOVE IN PREPARATION FOR NEW STAIR AND LANDING.
- INSTALL BLOCKING AS NEEDED FOR RAILING SUPPORT.
- TOOTH IN SALVAGED BRICK AT JAMBS WHERE BRICK WAS REMOVED BELOW THE SILL. REPAIR BRICK TO MATCH SURROUNDING BRICK WHERE MASONRY WORK OCCURRED.
- NEW WALL. MATCH PRE-EXISTING CONSTRUCTION TYPE AND FINISHES.
- EXISTING TOILET AND GRAB BARS TO REMAIN.
- EXISTING MASONRY OPENING HEADER ABOVE. TO REMAIN.
- POST MOUNTED VERTICAL HANDRAIL SUPPORT BELOW.



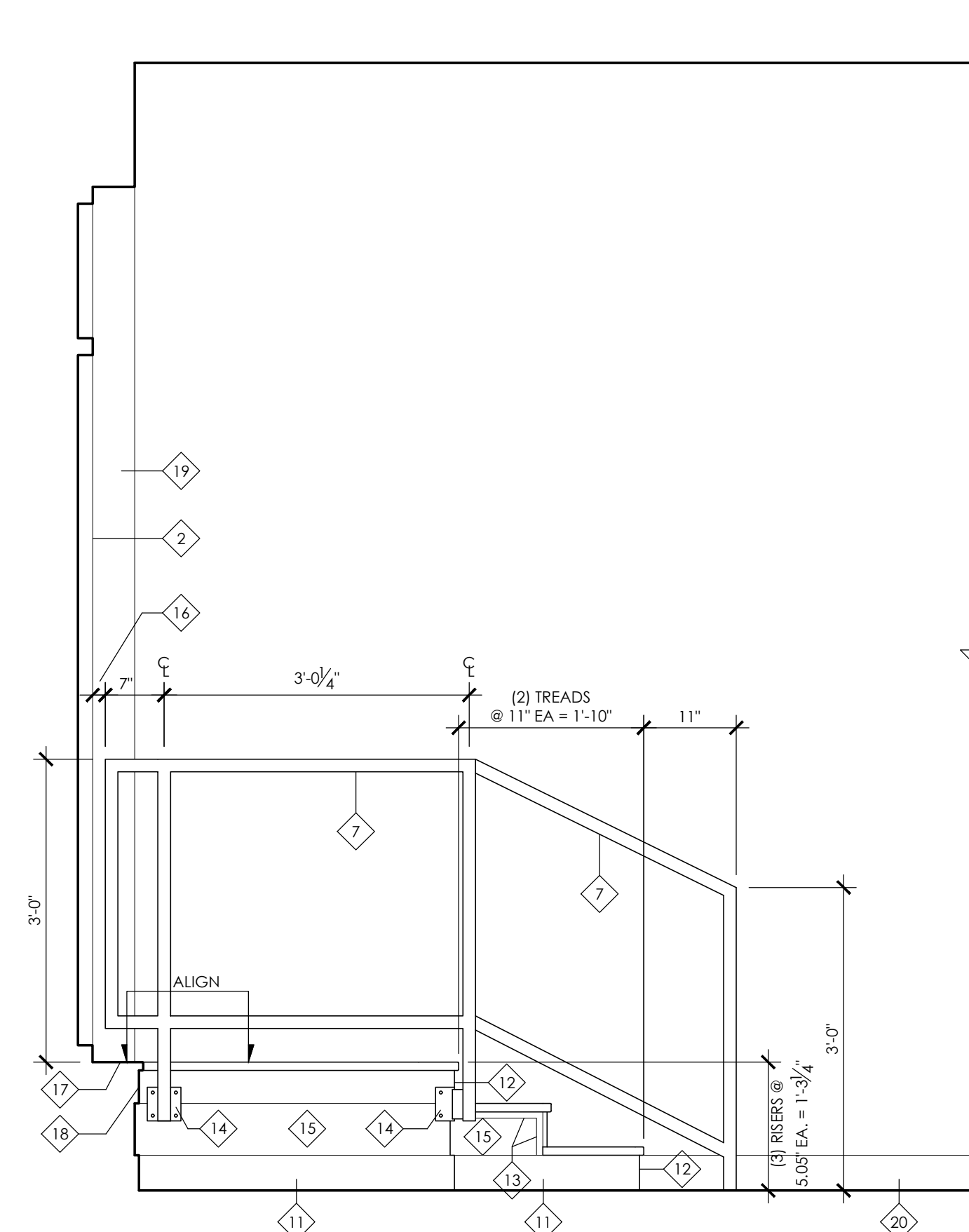
**1 DEMO ENLARGED PLAN**

A0.1 3/8" = 1'-0"



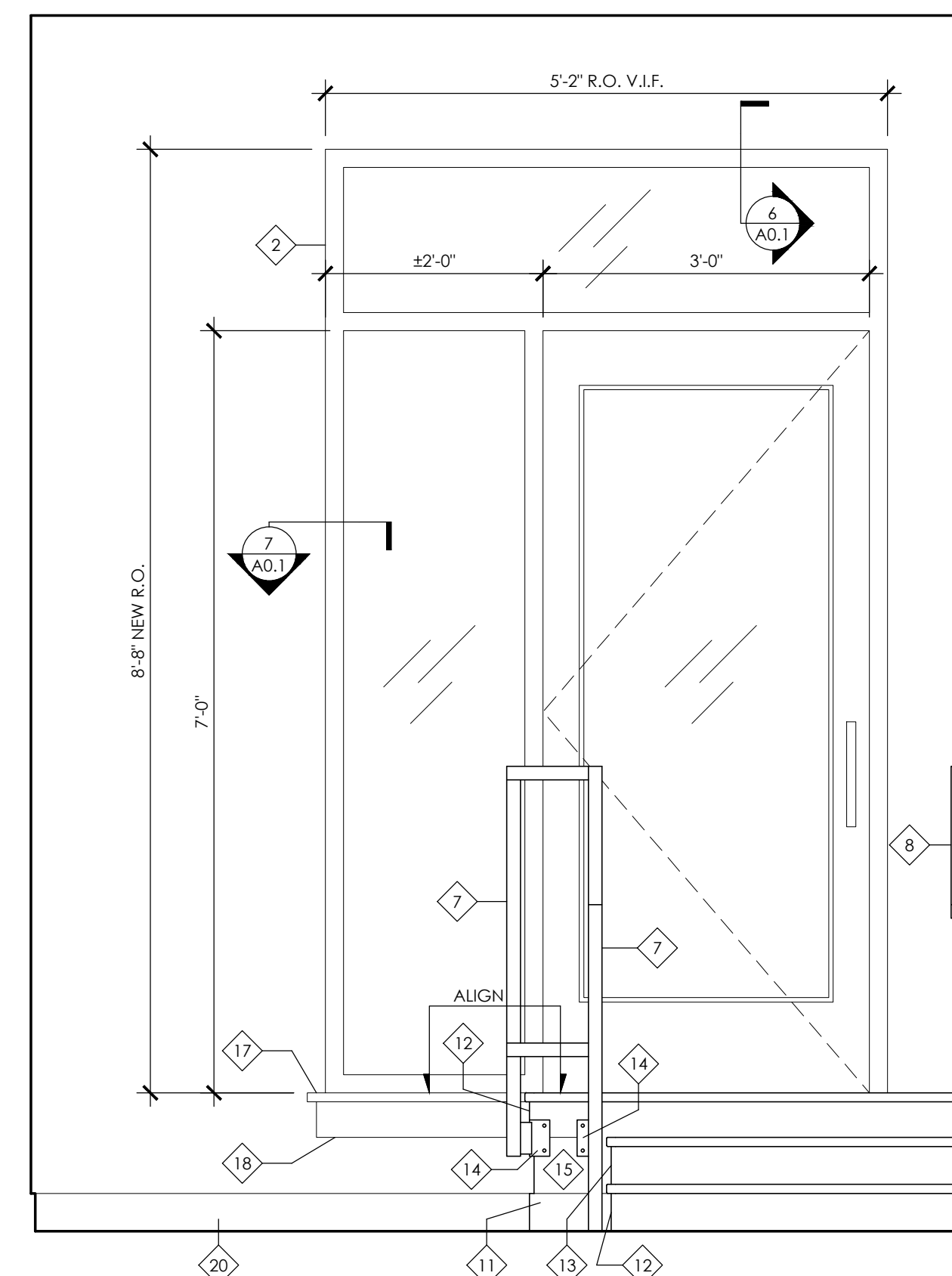
**2 NEW WORK ENLARGED PLAN**

A0.1 3/8" = 1'-0"



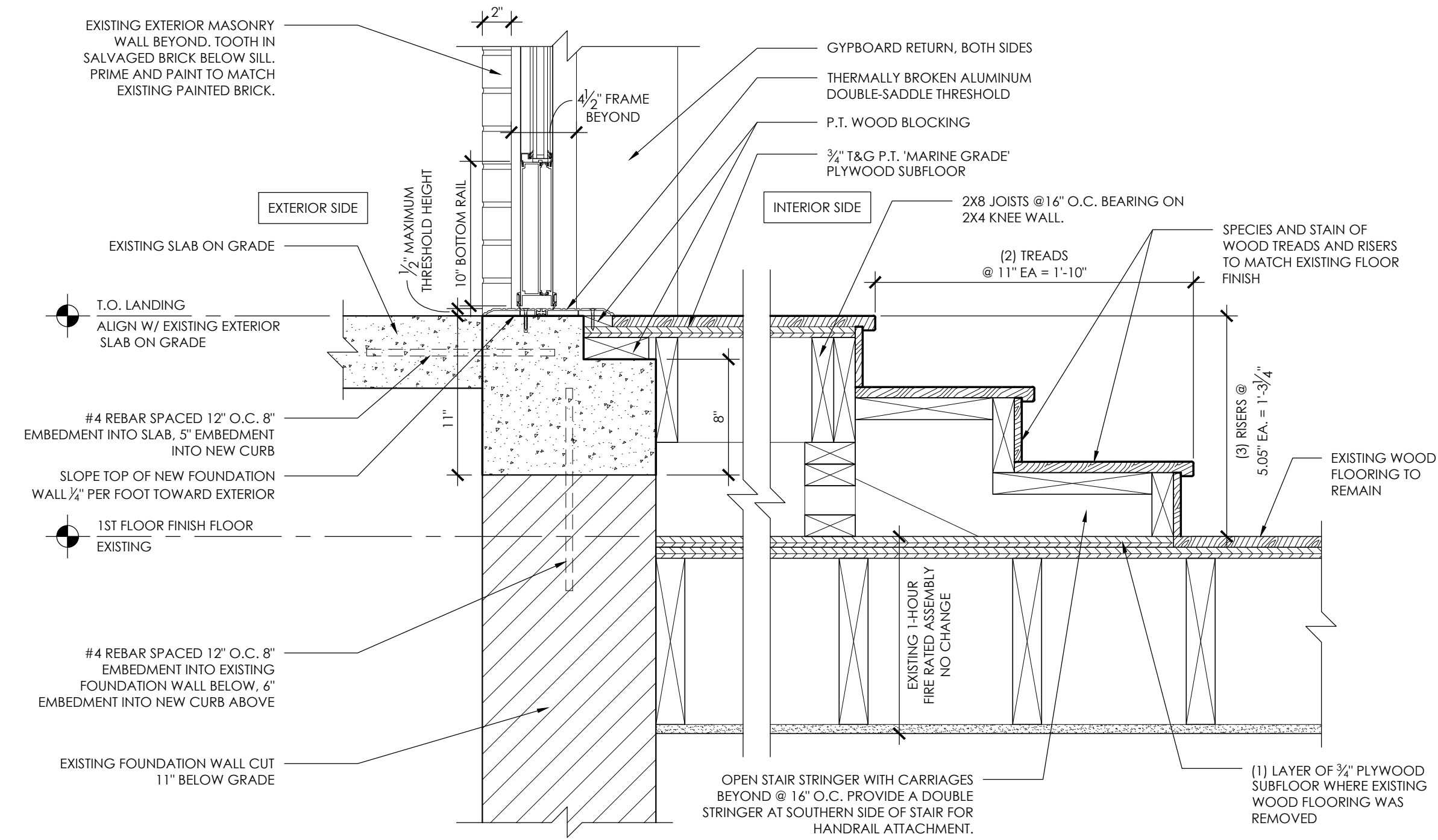
**4 INTERIOR ELEVATION**

A0.1 3/4" = 1'-0"



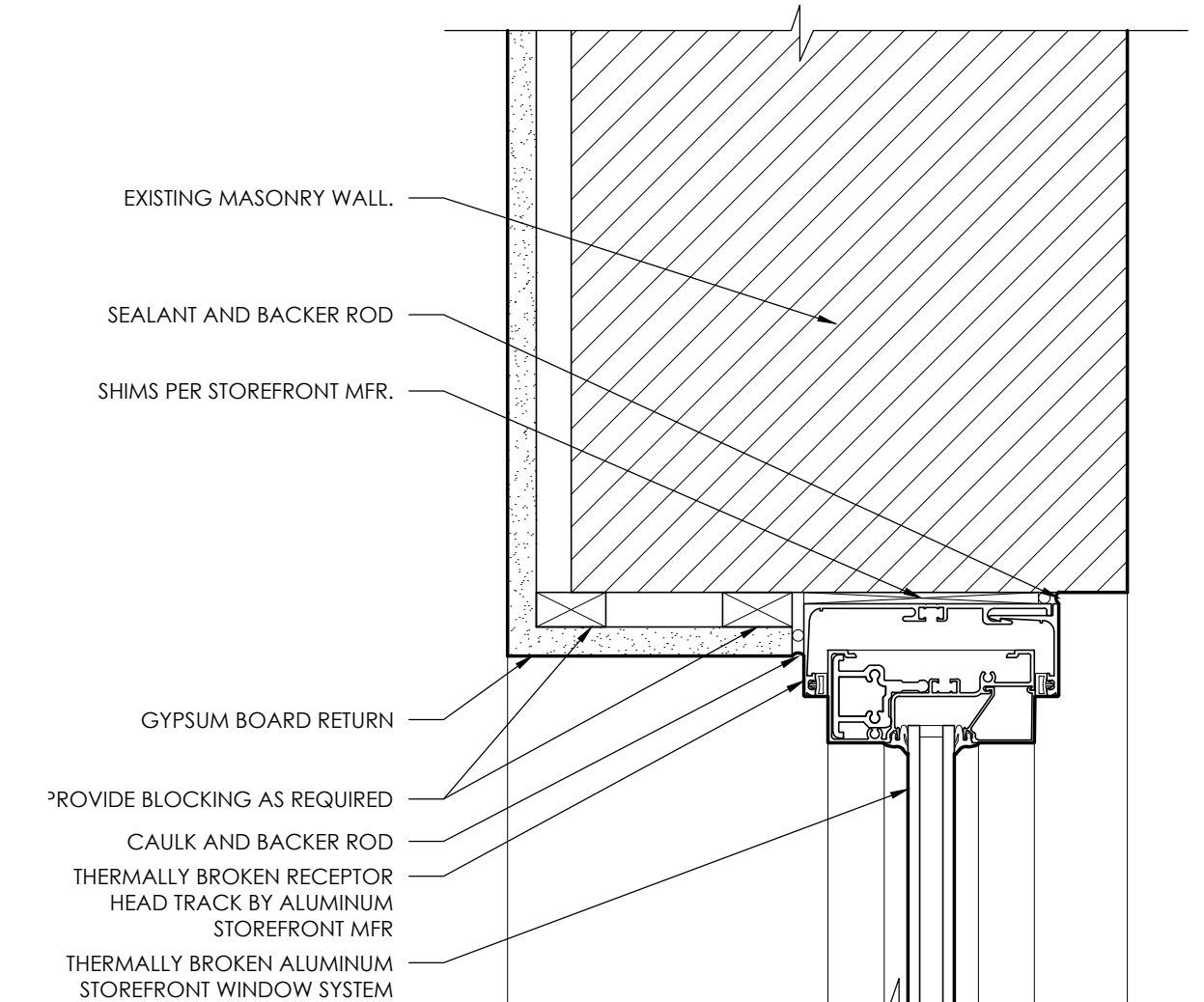
**5 INTERIOR ELEVATION**

A0.1 3/4" = 1'-0"



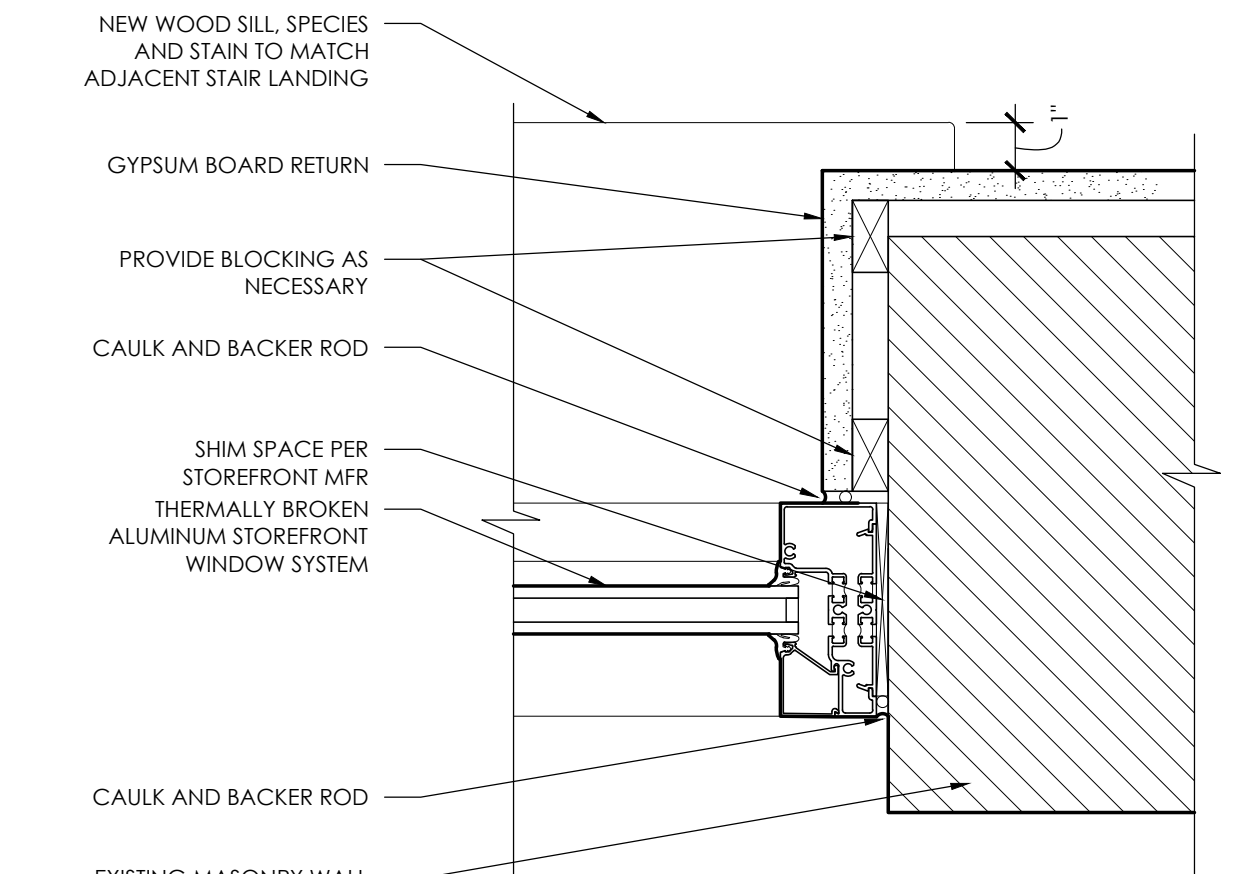
**3 SECTION THROUGH NEW STAIR, AND EXTERIOR STOREFRONT DOOR**

A0.1 1 1/2" = 1'-0"



**6 STOREFRONT HEAD DETAIL**

A0.1 3" = 1'-0"



**7 STOREFRONT JAMB DETAIL**

A0.1 3" = 1'-0"



CHANTELLE G. NOBLE  
Exp. - 12.31.2021

**BOURBON'S CRAFT  
KITCHEN & BAR**

1313 VINE STREET CINCINNATI, OHIO 45202

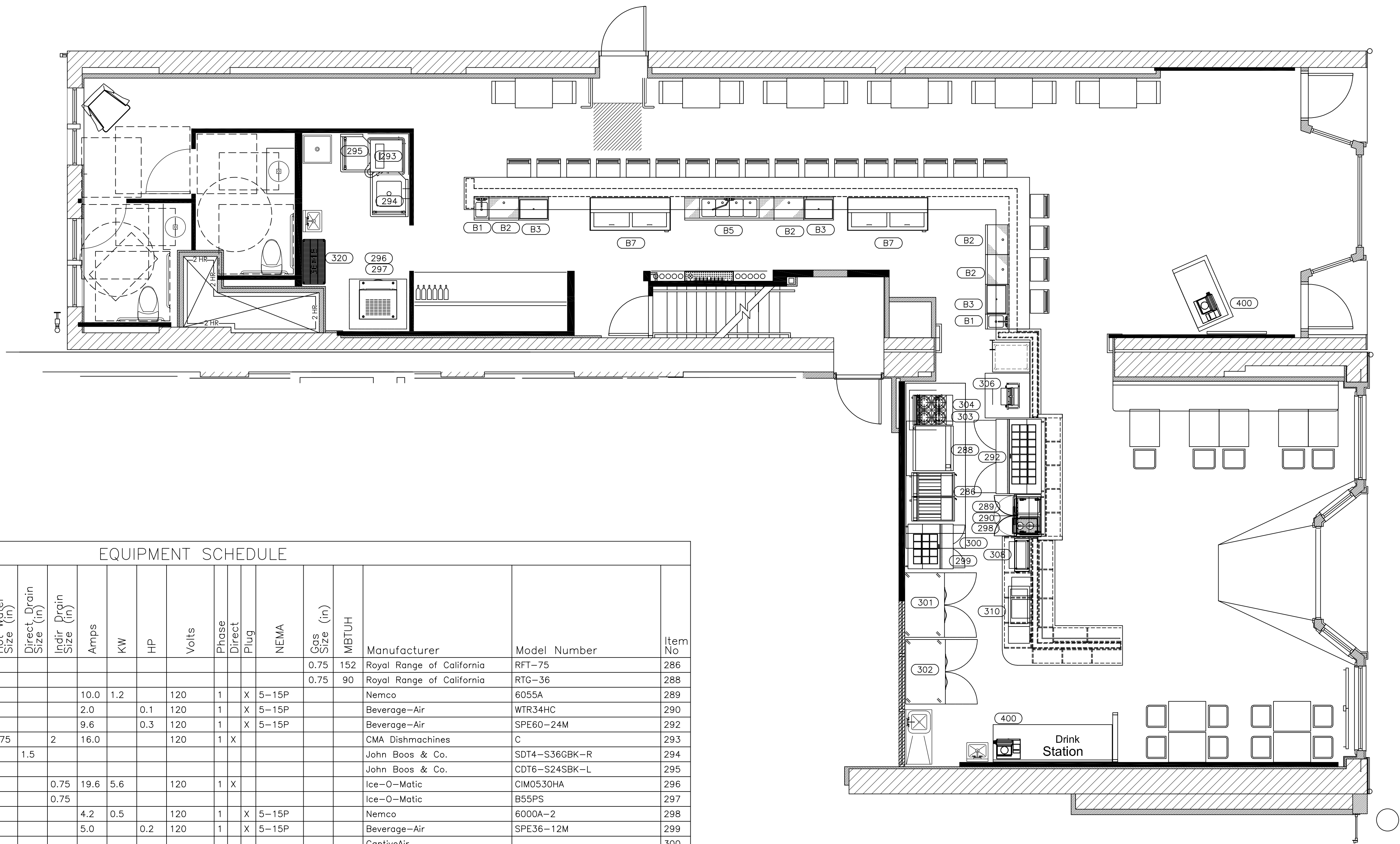


**CITYSTUDIOS  
ARCHITECTURE**  
1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com

DATE: BID SET 03.09.2021  
PERMIT SET 05.03.2021

ENLARGED DEMO AND NEW WORK PLANS, INTERIOR ELEVATIONS, STAIR AND STOREFRONT DETAILS

**A0.1**



EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Lead Drain Size (in)	Amps	KW	HP	Volts	Phase	Direct Plug	NEMA	Cas Size (in)	MBTU/H	Manufacturer	Model Number	Item No
286	2	Fryer, Deep Fat, Gas												0.75	152	Royal Range of California	RFT-75	286
288	1	Griddle, Thermostatic												0.75	90	Royal Range of California	RTG-36	288
289	1	Warmer, Food, Electric					10.0	1.2		120	1	X	5-15P			Nemco	6055A	289
290	1	Refrigerator, Worktop					2.0		0.1	120	1	X	5-15P			Beverage-Air	WTR34HC	290
292	1	Refrigerator, Sandwich/Salad Prep					9.6		0.3	120	1	X	5-15P			Beverage-Air	SPE60-24M	292
293	1	Warewasher, Door Type, Low Temp		0.75		2	16.0			120	1	X				CMA Dishmachines	C	293
294	1	Dishtable, Straight, Soiled, EXISTING	.5	.5	1.5											John Boos & Co.	SDT4-S36GBK-R	294
295	1	Dishtable, Straight, Clean, EXISTING														John Boos & Co.	CDT6-S24SBK-L	295
296	1	Ice Maker w/o Bin	0.375			0.75	19.6	5.6		120	1	X				Ice-O-Matic	CIM0530HA	296
297	1	Bin, Ice				0.75										Ice-O-Matic	B55PS	297
298	1	Heat Lamp/2 Bulb					4.2	0.5		120	1	X	5-15P			Nemco	6000A-2	298
299	1	Refrigerator, Sandwich/Salad Prep					5.0		0.2	120	1	X	5-15P			Beverage-Air	SPE36-12M	299
300	1	Exhaust Hood, EXISTING														CaptiveAir		300
301	1	Refrigerator, Reach-In					8.8		0.3	120	1	X	5-15P			Beverage-Air	HBR49-1	301
302	1	Freezer, Reach-In					11.9		0.8	120	1	X	5-15P			Beverage-Air	HBFA9-1	302
303	1	Range, Restaurant, Gas												0.75	147	Royal Range of California	RR-4	303
304	1	Salamander Broiler, Gas												0.75	17.5	Royal Range of California	RSB-24	304
306	1	Toaster, Vertical					9.6	2.0		208	1	X	6-15P			Star Manufacturing	SCT4000E	306
308	1	Warmer, Food, Electric					12.5	1.5		120	1	X	5-15P			Nemco	6055A-43	308
310	1	Rail, Refrigerated Condiment					1.4		0.2	120	1	X	5-15P			Arctic Air	ACP48	310
320	1	Shelf Unit														Shelving, Metal		320
340	1	Refrigerator, Reach-In					5.8		0.3	120	1	X	5-15P			Beverage-Air	HBR23-1	340
355	1	Chest Freezer					1.7	0.2		120	1	X	5-15P			Kelvinator	KCCF170WH	355
360	1	Bar, Portable														Advance Tabco	D-B	360
400	2	POS														By Owner		400
B1	2	Underbar Handsink	0.375	0.375	1.5											Glastender	HSA-12	B1
B2	4	Underbar Drainboard				1.5										Glastender	DBA-24	B2
B3	3	Underbar Ice Chest				0.75										Glastender	IBA-24-CP10	B3
B5	1	Underbar Sink	0.375	0.375	1.5											Glastender	FSA-72-S	B5
B7	2	Cooler, Bottle					6.3		0.3	120	1	X	5-15P			Beverage-Air	DW64-B	B7

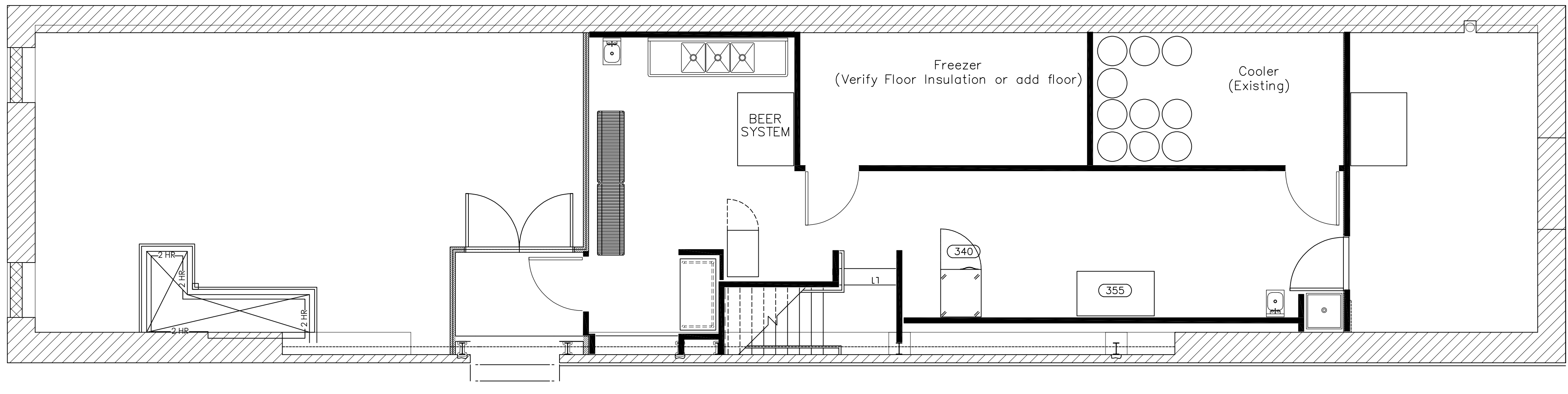
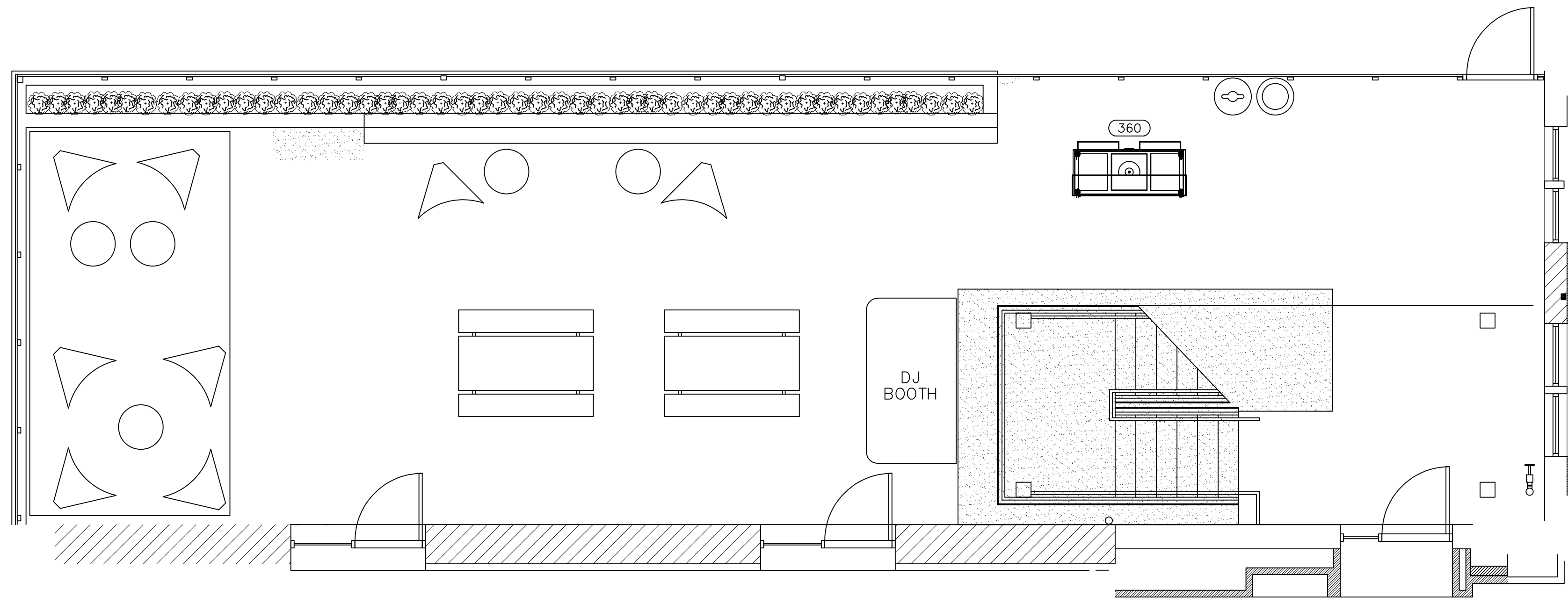
THIS DRAWING IS PROPERTY OF QUEEN CITY RESTAURANT SUPPLY. IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF QUEEN CITY RESTAURANT SUPPLY. IF USED WHOLLY OR PARTIALLY ON WORK OTHER THAN THAT FOR WHICH IT WAS DESIGNED, THE USER ASSUMES ALL LIABILITY. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING, QUEEN CITY RESTAURANT SUPPLY MAKES NO WARRANTY AND COMPANY CANNOT GUARANTEE AGAINST ANY HUMAN ERROR AND OMISSIONS, AND ACCEPTS NO RESPONSIBILITY THEREFOR.

phone: (513) 541-1521  
 www.queencityrestaurantsupply.biz  
**QUEEN CITY RESTAURANT SUPPLY**  
 e-mail: davef@qcrs.biz

ALL PLUMBING, ELECTRICAL, MASONRY OR REFRIGERATION SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR, BUT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE TRADES.

**Bourbon's**  
 1313 Vine Street  
 Cincinnati, Ohio 45202

REVISIONS  
 04.08.2021  
 04.21.2021  
 JOB #  
 DRAWN BY  
 JN-FREDO  
 SALES PERSONNEL  
 FRED O  
 DATE  
 11.25.2020  
 SCALE  
 1/4" = 1'-0"  
 SHEET NO.  
 FS-1



**Bourbon's**  
**1313 Vine Street**  
**Cincinnati, Ohio 45202**

REVISIONS  
 04.08.2021  
 04.21.2021  
 JOB #  
 DRAWN BY  
 JN-FREDO  
 SALES PERSONNEL  
 FRED O  
 DATE  
 11.25.20  
 SCALE  
 1/4"=1'-0"  
 SHEET NO.  
 FS-2

ALL PLUMBING, ELECTRICAL, CARPENTRY, SHEET METAL WORK AND/OR CONNECTION SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR, BUT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE TRADES.

**QUEEN CITY RESTAURANT SUPPLY**  
 phone: (513) 541-1521  
 www.queencityrestaurantsupply.biz  
 e-mail: davef@qcrs.biz

THIS DRAWING IS PROPERTY OF QUEEN CITY RESTAURANT SUPPLY. IT IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION SPECIFIED WITHOUT THE WRITTEN CONSENT OF QUEEN CITY RESTAURANT SUPPLY. ANY REUSE OR PARTIAL OR WHOLE REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF QUEEN CITY RESTAURANT SUPPLY IS PROHIBITED. QUEEN CITY RESTAURANT SUPPLY, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK. QUEEN CITY RESTAURANT SUPPLY, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK. QUEEN CITY RESTAURANT SUPPLY, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DRAWING.

---

---

## APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

APPLICATION #: ZH20210083  
APPLICANT: Saul Howard  
OWNER: Kanu Investments  
ADDRESS: **2025 Vine Street**  
PARCELS: 009500050021  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 17, 2021

---

### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **1409-09:** Development Regulations. Density- 1 unit per 500 sf of land area/unit is permitted. 7 units are permitted. 17 are proposed at 232 sf of land area/ unit.
2. **1425-19:** Parking Requirements. 1 parking space is required for each unit. 17 parking spaces are required. No parking is proposed. A variance waiving all parking requirements is required.

### **Existing Conditions**

The subject property is a tax consolidated property with 4 buildings/5 addresses with 3 addresses on Vine Street and 2 addresses on Ohio Avenue. The buildings are all brick buildings. While there are 4 different buildings on the property, the existing and proposed egress system is integrated between the buildings. The buildings are 2 and 4 stories tall, brick buildings from the late 1800s to the turn of the century.

There is an existing 12 residential units and no onsite parking.

.

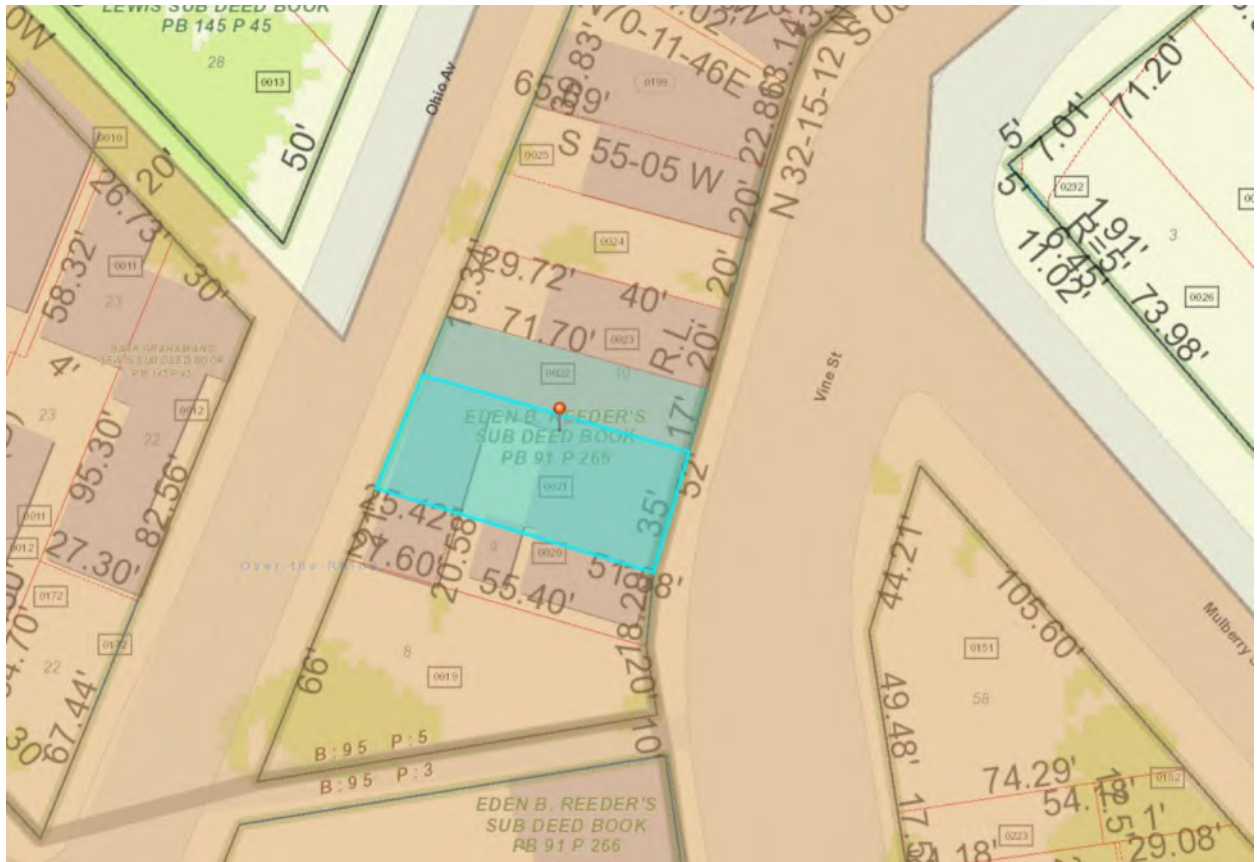


Figure 1. Location of 2025 Vine St. Image from CAGIS.



Figure 2. Aerial photo of 2025 Vine St. Image from CAGIS.



Figure 3. Street view of 2025-2029 Vine Street. Image from Google.



Figure 4. Street view of 2014-2016 Ohio Ave. Image from Google.

**Proposed Conditions**

The applicant is proposing 17 units within the complex with the following unit counts at the address

- 2014 Ohio Ave (yellow)- 2 units, with first floor storage and a unit on each of the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- 2016 Ohio Ave(blue)- 4 units, 1 per floor
- 2025 Vine Street (green)- 3 units, 1 per floor
- 2027 Vine Street (red) - 4 units, 1 per floor
- 2029 Vine Street (red)- 4 units, 1 per floor

**Previous Reviews: NA**

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-P
Variance Request:	<a href="#">Section 1409</a> <a href="#">Section 1425</a>	Density Parking
Variance Authority:	<a href="#">Section 1445</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over-the-Rhine	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

As the 4 buildings are on one tax consolidated lot, the zoning relief is viewed as the lot as a whole. A removal of the tax consolidation would require a subdivision of the land through the Cincinnati Planning Commission. If the buildings get subdivided onto different lots, the units as shown in this zoning relief application would be reviewed with the subdivision and any deviation from the permitted density per building would potentially require further zoning relief.

This application is also just for the zoning relief, any exterior changes including but not limited to, the addition of fire escapes on street facing façades, windows, changes to openings, and storefront/façade rehabilitation/changes are required to get a Certificate of Appropriateness. The approval of the zoning relief presented in this document does not provide a justification for doing work that does not meet the Over-the-Rhine Design Guidelines.

A variance is required to increase the overall site density to 17 units as well as to permit no onsite parking.

**Standards for Variances per Section 1435-05-4**

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

The buildings are historic buildings and have an established 12 units existing in the building. The proposal is to also use the attic spaces and have an apartment on each level of each building dividing the 2 townhouses into 4 units. This is a configuration that is appropriate for historic buildings.

The property is also a dense compact built up parcel. These buildings were built prior to automobiles and do not have land available for parking on-site. Allowing for parking relief is required to allow the reuse of the properties.

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

A denial of the density variance would not result in the deprivation of all economically viable use as the existing legally nonconforming number of previously established units could be utilized.

**Standards for Variances per Section 1445-05-4**

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

- The property is in an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design.
- The existing parcel is extremely dense with 4 buildings built on the property due to the dual frontage. The buildings take up the majority of the property. There is not additional room for curb cut allowances for off-street parking.

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

- The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved since 2016 in the district have a range from a density as low as 150 sf of lot area/unit and up to 864 sf of lot area/unit. The majority of the approved variances allow for a density around 200-300 sf of lot area/unit.
- The Urban Parking Overlay Zone is adjacent to the property allowing the properties across the street to be exempt from parking.

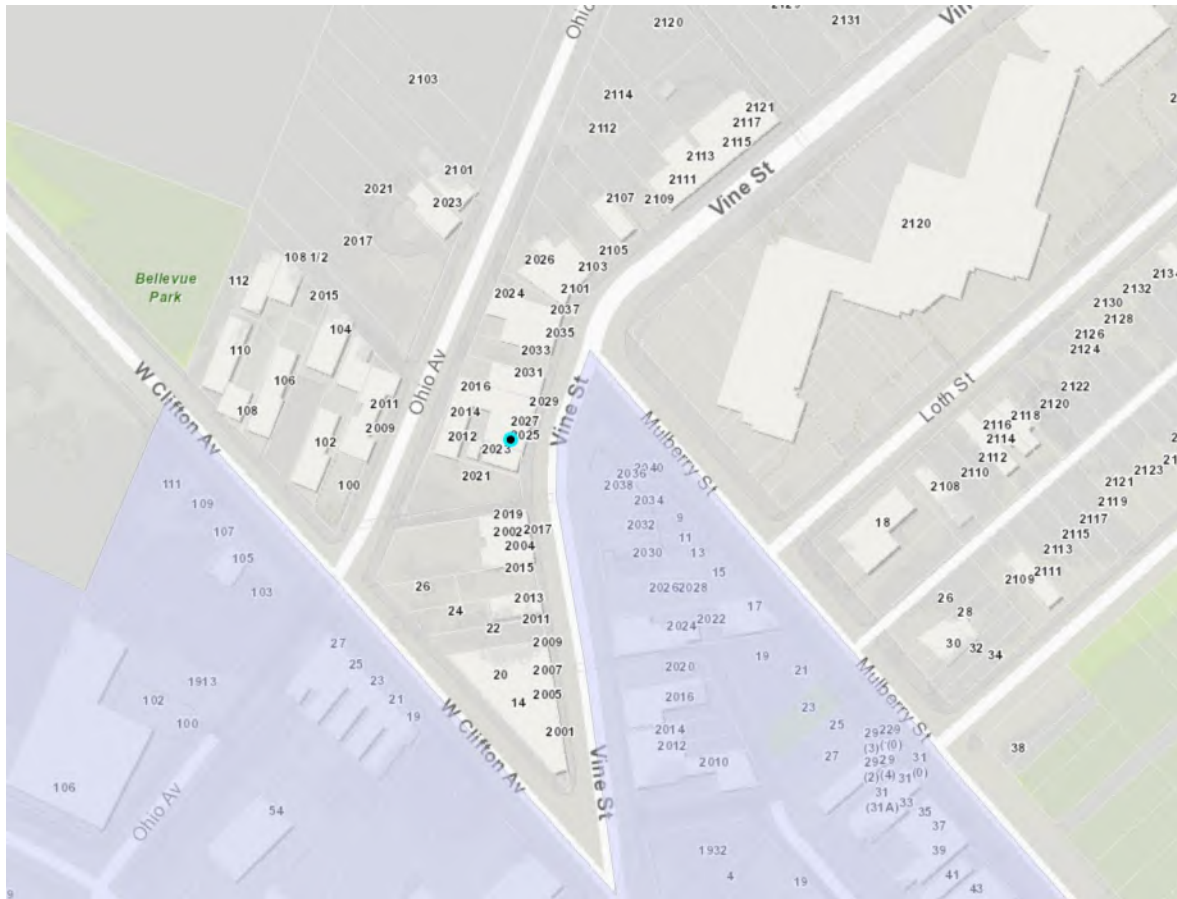


Figure 5. Map showing Urban Parking Overlay Zone. Map provided by Cagis.

### General Standards; Public Interest

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

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

The underlying zoning is CC-P. The proposal does not conform to the underlying zoning allowances for density or for parking.

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

The project is within Over-the-Rhine Historic District. There is no exterior work for review under this request. Any changes to the proposed buildings that are outside of the allowances for staff review and/or do not meet the Historic Design Guidelines would be required to go before the Historic Conservation Board.

The first floors are storefront designs, which would be required to remain a storefront design even if used as a residential unit.

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

A stated goal of the 2002 Over-the-Rhine Comprehensive Plan is “Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.” The project is providing a diverse range of housing options, both in size, configuration and availability to different economic levels.

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

The buildings fronting Vine Street were originally designed as mixed use buildings with commercial on the first floor and the buildings fronting Ohio Avenue were built as residential buildings. The reuse of these buildings will require more on-street parking. This portion of Vine Street and Ohio Avenue are not as densely populated and have on-street parking capacity.

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

The proposed density is at 232 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in mixed use districts since 2017 are below:

- 1531 Elm St            253 sf lot area/ unit
- 1533 Elm St            275 sf lot area/ unit
- 1925 Vine St           333sf lot area/ unit
- 161 E McMicken      357 sf lot area/ unit
- 24 W 15<sup>th</sup> St          125 sf lot area/ unit

The property is large enough that all trash for the units will be able to be accommodated onsite.

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

Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the CC-P zoning.

- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
The proposed project is creating more housing opportunities in the urban core providing more density and patrons of local businesses.
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
There will be temporary jobs during construction.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
The rehabilitation of the building will increase the property value of the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
The owner of the property will have a benefit to redeveloping the property and creating an income stream.
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

**Certificate of Appropriateness Review:**

No COA has been applied for as part of this request. The property is under contract and the zoning relief is part of the due diligence for the potential buyers.

All exterior changes will be required to get a Certificate of Appropriateness. As stated above, the following are concerns/issues to be taken into consideration for the exterior changes:

- 1) New fire escapes require a door and cannot use just window openings. This would require door openings to be cut on the façade which does not meet the design guidelines.
- 2) The storefronts on Vine Street will be required to be maintained and the storefront windows cannot be reduced.
- 3) New windows will be required to fill the entire original opening even if previous windows have reduced the window opening. New windows will be required to be historically appropriate and vinyl windows are not permitted.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on June 23. The applicants were present.

**Comments Provided to Staff:** NA

**Consistency with *Plan Cincinnati (2012):***

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. Variances**

1. **Section 1410-07 –APPROVE – Numerical Variance** to allow a 17-residential-unit complex over the 4 buildings on the tax consolidated parcel 009500050021 at 232 sf of lot area/dwelling unit, in excess of the permitted 7 units and legally nonconforming 12 units, per plans for 2025 Vine Street dated April 18, 2021, with the following conditions:
  - a. All exterior changes will be required to get a Certificate of Appropriateness.
  - b. Any new street façade fire escapes will be required to get a Certificate of Appropriateness through Historic Conservation Board Approval.
  - c. All trash receptacles are required to be stored on the property.
  - d. If the property is subdivided the number of units approved in each building/at each address must match the unit count presented in this zoning relief, and additional zoning relief may be required based on final lot area per unit calculation.

**B. FINDING:** The Board makes this determination that per Section 1435-05-4:

1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where the property is located.
2. The density variance is similar to other density variances approved for existing buildings within the neighborhood.
3. The density will not materially alter the demand for parking or the ability to manage utilities and services, including trash for the project.

## Zoning Relief Application Index

Page Number(s)	Description
2	Drawing Index
3	Adjudication/Denial Letter
4 - 5	Historic Conservation Board Checklist
6 - 8	Application for Zoning Relief
9 - 13	Application for Zoning Relief: Section 6 Letter
14	Hamilton County Auditor Ownership Report
15 - 18	Purchase Contract
19 - 28	Building Photos
29	Streetscape
30 - 84	Structural Engineering Reports
85 - 86	Plumbing Estimate
87	Demolition Estimate
88	Window Estimate
89 - 94	Roof Estimates
95 - 98	Electrical Estimates
99 - 102	Framing/Drywall/Trim Estimates
103 - 108	Masonry Estimates

**Note:** The requirements found in Cincinnati Municipal Code 1433-15 were not included because they are exempted by code 1433-11 (b) "Permits necessary for compliance with retroactive provisions of the Cincinnati Building Code."

No witness testimony is included as the engineering reports and contractor estimates provide evidence of the financial burden of this proposed project.

# Drawing Index

Drawings are included in a separate PDF to conform to the 12x18 format

- A-1 - Context Map
- B-1 - Existing Site Plan
- B-2 - Proposed Site Plan
- C-1 - Existing Basement Floor Plan
- C-2 - Existing First Floor Plan
- C-3 - Existing Second Floor Plan
- C-4 - Existing Third Floor Plan
- C-5 - Existing Fourth Floor Plan
- C-6 - Existing Roof Floor Plan
- D-1 - Proposed Basement Floor Plan
- D-2 - Proposed First Floor Plan
- D-3 - Proposed Second Floor Plan
- D-4 - Proposed Third Floor Plan
- D-5 - Proposed Fourth Floor Plan
- D-6 - Proposed Roof Floor Plan
- E-1 - Driveways/Paved Plan
- F-1 - Egress First Floor
- F-2 - Egress Second Floor
- F-3 - Egress Third Floor
- F-4 - Egress Fourth Floor

**ADJUDICATION/DENIAL LETTER**

Date: April 6, 2021

Location: 2025, 2027, 2029 Vine St & 2014, 2016 Ohio Ave

Request: Density Variance, parking variance

Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get Zoning Relief from the Historic Conservation Board as it is within a local historic district.

The review of this property is for the tax consolidated parcel (009500050021) as the existing property line goes through the building. If the property is subdivided, or the tax consolidation removed it could potentially create additional variances and/or building code difficulties and will require subdivision approval through the City Planning Commission. This review is only for the density and parking relief. Any changes to the exterior of the building that do not meet the staff review allowances could require additional Historic Conservation Board reviews.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1409-09: Development Regulations. Density- 1 unit per 500 sf of land area/unit. is permitted. 7 units are permitted. 17 are proposed at 232 sf of land area/ unit.
2. 1425-19: Parking Requirements. 1 parking space is required for each unit. 17 parking spaces are required. No parking is permitted. A variance waiving all parking requirements is required.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson  
Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 500.00

### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559  
[Boards@cincinnati-oh.gov](mailto:Boards@cincinnati-oh.gov)

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Section 1. SUBJECT PROPERTY** 2025/2027/2029 Vine Street  
 ADDRESS \_\_\_\_\_ 2014/2016 Ohio Avenue \_\_\_\_\_ COMMUNITY Clifton  
 PARCEL ID(S) 009500050021 HILLSIDE DISTRICT:  Yes  No  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) \_\_\_\_\_  
 HISTORIC DISTRICT:  No  Yes: (name) Over-The-Rhine  
 **Non-Residential Project**  **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

**Section 2. APPLICANT**  
 NAME Saul Howard CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 21 Solstice Ct CITY Erie STATE CO ZIP 80516  
 EMAIL saul@sjhowardhomes.com RELATIONSHIP TO OWNER (if not owner) BUYER  
 TELEPHONE 720-778-1242

**Section 3. OWNER**  
 NAME Kanu Investments CONTACT PERSON (if legal entity) ENYI KANU  
 ADDRESS 4050 EXECUTIVE PARK DRIVE, SUITE 420A CITY Cincinnati STATE OH ZIP 45241  
 EMAIL ekanu@kanuasset.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE (513) 769-2700

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance  Special Exception  Conditional Use  Use Variance  
 Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission  
 Urban Design Overlay District Permission  DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*  
To rehabilitate the 5 1890s historic buildings on the parcel at 2025 Vine Street so they can once again be used by the general public as housing. These buildings have fallen into disrepair and are in need of substantial repairs and modernization. Once complete these building will no longer be a hazard to the general public and serve a purpose once again.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name Saul Howard Signature [Signature] Date 05 / 07 / 2021

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <b>existing and proposed</b> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none"><li>• <b>\$900.00</b> for Use Variances</li><li>• Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside &amp; Urban Design Overlay and DD District</i> are as follows: <b>\$300.00</b> for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling <b>\$500.00</b> for Non-residential Projects (Non-RCO)</li></ul>

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE**

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a variance:

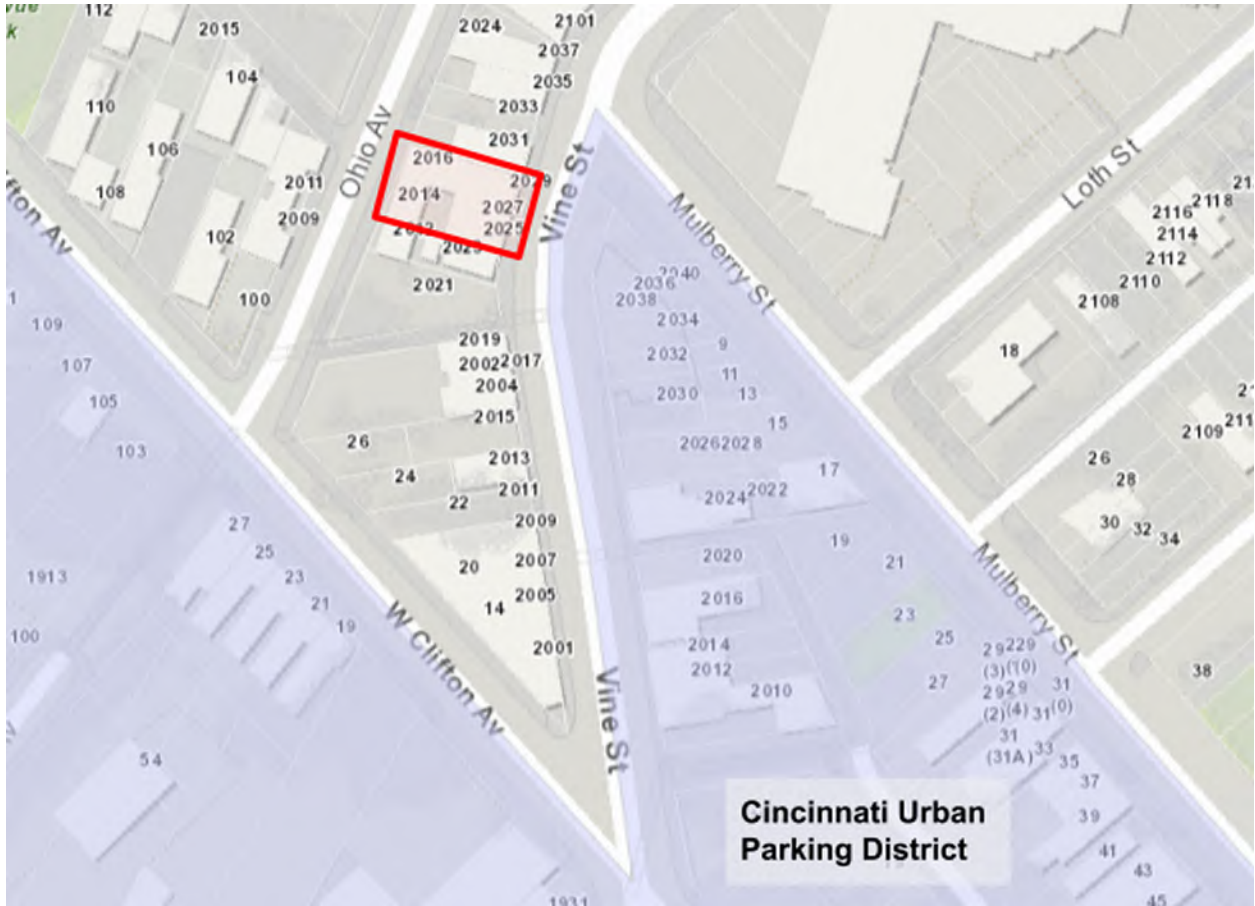
1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project “is in the public interest.” A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project “is in the public interest” is found in Cincinnati Municipal Code 1445-13.

**AND**

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
  - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**
  - b. how the project meets either of the following conditions:
    - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**
    - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

# Section 6: Summary of Reasons Why Relief Should be Granted

This application is seeking zoning relief as the regulation currently allows for 1 unit per 500 SF of land and we are proposing 17 units, equalling approximately 232 SF of land per unit. The rationale for the zoning relief is included in the following paragraphs. Additionally the application seeks parking relief as there is no additional location nor space for parking aside from street parking and the property in question lies just outside the Cincinnati Urban Parking District. Urban Parking Districts do not require compliance with the parking requirements found in Section 1711-1.1. The proximity to the Cincinnati Urban Parking District and that the types and makeup of buildings within the district are not any different from the property in question (or the surrounding buildings), there is a strong case that a variance should be granted and the parking requirements should be similar to an Urban Parking District.



The historic buildings in question have fallen into disrepair due to neglect over the past many years. The exterior brick work is deteriorating. The roof has multiple leaks

causing water damage to the interior. The buildings are mainly vacated and not serving any use to the general public aside from being a hazard due to their current condition.

Upon examination of the architecture of these buildings it appears to have originally housed 12 individual units (10 apartments and 2 townhomes). This is already in violation of zoning requirements and neither the current owner nor any predecessor owner caused this nonconformity. After review of each building's layout we are proposing adding an additional 5 units to bring the total to 17 units, converting each floor of the 2 townhomes into individual units. The main reason for maximizing the amount of units is to make the project financially viable so the required exterior repairs can be performed and the building's electrical, plumbing and general interiors can be modernized. These buildings will receive new roofs, the exterior and foundational masonry will be repaired and they will once again provide housing to the greater Cincinnati area. Not only that but the unique historic architecture inherent to these buildings will be preserved and add to the historic beauty of the area. Not maximizing the amount of units in these buildings makes it extremely difficult to create a positive cash flow for the owner and thus an unappealing endeavor to begin with.

The current cost and income estimates for this project are outlined in **figure 1** on the next page. All rehab cost estimates are all backed by estimates we've received from professionals that are included in the application submission. The estimated rental income is for 17 units (see **figure 2**), any less would decrease the potential income. To be conservative we are projecting 50% of rental income will go to operating expenses such as taxes, insurance, property management, common area maintenance and utilities, maintenance/repairs, and reserve funds for future capital expenditures. At these estimates the property already has a negative cash flow of \$425. Based on these projections we are minimizing negative cash flow by maximizing the quantity of units per building.

**Figure 1. Projections**

<b>Rehab Description</b>	<b>Cost</b>	<b>Loan Cost</b>	
Demolition	\$65,388	Total Loan (A + B)	\$1,764,911
Roofing	\$72,160	Rate	3.50%
Windows	\$31,835	Years	30
Masonry	\$238,231	Mortgage	-\$7,925.24
Electrical	\$200,000		
HVAC	\$50,000	<b>Monthly Projection</b>	
Plumbing	\$300,000	Est. Rental Income	\$15,000.00
Framing, Trim/Doors, Paint	\$150,516	50% Operating Exp.	-\$7,500.00
Flooring/Counters/Cabinets/Etc	\$144,781	Mortgage	-\$7,925.24
Appliances	\$107,200	<b>Est. Cash Flow</b>	<b>-\$425.24</b>
Security	\$5,000		
Courtyard	\$25,000		
Structural Engineer	\$10,000		
Architect	\$15,000		
City Permits	\$8,000		
Dumpster	\$5,000		
Port-a-potty	\$1,800		
2025/2014 Staircase	\$75,000		
<b>A. Rehab Total</b>	<b>\$1,504,911</b>		
<b>B. Purchase Price</b>	<b>\$260,000</b>		

**Figure 2. Rent Estimates**

<b>Unit</b>	<b>SF</b>	<b>Rent</b>
2014 Ohio Ave - A	518	\$850
2014 Ohio Ave - B	518	\$850
2014 Ohio Ave - C	518	\$850
2014 Ohio Ave - D	395	\$825
2027 Vine St - A	550	\$950
2027 Vine St - B	550	\$950
2027 Vine St - C	550	\$950
2027 Vine St - D	336	\$850
2029 Vine St - A	550	\$950
2029 Vine St - B	550	\$950
2029 Vine St - C	550	\$950
2029 Vine St - D	395	\$825
2016 Ohio Ave - A	500	\$850
2016 Ohio Ave - B	500	\$850
2025 Vine St - A	500	\$850
2025 Vine St - B	500	\$850
2025 Vine St - C	500	\$850
		<b>\$15,000</b>

The buildings are located on Vine Street just a short 5-minute walk north of the Cincinnati Bell Connector. Vine Street is also part of GoMetro's path for routes 46 and 78. There are multiple public transportation options available to the future tenants of these buildings that can take them anywhere downtown Cincinnati or up towards the University of Cincinnati. The ideal location makes it possible for tenants to live without a vehicle and thus potentially minimizes additional traffic and parking in the area. This location also boasts short walking distances to nearby restaurants and shops located in the Findlay Market area.

Examining the types of buildings in the area one can find a mix of single family homes as well as a host of small and medium sized apartment buildings. The proposed use of these buildings as apartment units fits well with the neighborhoods current mix of residential buildings. The rehabilitation of these buildings will help not only reduce the blight of the neighborhood but also make the neighborhood safer. It will also encourage the development of similar buildings in the area. This will be a small step to help the


area continue to improve and provide housing for the working class who will in turn help stimulate the economy through their use of local shops and restaurants as well as public transportation.

Due to the severe disrepair of the buildings the rehabilitation itself will provide a decent amount of economic opportunity for local contractors. This project is currently estimating around \$1.5 million dollars in rehabilitation costs which will employ plumbers, electricians, masonry workers, carpenters, window providers, etc. The overall work will result in a substantial increase to the properties valuation and thus the tax valuation. Ultimately this will help launch the real estate investment business the potential owners are starting and provide a great portfolio piece to help justify similar future projects in the Cincinnati area.

**Dusty Rhodes, Hamilton County Auditor**

generated on 5/3/2021 10:32:05 PM EDT

**Property Report**Parcel ID  
095-0005-0021-00Address  
2025 VINE STIndex Order  
Parcel NumberTax Year  
2020 Payable 2021**Property Information**

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 02200 - CUF	<b>Land Use</b> 404 - RETAIL/APARTMENT OVER		
<b>Owner Name and Address</b> KANU INVESTMENTS 4015 EXECUTIVE PARK DR STE 402 CINCINNATI OH 45241 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> KANU INVESTMENTS 4015 EXECUTIVE PARK DR #402 CINCINNATI OH 45241 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 25,940	<b>Effective Tax Rate</b> 89.090432	<b>Total Tax</b> \$2,333.20	
<b>Property Description</b> 2025-27-29 VINE ST 52 FT IRR PT LOT 10 REEDERS SUB PARS 21-22 CONS			

**Appraisal/Sales Summary**

Year Built	1890
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	9/17/2002
Last Sale Amount	\$35,000
Conveyance Number	14575
Deed Type	WE - Warranty Deed (EX)
Deed Number	981861
# of Parcels Sold	1
Acreage	0.090

**Tax/Credit/Value Summary**

Board of Revision	YES(04)
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,460
CAUV Value	0
Market Improvement Value	57,650
Market Total Value	74,110
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,177.70</b>
Tax as % of Total Value	0.000%

**Notes****Structure List**

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 3	404 RETAIL/APARTMENT OVER	1,120	1890
Structure 2	404 RETAIL/APARTMENT OVER	5,856	1890
Structure 1	404 RETAIL/APARTMENT OVER	1,339	1890

**Commercial Appraisal Data**

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 2	352 Multiple Res (Low Rise)	560	12	1
Section 1	352 Multiple Res (Low Rise)	560	12	1

**No Proposed Levies Found****Levies Passed - 2020 Pay 2021 Tax Bill**

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	7.34	\$195.85	\$190.40	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

**Transfer History**

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2002	14575	35,000	9/17/2002	PALMER WILLIAM C	KANU INVESTMENTS
1990	0	0	1/1/1990	PALMER WILLIAM C	PALMER WILLIAM C
1978	0	0	3/1/1978	SEE OWNERSHIP CARD	PALMER WILLIAM C

**Related Names**

Name	Relationship	Status
KANU INVESTMENTS	Parcel Owner	Current

**Contract to Purchase  
Commercial-Industrial-Investment  
("Contract")**  
Adopted by the  
**Commercial Real Estate Council  
of Greater Cincinnati**



For exclusive use by REALTORS®.  
This is a legally binding contract. If not understood, seek legal advice.  
For real estate advice, consult a REALTOR®.

**1** Comey & Shepherd Realtors  
NAME OF LISTING REALTOR® FIRM  
2025 Vine Street, Cincinnati, OH 45202  
ADDRESS

**2 PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in Cincinnati (City) Hamilton County (County), OH (State) described as 2025-27-29 VINE ST 52 FT IRR PT LOT 10 REEDERS SUB PARS 21-22 CONS

\_\_\_\_\_ further described in Auditor's Plat Book Number \_\_\_\_\_, Page \_\_\_\_\_,  
as Parcel(s) PIDN 095-0005-0021-00

**3 INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: Tenant personal belongings

**4 OTHER ITEMS:** The following items shall be included in the sale: Sold as is excluding tenant personal belongings.

**5 PRICE AND TERMS:** The purchase price shall be \$260,000.00 ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** \$2,000.00 ("Earnest Money") shall be deposited with Absolute Title Agency, LLC evidence of deposit shall be delivered to Listing Realtor within 3 business days. ("Agent") upon written acceptance of this Contract, in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with REALTOR® Firm acting as Agent, may be retained by Agent and credited toward the brokerage commission owed REALTOR® Firm or as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

(1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money.

(2) If the Real Estate is located in Ohio, any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24. If, within two years from the date the Earnest Money was deposited in the Agent's Trust Account, the parties have not provided the Agent with such signed instructions or written notice that a court legal action to resolve the dispute has been filed, the Agent shall return the Earnest Money to the Buyer with no further notice to the Seller.

(3) If the Real Estate is located in Kentucky, any disbursement of Earnest Money shall be in compliance with KRS 324.111, and the Agent may initiate the release process. The Agent shall notify all parties at their last known address by certified mail that the Earnest Money shall be distributed to the parties specified in the letter unless all parties enter into a written mutual release, or unless one (1) or more of the parties initiate litigation within sixty (60) days of the mailing date of the certified letter. If neither Buyer nor Seller initiates litigation or enters into a written release within sixty (60) days of the mailing date of the certified letter, the Agent may release the deposit to the party identified in the certified letter without penalty under this section and without civil liability in the courts of the Commonwealth of Kentucky.

Buyer's Initials CSH \_\_\_\_\_ Date / Time \_\_\_\_\_  
2:50 PM MST  
dotloop verified

Seller's Initials SK \_\_\_\_\_ Date / Time \_\_\_\_\_  
4:09 PM EST  
dotloop verified

Notwithstanding the foregoing, the Buyer shall retain the right to the deposit in the following circumstances: (i) if Seller fails to accept this offer, (ii) if Seller fails to perform Seller's obligations under this Contract; or (iii) if the contingencies set forth in Section 6, and if applicable, 7 are not satisfied and as a result, Buyer elects to terminate this Contract. Seller shall be entitled to the Earnest Money if Buyer fails to perform Buyer's obligations under this Contract or upon default by Buyer's failure to comply with any material obligation imposed under this Contract.

(b) **BALANCE:** The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

**6 CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:

(a) **FINANCING:** Seller shall provide financing with the following terms: Three year balloon mortgage with option for mutually agreed five year balloon amortized over thirty years at eight percent interest rate, in the amount of \$206,000. Buyer to make nonrefundable \$54,000.00 down payment at closing. Seller shall provide Mortgage and Note.

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before NA or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer may, at Buyer's sole discretion and expense, perform inspections of the Real Estate prior to the Closing. Buyer's inspection of the Real Estate may include: physical inspection of the condition of the property, title, survey, environmental conditions, the roof, mechanical equipment, zoning and permits, feasibility of intended use, site preparation costs and None

(collectively, "Buyer's Inspection").

Buyer's Inspection shall be completed within 20 days ("Inspection Period") of acceptance of this Contract. Buyer shall provide written acceptance of the conditions of all such items within the Inspection Period. Seller agrees to provide Buyer with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting Buyer's Inspection. If Buyer is not satisfied with the results of Buyer's Inspection then Buyer shall have the option to terminate this Contract by providing written notification to Comey & Shepherd Realtors (Listing Firm) prior to the expiration of the Inspection Period. **If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived as of, but not prior to, the expiration of the Inspection Period.**


(c) **OTHER:** Property sold as is, where is. Buyer to rely on own inspections and investigations.

**7 ADDENDUM:** Additional terms and conditions  are  are not set forth as an Addendum attached hereto and made an integral part of this Contract.

**8 BUYER'S EXAMINATION:** Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

**9 SELLER'S CERTIFICATION:** The Real Estate is zoned 404 - Retail/Apartment over; is  is not  located in a Historic District; and is  is not  located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released, unless documented and done in compliance with applicable environmental laws, in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit  has  has not been furnished to the Buyer. REALTORS® make no representations or warranties concerning the environmental condition of the Real Estate and Buyer has relied solely upon the representations and warranties of Seller as set forth herein or in other disclosures listed in Section 16 of this Contract.

**10 CONDITION OF IMPROVEMENTS:** Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

Buyer's Initials  Date / Time \_\_\_\_\_  
2:50 PM MST dotloop verified

Seller's Initials  Date / Time \_\_\_\_\_  
4:09 PM EST dotloop verified

**11 PRORATIONS:** Seller shall be responsible to pay all real estate taxes and assessments accrued on the Real Estate through the date of Closing. Real estate taxes, installments of assessments, rents and operating expenses shall be prorated as of the date of Closing. Buyer shall pay all taxes, installments of assessments, and operating expenses which may become due and payable following date of Closing. Any security and/or damage deposits held by Seller shall be transferred to Buyer at Closing. Real estate taxes and assessments will be prorated based on the most recent official tax duplicate as of the date of Closing.

**12 CONVEYANCE AND CLOSING:** Seller shall be responsible for transfer taxes, conveyance fees, deed preparation; and shall convey marketable title to the Real Estate, with release of dower, by  deed of general warranty in fee simple absolute or  NA deed. Buyer shall be responsible for other Closing costs and fees. Such conveyance to take place within 14 days of release or waiver of contingencies, (or at such sooner time as mutually agreeable in writing), to the parties hereto, free, clear and unencumbered as of Closing except restrictions, assessments and easements of record which do not adversely affect the use of the Real Estate, except Sold as is where is, buyer to rely on own investigations and inspections. Seller shall have the right at Closing to pay for the removal of any and all encumbrances or liens out of the proceeds. At Closing Seller shall execute any document reasonably required by Agent or the title company to effectuate the sale contemplated by this Contract.

**13 POSSESSION:** Possession shall be given, subject to tenants' rights, upon Closing. Tenants' rights in the Real Estate are: Month to month leases which shall be provided to Buyer within 3 days.

**14 INDEMNITY:** Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and/or Buyer or Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer or Buyer's sources.

**15 AGENCY DISCLOSURE:** Seller and Buyer acknowledge having reviewed and signed the attached state-mandated Agency Disclosure Statement and Dual Agency Disclosure Statement, if applicable.

**16 OTHER DISCLOSURES:** The following additional disclosures have been provided: NA.  
 Lead-based paint (mandatory for properties built prior to 1978 which contain one or more dwelling units).  
 Residential Property Disclosure (mandatory for any property which contains 1-4 dwelling units).  
 Other NA

**17 LISTING SERVICE AUTHORITY:** Seller and Buyer authorize REALTOR® to disclose this sales information, including sale price and terms, to any Listing Service to which REALTOR® is a member.

**18 GOVERNING LAWS:** This Contract shall be governed in accordance with the laws of the state in which the Real Estate is located.

**19 SOLE CONTRACT:** The parties agree that this Contract constitutes their entire agreement, and that no oral or implied agreement exists. Any amendments to this agreement shall be made in writing, signed by both parties and copies shall be attached to all copies of this original agreement. This offer, when accepted, shall be binding upon the parties, their heirs, administrators, executors, successors and assigns. The parties acknowledge that they have been provided the opportunity to have this Contract reviewed by legal counsel prior to signing, unless such contingency has been incorporated into this Contract under Section 6 herein.

**20 TIME IS OF THE ESSENCE:** Time is of the essence with respect to the performance of every provision of this Contract in which time of performance is a factor.

**21 ELECTRONIC SIGNATURES:** Manual or electronic signatures on contract documents, transmitted in original, facsimile or electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be recorded at or after closing.

**22 EXPIRATION AND APPROVAL:** This offer shall remain open for acceptance until \_\_\_\_\_ o'clock  AM  PM EASTERN STANDARD/EASTERN DAYLIGHT TIME on \_\_\_\_\_, and a signed copy shall be returned to Buyer upon acceptance.

Buyer's Initials SH  Date / Time \_\_\_\_\_  
05/05/21 2:50 PM MST dotloop verified

Seller's Initials JK  Date / Time \_\_\_\_\_  
05/05/21 4:09 PM EST dotloop verified

WITNESS:

BUYER: Saul Howard dotloop verified  
03/05/21 2:50 PM MST  
LCID-RIME-I8DX-BTLH

DATE : \_\_\_\_\_ Time: \_\_\_\_\_

eXp Realty  
Name of Buyer's REALTOR® Firm, if any

BUYER:

DATE : \_\_\_\_\_ Time: \_\_\_\_\_

**23 RECEIPT OF EARNEST MONEY BY AGENT:** Cincinnati, Ohio, \_\_\_\_\_  
CITY STATE DATE

I hereby acknowledge receipt of \$ 2,000.00 in accordance with the terms herein.

By: Jordan Fiore dotloop verified  
03/09/21 2:10 PM EST  
SCOX-IAKW-YT4Z-GJIT  
Name

\_\_\_\_\_  
Firm

**24 COMMISSION:** Seller agrees to pay a commission of 3 % of the purchase price to Buyer's REALTOR® Firm, if any.

**25 ACTION BY SELLER:** The undersigned Seller has read and fully understands the foregoing offer and hereby  accepts said offer and agrees to convey the Real Estate according to the above terms and conditions,  rejects said offer, or  counteroffers according to the above modifications initialed by Seller, which counteroffer shall become null and void if not accepted in writing on or before 5:00 o'clock  AM  PM EASTERN STANDARD/EASTERN DAYLIGHT TIME 03/06/2021 (Date).

WITNESS:

SELLER: Erin Kaur dotloop verified  
03/05/21 4:09 PM EST  
CBKF-9F5B-W1YY-IZRH

DATE : \_\_\_\_\_ Time: \_\_\_\_\_

SELLER:

DATE : \_\_\_\_\_ Time: \_\_\_\_\_

2025 Vine Street - Front & North Side



2025 Vine Street - Rear



2027/2029 Vine Street - Front



2027/2029 Vine Street - Rear



2014 Ohio Ave - Front



2014 Ohio Ave - Rear



2014 Ohio Ave - South Side



2016 Ohio Ave - Front



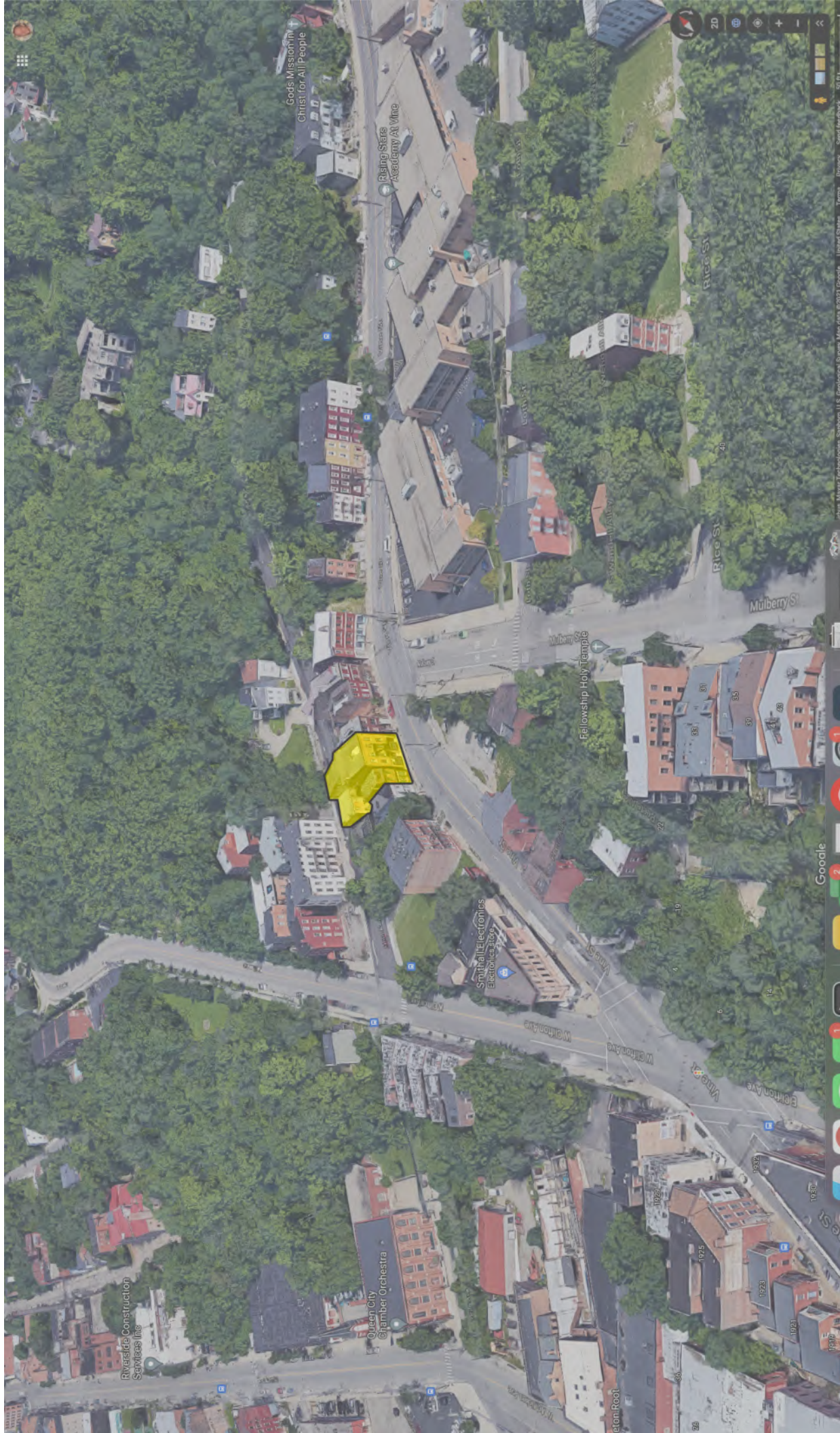
2016 Ohio Ave - North Side



2016 Ohio Ave - South Side



# Streetscape



## STRUCTURAL ASSESSMENT

FOR

**2014 Ohio Avenue**

Date of Report:  
**March 10<sup>th</sup>, 2021**



SUBMITTED TO:

Jade Howard

Phone: (801) 427-5839

Email: [jade@sjhowardhomes.com](mailto:jade@sjhowardhomes.com)

**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



Project Number: 21-283  
Inspection Date: 03-08-2021

Subject: Structural Assessment – General Foundation and Building Structure

Dear Ms. Howard:

Pursuant to your request, AO Structural Engineers visited the property at 2014 Ohio Avenue in the Cincinnati, Ohio neighborhood of CUF to visually assess the condition of the foundation and general building structure. CUF is a group of neighborhoods in Cincinnati representing the communities of Clifton Heights, University Heights, and Fairview.

### **BACKGROUND INFORMATION**

The single-family dwelling was originally constructed at an unknown date but was of similar construction and material as an adjacent property at 2025 Vine Street that was built in 1890. No records of the property at 2014 Ohio Ave were found online. The two-story structure was supported by grouted fieldstone foundation walls supporting brick bearing walls and wood floor joists. The house sat above a full basement that had a concrete floor and was unfinished. The building shared a wall with the property at 2016 Ohio Ave.

Based on our discussions, I understand that you were interested in investing in the property but wanted to have the structure evaluated for general condition prior to purchasing it. The properties at 2025 Vine St, 2029 Vine St, and 2016 Ohio Ave were also assessed during this visit with findings summarized in separate reports.

### **PURPOSE AND SCOPE**

The purpose of this assessment was to visually assess the foundation and building structure for general condition and comment on any structural concerns. Recommendations to address any structural concerns will be provided as part of this report.

### **FIELD INVESTIGATION FINDINGS**

The property was located along Ohio Ave, a no outlet street with access provided from W Clifton Ave. The street sloped upwards from W Clifton Ave to the north before transitioning into the short dead-end segment named Van Lear. The generally topography also sloped lower from west to east, but grade had largely been cut into and terraced by the surrounding buildings. For the purposes of this report, the west side of the property facing Ohio Ave will be considered the front face.

The lot was bordered by a public sidewalk along the front and by an adjacent property to each side. The left-side wall abutted to the neighboring property at 2016 Ohio Ave. An open courtyard was located in the rear of the property that was shared with 2025 Vine St. The house sat above a full basement with a concrete floor and was unfinished. The front foundation wall retained soils near full height whereas the rear wall was fully exposed to allow walk out access. A covered entry way provided access from the courtyard to the first level above.

Foundation walls were composed of stacked and grouted fieldstone that supported brick bearing wall above the footing level. A built-up wood beam supported a section of the rear exterior brick above the covered entryway. The interior was generally finished with plaster on brick. Wood floor joists spanned side to side in a “shotgun” style construction with bearing provided by the side foundation and brick bearing walls.

The assessment began along the interior of the basement with a visual review of foundation walls for any evidence of movement or instability. First floor framing was also visible from within the basement and reviewed for condition. The assessment continued along the interior with a visual review of the building’s general condition. The roof hatch could not be opened but the roof was viewed from the surrounding structures above. The exterior brick was visually reviewed from multiple vantage points around the structure to determine general condition of the brick and mortar.

A 4-foot level and tape measure were used to take measurement. A sharpened screwdriver was used to check for condition of materials. A ladder was required for roof access. The following observations were made:

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

### Foundation

- Basement walls were constructed of brick bearing walls above the foundation except for the front wall which was composed of stacked and grouted fieldstone that retained soils along the front street. The basement has walkout access to the left side and rear of the building into the courtyard;
- The right and rear foundation and brick bearing walls appeared to be in generally good condition. Mortar felt solid and only showed minor erosion along the fieldstone footing joints. Walls measured relatively straight and plumb. No visible cracking or other evidence of differential foundation movement were observed;
- The rear and left foundation walls exhibited evidence of differential settlement. Crack patterns were indicative of localized settlement at the back left corner foundation near the covered opening. Cracks extended into the first and second level rear brick face as commented in the Brick section below. Measurements of a nearby window indicated the foundation had shifted lower by 1-inch using the 4-foot level. A nearby downspout was located at the settled corner and the soils were depressed and eroded in this area;
- The mortar joints along the base of the left and rear wall were eroded. Mortar dust and evidence of efflorescence were observed along the base of the wall from the eroded joists. Erosion depth measured up to 1-inch from the exterior brick face;
- The floor of the basement consisted of concrete and was generally dry though evidence of previous moisture percolation up into the foundation walls was observed;
- The first-floor joists consisted of 2x12 dimensional lumber with diagonal bridging. The joists were spaced roughly 12-inches apart and spanned fully between each side foundation wall;
- Floor joist ends were bearing directly to the fieldstone foundation wall on each side. The joist bearing ends felt sound and solid where probed and appeared dry.

### Building Structure

- The building consisted of first- and second level-living areas above the basement walkout basement;
- The floor framing was mostly covered by ceiling plaster from below and by a single layer of tongue and groove flooring from above. Floors measured level and straight where checked and felt sound and solid to walk on;
- A built-up wood beam supported the rear exterior wall above the rear covered entryway and the first level bathroom floor framing. The beam was bearing to the back left corner of the basement wall (near building center) and spanned left to the right wall of the building at 2016 Ohio Ave. The beam was tilted toward the settled basement corner by roughly 1-inch using the 4-foot level, aligning with measurement taken along the basement wall below;
- The first-level bathroom floor framing above the covered rear entryway was heavily rotted. Water stains from above and below the floor were indicative of a plumbing leak. Nearly all bathroom floor joists appeared affected;
- The rear brick wall above the rear entryway beam and above the rear bearing wall were cracks along the height of the building. The cracks propagated to the interior plaster. Crack patterns were again indicative of settlement to the back left basement corner;
- All other brick bearing walls measured relatively straight and plumb where checked. Aside from the rear wall, windows and door appeared generally square in their frames. No visible evidence of structural movement or differential settlement was observed along these walls;
- The interior plaster was in generally good condition along most of the interior. Some sections of ceiling and interior wall plaster were missing. Some localized areas of floor appeared water damaged where plumbing appeared to have leaked. Paint was largely peeling from the plaster and some areas of painted wallpaper were beginning to peel from the plaster;

### Roof

- The building roof was framed as a monoslope low pitched roof that sloped lower from front to back towards a gutter. The roof membrane consisted of what appeared to be a built-up asphalt and sand/gravel membrane. A downspout from the adjacent roof at 2016 was drained to the roof at 2014 and appeared to be collected by a gutter without a downspout;



- Two chimneys were located along the right side of the building above the exterior bearing wall. The front chimney had been parged with cement. The brick of the rear chimney was heavily spalled and deteriorating;
- The roof otherwise appeared to be in generally good condition as viewed from nearby buildings. No noticeable interior leaks were observed that would indicate a failing roof membrane.

#### Exterior Brick

- The exterior brick was exposed fully on the front and rear face. The right face was not visibly accessible due to a barrier fence. The front face of the building was painted;
- The general brick appeared to be in good condition except for the cracking and slight bulging along the rear wall. Diagonal and stair stepped cracks were observed along the rear face, above the covered entryway above the built-up wood beam. Sections of brick had separated from the adjacent building at 2016 Ohio Ave below the neighboring downspout. Some weather damage to the brick mortar joints was observed in this area;
- The front painted brick exterior appeared to be in good condition.

#### **CONCLUSIONS AND RECOMMENDATIONS**

Based on my observations made during this assessment, it is my professional opinion that the general foundation and building structure was sound and solid at the time of the assessment except for the back left foundation corner that extended beyond the rear covered entryway. The footing and bearing walls exhibited evidence of localized settlement at the corner as indicated by crack patterns and measurements of the wall and built-up beam above. All other foundation walls measured generally straight, plumb, and in sound condition.

Further, the wood floor framing below the first level bathroom was heavily rotted and appeared to be from a plumbing leak. The water had visibly damaged the interior ply of the built up beam as well. All other floors felt sound, solid, and level to walk on. All observations indicated a sound building structure at this time except for the local settlement and bathroom floor rot damage.

The building materials were also beginning to show evidence of weathering due to lack of maintenance that may further impact the integrity of the building structure. Areas of potential structural concern included (1) settlement at the back left basement corner, (2) improperly functioning gutters and downspouts, (3) joint deterioration along the base of the basement brick bearing wall, (4) open brick cracks caused by settlement and weathering, (5) rotted bathroom floor framing and support beam, (6) deteriorating brick at the rear chimney and open chimneys.

Therefore, it is recommended to provide the following structure repairs to stabilize the building and the following maintenance to reduce the risk of further movement:

1. Hire a qualified foundation contractor to carefully excavate the back right basement foundation corner. Provide a new concrete footer below the wall corner and install underpins to support and possibly lift the corner. Work shall be done in sections or with temporary support to avoid damaging or destabilizing the structure above. Temporary support of the nearby built-up wood beam is required during the duration of the foundation work.
2. Inspect and scope the downspout at the settled foundation corner for function. Install and tie-in a new drain and functioning drain as required to route water away from the foundation corner. Additionally, provide new gutters and downspouts along the rear of the building to drain water away from the roof and building. It is recommended to consult a roofing specialist for this work.

It is recommended to provide maintenance to the above items (3) thru (6) to reduce the risk of potential structure concerns:

3. Hire an experienced mason to clean and point along the base of the foundation and brick bearing walls around the basement. Wall joints may be cleaned with a hose under light pressure. Point joints with a Type O mortar or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. The wall may be skimmed as an option in addition to pointing repairs.
4. Hire a qualified and experienced historic mason to repair and tuck point all exterior brick cracks and mortar joints along the exterior that are weathered more than 3/8-inch from the brick face. Pointing shall also be performed along the upper right front face of the building. Joints shall be thoroughly cleaned prior to applying either a Type O mortar mix or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. Contractor shall

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

match mortar in color and finish as best as possible. It is also encouraged to consult with the local Historic Conservation Board on best practices and materials.

5. Hire a qualified carpenter to replace all rotted floor framing below the first level bathroom. The built-up wood beam supporting the rear exterior wall shall receive an additional wood ply, thru bolted into the existing beam to provide a sound surface to joist hang the new bathroom joists. All exposed new and existing wood shall be flashed and covered entirely. Provide a new steel channel or angle to support the exterior rear brick wall above the existing built-up wood beam, sized by a Professional Engineer licensed in the State of Ohio. Finally, hire a qualified plumber to address any plumbing and leaks.
6. Hire a qualified mason to either encapsulate, cap, and seal the existing chimney above the roof or demo the chimney down to the roof level and seal with a cap and membrane. The work should be performed to prevent water from penetrating into the chimney cavity and further damaging the brick.
7. Finally, it is recommended to hire a licensed architect to incorporate the above recommendations into the permit drawings for bidding, permitting, and construction purposes.

Thank you for the opportunity, if you have any questions regarding this report, please feel free to contact us.

Regards,

Eric Oetjen, PE

03-10-2021



#### LIMITATIONS AND RESTRICTIONS

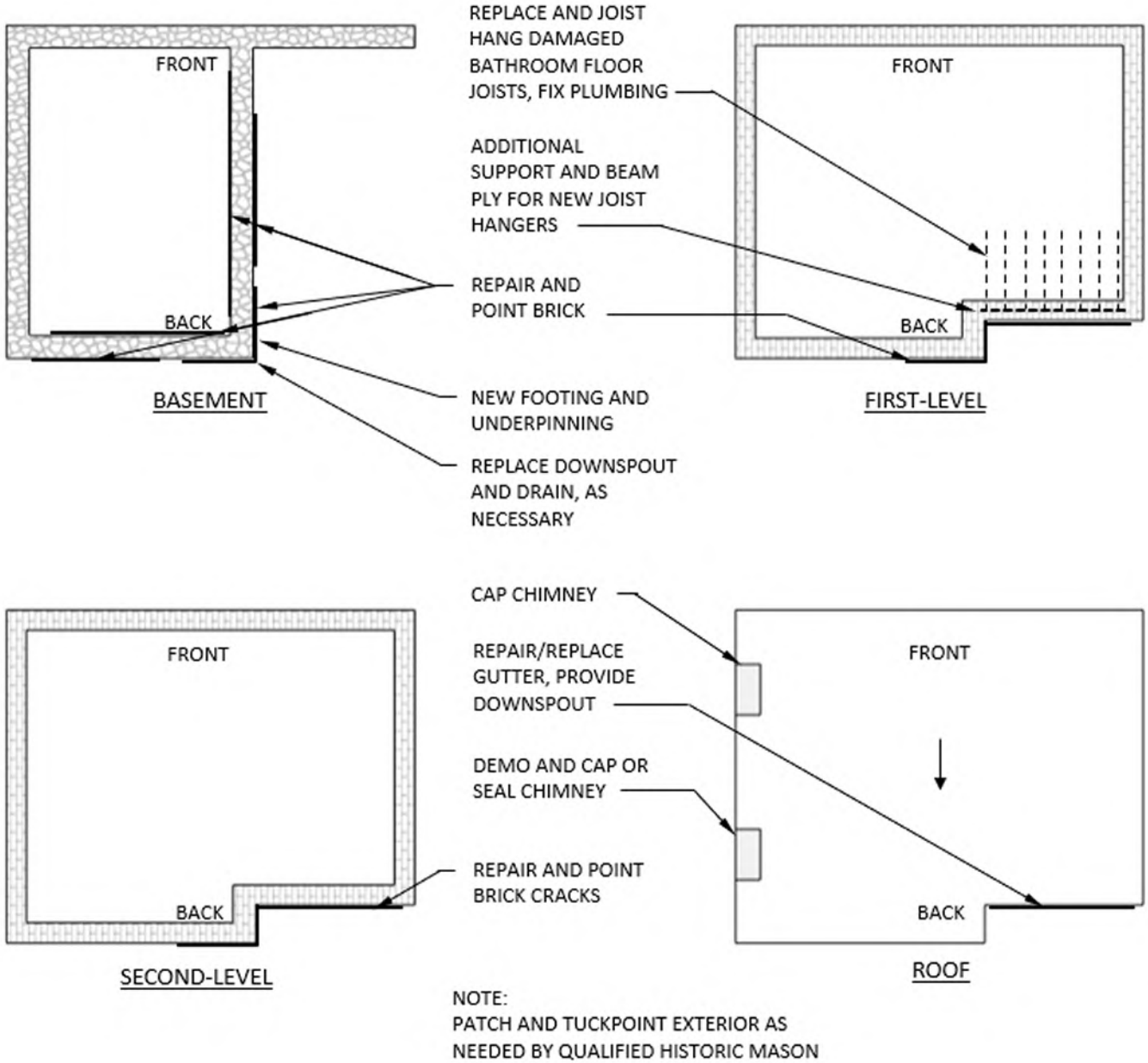
- ❖ This report was prepared with generally accepted structural engineering practices and thus makes no other warranties, either expressed or implied, as to the professional advice provided under the terms of the agreement between AO Structural Engineers and Client.
- ❖ Review of structural elements was limited to areas of concern deemed accessible at the time of the inspection. Elements hidden by non-structural components were not reviewed.
- ❖ This structural assessment report has been prepared for the intended and exclusive use of AO Structural Engineers, LLC and Client. Nothing in this report shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or AO Engineers, LLC.
- ❖ AO Structural Engineers, LLC does not assume liability for the use of this report, or for the information included herein, or resulting in any damages from the use of this report by other parties.
- ❖ This report has not been prepared for use of client and cannot be utilized or relied upon by other parties without written consent of AO Structural Engineers, LLC.
- ❖ The recommendations and conclusions provided in this report are reliant on supplied and obtained information as described in this report. If any item and/or items differ from what is described in this report, the report shall be considered void and thus not used.
- ❖ AO Structural Engineers, LLC disclaims all liability for information, recommendations, and conclusions that are not expressly stated in this report.
- ❖ AO Structural Engineers, LLC shall not be liable for incidental, consequential, indirect, or punitive damages arising out of any clam associated with the use of this report.
- ❖ AO Structural Engineers, LLC shall not be responsible for modifications completed prior to, or hereafter, in which AO Structural Engineers was not directly involved.
- ❖ AO Structural Engineers, LLC does not perform destructive testing or geotechnical investigations as part of its scope nor was such information provided to AO Engineers at the time of this report.

ALLEN | OETJEN STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

**APPENDIX**



**2014 OHIO AVE - BUILDING LAYOUT**

LAYOUT AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR GUIDANCE ONLY, NOT TO BE USED FOR BIDDING PURPOSES OR CONSTRUCTION

**PHOTOS**



**Photo 1 – Basement Area Looking Towards Right Wall**



**Photo 2 – Basement Area Looking Towards Left Wall**



**Photo 3 – Wall Plumbness Check, Basement**



**Photo 4 – Wall Plumbness Check, Basement**



**Photo 5 – Eroded Basement Wall Joints**



**Photo 6 – Eroded Basement Wall Joint Depth Measurement**



**Photo 7 – Depressed and Eroded Soils at Settled Foundation Corner**



**Photo 8 – Brick Joint Erosion and Weathering at Basement Corner**



**Photo 9 – Wall Slope Measurement Towards Settled Corner**



**Photo 10 – Brick Movement at Rear Basement Door Due to Corner Settlement**



**Photo 11 – Settled Rear Foundation Corner at Downspout**



**Photo 12 – Brick Movement at Rear Basement Window Due to Corner Settlement**



**Photo 13 – Floor Beam Tilted Towards Settled Foundation Corner**



**Photo 14 – Floor Beam Sag Check**



**Photo 15 – Damaged Built-Up Floor Beam at Covered Entryway**



**Photo 16 – Damaged Bathroom Floor Framing from Covered Entryway**



**Photo 17 – Evidence of Floor Drop at Damaged Bathroom Floor Joists**



**Photo 18 – Rear Exterior Settlement Cracking Above Settled Foundation Corner**



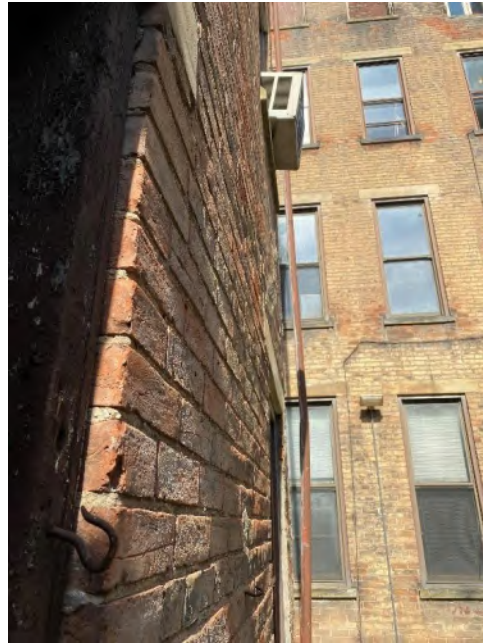
**Photo 19 – Rear Exterior Where Building Meets 2016 Ohio Ave**



**Photo 20 – Brick Settlement Cracking Above Covered Entryway, Rear Left Exterior**



**Photo 21 – Brick Joint Erosion at Downspout, Rear Exterior**



**Photo 22 – Slight Bow in Brick Due to Settlement**



**Photo 23 – First Level Kitchen Area**



**Photo 24 – First Level Bathroom Area**



**Photo 25 – Moisture Damage, First Level Bathroom**



**Photo 26 – First Level Living Space**



**Photo 27 – First Level Living Space**



**Photo 28 – Second Level Living Space**



**Photo 29 – Second Level Living Space**



**Photo 30 – Plaster Crack from Foundation Settlement**



**Photo 31 – Typical Floor Levelness Check**



**Photo 32 – Roof View from Above**



**Photo 33 – Rear Right Spalling and Deteriorating Chimneys**

## STRUCTURAL ASSESSMENT

FOR

**2016 Ohio Avenue**

Date of Report:  
**March 10<sup>th</sup>, 2021**



SUBMITTED TO:  
Jade Howard  
Phone: (801) 427-5839  
Email: [jade@sjhowardhomes.com](mailto:jade@sjhowardhomes.com)

**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



Project Number: 21-283  
Inspection Date: 03-08-2021

Subject: Structural Assessment – General Foundation and Building Structure

Dear Ms. Howard:

Pursuant to your request, AO Structural Engineers visited the property at 2016 Ohio Avenue in the Cincinnati, Ohio neighborhood of CUF to visually assess the condition of the foundation and general building structure. CUF is a group of neighborhoods in Cincinnati representing the communities of Clifton Heights, University Heights, and Fairview.

### **BACKGROUND INFORMATION**

The single-family dwelling was originally constructed at an unknown date but was of similar construction and material as an adjacent property at 2025 Vine Street that was built in 1890. No records of the property at 2016 Ohio Ave were found online. The four-story structure was supported by grouted fieldstone foundation walls supporting brick bearing walls and wood floor joists. The house sat above a full basement that had an earthen floor and was unfinished. The building was connected to the property at 2029 Vine St at its rear by an adjoining hallway.

Based on our discussions, I understand that you were interested in investing in the property but wanted to have the structure evaluated for general condition prior to purchasing it. The attached property at 2029 Vine St, along with properties at 2014 Ohio Ave and 2016 Ohio Ave, were also assessed during this visit with findings summarized in separate reports.

### **PURPOSE AND SCOPE**

The purpose of this assessment was to visually assess the foundation and building structure for general condition and comment on any structural concerns. Recommendations to address any structural concerns will be provided as part of this report.

### **FIELD INVESTIGATION FINDINGS**

The property was located along Ohio Ave, a no outlet street with access provided from W Clifton Ave. The street sloped upwards from W Clifton Ave to the north before transitioning into the short dead-end segment named Van Lear. The general topography also sloped lower from west to east, but grade had largely been cut into and terraced by the surrounding buildings. For the purposes of this report, the west side of the property facing Ohio Ave will be considered the front face.

The lot was bordered by a public sidewalk along the front and by an adjacent property to the left side. The right-side wall was shared with a neighboring property at 2014 Ohio Ave. The rear of the property was connected to 2029 Vine St by an adjoining hallway. The building sat above a full basement with earthen floor and was unfinished. The side foundation walls retained soils near full height whereas the front foundation wall was separated from street level soils by an additional fieldstone retaining wall. The rear foundation wall was shared with the property at 2029 Vine St. Foundation walls were composed of stacked and grouted fieldstone that supported brick bearing wall above the basement level. The interior of the building above was generally finished with plaster on brick. Wood floor joists spanned side to side in a “shotgun” style construction with bearing provided by the side foundation and brick bearing walls.

The assessment began along the interior of the basement with a visual review of foundation walls for any evidence of movement or instability. First floor framing was also visible from within the basement and reviewed for condition. The assessment continued along the interior upper floors with a visual review of the building’s general condition. The roof was accessed through a ceiling hatch from the fourth floor and membrane generally observed. The exterior brick was visually reviewed from multiple vantage points around the structure to determine general condition of the brick and mortar.

A 4-foot level and tape measure were used to take measurement. A sharpened screwdriver was used to check for condition of materials. A ladder was required for roof access. The following observations were made:

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

### Foundation

- The foundation walls appeared to be in generally good condition. Mortar felt solid and only showed minor erosion along the fieldstone joints. Walls measured relatively straight and plumb. No visible cracking or other evidence of differential foundation movement were observed;
- The floor of the basement consisted of exposed earth that appeared damp. The air within the basement felt humid and mold was observed throughout the space;
- The first-floor joists consisted of 2x12 dimensional lumber with diagonal bridging. The joists were spaced roughly 12-inches apart and spanned fully between each side foundation wall;
- Floor joist ends were bearing directly to the fieldstone foundation wall on each side. The left foundation wall appeared to retain soils at full height whereas grade was recessed below the top of the right wall. The joist bearing ends along the left wall appeared damp and soft rotted. Wood was easily probed up to 3-inches into the wood. Joists along the right foundation wall felt sound and solid where probed and appeared dry;
- An additional fieldstone wall ran along the front of the building in front of the first level front wall. The fieldstone retained soils along the street level. A roughly 2-foot air cavity separated the retaining wall from the building's front foundation wall. The retaining wall was bowed horizontally by up to roughly 3-inches into the air cavity and away from the street soils. The wall was estimated to be around 18-inches in thickness but could not be confirmed.
- Brick rubble was present along the toe of the wall which reduced the wall's clear height to approximately 9-feet.

### Building Structure

- The building consisted of abandoned church offices on the first level, a second level living area combined with a third level loft, and a fourth level attic space;
- The floor framing was mostly covered by ceiling plaster from below and by a single layer of tongue and groove flooring from above. Floors measured level and straight where checked and felt sound and solid to walk on;
- Brick bearing walls measured relatively straight and plumb where checked. Windows and door appeared generally square in their frames. No visible evidence of structural movement or differential settlement was observed along the walls;
- The interior plaster was in generally good condition along most of the interior. Some sections of ceiling were missing where plumbing work had been performed. Some localized areas of floor appeared water damaged where plumbing appeared to have leaked. Paint was largely peeling from the plaster and some areas of painted wallpaper were beginning to peel from the plaster;
- The two windows along the right wall of the attic were missing and window openings were boarded up. The brick surrounding the window opening and interior plaster were beginning to show signs of weathering and some deterioration.

### Roof

- The building roof was framed as a monoslope low pitched roof that sloped upwards from front to back towards a ridge. The roof membrane consisted of a tar and shingle sublayer that was sealed with a rolled-on membrane;
- A roughly 10-foot section of membrane and shingle were missing near the ridge of the roof. The tar subbase was exposed. The remaining roof membrane appeared to be functional but was beginning to show signs of weathering, cracking, and wear, especially along the roof edges;
- The flashing along the perimeter of the roof was heavily rusted. The shingle and membrane were beginning to deteriorate along the roof perimeter at the flashing;
- Two chimneys along the left side of the roof had been removed down to roof level, but remained open and exposed. Some brick spalling was observed along the exterior of the chimneys;
- The header up the front right glass block window was missing and showed evidence of previously leaking. Some of the wood roof framing around this area, including the eaves fascia board, were rotted.

### Exterior Brick

- The exterior brick was exposed fully on the front and left face. The right wall was shared with the neighboring property except for the upper attic level which extended above the neighboring roof. The front face of the building was painted;
- Some minor weathering of the mortar joints was observed along the left exterior wall. Depth of weathering was generally around ¼-inch with some local pockets nearing ½-inch in depth;
- The front painted brick exterior appeared to be in good condition except for the upper right face along the attic level. The brick mortar joints appeared heavily weathered here, likely due to leaking gutters and roof above where the glass block window header was rotted and missing.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based on my observations made during this assessment, it is my professional opinion that the general foundation and building structure was sound and solid at the time of the assessment and given its apparent age. Foundation walls measured generally straight, plumb, and in sound condition. The brick was largely intact with no visual indication of differential movement. Floors felt sound, solid, and level to walk on. All observations indicated a sound building structure at this time.

However, the building materials were beginning to show evidence of weathering and age due to lack of maintenance that may begin to impact the integrity of the building structure. Areas of potential structural concern included (1) the rot damaged bearing ends of the first-floor joists, (2) absence of moisture control within the basement area, (3) missing windows, (4) missing membrane and shingles on the roof, (5) open chimneys on the roof, and (6) general pointing and patching along the exterior brick.

Further, (7) the first-floor level retaining wall along the front of building below street level showed some indication of previous movement. The wall was bowed nearly 3-inches towards the building, which appeared minor given its age.

Therefore, it is recommended to provide maintenance to the above items as follows to reduce the risk of potential structure concerns:

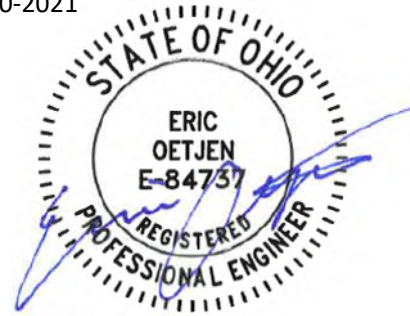
1. Provide beam supports along the left foundation wall to provide bearing support to the first level floor joists. New beam to be supported on new columns bearing onto new footings. Beams, columns, and footings shall be designed by licensed Professional Engineer in the State of Ohio. See Appendix for guidance on location of work.
2. Provide a 6 mil minimum polyethylene vapor barrier along the floor of the basement. Lap joints 6-inches and secure with tape. Provide gravel or similar above the barrier to secure into place. Continuously operate a dehumidifier sized for the basement area with automatic drain function to the nearest floor drain or sanitary drain.
3. Hire an experienced and qualified contractor to install new windows and weather seal the openings along the attic walls. Owner should consider replacing and sealing around all windows for consistency.
4. Hire a qualified roofing contractor to recommend repairs and maintenance for the roof membrane. Contractor shall confirm function of all gutters, downspouts, and flashing.
5. As part of the roofing repairs, hire a qualified mason to fill and cap the chimneys at roof level. Membrane and seal the chimneys to prevent water from penetrating into the chimney cavity and protect the brick below.
6. Hire a qualified and experienced historic mason to tuck point all mortar joints along the exterior that are weathered more than 3/8-inch from the brick face. Pointing shall also be performed along the upper right front face of the building. Joints shall be thoroughly cleaned prior to applying either a Type O mortar mix or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. Contractor shall match mortar in color and finish as best as possible.
7. Monitor the front retaining wall at the first-floor level along the street for movement.
8. Finally, it is recommended to hire a licensed architect to incorporate the above recommendations into the permit drawings for bidding, permitting, and construction purposes.

Thank you for the opportunity, if you have any questions regarding this report, please feel free to contact us.

Regards,

03-10-2021

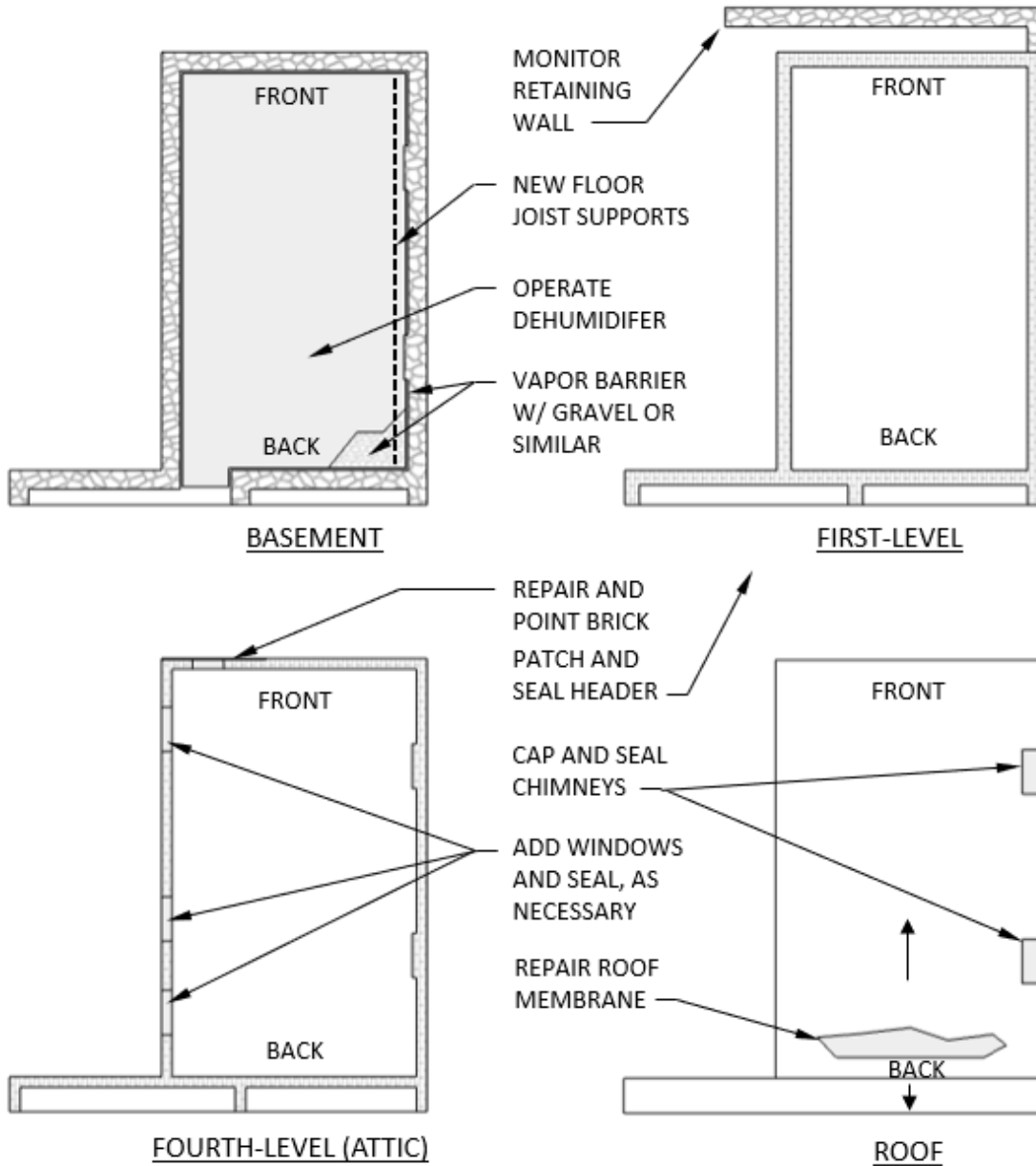
Eric Oetjen, PE



#### LIMITATIONS AND RESTRICTIONS

- ❖ This report was prepared with generally accepted structural engineering practices and thus makes no other warranties, either expressed or implied, as to the professional advice provided under the terms of the agreement between AO Structural Engineers and Client.
- ❖ Review of structural elements was limited to areas of concern deemed accessible at the time of the inspection. Elements hidden by non-structural components were not reviewed.
- ❖ This structural assessment report has been prepared for the intended and exclusive use of AO Structural Engineers, LLC and Client. Nothing in this report shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or AO Engineers, LLC.
- ❖ AO Structural Engineers, LLC does not assume liability for the use of this report, or for the information included herein, or resulting in any damages from the use of this report by other parties.
- ❖ This report has not been prepared for use of client and cannot be utilized or relied upon by other parties without written consent of AO Structural Engineers, LLC.
- ❖ The recommendations and conclusions provided in this report are reliant on supplied and obtained information as described in this report. If any item and/or items differ from what is described in this report, the report shall be considered void and thus not used.
- ❖ AO Structural Engineers, LLC disclaims all liability for information, recommendations, and conclusions that are not expressly stated in this report.
- ❖ AO Structural Engineers, LLC shall not be liable for incidental, consequential, indirect, or punitive damages arising out of any clam associated with the use of this report.
- ❖ AO Structural Engineers, LLC shall not be responsible for modifications completed prior to, or hereafter, in which AO Structural Engineers was not directly involved.
- ❖ AO Structural Engineers, LLC does not perform destructive testing or geotechnical investigations as part of its scope nor was such information provided to AO Engineers at the time of this report.

APPENDIX



NOTE:  
 PATCH AND TUCKPOINT EXTERIOR AS  
 NEEDED BY QUALIFIED HISTORIC MASON

**2016 OHIO AVE - BUILDING LAYOUT**

LAYOUT AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR GUIDANCE ONLY, NOT TO BE USED FOR BIDDING PURPOSES OR CONSTRUCTION

ALLEN | OETJEN STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

**PHOTOS**



**Photo 1 – Basement Area, Earthen Floor**



**Photo 2 – Basement Area**



**Photo 3 – Typical Grouted Fieldstone Foundation Wall**



**Photo 4 – Typical Foundation Wall Plumbness and Straightness Check**



**Photo 5 – Soft Rotted Joist Bearing End, Left Foundation Wall**



**Photo 6 – Soft Rotted Joist Bearing End, Left Foundation Wall**



**Photo 7 – Typical Joist Bearing and Moisture Damage, Left Foundation Wall**



**Photo 8 – Typical Joist Bearing, Right Foundation Wall**



**Photo 9 – Front Retaining Wall Below Street Level**



**Photo 10 – Front Retaining Wall Bow Measurement**



**Photo 11 – First-Level, Front Building**



**Photo 12 – First-Level, Mid Building**



**Photo 13 – Second Level, Mid Building**



**Photo 14 – Typical Plumbing, Missing Ceiling**



**Photo 15 – Typical Plumbing, Missing Ceiling**



**Photo 16 –Third Level, Mid Building**



**Photo 17 – Third-Level (Loft) Front**



**Photo 18 – Floor Penetration Below Plumbing Area**



**Photo 19 – Local Damage to Flooring**



**Photo 20 – Typical Plaster Damage, Likely Plumbing Related**



**Photo 21 – Typical Floor Levelness Check**



**Photo 22 – Typical Wall Plumbness Check**



**Photo 23 – Typical Attic Space**



**Photo 24 – Attic Framing, Some Previous Water Damage to Ceiling**



**Photo 25 – Weather and Interior Brick Sill from Missing Window, Attic Level**



**Photo 26 – Weathering at Missing Window, Attic Level**



**Photo 27 – Previous Water Damage and Missing Header, Front Attic Window**



**Photo 28 – Right Exterior Building**



**Photo 29 – General Roof and Membrane**



**Photo 30 – Area of Roof Membrane and Shingle Damage**



**Photo 31 – Exposed Chimney, Demolished Down to Roof Level**



**Photo 31 – Left Exterior Building**



Photo 31 – Left Exterior, Localized Brick Joint Weathering



Photo 31 – Brick Condition, Front Face vs. Side Face

## STRUCTURAL ASSESSMENT

FOR

**2016 Ohio Avenue**

Date of Report:  
**March 10<sup>th</sup>, 2021**



SUBMITTED TO:  
Jade Howard  
Phone: (801) 427-5839  
Email: [jade@sjhowardhomes.com](mailto:jade@sjhowardhomes.com)

**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



Project Number: 21-281  
Inspection Date: 03-08-2021

Subject: Structural Assessment – General Foundation and Building Structure

Dear Ms. Howard:

Pursuant to your request, AO Structural Engineers visited the property at 2029 Vine Street in the Cincinnati, Ohio neighborhood of CUF to visually assess the condition of the foundation and general building structure. CUF is a group of neighborhoods in Cincinnati representing the communities of Clifton Heights, University Heights, and Fairview.

### **BACKGROUND INFORMATION**

The single-family dwelling was originally constructed at an unknown date but was of similar construction and material as an adjacent property at 2025 Vine Street that was built in 1890. No records of the property at 2029 Vine St were found online. The four-story structure was supported by grouted fieldstone foundation walls supporting brick bearing walls and wood floor joists. The house sat above a full basement that had a brick paver floor and was unfinished. The building was connected to the property at 2016 Ohio Ave at its rear by an adjoining hallway.

Based on our discussions, I understand that you were interested in investing in the property but wanted to have the structure evaluated for general condition prior to purchasing it. The attached property at 2016 Ohio Ave, along with properties at 2014 Ohio Ave and 2025 Vine St, were also assessed during this visit with findings summarized in separate reports.

### **PURPOSE AND SCOPE**

The purpose of this assessment was to visually assess the foundation and building structure for general condition and comment on any structural concerns. Recommendations to address any structural concerns will be provided as part of this report.

### **FIELD INVESTIGATION FINDINGS**

The property was located along Vine Street and roughly across from the intersection with Mulberry St. The street sloped upwards from south to north. For the purposes of this report, the east side of the property facing Vine St will be considered the front face.

The lot was bordered by a public sidewalk along the front and by adjacent properties to either side. The rear of the property was connected to 2016 Ohio Ave by an adjoining hallway. The building sat above a full basement that was divided by a center front to back bearing wall. The basement floor consisted of a brick paver floor and was unfinished. The front and side foundation walls retained soils near full height. The rear foundation wall was shared with the property at 1016 Ohio Ave. Foundation walls were composed of stacked and grouted fieldstone that supported brick bearing walls above the basement level. The interior of the building above was generally finished with plaster on brick. Wood floor joists spanned side to side in a “shotgun” style construction with bearing provided by the center and side foundation and brick bearing walls.

The assessment began along the interior of the basement with a visual review of foundation walls for any evidence of movement or instability. First floor framing was also visible from within the basement and reviewed for condition. The assessment continued along the interior upper floors with a visual review of the building’s general condition. The second- and third-level units were occupied and not accessed at the time of the visit. The roof was accessed through a ceiling hatch from the fourth floor and membrane generally observed. The exterior brick was visually reviewed from multiple vantage points around the structure to determine general condition of the brick and mortar.

A 4-foot level and tape measure were used to take measurement. A sharpened screwdriver was used to check for condition of materials. A ladder was required for roof access. The following observations were made:

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

## Foundation

- The perimeter foundation walls appeared to be in generally good condition. Mortar felt solid and only showed minor erosion along the fieldstone joints;
- The center foundation wall running front to back appeared to be sound but joints were heavily eroded. Mortar was missing up to 4-inches in depth in some locations and most notably near the base of the wall. The wall measured roughly 18-inches in total width;
- Foundation walls measured relatively straight and plumb where checked. No visible cracking or other evidence of differential foundation movement were observed;
- The floor of the basement consisted of brick pavers. A floor drain was located in the left basement space. The air within the basement felt humid and mold was observed throughout the space;
- The first-floor joists consisted of 2x12 dimensional lumber with diagonal bridging. The joists were spaced roughly 12-inches apart and spanned fully between each side foundation wall;
- Floor joist ends were bearing directly to the fieldstone foundation wall on each side and center wall. Joists along the left foundation wall were headed and hung from doubled joists that were bearing on the foundation. All other joist ends were bearing directly to the foundation walls;
- The joist bearing ends along both side foundation walls appeared damp and soft rotted. The wood material was easily probed up to 3-inches at the bearing end. The exception was a middle section of the right foundation wall where joists were elevated onto bricks and felt sound and appeared dry and in good condition. The joists along the center foundation wall also felt sound and appeared dry and in good condition.
- Six joists near the right rear of the basement area were soft rotted and moisture damaged near their midspan;

## Building Structure

- The building consisted of abandoned church offices on the first level, separate second- and third-level living areas, and a fourth level attic space. The second- and third-level living areas were occupied and not accessed;
- The floor framing was mostly covered by ceiling plaster from below and by a single layer of tongue and groove flooring from above. Floors measured level and straight where checked and felt sound and solid to walk on along the first-floor and attic floor levels;
- Brick bearing walls measured relatively straight and plumb where checked. Windows and doors appeared generally square in their frames as observed from the exterior. No visible evidence of structural movement or differential settlement was observed along the walls of the first level;
- Large sections of interior plaster had spalled from the interior and right exterior brick bearing walls of the first floor. The underlying brick appeared to be sound and solid. The remaining interior plaster within the first level was in generally good condition;
- A large pile of rubble, brick, and flue caps had been abandoned in the front left attic area. The pile appeared to impart a notable load into the floor framing but floor damage was not visibly evident.

## Roof

- The building roof was framed as a monoslope low pitched roof that sloped upwards from front to back towards a ridge. The roof membrane consisted of a tar and shingle sublayer that was sealed with a rolled-on membrane;
- The roof membrane appeared to be functional but was beginning to show signs of weathering, cracking, and wear, especially along the roof edges;
- The flashing along the perimeter of the roof was heavily rusted and some sections were coming loose, exposing the fascia board. The shingle and membrane were beginning to deteriorate along the roof perimeter at the flashing;
- Two chimneys were located above the roof: one above the left exterior wall and one above the center wall near the building's front. The chimneys' flues were open. The center chimney was finished with a cement parge and appeared to be in good condition. The brick along the exterior of the side chimney was noticeably spalling on the exposed face of the chimney and mortar was eroded and loose;
- A third chimney along the left side wall had been demolished, explaining the pile of brick, flue, and rubble in the front attic space;

- The trimmer joists and nearby joists to the right of the center chimney exhibited signs moisture damage. Moisture damage extended at least 1-inch into the joists in some locations;

#### Exterior Brick

- The exterior brick was exposed fully on the front and left face. The right exterior wall was not visible to view but only partially exposed above the adjacent building.
- Some minor weathering of the mortar joints was observed along the left exterior wall, near the top of the wall. Depth of weathering was generally around ¼-inch with some local pockets nearing ½-inch in depth;
- The front exterior brick appeared to be in generally good condition with no visible deterioration or damage from street level.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based on my observations made during this assessment, it is my professional opinion that the general foundation and building structure was sound and solid at the time of the assessment and given its apparent age. Foundation walls measured generally straight, plumb, and in sound condition. The brick was largely intact with no visual indication of differential movement. Floors felt sound, solid, and level to walk on. All observations indicated a sound building structure at this time.

However, the building materials were beginning to show evidence of weathering and age due to lack of maintenance that may begin to impact the integrity of the building structure. Areas of potential structural concern included (1) the rot damaged first floor joists within the basement, (2) absence of moisture control within the basement area, (3) eroded joints along the center foundation wall within the basement, (4) large pile of brick and rubble on the attic floor, (5) missing windows, (6) previous water damage to roof joists, (7) aging roof membrane and flashing, (8) open chimneys on the roof, and (9) general pointing and patching along the exterior brick.

Therefore, it is recommended to provide maintenance to the above items as follows to reduce the risk of potential structure concerns:

1. Provide beam supports to the left and right foundation walls to provide bearing to the first-floor joists. New beam to be supported on new columns bearing onto new footings. Beams, columns, and footings shall be designed by licensed Professional Engineer in the State of Ohio. See Appendix for guidance on location of work.
2. Continuously operate a dehumidifier sized for the basement area with automatic drain function to the nearest floor drain or sanitary drain.
3. Hire an experienced mason to clean and point the center foundation wall. Wall joists may be cleaned with a hose under light pressure. Point joints with a Type O mortar or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. The wall may be skimmed as an option in addition to pointing repairs.
4. Remove the brick and rubble from the attic space to relieve the floor framing of the weight.
5. Hire an experienced and qualified contractor to install new windows and weather seal the openings along the attic walls. Owner should consider replacing and sealing around all windows for consistency.
6. Sister the trimmer joists and adjacent joist supporting the roof to the right of the center chimney.
7. Hire a qualified roofing contractor to recommend repairs and maintenance for the roof membrane. Contractor shall confirm function of all gutters, downspouts, and flashing.
8. Hire a qualified mason to either encapsulate, cap, and seal the existing chimney above the roof or demo the chimney down to the roof level and seal with a cap and membrane. The work should be performed to prevent water from penetrating into the chimney cavity and further damaging the brick.
9. Hire a qualified and experienced historic mason to tuck point all mortar joints along the exterior that are weathered more than 3/8-inch from the brick face. Pointing shall also be performed along the upper right front face of the building. Joints shall be thoroughly cleaned prior to applying either a Type O mortar mix or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. Contractor shall match mortar in color and finish as best as possible.
10. Finally, it is recommended to hire a licensed architect to incorporate the above recommendations into the permit drawings for bidding, permitting, and construction purposes.

Thank you for the opportunity, if you have any questions regarding this report, please feel free to contact us.

Regards,

03-10-2021

Eric Oetjen, PE



#### LIMITATIONS AND RESTRICTIONS

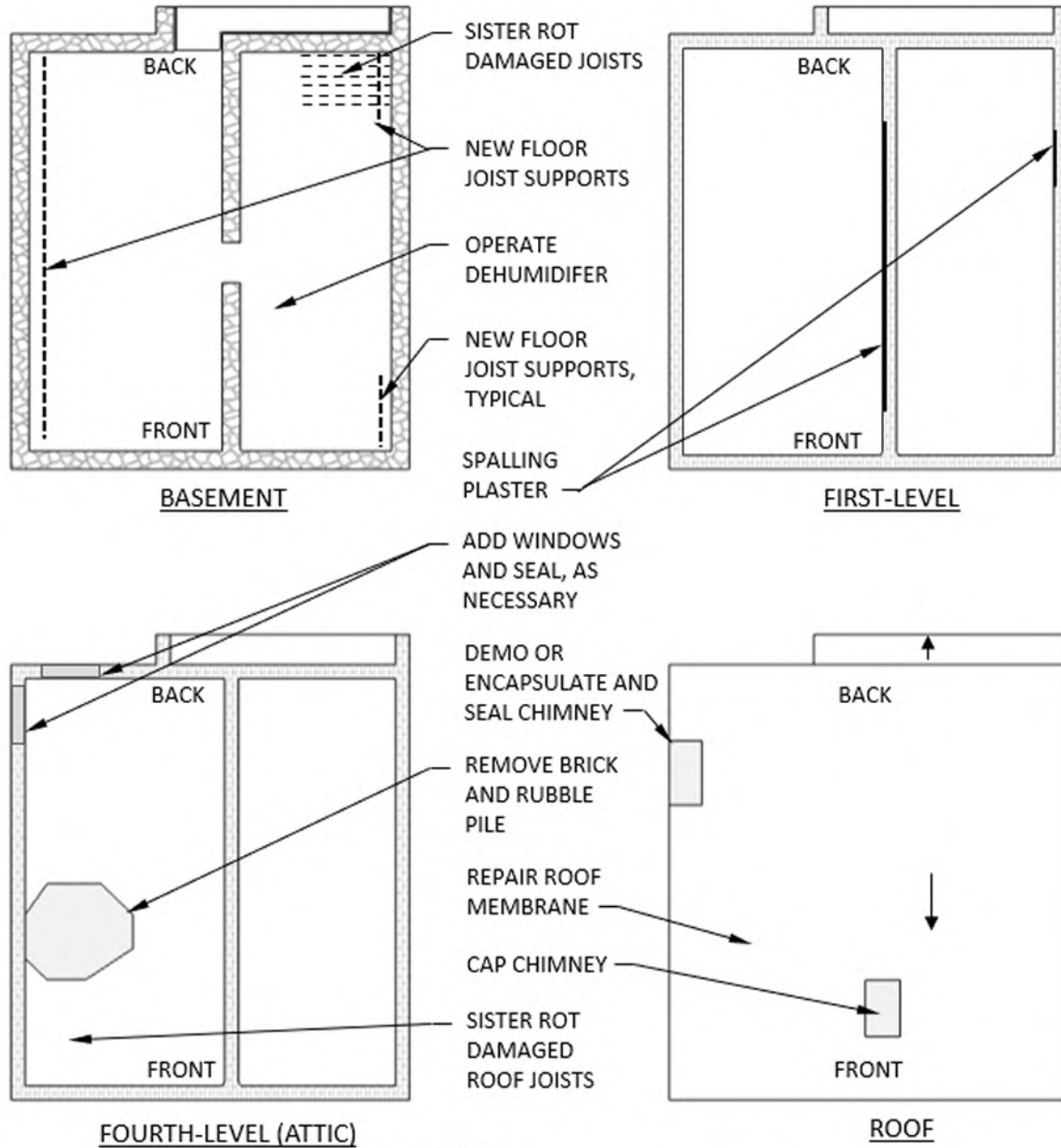
- ❖ This report was prepared with generally accepted structural engineering practices and thus makes no other warranties, either expressed or implied, as to the professional advice provided under the terms of the agreement between AO Structural Engineers and Client.
- ❖ Review of structural elements was limited to areas of concern deemed accessible at the time of the inspection. Elements hidden by non-structural components were not reviewed.
- ❖ This structural assessment report has been prepared for the intended and exclusive use of AO Structural Engineers, LLC and Client. Nothing in this report shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or AO Engineers, LLC.
- ❖ AO Structural Engineers, LLC does not assume liability for the use of this report, or for the information included herein, or resulting in any damages from the use of this report by other parties.
- ❖ This report has not been prepared for use of client and cannot be utilized or relied upon by other parties without written consent of AO Structural Engineers, LLC.
- ❖ The recommendations and conclusions provided in this report are reliant on supplied and obtained information as described in this report. If any item and/or items differ from what is described in this report, the report shall be considered void and thus not used.
- ❖ AO Structural Engineers, LLC disclaims all liability for information, recommendations, and conclusions that are not expressly stated in this report.
- ❖ AO Structural Engineers, LLC shall not be liable for incidental, consequential, indirect, or punitive damages arising out of any clam associated with the use of this report.
- ❖ AO Structural Engineers, LLC shall not be responsible for modifications completed prior to, or hereafter, in which AO Structural Engineers was not directly involved.
- ❖ AO Structural Engineers, LLC does not perform destructive testing or geotechnical investigations as part of its scope nor was such information provided to AO Engineers at the time of this report.

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

APPENDIX



NOTE:  
PATCH AND TUCKPOINT EXTERIOR AS  
NEEDED BY QUALIFIED HISTORIC MASON

**2029 VINE ST - BUILDING LAYOUT**

LAYOUT AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR GUIDANCE ONLY, NOT TO BE USED FOR BIDDING PURPOSES OR CONSTRUCTION

ALLEN | OETJEN STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

**PHOTOS**



**Photo 1 – Right Basement Area**



**Photo 2 – Left Basement Area**



**Photo 3 – Typical Perimeter Foundation Wall Condition**



**Photo 4 – Center Foundation Wall Joist Erosion**



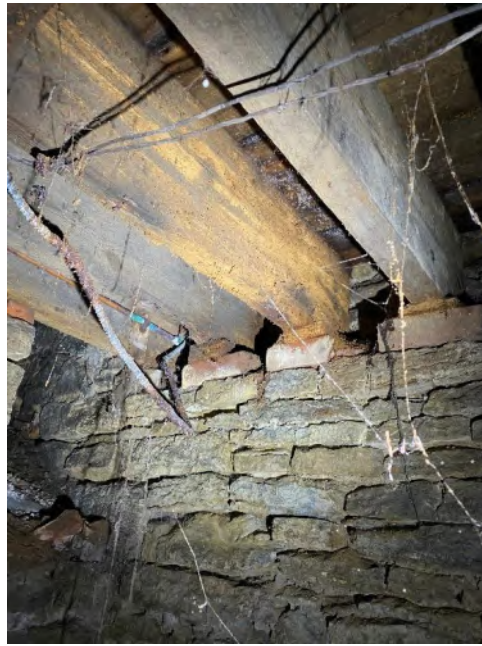
**Photo 5 – Center Foundation Wall Joist Erosion Measurement**



**Photo 6 – Typical Header and Trimmer Framing, Left Foundation Wall**



**Photo 7 – Soft Rot Damaged Joist Ends, Left Foundation Wall**



**Photo 8 – Middle Joists Bearing on Brick**



**Photo 9 – Typical Soft Rot Damaged Joist Bearing End**



**Photo 10 – Moisture Damaged First-Floor Joists, Rear Basement Area Near Plumbing**



**Photo 11 – Basement Floor Drain**



**Photo 12 – Abandoned Church, Right First Level**



**Photo 13 – Abandoned Church, Left First Level**



**Photo 14 – Spalling Plaster, First Floor Level, Center Wall**



**Photo 15 – Left Attic Space, Missing Windows**



**Photo 16 – Floor Levelness Check**



**Photo 17 – Attic Space, Front Right**



**Photo 18 – Water Damaged Joist at Center Chimney**



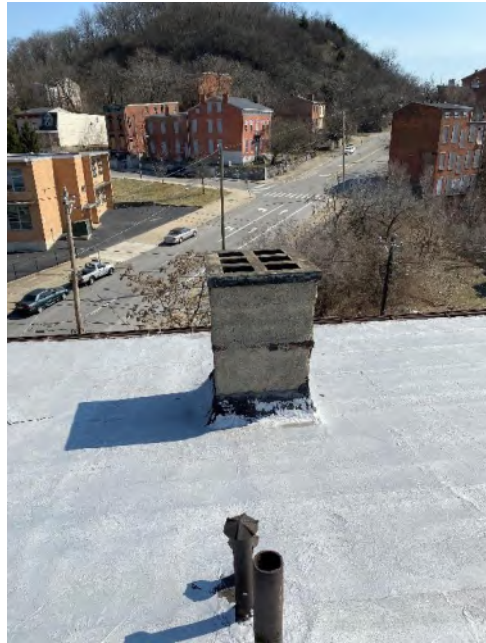
**Photo 19 – Evidence of Previous Water Penetration, Front Left Demolished Chimney**



**Photo 20 – Rubble and Brick Pile, Attic**



**Photo 21 – General Roof and Condition**



**Photo 22 – Center Chimney Proposed for Chimney Cap**



**Photo 23 – Left Chimney Proposed for Demo**



**Photo 24 – Typical Open Flue**



# AO Engineers

COMMERCIAL | RESIDENTIAL



Photo 25 – Brick Exterior, Rear Face of Building



Photo 26 – Brick Joint Weathering, Upper Left Exterior



Photo 27 – Brick Spalling at Chimney



Photo 28 – Brick Joint Weathering, Upper Left Exterior

ALLEN | OETJEN STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



**Photo 29 – Weathered Trim and Fascia, Left Exterior**



**Photo 30 – Brick Joint Weathering at Window Opening**

## STRUCTURAL ASSESSMENT

FOR

**2025 Vine Street**

Date of Report:

**March 10<sup>th</sup>, 2021**



SUBMITTED TO:

Jade Howard

Phone: (801) 427-5839

Email: [jade@sjhowardhomes.com](mailto:jade@sjhowardhomes.com)

**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



Project Number: 21-280  
Inspection Date: 03-08-2021

Subject: Structural Assessment – General Foundation and Building Structure

Dear Ms. Howard:

Pursuant to your request, AO Structural Engineers visited the property at 2025 Vine Street in the Cincinnati, Ohio neighborhood of CUF to visually assess the condition of the foundation and general building structure. CUF is a group of neighborhoods in Cincinnati representing the communities of Clifton Heights, University Heights, and Fairview.

### **BACKGROUND INFORMATION**

The single-family dwelling was originally constructed 1890 according to online records. The three-story structure was supported by grouted fieldstone foundation walls supporting brick bearing walls and wood floor joists. The house sat above a full basement that had an earthen floor and was unfinished.

Based on our discussions, I understand that you were interested in investing in the property but wanted to have the structure evaluated for general condition prior to purchasing it. The properties at 2029 Vine St, 2014 Ohio Ave, and 2016 Ohio Ave were also assessed during this visit with findings summarized in separate reports.

### **PURPOSE AND SCOPE**

The purpose of this assessment was to visually assess the foundation and building structure for general condition and comment on any structural concerns. Recommendations to address any structural concerns will be provided as part of this report.

### **FIELD INVESTIGATION FINDINGS**

The property was located along Vine Street and roughly across from the intersection with Mulberry St. The street sloped upwards from south to north. For the purposes of this report, the east side of the property facing Vine St will be considered the front face.

The lot was bordered by a public sidewalk along the front and by an adjacent property to each side. The right-side wall abutted to the neighboring property at 2029 Vine St. An open courtyard was located in the rear of the property that was shared with 2015 Ohio Ave. The building sat above a full basement with earthen floor and was unfinished. All four foundation walls retained soils near their full height. Foundation walls were composed of stacked and grouted fieldstone that supported brick bearing wall above the basement level. The interior of the building above was generally finished with plaster on brick. Wood floor joists spanned side to side in a “shotgun” style construction with bearing provided by the side foundation and brick bearing walls.

The assessment began along the interior of the basement with a visual review of foundation walls for any evidence of movement or instability. First floor framing was also visible from within the basement and reviewed for condition. The assessment continued along the interior upper floors with a visual review of the building’s general condition. The roof was accessed through a ceiling hatch from the fourth floor and membrane generally observed. The exterior brick was visually reviewed from multiple vantage points around the structure to determine general condition of the brick and mortar.

A 4-foot level and tape measure were used to take measurement. A sharpened screwdriver was used to check for condition of materials. A ladder was required for roof access. The following observations were made:

#### Foundation

- The foundation walls appeared to be in generally good condition. Mortar felt solid and only showed minor erosion along the fieldstone joints. Walls measured relatively straight and plumb. No visible cracking or other evidence of differential foundation movement were observed;
- The floor of the basement consisted of exposed earth that appeared damp. The air within the basement felt humid and mold was observed throughout the space;

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

- The first-floor joists consisted of 2x12 dimensional lumber with diagonal bridging. The joists were spaced roughly 12-inches apart and spanned fully between each side foundation wall;
- Floor joist ends were bearing directly to the fieldstone foundation wall on each side. The joist bearing ends along the right wall appeared damp and soft rotted. The damp wood was easily probed up to 1-inch into the wood. Most joists along the left foundation wall felt sound and solid where probed and appeared dry;
- Shoring has been provided to the middle section of floor joists along the left and right foundation walls. The shoring was bearing onto a wood plate above the basement floor. The left shoring appeared to support the soft rot damaged joist ends whereas the purpose of the left shoring could not be determined.

#### Building Structure

- The building consisted of first- and second-level living spaces and a third level attic space;
- The floor framing was mostly covered by ceiling plaster from below and by a single layer of tongue and groove flooring from above. Floors measured level and straight where checked and felt sound and solid to walk on;
- Brick bearing walls measured relatively straight and plumb where checked. Windows and door appeared generally square in their frames. No visible evidence of structural movement or differential settlement was observed along the walls;
- The interior plaster along the exterior walls was in generally good condition. Some sections of ceiling and wall plaster along the interior framing were missing. Some localized areas of floor appeared water damaged where plumbing appeared to have leaked. Wall and ceiling paint was peeling away from the plaster throughout the building;

#### Roof

- The building roof was framed as a monoslope low pitched roof that sloped upwards from back to front. The roof membrane consisted of a built-up roof membrane with sand/gravel;
- A single chimney was located on the front left side of the roof. The flue remained open and exposed;
- The front soffit was weather damaged and partially rotted.

#### Exterior Brick

- The exterior brick was exposed fully on the front, right, and rear faces. The left wall was shared with the neighboring property except for the upper attic level which extended above the neighboring roof;
- Heavy brick spalling was observed along the exterior of the chimney;
- The brick along the upper front face of the building, below the front roof and soffit, was heavily spalled and deteriorated. The soffit was also worn and weather damaged;
- Some weathering of the mortar joints was observed along the back right corner along the downspout.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based on my observations made during this assessment, it is my professional opinion that the general foundation and building structure was sound and solid at the time of the assessment. Foundation walls measured generally straight, plumb, and in sound condition. The brick was largely intact with no visually indication of differential movement. Floor felt sound, solid, and level to walk on. All observations indicated a sound building structure at this time.

However, the building materials were beginning to show evidence of weathering due to lack of maintenance that may begin to impact the integrity of the building structure. Areas of potential structural concern included (1) the rot damaged bearing ends of the first-floor joists, (2) absence of moisture control within the basement area, (3) damaged front soffit below the roof level, (4) open and spalled brick chimneys on the roof, (5) general pointing and patching along the exterior brick and spalled brick along the upper front exterior.

Therefore, it is recommended to provide maintenance to the above items as follows to reduce the risk of potential structure concerns:

1. Provide beam supports to the left and right foundation walls to provide bearing to the first-floor joists. New beam to be supported on new columns bearing onto new footings. Beams, columns, and footings shall be designed by licensed Professional Engineer in the State of Ohio. See Appendix for guidance on location of work.

2. Provide a 6 mil minimum polyethylene vapor barrier along the floor of the basement. Lap joints 6-inches and secure with tape. Provide gravel or similar above the barrier to secure into place. Continuously operate a dehumidifier sized for the basement area with automatic drain function to the nearest floor drain or sanitary drain.
3. Hire a qualified roofing contractor to replace and roof the front soffit.
4. Hire a qualified mason to either encapsulate, cap, and seal the existing chimney above the roof or demo the chimney down to the roof level and seal with a cap and membrane. The work should be performed to prevent water from penetrating into the chimney cavity and further damaging the brick.
5. Hire a qualified and experienced historic mason to tuck point all mortar joints along the exterior that are weather more than 3/8-inch from the brick face. Replace spalled bricks along the upper front face of the building, as necessary. Pointing shall also be performed along the upper right front face of the building. Joints shall be thoroughly cleaned prior to applying either a Type O mortar mix or hand mixed mortar containing no more than 1 part cement to 1 part lime and 7 to 9 parts sand. Contractor shall match mortar in color and finish as best as possible.
6. Finally, it is recommended to hire a licensed architect to incorporate the above recommendations into the permit drawings for bidding, permitting, and construction purposes.

Thank you for the opportunity, if you have any questions regarding this report, please feel free to contact us.

Regards,

Eric Oetjen, PE

03-10-2021



#### **LIMITATIONS AND RESTRICTIONS**

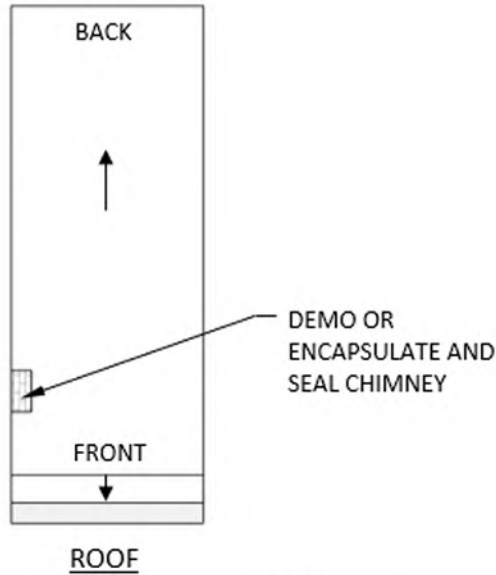
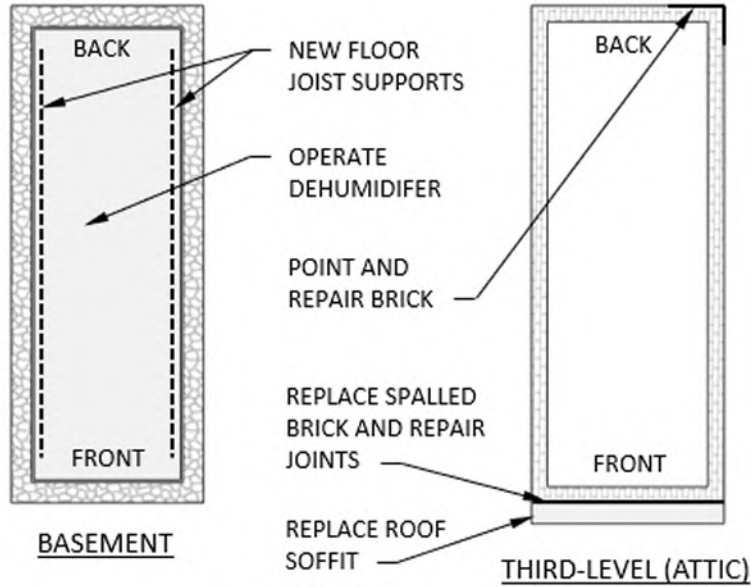
- ❖ This report was prepared with generally accepted structural engineering practices and thus makes no other warranties, either expressed or implied, as to the professional advice provided under the terms of the agreement between AO Structural Engineers and Client.
- ❖ Review of structural elements was limited to areas of concern deemed accessible at the time of the inspection. Elements hidden by non-structural components were not reviewed.
- ❖ This structural assessment report has been prepared for the intended and exclusive use of AO Structural Engineers, LLC and Client. Nothing in this report shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or AO Engineers, LLC.
- ❖ AO Structural Engineers, LLC does not assume liability for the use of this report, or for the information included herein, or resulting in any damages from the use of this report by other parties.
- ❖ This report has not been prepared for use of client and cannot be utilized or relied upon by other parties without written consent of AO Structural Engineers, LLC.
- ❖ The recommendations and conclusions provided in this report are reliant on supplied and obtained information as described in this report. If any item and/or items differ from what is described in this report, the report shall be considered void and thus not used.
- ❖ AO Structural Engineers, LLC disclaims all liability for information, recommendations, and conclusions that are not expressly stated in this report.
- ❖ AO Structural Engineers, LLC shall not be liable for incidental, consequential, indirect, or punitive damages arising out of any clam associated with the use of this report.
- ❖ AO Structural Engineers, LLC shall not be responsible for modifications completed prior to, or hereafter, in which AO Structural Engineers was not directly involved.
- ❖ AO Structural Engineers, LLC does not perform destructive testing or geotechnical investigations as part of its scope nor was such information provided to AO Engineers at the time of this report.

**ALLEN | OETJEN STRUCTURAL ENGINEERS**

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

**APPENDIX**



NOTE:  
 PATCH AND TUCKPOINT EXTERIOR AS  
 NEEDED BY QUALIFIED HISTORIC MASON

**2025 VINE ST - BUILDING LAYOUT**

LAYOUT AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR GUIDANCE  
 ONLY, NOT TO BE USED FOR BIDDING PURPOSES OR CONSTRUCTION

**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM

**PHOTOS**



**Photo 1 – General Basement Area**



**Photo 2 – Existing Floor Shoring, Right Foundation Wall**



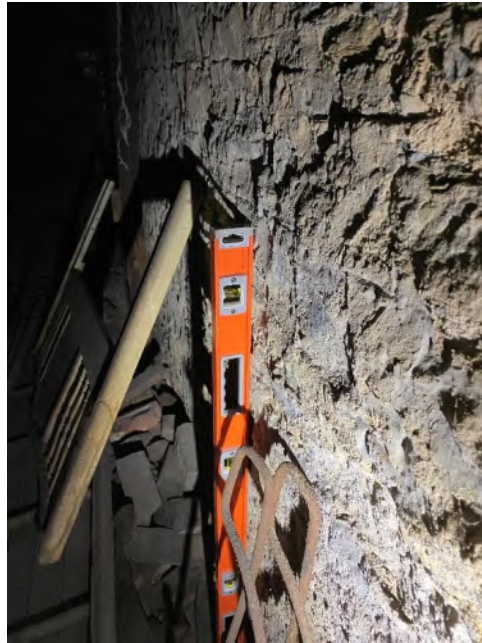
**Photo 3 – Existing Floor Shoring, Left Foundation Wall**



**Photo 4 – Soft Rot at Bearing Ends of Left Floor Joists**



**Photo 5 – First Floor Joist Bearing Ends at Left Foundation**



**Photo 6 – Typical Foundation Straightness and Plumbness Check**



**Photo 7 – First Floor Level**



**Photo 8 – Typical Floor Levelness Check**



**Photo 9 – Typical Wall Plumbness Check**



**Photo 10 – Typical Plaster Damage, Interior Wall**



**Photo 11 – General Second Floor Level and Ceiling Plaster Damage**



**Photo 12 – General Second Floor Level**



**Photo 13 – General Third/Attic Floor Level**



**Photo 14 – General Third/Attic Floor Level**



**Photo 15 – General Roof and Built-Up Membrane**



**Photo 16 – Spalled Brick at Chimney**



**Photo 17 – Open Flue in Chimney**



**Photo 18 – Brick Spalling and Soffit Damage, Upper Front Wall**



**Photo 19 – Brick Joint Weathering, Back Left Corner at Downspout**



**ALLEN | OETJEN** STRUCTURAL ENGINEERS

ERIC OETJEN, PE (PRESIDENT) | NICK ALLEN, PE (VICE PRESIDENT)

CONSULTING@AOENGINEERS.COM



984 Bach Buxton Rd  
Cincinnati, Ohio  
45102  
513-753-0050

April 1<sup>st</sup>, 2021

Attention: SJ Howard Home  
Project Name: Vine Street Condos

RE: Install new plumbing systems (BUDGET NUMBER ONLY)

- 1. Bid includes labor, material, and equipment for the following work only:
  - o Install new PVC drain waste and vent system for the units as described in the email and on the drawings provided.
  - o Install new PEX water system for the units as described in the email and on the drawings provided
  - o Provide new finish material and installation as outlined below
    - 17 Lavatories (provide faucets and traps, bowls by others
    - 17 Tub shower or shower units 4 piece
    - 17 tub shower valves with chrome trim
    - 17 40 gallon electric water heaters
    - 17 Washer Box Laundry Hook ups
    - 17 double bowl kitchen sinks and faucets
    - 17 Water Closets provide round front with seat white
  - o Provide all new drain waste and vent piping in the basements and attach to the existing cast iron sanitary piping going out of the foundations.
  - o Provide all new water distribution system in the basements and attach to the existing incoming water service piping
  - o Owner will build soffits and pad walls as necessary where necessary to accommodate plumbing system.

Two Hundred and Eighty Four Thousand Six Hundred and Fifty Two dollars.....\$284,652.00

This is a budget number only. This number is designed to be a catch all. I would expect this number to drop as details are worked out.

- Bid does not include any demolition of existing piping or walls
- Bid assumes the following:
  - o All plumbing walls will be stripped to the bare studs
  - o Plumbing chases and soffits will be built as necessary to accommodate plumbing
  - o Brick removed in basement for sanitary piping under the floor will be hauled out by others
  - o Owner provided dumpster will be on site
  - o Building will be secured at all times.

Thanks for the opportunity to bid this project. Please do not hesitate to call with any questions or concerns.

Sincerely,

Mike Bradford

**REPAIR-REMODEL-NEW-EXCAVATION-DRAIN CLEANING-BACKFLOW TESTING**

---

**3984 Bach Buxton Rd. – Cincinnati, Ohio 45102 – (513) 753-0050 – FAX (513) 753-0781**

# Rsc Company LLC

838 hermosa  
Cincinnati, OH 45238 US  
+1 5135788010  
aromaticholdingsllc@gmail.com



## Estimate

ADDRESS  
jade@sjhowardhomes.com

ESTIMATE 1017  
DATE 03/22/2021  
EXPIRATION DATE 03/22/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Demolition	Demolition of 2016 Ohio Cincinnati ohio 45202 3 1 bedrooms and 1 studio according to demo scope supplied by owners.. Remove all plaster walls down to studs or existing brick walls, ceilings and stairwells dumpsters to be supplied by contractor 50% down 25% @ 75% completion 25% upon completion	1	15,475.00	15,475.00

Thanks for the opportunity!!!

TOTAL

**\$15,475.00**

Accepted By

Accepted Date



Jade Howard &lt;jade@sjhowardhomes.com&gt;

---

## Meyer Windows, Doors and More

---

Nate Meyer <meyercincinnati@gmail.com>  
To: jade@sjhowardhomes.com

Fri, Mar 19, 2021 at 8:01 AM

Hello Jade,

Thanks for meeting me this week. I ran some options and have some numbers for you on the windows. I went with a solid mid-grade vinyl replacement product, the Vinylmax Franklin series with double-pane Low-E glass. Initially I ran them in white for the color, which is the most affordable. Tan in and out is the same cost. The good news is on the largest window (35x95") they can make that model the full size, no reason to frame it down. I broke it down per size so you can easily add or subtract windows.

35x85" \$637ea installed with tax

35x95" \$684ea

35x78" \$612ea

35x70" \$587ea

25x63" \$579ea

35x61" \$579ea

(2) sliding windows \$579ea

According to the count we had, this would be how it adds up:

Building 1: #2016

(5) 35x85" \$637ea installed with tax = \$3185

(2) 35x95" \$684ea = \$1368

(7) 35x78" \$612ea = \$4284

(7) 35x70" \$587ea = \$4109

(1) 25x63" \$579ea = \$579

Subtotal: \$13,525

Building 2:

(2) 35x85" \$637ea installed with tax = \$1274

(15) 35x61" \$579ea = \$8685

(2) sliding windows \$579ea = \$1158

Curved top opening filled in with a composite board \$275 total

Subtotal: \$11,392

Building 3:

(10) 35x70" \$587ea = \$5870

(2) small Doublehung \$524ea = \$1048

Subtotal: \$6,918

Grand total in white: \$31,835

To make the exterior a Bronze color, it adds \$134 per window. So if it is 53 windows that would be an extra \$7,102. Standard installation included setting the new window in the opening, spray foam insulation around the window, silicone caulking and aluminum wrapping the exterior. Depending on much the other contractors set up for us, we may need to add some labor and material. For example, if we have to reframe the opening to mount the new window it may add up to \$200 if it is all four sides. I imagine there will be some extra work involved unless the other crews really set us up nice. \$200 would be on the extreme end, if we have to do modest adjustments it would be less. Let me know if you have any questions, and thanks a million for the opportunity. It means a lot to our family business. I will talk to you soon. Did you connect with my roofing friend Cory?

Nate Meyer  
Meyer Windows, Doors & More  
[www.MeyerCincinnati.com](http://www.MeyerCincinnati.com)  
513-658-6283

---

**2 attachments**



# Proposal

Kaiser Roof and Exteriors  
 8354 Princeton Glendale Rd,  
 Suite 105  
 West Chester, 45069  
 (513) 341-5588

Tim Allen  
 tim@kaiserroofandexteriors.com

**Contact:** Jade and Saul Howard  
 Job #2643 - 2014 Ohio - Howard  
 2014 Ohio Ave  
 Cincinnati, OH 45202

**Estimate No:** 6208  
**Estimate Date:** 3/22/2021

### 2025 Vine

Item Name	Description	Qty	Price	Amount
New EPDM Rubber Roof	-Remove existing roof. * -Damaged decking that is not repairable will be replaced at \$100 per sheet of wood ( 3/4" thick subfloor to be used, in order to match thickness of existing deck material.) -Prepare and clean decking surface free of debris. -Install 1" poly-iso insulation board on the entire surface. -Install reinforced 60 mil EPDM Rubber Roofing System - Fully Adhered. -Install EPDM with 3" HPV Fasteners and Plates: Steel (22 gauge & heavier). -Prepare membrane utilizing EPDM V-150 Primer. -Cut edge sealant applied to all intersections of 3 or more areas. -Apply membrane using G200SA Substrate Adhesive. -Quick Applied QAT EPDM Seam Tape. (Fully Cured utilized in all field seaming). -Membrane Terminations will be counter-flashed at any brick walls, or finished with 3x3 angled gravel-stop or other edge metal (depending on eave or rake location)** -Pipe Boot: Pre-molded QA (VGC-8.1A) Pipe Seal Detail around all circular penetrations	1.00	\$4,600.00	\$4,600.00
Demolition	*-Price per layer of extra demolition to demolish and remove the debris to the dumpster (customer to provide dumpster unless agreement otherwise amended)  THIS PROPOSAL INCLUDES 4 LAYERS OF REMOVAL, SUBJECT TO INCREASE OR DECREASE DEPENDING UPON CORE SAMPLE FINDINGS IF WE ARE CONTRACTED TO DO THE WORK.	4.00	\$1,000.00	\$4,000.00
Edge Metal	** - As per description above, this includes the wall flashing/counter flashing, as well as the cover strip to seal the metal against the roof	100.00	\$16.00	\$1,600.00

Item Name	Description	Qty	Price	Amount
Edge Trim	-At the applicable roof edges, install LP SmartSide Strand Trim for long lasting finish and protection  Price includes either:  Kaiser to paint according to customer color choice  OR  Product will be pre-finished in one of a select few options (recommended)	90.00	\$16.50	\$1,485.00
Gutters and Downspouts	-Replace the gutter on the side of the building with new 6" K-style gutter -Replace the gutter board behind it (SEE EDGE TRIM ITEM)  -Install new downspout to the same drain location (we will route to a ground opening, but we do not work on the underground portion of the drain system)  ***Copper options available for greater historical/aesthetic value, ask Tim about pricing	1.00	\$1,850.00	\$1,850.00
Roof Hatch..	Install a Bilco Roof Hatch for water-tight seal, and easy future roof access  -Lower cost alternative: Build roof hatch out of wood and roof membrane in order to achieve a better version of what currently exists - \$575	1.00	\$2,150.00	\$2,150.00
Chimney Demo	OPTIONAL (MASONRY CREW MAY DO THIS, PER CONVERSATION AT TIME OF INSPECTION)  -Remove chimney -Re-deck the roof in the place where the chimney was -Remove the debris to the dumpster	2.00	\$775.00	\$1,550.00
2025 Vine			Sub Total:	\$17,235.00
			<b>Total:</b>	<b>\$17,235.00</b>

Comments: Thank You For the Opportunity to earn your business. Please contact me with any questions or regarding scheduling at (513)623-5612

-Tim Allen



# Proposal

Kaiser Roof and Exteriors  
 8354 Princeton Glendale Rd,  
 Suite 105  
 West Chester, 45069  
 (513) 341-5588

Tim Allen  
 tim@kaiserroofandexteriors.com

**Contact:** Jade and Saul Howard  
 Job #2643 - 2014 Ohio - Howard  
 2014 Ohio Ave  
 Cincinnati, OH 45202

**Estimate No:** 6209  
**Estimate Date:** 3/22/2021

### 2016 Ohio / 2027-2029 Vine

Item Name	Description	Qty	Price	Amount
New EPDM Rubber Roof	-Remove existing roof. * -Damaged decking that is not repairable will be replaced at \$100 per sheet of wood ( 3/4" thick subfloor to be used, in order to match thickness of existing deck material.) -Prepare and clean decking surface free of debris. -Install 1" poly-iso insulation board on the entire surface. -Install reinforced 60 mil EPDM Rubber Roofing System - Fully Adhered. -Install EPDM with 3" HPV Fasteners and Plates: Steel (22 gauge & heavier). -Prepare membrane utilizing EPDM V-150 Primer. -Cut edge sealant applied to all intersections of 3 or more areas. -Apply membrane using G200SA Substrate Adhesive. -Quick Applied QAT EPDM Seam Tape. (Fully Cured utilized in all field seaming). -Membrane Terminations will be counter-flashed at any brick walls, or finished with 3x3 angled gravel-stop or other edge metal (depending on eave or rake location)** -Pipe Boot: Pre-molded QA (VGC-8.1A) Pipe Seal Detail around all circular penetrations	1.00	\$14,500.00	\$14,500.00
Demolition	*-Price per layer of extra demolition to demolish and remove the debris to the dumpster (customer to provide dumpster unless agreement otherwise amended)  THIS PROPOSAL INCLUDES 4 LAYERS OF REMOVAL, SUBJECT TO INCREASE OR DECREASE DEPENDING UPON CORE SAMPLE FINDINGS IF WE ARE CONTRACTED TO DO THE WORK.	4.00	\$3,100.00	\$12,400.00
Edge Metal	** - As per description above, this includes the wall flashing/counter flashing, as well as the cover strip to seal the metal against the roof	230.00	\$16.00	\$3,680.00

Item Name	Description	Qty	Price	Amount
Edge Trim	-At the applicable roof edges, install LP SmartSide Strand Trim for long lasting finish and protection  Price includes either:  Kaiser to paint according to customer color choice  OR  Product will be pre-finished in one of a select few options (recommended)	230.00	\$16.50	\$3,795.00
Gutters and Downspouts	-Replace the gutter on the side of the building with new 6" K-style gutter -Replace the gutter board behind it (SEE EDGE TRIM ITEM)  -Install new downspout to the same drain location (we will route to a ground opening, but we do not work on the underground portion of the drain system)  ***Copper options available for greater historical/ aesthetic value, ask Tim about pricing	1.00	\$1,850.00	\$1,850.00
Roof Hatch..	Install a Bilco Roof Hatch for water-tight seal, and easy future roof access  -Lower cost alternative: Build roof hatch out of wood and roof membrane in order to achieve a better version of what currently exists - \$575	1.00	\$2,150.00	\$2,150.00
Chimney Demo	OPTIONAL (MASONRY CREW MAY DO THIS, PER CONVERSATION AT TIME OF INSPECTION)  -Remove chimney (More difficult chimneys) -Re-deck the roof in the place where the chimney was -Remove the debris to the dumpster	2.00	\$900.00	\$1,800.00
2016 Ohio / 2027-2029 Vine			Sub Total:	\$40,175.00
			<b>Total:</b>	<b>\$40,175.00</b>

Comments: Thank You For the Opportunity to earn your business. Please contact me with any questions or regarding scheduling at (513)623-5612

-Tim Allen



# Proposal

Kaiser Roof and Exteriors  
 8354 Princeton Glendale Rd,  
 Suite 105  
 West Chester, 45069  
 (513) 341-5588

Tim Allen  
 tim@kaiserroofandexteriors.com

**Contact:** Jade and Saul Howard  
 Job #2643 - 2014 Ohio - Howard  
 2014 Ohio Ave  
 Cincinnati, OH 45202

**Estimate No:** 6207  
**Estimate Date:** 3/22/2021

## 2014 OHIO

Item Name	Description	Qty	Price	Amount
New EPDM Rubber Roof	-Remove existing roof. * -Damaged decking that is not repairable will be replaced at \$100 per sheet of wood ( 3/4" thick subfloor to be used, in order to match thickness of existing deck material.) -Prepare and clean decking surface free of debris. -Install 1" poly-iso insulation board on the entire surface. -Install reinforced 60 mil EPDM Rubber Roofing System - Fully Adhered. -Install EPDM with 3" HPV Fasteners and Plates: Steel (22 gauge & heavier). -Prepare membrane utilizing EPDM V-150 Primer. -Cut edge sealant applied to all intersections of 3 or more areas. -Apply membrane using G200SA Substrate Adhesive. -Quick Applied QAT EPDM Seam Tape. (Fully Cured utilized in all field seaming). -Membrane Terminations will be counter-flashed at any brick walls, or finished with 3x3 angled gravel-stop or other edge metal (depending on eave or rake location)** -Pipe Boot: Pre-molded QA (VGC-8.1A) Pipe Seal Detail around all circular penetrations  -Deck over the unused roof hatch-- If interested in re-opening this hatch for use, please contact Tim for revision	1.00	\$4,600.00	\$4,600.00
Demolition	*-Price per layer of extra demolition to demolish and remove the debris to the dumpster (customer to provide dumpster unless agreement otherwise amended)  THIS PROPOSAL INCLUDES 4 LAYERS OF REMOVAL, SUBJECT TO INCREASE OR DECREASE DEPENDING UPON CORE SAMPLE FINDINGS IF WE ARE CONTRACTED TO DO THE WORK.	4.00	\$1,000.00	\$4,000.00
Edge Metal	** - As per description above, this includes the wall flashing/counter flashing, as well as the cover strip to seal the metal against the roof	110.00	\$16.00	\$1,760.00
Chimney Demo	OPTIONAL (MASONRY CREW MAY DO THIS, PER CONVERSATION AT TIME OF INSPECTION)  -Remove chimney -Re-deck the roof in the place where the chimney was -Remove the debris to the dumpster	2.00	\$775.00	\$1,550.00

Item Name	Description	Qty	Price	Amount
Gutters and Downspouts	-Replace the gutter on the side of the building with new 6" K-style gutter -Replace the gutter board behind it (SEE EDGE TRIM ITEM)  -Install new downspout to the same drain location (we will route to a ground opening, but we do not work on the underground portion of the drain system)  ***Copper options available for greater historical/ aesthetic value, ask Tim about pricing	1.00	\$1,850.00	\$1,850.00
Edge Trim	-At the applicable roof edges, install LP SmartSide Strand Trim for long lasting finish and protection  Price includes either:  Kaiser to paint according to customer color choice  OR  Product will be pre-finished in one of a select few options (recommended)	60.00	\$16.50	\$990.00
2014 OHIO			Sub Total:	\$14,750.00
			<b>Total:</b>	<b>\$14,750.00</b>

Comments: Thank You For the Opportunity to earn your business. Please contact me with any questions or regarding scheduling at (513)623-5612

-Tim Allen



**HOFFMAN  
ELECTRIC  
COMPANY**

2078 Schappelle Lane  
Cincinnati, Ohio 45240  
phone 513.742.3360  
fax 513.742.0107

SJ Howard Homes  
Address  
Zip

**March 25, 2021**

Re: Vine Street Properties

**2014 Ohio Ave typical of one unit**

18	Duplex receptacles
10	Single pole switches
6	3 way switches
6	Smoke detectors
4	TV/Data outlets
1	HVAC System wiring
1	Dishwasher outlet
1	Disposal outlet
1	Range/oven outlet
1	Wash machine outlet
1	Dryer outlet
1	Water Heater wiring
2	Bath fans wiring only
25	Light fixture outlets
1	Light fixture allowance <b>\$2,500.00</b>
1	Doorbell/Intercom system
1	Electric panel

**Misc. items**

Overhead electric service and meter  
Inspection fees  
Engineering fees

**Base bid ..... \$21,450.00**

**March 25, 2021**

Vine Street Properties page 2

**2025 Vine Ave typical of one unit**

36	Duplex receptacles
13	Single pole switches
6	3 way switches
1	4 way switch
5	Smoke detectors
6	TV/Data outlets
1	HVAC System wiring
1	Dishwasher outlet
1	Disposal outlet
1	Range/oven outlet
1	Wash machine outlet
1	Dryer outlet
1	Water Heater wiring
2	Bath fans wiring only
49	Light fixture outlets
1	Light fixture allowance <b>\$4,900.00</b>
1	Doorbell/Intercom system
1	Electric panel

**Misc. items**

Overhead electric service and meter  
Inspection fees  
Engineering fees

Base bid ..... **\$28,390.00**

**March 25, 2021**

Vine Street Properties page 3

**2016 Ohio Ave/2027 Vine floors one through three 9 units total**

- 147 Duplex receptacles
- 66 Single pole switches
- 24 3 way switches
- 18 Smoke detectors
- 18 TV/Data outlets
- 9 HVAC System wiring
- 9 Dishwasher outlets
- 9 Disposal outlets
- 9 Range/oven outlets
- 9 Wash machine outlets
- 9 Dryer outlets
- 9 Water Heater wiring
- 9 Bath fan wiring only
- 144 Light fixture outlets
- 1 Light fixture allowance **\$14,400.00**
- 9 Doorbell/Intercom systems
- 9 Electric panels

**Misc. items**

- Overhead electric service and meters
- Inspection fees
- Engineering fees

**Base bid ..... \$ 113,700.00**

**2016 Ohio Ave/2027 Vine Common Areas**

- 4 Duplex receptacles
- 3 Single pole switches
- 7 Smoke detectors
- 2 Electric Heater wiring
- 5 Light fixture outlets
- 1 Light fixture allowance **\$500.00**
- 1 Electric panel

**Base bid ..... \$4,800.00**

**March 24, 2021**

Vine Street Properties page 4

**2016 Ohio Ave/2027 Vine fourth floor 2 units total**

- 45 Duplex receptacles
- 11 Single pole switches
- 7 3 way switches
- 3 Smoke detectors
- 4 TV/Data outlets
- 2 HVAC System wiring
- 2 Dishwasher outlets
- 2 Disposal outlets
- 2 Range/oven outlets
- 2 Wash machine outlets
- 2 Dryer outlets
- 2 Water Heater wiring
- 2 Bath fan wiring only
- 35 Light fixture outlets
- 1 Light fixture allowance **\$3,500.00**
- 2 Doorbell/Intercom system
- 2 Electric panels

**Misc. items**

- Overhead electric service and meters
- Inspection fees
- Engineering fees

**Base bid ..... \$27,800.00**

Should you have any questions regarding this proposal please contact Jim Hoffman

Proposal firm for 30 days acceptance



Please Note:

- All prices are based upon initial walk through and owner provided floor plans
- Price is subject to change after architectural drawings are released
- Prices are to be viewed for budgeting purposes only
- Fire rated walls/fire blocking not included
- If not specifically mentioned in estimate it is not included
- Price does not include dumpsters provided by Colina Inc. for construction scrap
- Any existing structural framing needing repaired/replaced after demo is not included



2027 Vine Street Preliminary Budget Number

3/24/2021

---

1. Drywall single layer ½"
2. Framing 3 5/8 metal studs
3. (5) Interior door
4. (2) New metal clad entry doors
5. (2) Bypass closet doors
6. Paint
7. (10) Owner provided kitchen cabinets (labor only) installed, not to include countertops
8. (1) Owner provided vanity

**Material and Labor: \$51,800**



2016 Ohio Street Preliminary Budget Number

3/24/2021

---

1. Drywall single layer ½" walls and ceiling
2. Framing 3 5/8 metal studs
3. Luan over existing sub floor
4. Paint
5. (8) Owner provided cabinets (labor only) installed, not to include countertops
6. (1) Owner provided vanity
7. (3) Interior doors
8. Reinstall salvaged base board
9. (2) New metal clad entry doors
10. (1) Bypass closet door

**Material and Labor: \$23,410**



2025 Vine Street Preliminary Budget Number

3/24/2021

1. Drywall single layer ½" walls and ceilings
2. Framing 3 5/8 metal studs
  - a. Interior and exterior walls
3. (2) New metal clad entry doors
4. (7) New hollow core interior doors
5. Luan over existing subfloor throughout
6. (10) Owner provided cabinets (labor only), not to include countertops
7. (1) Owner provided vanity

**Material and Labor: \$53,000**

**If not clearly stated within itemized list, item is not included in price.**

We appreciate the opportunity to work with you.

Garen Colina  
Colina, Inc.  
(513) 379-1272



*Building Back History.*

**Chappell's Masonry Restoration LLC**  
**957 Hillview Dr. Alexandria, KY 41001**

**Presented to:** Jade Howard  
**Phone:** (801)- 427- 5839  
**Email:** jade@sjhowardhomes.com

“CMR” is responsible for all equipment, material, and labor involved in the masonry repair/restoration aspect of the following properties. **2016 Ohio Avenue, 2014 Ohio Avenue, 2025 Vine Street and 2029 Vine Street.**

“Sunbelt Rentals” will be responsible for supplying, erecting, and dismantling the scaffolding needed to reach all elevations within the courtyard.

“CMR” will utilize an 80' articulating boom lift to reach all other masonry.

**Scope of work:**

**2016 Ohio Avenue**



1. Grind out and repoint weathered mortar joints more than  $\frac{3}{8}$  " from face of brick with a type O mortar mix. Color will closely match existing mortar color. An estimated 30%-40% of mortar joints along the left side exterior is subject to the repointing procedure.
2. Brick replacements and repointing will be performed on the front face of the building. (Approx. 30% of wall.)
3. Galvanized steel angle irons will be installed above the three attic windows on the front face of the building.
4. One standard dimension Rockcast limestone window sill will be installed below the right fourth story window facing the courtyard.
5. Multiple bricks throughout the exterior wall facing the courtyard are subject to brick replacements as well as mortar joints to grind and repoint. (Approx. 5% of wall.)
6. The three chimneys appear to be open and flush with the roof line, any loose brick will be relayed.

(Suggest roofing company patch over chimneys).

---

### 2014 Ohio Avenue



1. Brick replacements along the right face front exterior corner. (Approx. 8% of wall.)

2. Multiple brick replacements and repointing will be done in the interior of the basement.
3. Chimneys will be repaired and capped.

**Alternative** - Chimneys will be demolished to the roof line and a roofing company can patch over open areas.

4. Rear face of the building will be completely demolished down to the footer. Shoring posts will temporarily support the structure and connected structure during reconstruction. Brick, lintels, and sills will be saved and reused on the new brick facade. A new 14" wide by 24" thick concrete footer will be installed. 8"x8"x16" reinforced CMU wall will be installed with a new reclaimed brick facade to match the original look of the structure.
5. One standard dimension Rockcast limestone window sill will replace the deteriorated window sill located on the right ground floor window at the rear face of the building.
6. Other small areas of brick replacements and repointing will be addressed on the rear face of the structure supported by a beam foundation.

---

**2025 Vine Street**



1. Rebuild chimney and cap.
2. Demolish brick above second story windows on front face of structure and relay.

3. Repoint mortar joints and replace randomly spalling brick on the front exterior of the structure. (Approx. 5% of wall.)
  4. Repoint and replace brick around the back left corner at downspout and areas throughout the rear face of the structure.
- 

### 2029 Ohio Avenue



1. Repoint center interior foundation fieldstone wall with Type O lime based mortar.
2. Rebuild and cap chimney
3. Brick replacements and repointing throughout the rear and left ally side face of the structure
4. Repoint areas on the front facade. (Approx. 5%)
5. Replace missing brick on the front facade.
6. Third story windows show evidence of rusted angle irons. CMR will need to further examine the steel angles to determine if they need to be replaced.

#### **Not in Scope of work:**

“CMR” is not responsible for replacing or installing doors and window frames.

“CMR” is not responsible for roofing material installment.

“CMR” is not responsible for any other type of work except the masonry portion specified within this proposal.

**Material:**

12- 56" precast concrete lintels/ 2 pallets of reclaimed red brick/ 10- 20' pcs. #5 rebar/ 1 roll 18"x75' Textraflash/ Aluminum termination bar 8'/ 2 standard dimension Rockcast limestone sills/ 1 case brick ties/ 1.5 pallets 80lbs bag 3500 psi high strength concrete/ 780- 8"x8"x16" CMU/ 2 pallets Type S premix mortar 2 bundles hook + eye Durawire/ 3 pallets portland cement/ 1 pallet Hydraulic Lime/ 5 tons of mason's sand/ 3 - 3<sup>5</sup>/<sub>8</sub>"x 3<sup>5</sup>/<sub>8</sub>"x48" gavenized steel angle irons.

**Lumber:**

10- 2"x12"x20'/ 6- 4"x4"x8'/ 48- 2"x4"x8'/ 8 - 4'x8' sheets 3/4" plywood

**Tools & Equipment:**

1- 80' articulating boom lift/ 1- 6 cu. Ft. mortar mixer/ 1 wheelbarrow/ 1 sausage tube caulk gun/ 1- 30 yard dumpster rental/ 1 brick cart/ 10 5gal. buckets/ 4 mud stands/ 1 generator/ 4 100' extension cords/ 2- 50' string lights/ 1 light stand/ respirator filters/ 8' A-frame ladder/ 2 retractables/ 16 heavy duty shoring posts/ 3400 PSI pressure washer + 100' pressure hose/14" gas concrete saw/ 2 arbortechs/ shovels and brooms/ gas/ diesel/ 1 job box

**Manpower:** 2 Masons/ 2 Laborers

**Total man-hours:** 2,560

**Estimated Job Duration:** 4 months

---

**Chappell's Masonry Restoration LLC** hereby furnishes all material, labor, and equipment for the completion of the project listed above for the sum of: **\$238,231.84**

**Labor: \$160,000.00**

**Material: \$10,058.49**

**Tools & Equipment: \$9,274.41**

**Scaffolding: \$40,409.34**

**Boom Lift: \$18,489.60**

**Grand Total: \$238,231.81**

**Payment as follows:**

**\$59,557.96 Deposit.**

**\$59,557.96 withdrawal 30 days into the project.**

**\$59,557.96 withdrawal 60 days into the project.**

**\$59,557.96 at completion of the project.**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Our workers are fully covered by **Workman's Compensation Insurance**. "Chappell's Masonry Restoration, LLC" is insured with **general liability Insurance**. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Note:** This proposal may be withdrawn by "CMR" if not accepted within **30 days**.

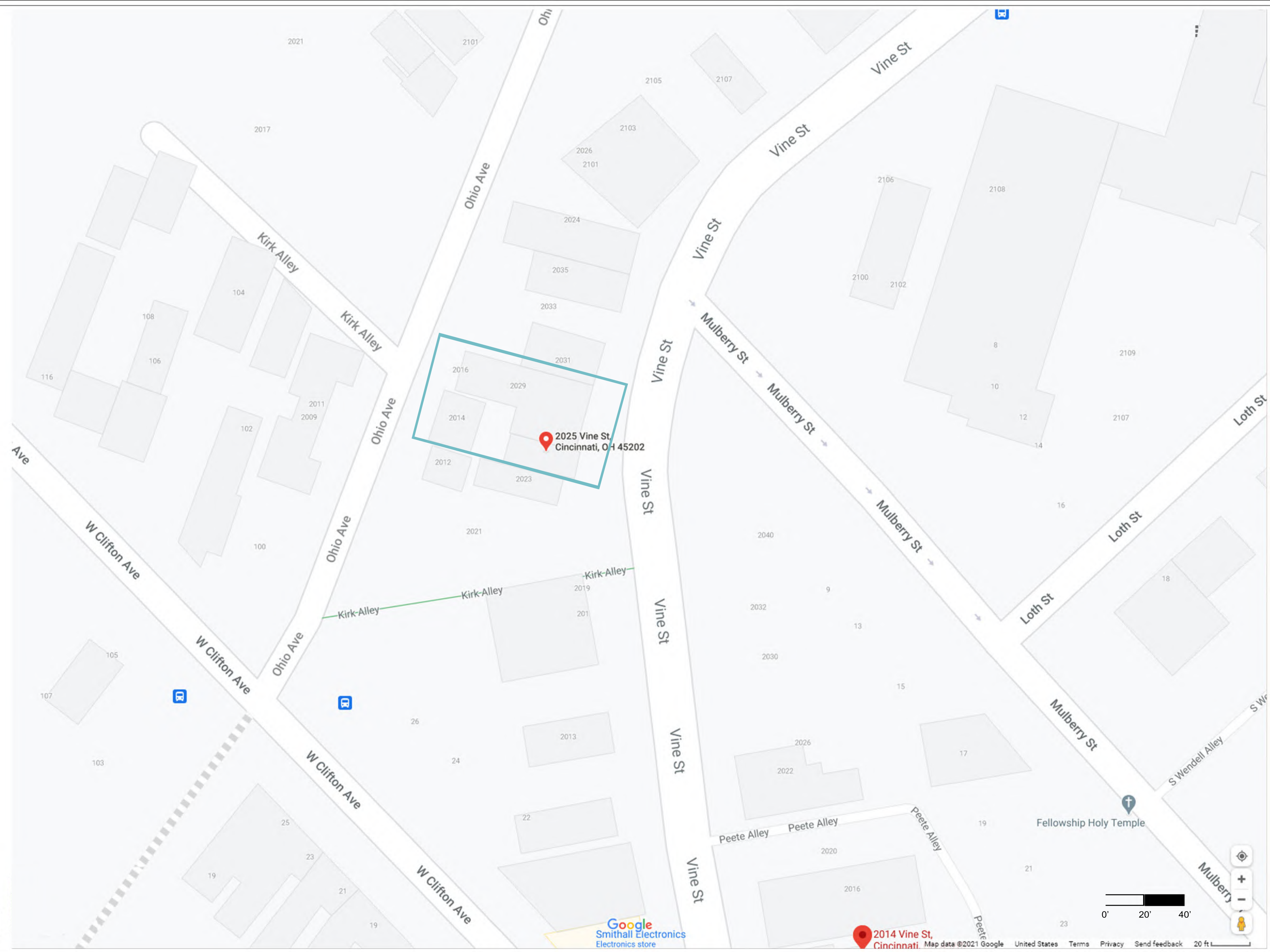
**ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.**

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Authorizing Signature: Devon D Chappell

Date: 04/01/2021



Google  
Smithall Electronics  
Electronics store

2014 Vine St,  
Cincinnati, OH 45202  
Map data ©2021 Google United States Terms Privacy Send feedback 20 ft

NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**CONTEXT  
MAP**

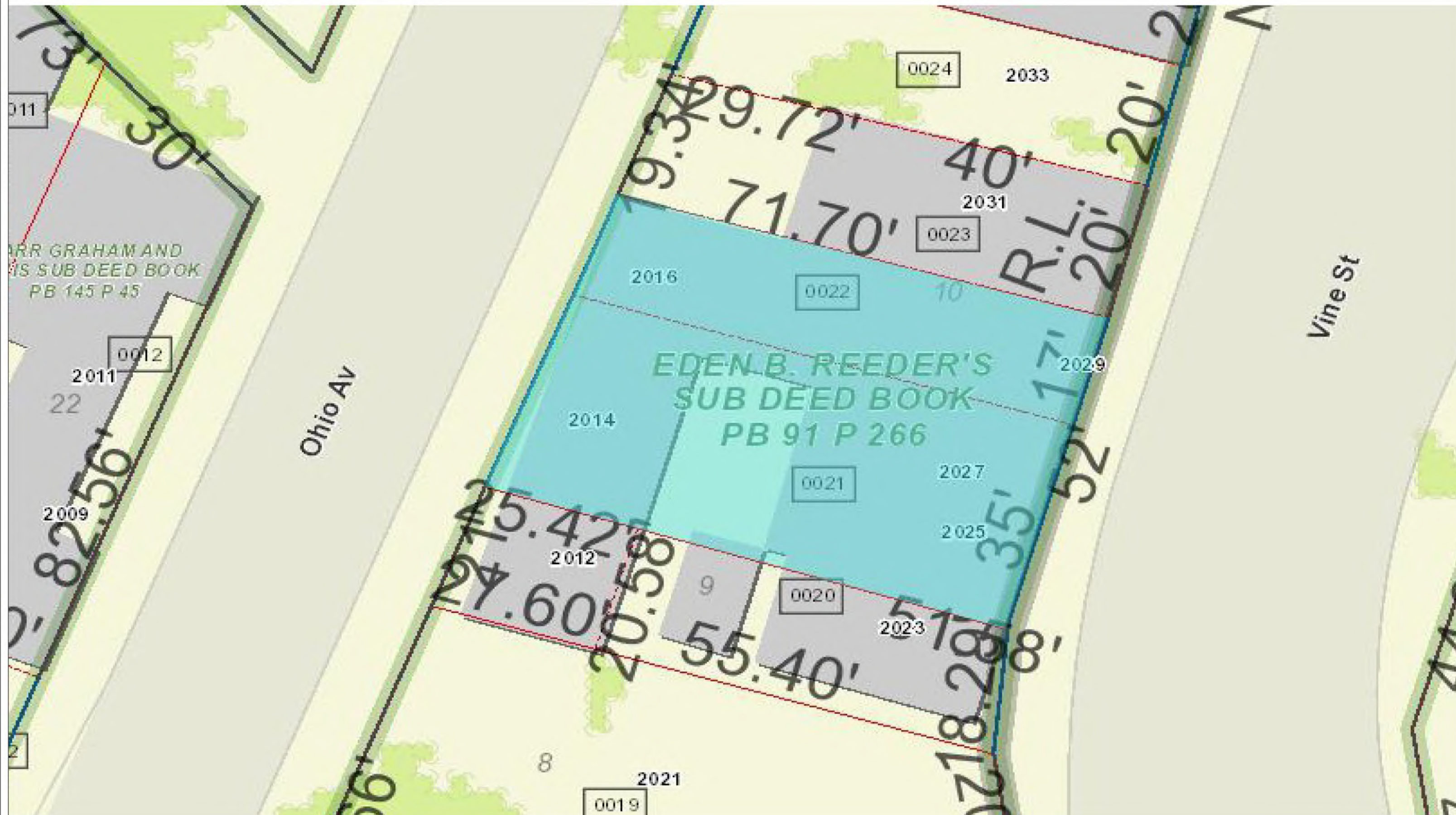
PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
4/18/21

SCALE:  
1" = 40'

SHEET:  
**A-1**



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
EXISTING SITE PLAN

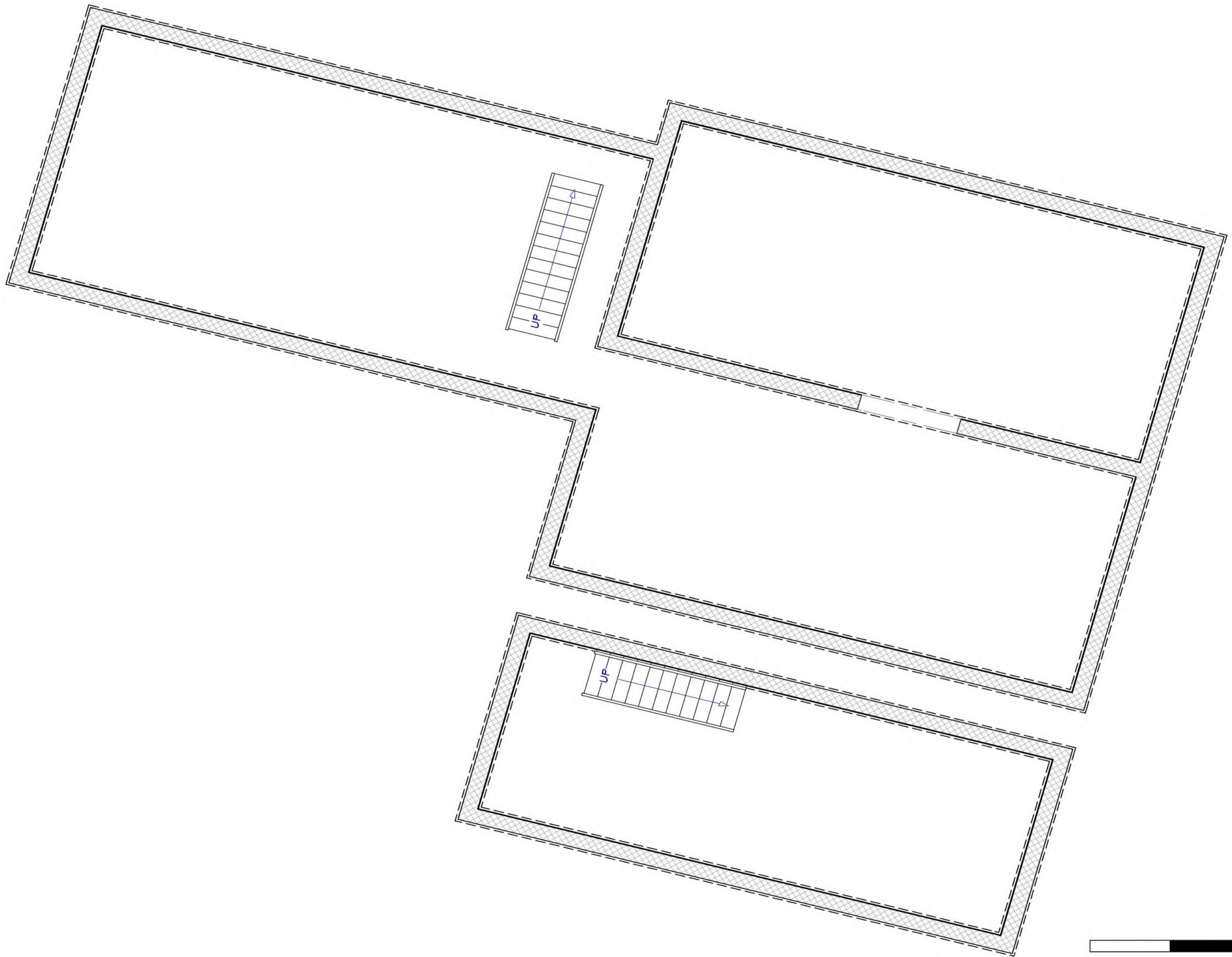
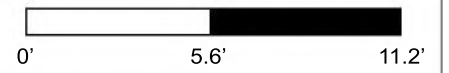
PROJECT DESCRIPTION:  
2025 VINE STREET

DRAWINGS PROVIDED BY:  
SJ HOWARD HOMES

DATE:  
4/18/21

SCALE:  
1" = 13'

SHEET:  
**B-1**



SHEET:  
**C-1**

SCALE:  
1" = 5.6'

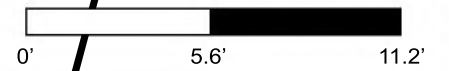
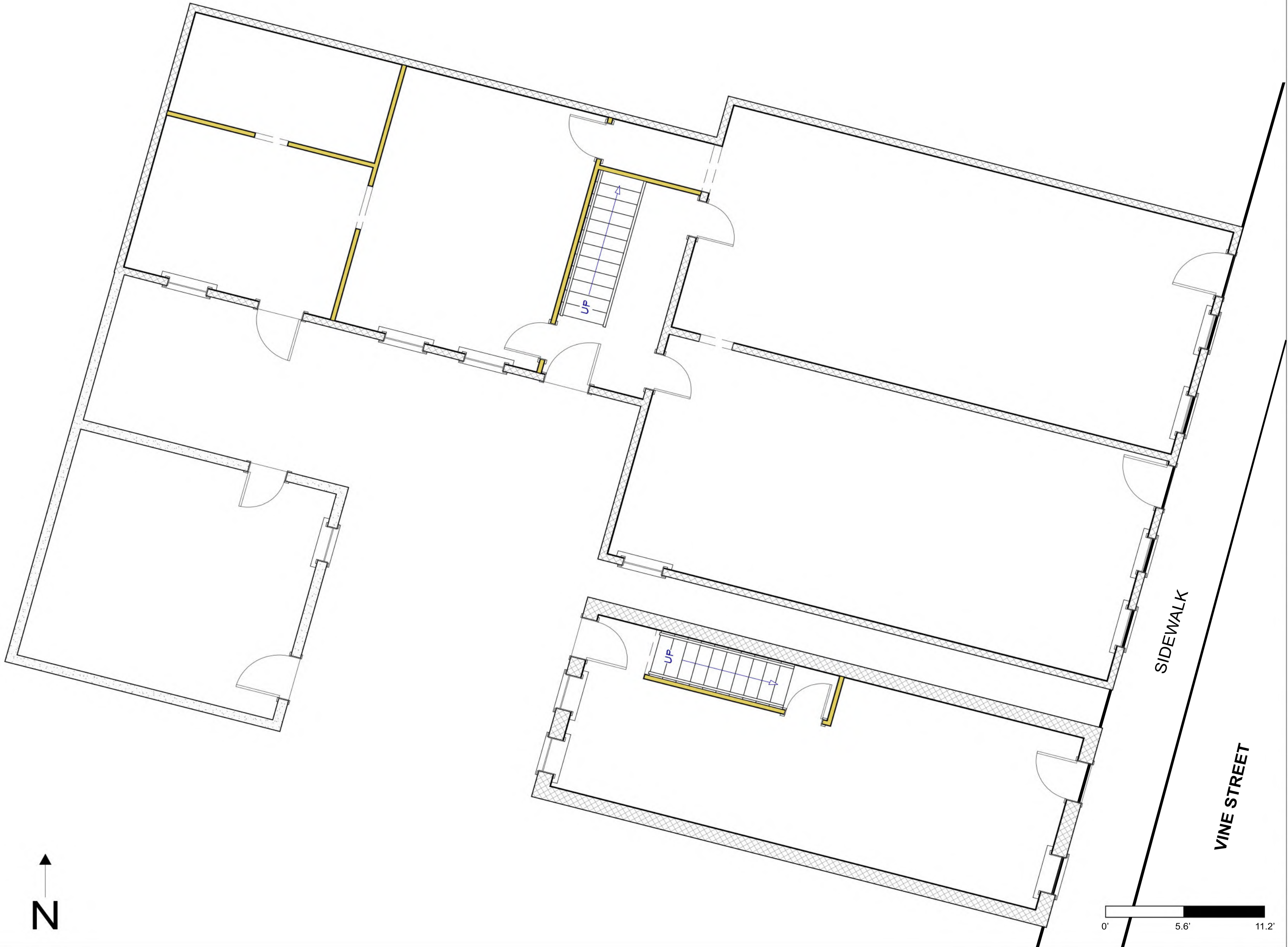
DATE:  
4/18/21

DRAWINGS PROVIDED BY:  
SJ HOWARD HOMES

PROJECT DESCRIPTION:  
2025 VINE STREET

SHEET TITLE:  
EXISTING  
BASEMENT

NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE: **EXISTING FIRST FLOOR**

PROJECT DESCRIPTION: **2025 VINE STREET**

DRAWINGS PROVIDED BY: **SJ HOWARD HOMES**

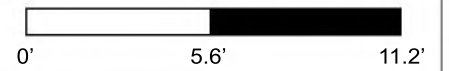
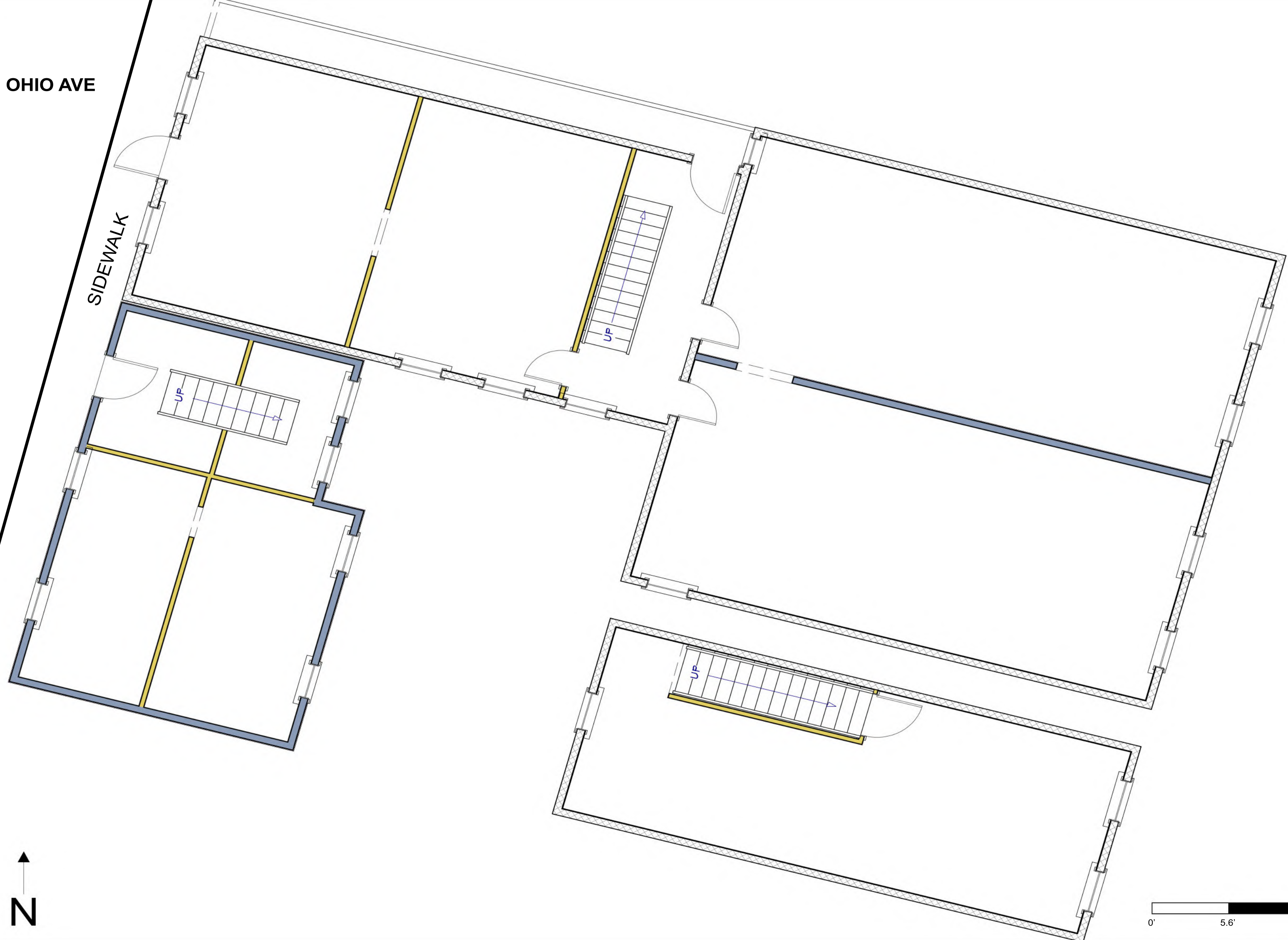
DATE: **4/18/21**

SCALE: **1" = 5.6'**

SHEET: **C-2**

OHIO AVE

SIDEWALK



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**EXISTING  
 SECOND FLOOR**

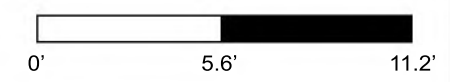
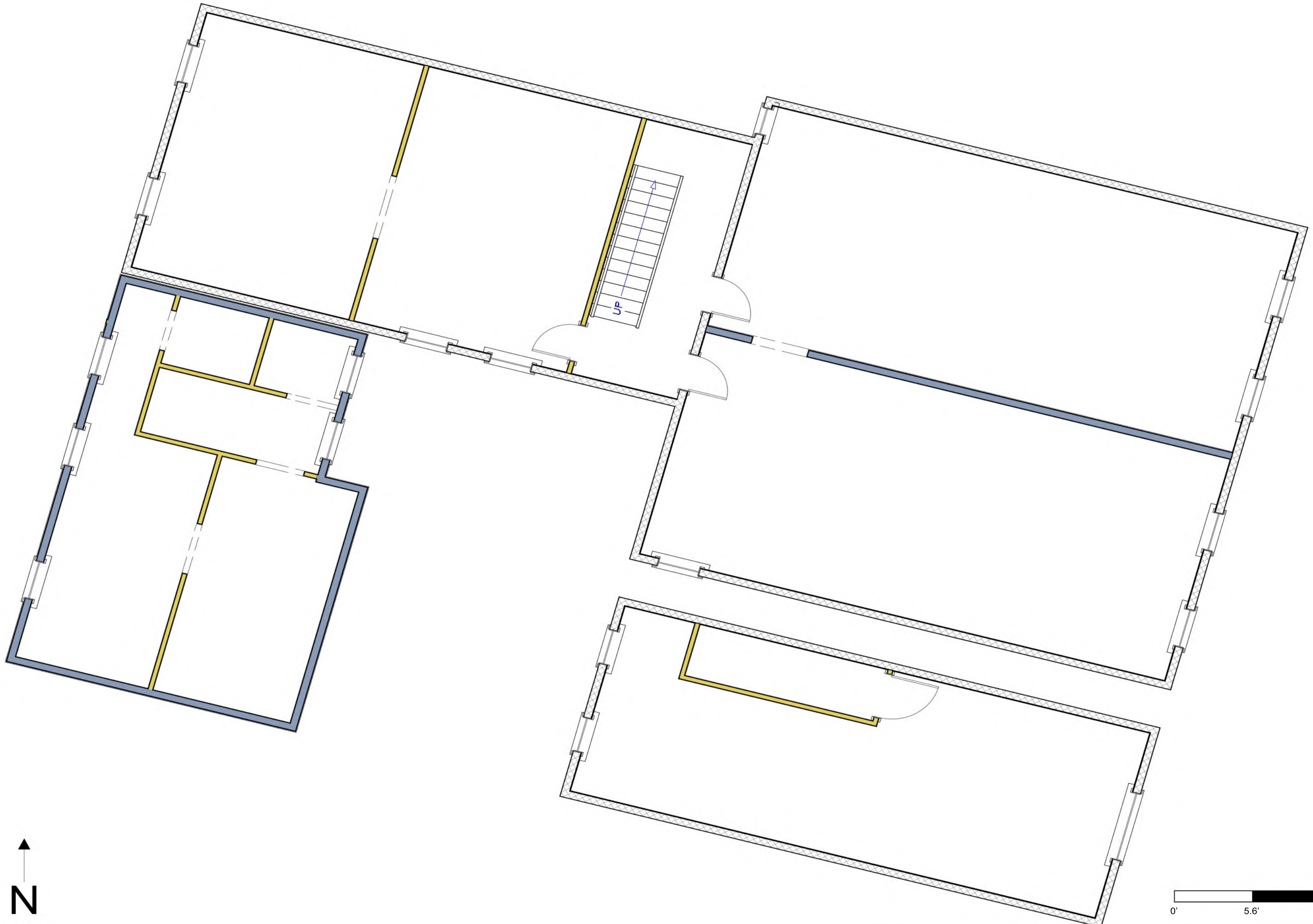
PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
**4/18/21**

SCALE:  
**1" = 5.6'**

SHEET:  
**C-3**



DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:		SHEET TITLE:	
SJ HOWARD HOMES		2025 VINE STREET		EXISTING THIRD FLOOR	
DATE:	4/18/21	NO.:	1	DESCRIPTION:	Initial Drawing
SCALE:	1" = 5.6'	BY:	SH	DATE:	4/18/21
SHEET:	C-4				



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**EXISTING  
 FOURTH FLOOR**

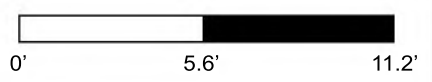
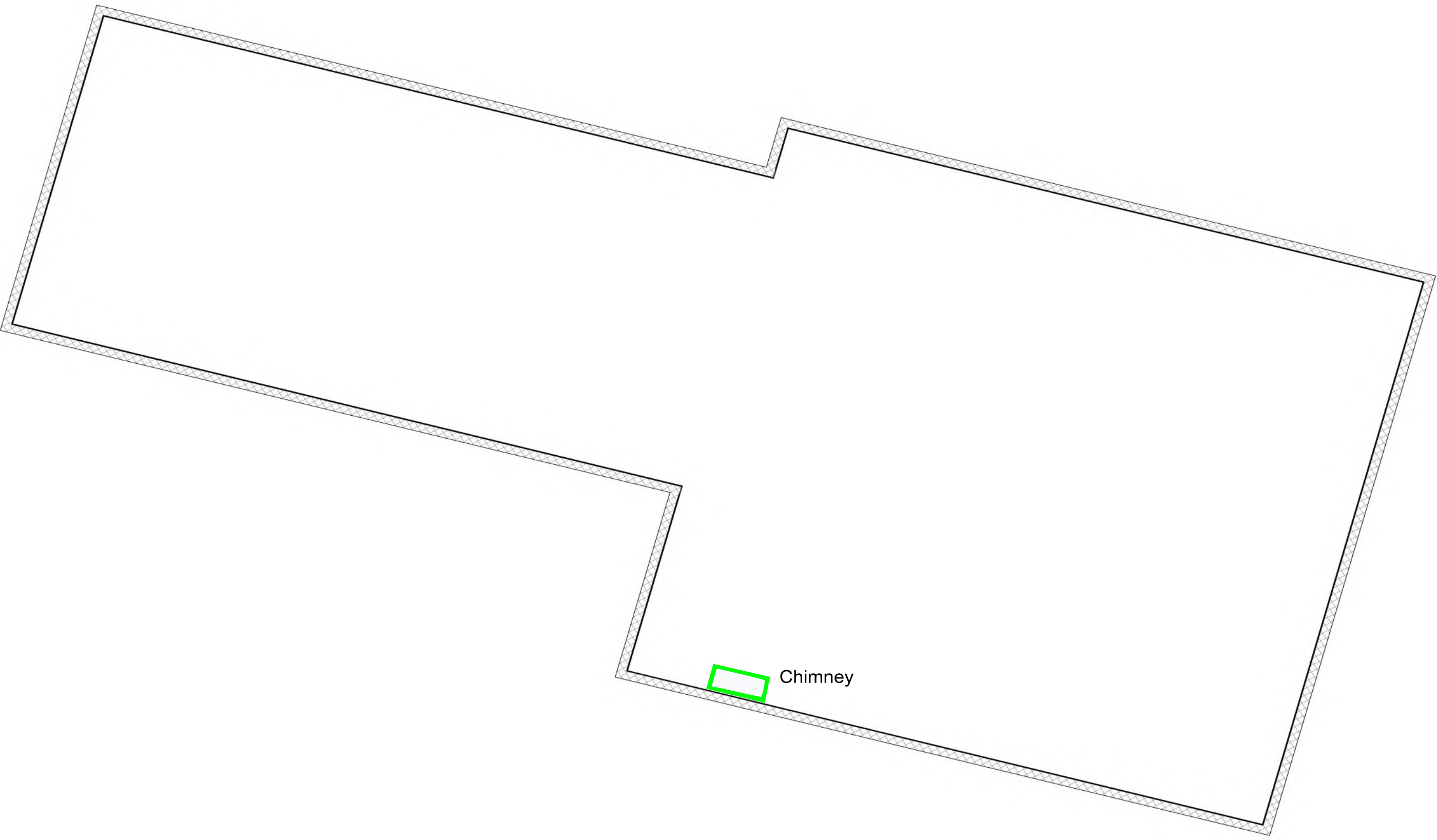
PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
**4/18/21**

SCALE:  
**1" = 5.6'**

SHEET:  
**C-5**



SHEET:

**C-6**

SCALE:

**1" = 5.6'**

DATE:

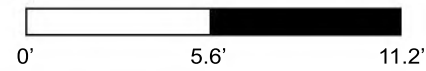
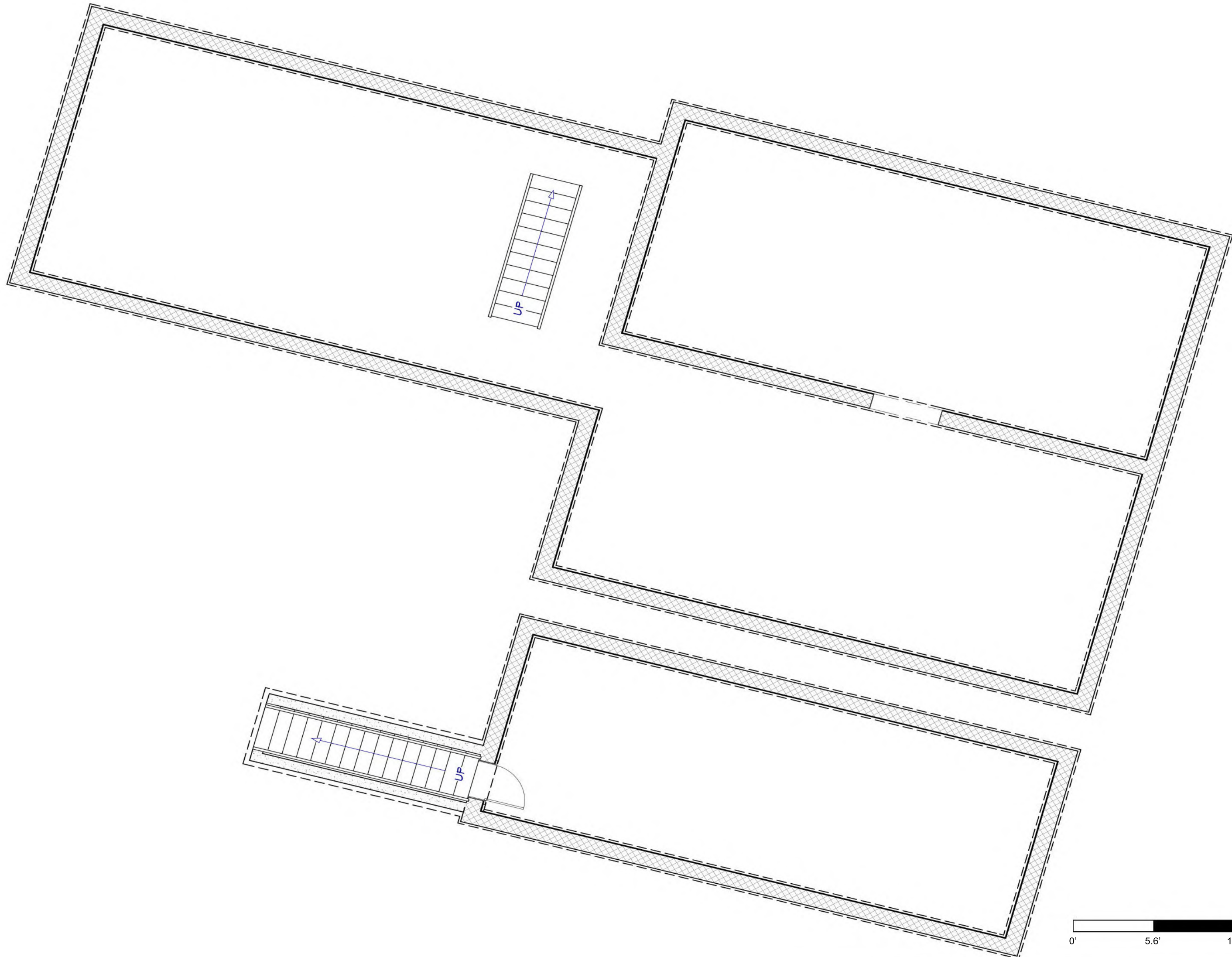
**4/18/21**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

PROJECT DESCRIPTION:  
**2025 VINE STREET**

SHEET TITLE:  
**EXISTING ROOF**

NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21



DATE:

4/18/21

SCALE:

1" = 5.6'

SHEET:

D-1

DRAWINGS PROVIDED BY:

SJ HOWARD HOMES

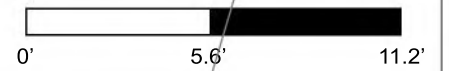
PROJECT DESCRIPTION:

2025 VINE STREET

SHEET TITLE:

PROPOSED  
BASEMENT

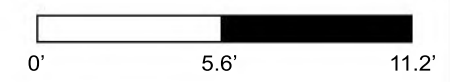
NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21



DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:		SHEET TITLE:	
SJ HOWARD HOMES		2025 VINE STREET		PROPOSED FIRST FLOOR	
DATE:		NO.:		BY:	
4/18/21		1		SH	
SCALE:		DESCRIPTION:		DATE:	
1" = 5.6'		Initial Drawing		4/18/21	
SHEET:					
D-2					

OHIO AVE

SIDEWALK



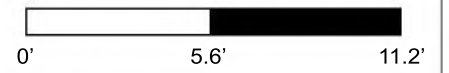
NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:	
PROPOSED SECOND FLOOR	

PROJECT DESCRIPTION:	
2025 VINE STREET	

DRAWINGS PROVIDED BY:	
SJ HOWARD HOMES	

DATE:	4/18/21
SCALE:	1" = 5.6'
SHEET:	D-3



DATE:  
4/18/21

SCALE:  
1" = 5.6'

SHEET:  
**D-4**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

PROJECT DESCRIPTION:  
**2025 VINE STREET**

SHEET TITLE:  
**PROPOSED  
THIRD FLOOR**

NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**PROPOSED  
 FOURTH FLOOR**

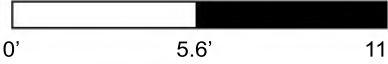
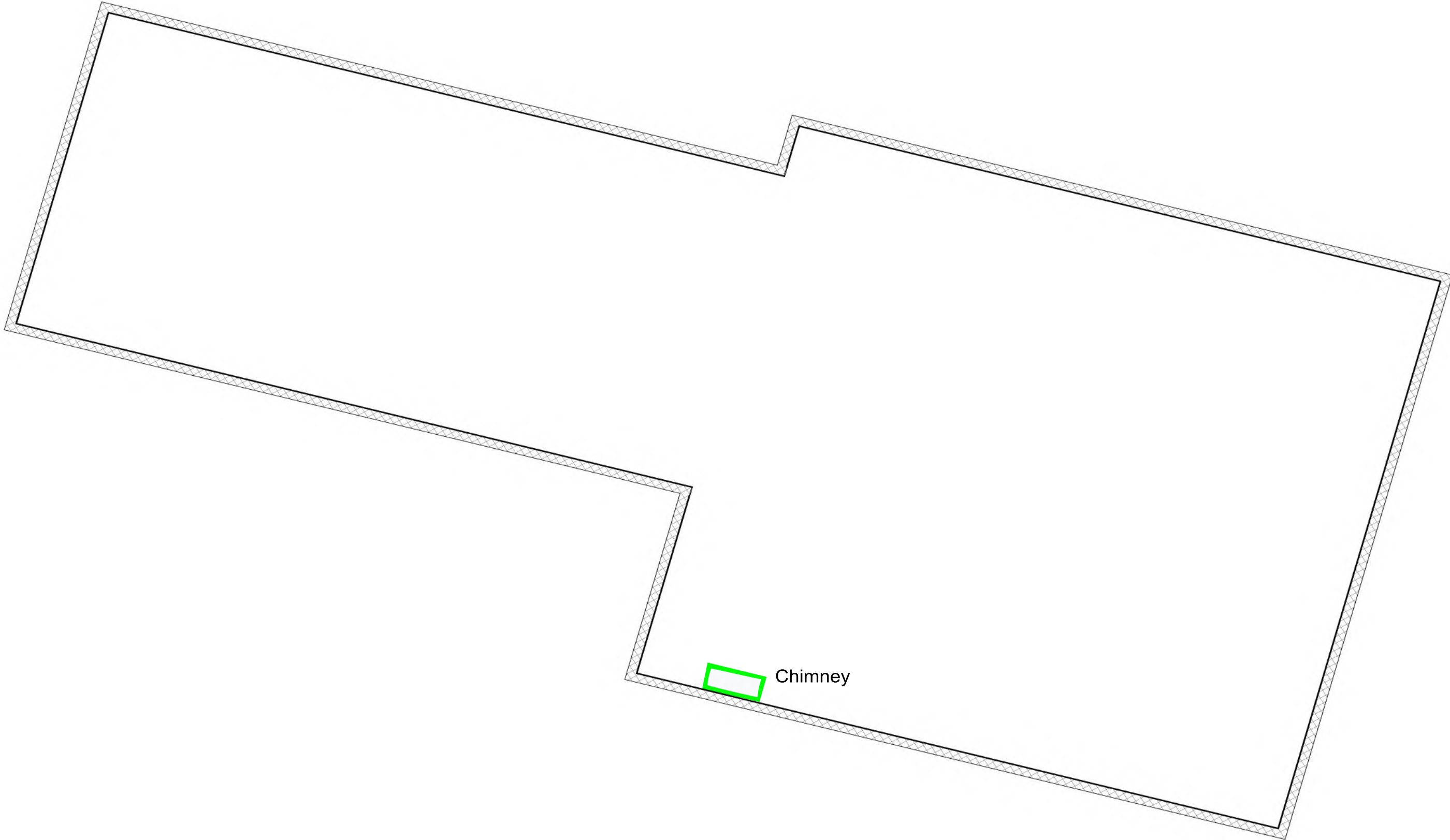
PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
**4/18/21**

SCALE:  
**1" = 5.6'**

SHEET:  
**D-5**



DATE:

4/18/21

SCALE:

1" = 5.6'

SHEET:

D-6

DRAWINGS PROVIDED BY:  
SJ HOWARD HOMES

PROJECT DESCRIPTION:  
2025 VINE STREET

SHEET TITLE:  
PROPOSED  
ROOF

NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

OHIO AVE

SIDEWALK

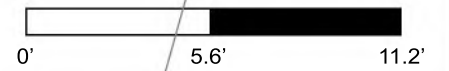
PAVERS

UP

UP

SIDEWALK

VINE STREET



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**DRIVEWAYS &  
 PAVED PLAN**

PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
**4/18/21**

SCALE:  
**1" = 5.6'**

SHEET:  
**E-1**

OHIO AVE

SIDEWALK

STORAGE  
16'-6" X 17'-9"

BEDROOM  
11'-9" X 11'-4"

LIVING  
18'-7" X 14'-0"

UP

LIVING  
16'-2" X 15'-8"

BEDROOM  
16'-2" X 10'-4"

LIVING  
16'-1" X 15'-9"

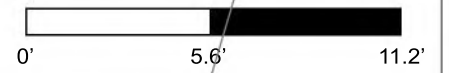
BEDROOM  
16'-1" X 10'-3"

BEDROOM 4  
12'-6" X 11'-1"

LIVING 2  
12'-6" X 14'-1"

SIDEWALK

VINE STREET



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**PROPOSED  
 FIRST FLOOR  
 EGRESS**

PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

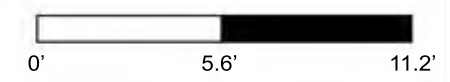
DATE:  
**4/18/21**

SCALE:  
**1" = 5.6'**

SHEET:  
**F-1**

OHIO AVE

SIDEWALK



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**PROPOSED  
 SECOND FLOOR  
 EGRESS**

PROJECT DESCRIPTION:  
 2025 VINE STREET

DRAWINGS PROVIDED BY:  
 SJ HOWARD HOMES

DATE:  
 4/18/21

SCALE:  
 1" = 5.6'

SHEET:  
**F-2**



NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21

SHEET TITLE:  
**PROPOSED  
THIRD FLOOR  
EGRESS**

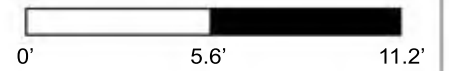
PROJECT DESCRIPTION:  
**2025 VINE STREET**

DRAWINGS PROVIDED BY:  
**SJ HOWARD HOMES**

DATE:  
4/18/21

SCALE:  
1" = 5.6'

SHEET:  
**F-3**



DRAWINGS PROVIDED BY:		SJ HOWARD HOMES	
PROJECT DESCRIPTION:		2025 VINE STREET	
SHEET TITLE:			
PROPOSED FOURTH FLOOR EGRESS			
NO.	DESCRIPTION	BY	DATE
1	Initial Drawing	SH	4/18/21
DATE:		4/18/21	
SCALE:		1" = 5.6'	
SHEET:		F-4	

---

---

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

---

APPLICATION #: COA2021030/ZH20210086  
APPLICANT: Luminaut  
OWNER: Parkway Towers Association  
ADDRESS: **1416-1418 Central Parkway**  
PARCELS: 008100020598  
ZONING: CC-A  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 23, 2021

---

---

**Nature of Request:**

The Applicant is requesting a Certificate of Appropriateness (COA) to demolish the contributing structure located at 1416 Central Parkway and the non-contributing addition at 1430 Central Parkway. If the demolition is approved the applicant is requesting a COA for new construction for a building at 1416 Central Parkway that will incorporate an existing historic buildings at 1420 and 1430 Central Parkway. The request is also for a Conditional Use for Outdoor entertainment at an outdoor patio associated with an eating and drinking establishment. All the proposed buildings, both new construction and rehabilitation will be connected into one complex.

**Zoning Relief Requested:**

1. **1419-21(c):** Size of the outdoor area. The proposed outdoor area associated with an eating and drinking establishment is 50% larger than the permitted indoor area and is within 500 feet of a residential district. This requires a Conditional Use.
2. **1419-21(e):** Outdoor entertainment. The proposed outdoor area will have outdoor entertainment and is within 500 feet of a residential district. This requires a Conditional Use Approval.

**MATERIALS SUBMITTED AND USED IN THE FOLLOWING REVIEW FOR  
DEMOLITION:**

**Materials Presented by Applicant- Attachment A**

1. Adjudication Letter
2. COA Application
3. Zoning Relief Application
4. Narrative on Demolition and New Construction
5. HCA Property Report
6. Demolition Drawings
7. Proforma Summary and Proformas

8. Current Operating Financial Report and Property Owner Letter
9. Property Comparables
10. Structural Report
11. HCG Stabilization Estimate.

**Materials Presented by Staff for Demolition – Attachment B**

1. Ordinances Establishing OTR Local Historic District South and then Combined
2. Pages from 2014 National Register Nomination concerning properties 1416-1430 Central Parkway
3. Assessing Economic Hardship Article - By Julia Miller
4. Economic Analysis from Department of Community and Economic Development (DCED)

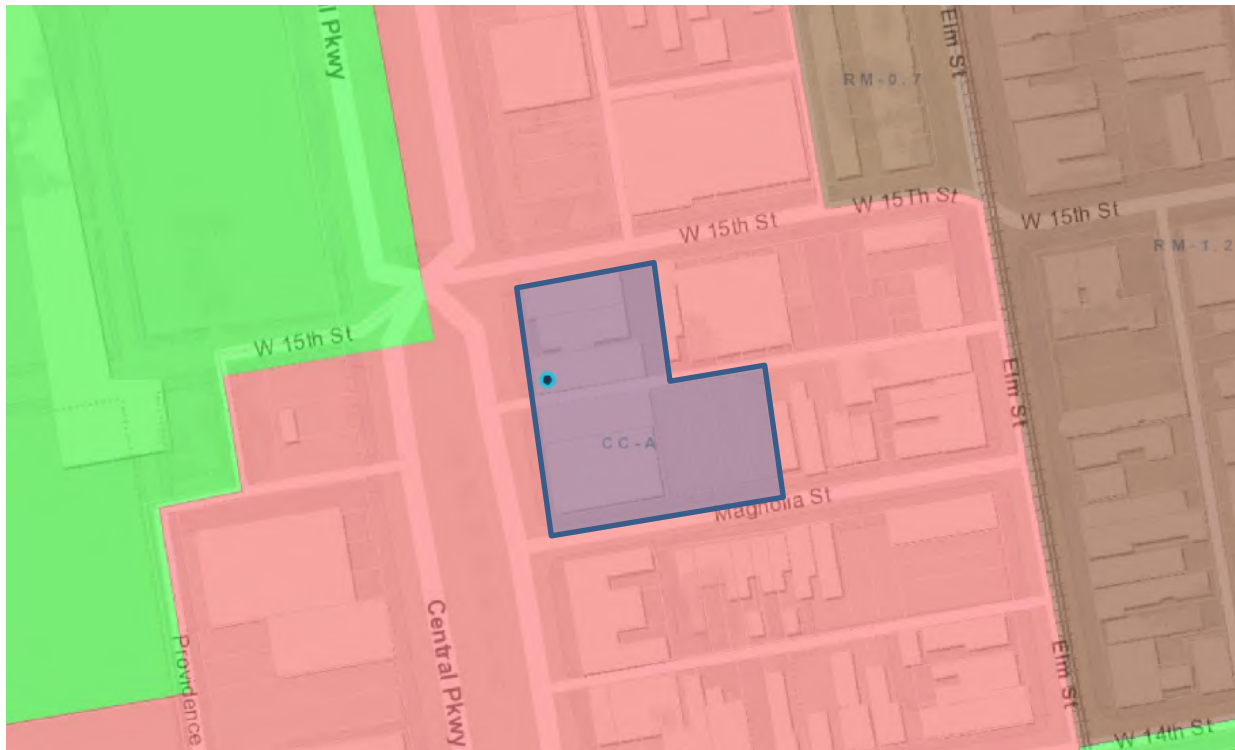


Figure 1: Map of 1416-1424 Elm Street. Cagis Maps. The site is outlined in blue.

**Existing Conditions:**

The project location is the east side of Central Parkway within the Over-the-Rhine Historic District. The site is a combination of contributing buildings, non-contributing buildings and parking lot.

In 1993 when the district was established, 1424 Central Parkway and the addition to 1430 Central Parkway were included on the non-contributing list, however when the district was combined in 2003 the non-contributing list that was used was the same non-

contributing list from the National Register Historic District. However, the local historic district boundaries included areas along the edge that were not included within the National Register listing, therefore a contributing nature of these buildings was not considered within the local district guidelines non-contributing list. In 2014 the area which this property is in was included in an amendment to the original National Register Historic District and a determination on the contributing/non-contributing nature of the buildings on the block of 1400 Central Parkway was established. The building at 1424 Central Parkway was determined to be a non-contributing building, all other buildings on the lot were found to be contributing. As the one-story portion on 1430 Central Parkway was an addition the entire building as a whole is considered contributing, but the one-story portion is a non-contributing addition. Attached are pages from the 2014 National Register Nomination that detail the properties 1416-1430 Central Parkway.



Figure 2: 2014 OTR National Register Historic District Amendment.

**Proposed Conditions:**

The work proposed is the following for each address:

1. 1416 Central Parkway- Contributing Building- demolition due to Economic Hardship. Infill Development of a 3-story building at the street line with a setback 4<sup>th</sup> story. The building will be mostly brick with arched openings on the first floor and larger grouped windows on the second and third with strong vertical pilasters dividing the building into bays.



Figure 3: 1416 Central Parkway. Google Street views

2. 1420 Central Parkway- Rehabilitation including addition/façade changes with a 4<sup>th</sup> floor access hallway. The garage door will be removed for recessed entrance in the large first floor opening.



Figure 4: 1420 Central Parkway. Google Street views

3. 1424 Central Parkway Demolition (previously approved under COA2021015) and Infill.

4. 1430 Central Parkway- addition- Demolition of a Non-contributing addition and Infill.

The infill at 1424 and 1430 Central Parkway that will take the place of the 2 one story structures. It will be one structure that will maintain 2 distinct façade treatments. It will be a 3-story building set at the street with a 4<sup>th</sup> story set back. The first floor will have a storefront and either punched openings or grouped openings at the above floors. There will be a skyway connection set back from the façade that will connect the building to 1420 Central Parkway over the alley at the second, third and 4<sup>th</sup> levels.

5. 1430 Central Parkway- Rehabilitation (previously approved under permit #2020P10759), addition of a roof deck and roof access at the southeast corner of the roof. The roof deck will only have an addition for access and then a glass railing setback from the edge of the roof.



Figure 5: 1424-1430 Central Parkway. Google Street views

6. 216-222 Magnolia Street- currently parking lot, proposed Infill. The proposal is for a 3-story building at the street face with a 4<sup>th</sup> floor set back on the rear half of the building. This portion of building will be set back from the property line but will have a knee wall and planters at the street line. This building will be faced with brick with individual bunched openings over the façade with a distinctive first floor.



Figure 6: Magnolia Street. Google Street views

### **COA FOR DEMOLITION for 1416 Central Parkway:**

#### **Historic Districts: Legislation and Purpose**

The City of Cincinnati has a long history of Historic Preservation and supporting protection of historic resources in both individual landmarks and historic districts. Legislation for “districts” was first established in 1964 with the establishment of “protection” areas (later referred to as Historic Districts). With authority granted to an Architectural Review Board (updated to the Historic Conservation Board in 1980), standards were created for the board to make determination of the compatibility of new construction, alteration to existing buildings and partial or total demolitions. Cincinnati became an early adopter of legislation to protect its historic resources preceding the Federal Historic Preservation Act by two years. Today, 26 local districts have been established.

The support and desire for Historic Districts has been supported in Master Plans and the Zoning Code. Within the “Cincinnati 2000 Plan,” published in 1982, it states:

- *“Cincinnati is a proud city, rich in history, its tradition, in the quality of life. Its splendid heritage must be preserved; nothing in its future development must be permitted to diminish its high standards.”*

Further the plan goes on to say,

- *“Downtown Cincinnati’s cultural heritage and its historic character form a valuable legacy contributing to the richness of the City’s personality...To conserve these assets as a functional part of downtown, a preservation program is an integral part of Cincinnati Plan.”*

In “Plan Cincinnati”, the current Master Plan, the city supports and encourages historic preservation;

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

Historic Conservation is seen as a basic building block to Cincinnati’s future with policy principles including:

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

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

- *“to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture,”*
- *“to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,”*
- *“to maintain the historic urban fabric of the city.”*

With these stated purposes and intentions, as well as Cincinnati’s demonstrated commitment to its historic building stock, demolition and disposing of buildings in areas that the City has designated historic should only be considered when every option to reuse a building has been explored and exhausted.

### **Over-the-Rhine Historic District – Establishment**

The district is a collection of mid to late 19<sup>th</sup> century to early 20<sup>th</sup> century residential, commercial, industrial, institutional and mixed-use buildings. On September 20, 1993, the Historic Conservation Board voted to recommend the establishment of the Over-the-Rhine (South) Historic District and its related guidelines. On November 17, 1993 City Council unanimously approved the establishment of the Over-the-Rhine Historic District. In its approval, City Council cited that it considered the establishment to be in the “best interest of the city and the general public” (Attachment B).

At the time of the establishment of the Over-the-Rhine Historic District, the governing ordinance was Municipal Code Chapter 741. In this code, the purpose of a district and its associated guidelines were that they shall:

*“promote the conservation, development and use of structures, sites and districts...and shall promote the special historic, architectural, community or aesthetic interest or value (of the districts.)”*

In 2003, Over-the-Rhine South and the Over-the-Rhine North, which was established in 2001, were combined into one historic district, the Over-the-Rhine Historic District. This was adopted by City Council on June 18, 2003. The current guidelines were also adopted at this time.

The (Local) Over-the-Rhine Historic District is also part of the Over-the-Rhine National Register Historic District that was established prior to the local designation on December 29, 1982, and amended May 6, 2014.

### **Over-the-Rhine Historic District – Significance**

The Over-the-Rhine Historic District is historically significant to the City of Cincinnati as a whole. Over-the-Rhine encompasses over 360 acres just north of the central business district. It was at one time home to over 45,000 people in a densely built mixed-use neighborhood. A major feature of the neighborhood is its cohesive character of dense compact middle and late nineteenth century buildings. The era of significance of the district as defined by the National Register Nomination was originally 1840-1928 and then was expanded to 1941. In the 1993 local Over-the-Rhine South designation report the era of significance is dated from 1850s to early 20<sup>th</sup> century.

### **Over-the-Rhine Historic District – Site’s Contribution to the District**

Over-the-Rhine Historic District is a collection of buildings with varying degrees of architectural ornateness and styles. What make a district significant is not its individual buildings, but the collection of buildings as a whole - a cohesive collection.

In the Historic Conservation Guidelines for the Over-the-Rhine Avenue Historic District there is a list of non-contributing buildings. While 1416 Central Parkway was not part of the list of non-contributing buildings, the building has had significant and irreversible changes done to the building altering the exterior from an industrial/warehousing vernacular to one with Spanish revival detailing. These changes include stuccoing the brick façade, reducing window sizes, removing window openings, and adding stepped parapet detailing. According to the National Register nomination, the building was built around 1900. A fire insurance map shows the building in 1887 without the 3<sup>rd</sup> story portion. It has been stated that the building was built in 1854, but as of the writing of this document staff did not identify any documentation for this date.

While there have been significant changes to the building, the National Register Nomination states the following- *“Although many of the openings on the building have been altered, the historic character and massing of the building have been preserved. The historic windows have been replaced throughout most of the building, but the historic opening sizes and locations have been maintained on the primary (west)elevation.”*



Figure 7: 1921 Picture of the 1416-1430 Central Parkway



Figure 8: 1921 Picture of the south façade of 1416 Central Parkway

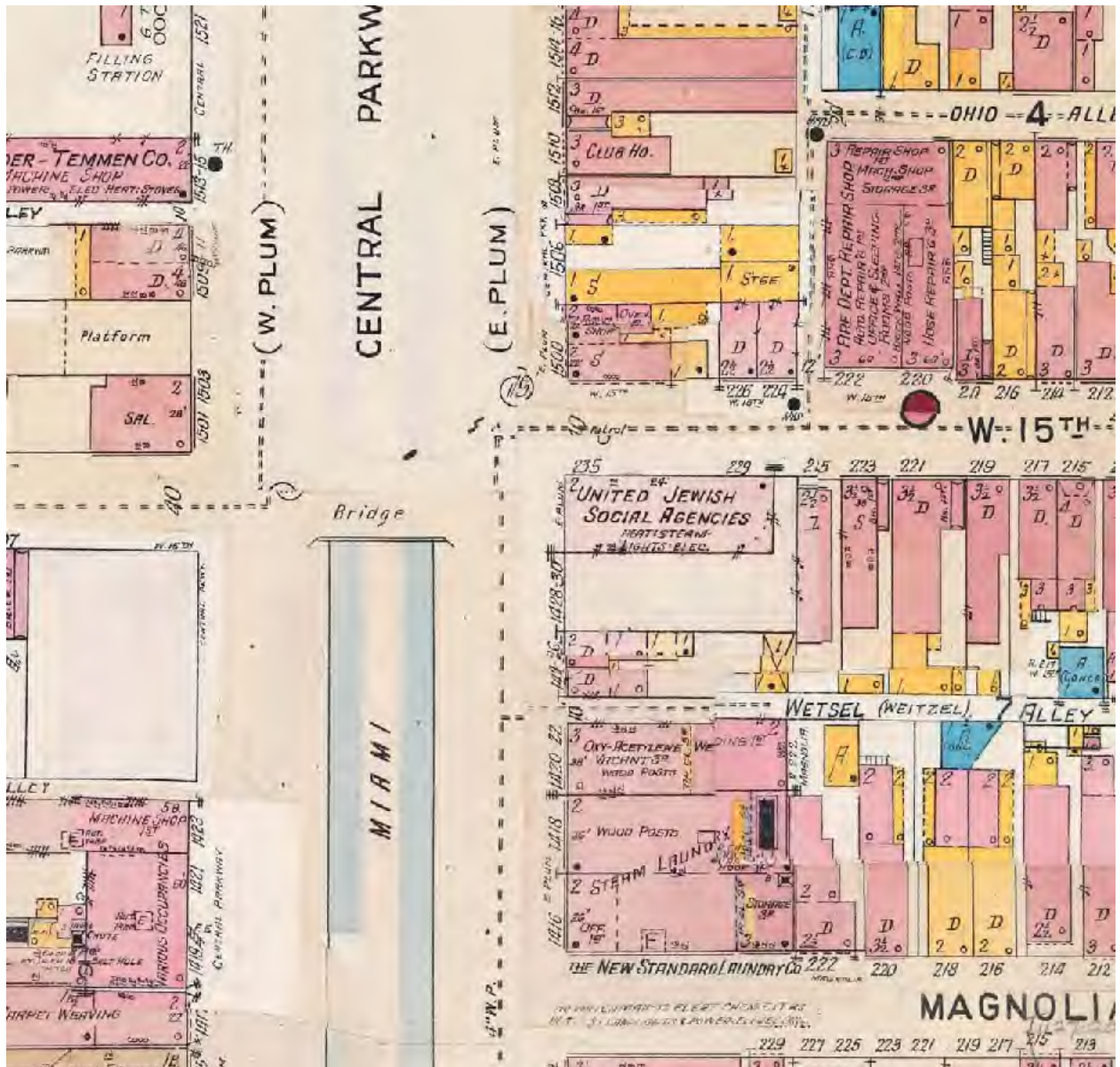


Figure 9: 1904 Sanborn Map



- 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.***

To answer this question staff refers to the series of questions asked in Zoning Code Section 1435-09-2(b) Certificate of Appropriateness; Standards of Review which establishes factors the Historic Conservation Board shall consider in determining if a property owner has demonstrated an economic hardship by credible evidence. These factors are:

- (i) **Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?**

The Applicant argues that there is no economically viable use that can be made in the existing building. They provided 5 different scenarios for proformas for the building. In all cases their proformas showed that the base stabilization and restoration cost of \$1.6 million is too much of a factor for any of the options to be economically viable.

Each of the four potential use configurations produces a negative cash on cash return on investment and the 5<sup>th</sup> proforma, which is a break even proforma only, allows for a stabilization budget of about 1/3 the cost of the provided estimate. The provided proforma analysis incorporates being awarded Historic Tax Credits from the Federal Government into the analysis.

DCED conducted an independent analysis of the possible economic returns for the proposed development at 1416 Central Parkway. They concluded that the project would not be financially feasible should the COA be denied. Four scenarios were analyzed in their analysis, included in Attachment B. In all four scenarios the project's Net Operating Income is too low to attract the debt needed for the project to be financially feasible. The analysis notes,

*“Given the deteriorated condition of 1416 Central Parkway, any re-use will require substantial stabilization. The applicant supports this claim with a report submitted by a structural engineer and an estimate for stabilization costs from a reliable contractor, which exceeds \$1.6 million. The cost to stabilize and rehabilitate this building in compliance with the historic conservation guidelines will exceed the potential value created by the project. The property owners, if denied the demolition permit and Certificate of Appropriateness, cannot successfully attract the necessary financing to complete the project.*

*Although the above analysis projects the property owner can meet its debt obligations, lenders generally would not finance a project that is worth less than what it costs to build. The above analysis also illustrates that none of the proposed use scenarios yield industry required equity returns (Cash on Cash),*

*which in all four cases too low to attract the necessary private capital to proceed with the project.”*

The DCED analysis concludes that the denial of the requested COA would deprive the property of its economic use, would result in sustained vacancy and blight, and decrease the overall wellbeing of the neighborhood and by extension the City.

**(ii) Will the reasonable investment-backed expectations of the property Owner be maintained without approval of a Certificate of Appropriateness; and**

Julia Miller, former Editor-in-Chief of the Preservation Law Reporter and a leading authority in the matter of historic preservation law, wrote an article “Assessing Economic Hardship Claims under Historic Preservation Ordinances,” published by both National Trust for Historic Preservation and the National Alliance for Preservation Commissions. This article has outlined a process, series of questions and necessary evidence in analyzing economic hardship claims and this process has become a standard best practice. In the article, Miller states:

*“The Supreme Court has also said that the Applicant's "reasonable investment-backed expectations" should be taken into consideration. Although the meaning of this phrase has not been delineated with precision, it is clear that "reasonable" expectations do not include those that are contrary to law. Thus, an Applicant's expectation of demolishing a historic property subject to a preservation ordinance at the time of purchase may not be considered "reasonable." (Attachment B)*

As stated in the excerpt above from “Assessing Economic Hardship Claims under Historic Preservation Ordinances,” buying a building subject to a historic preservation ordinance and demolition review and expecting to be able to demolish it is not a reasonable investment backed expectation. The applicants have the property under contract and the application is a due diligence for the purchase of the property.

The current owner acquired the property in July of 1997. The exterior of the building at that time was in a similar state as it is currently. It is unknown when the stucco and Spanish revival detailing was added to the building prior to the purchase in 1997.

The applicant is seeking demolition after reviewing multiple potential means of redevelopment, including analysis of redevelopment for 4 different permitted uses, and reaching the conclusion that redevelopment is not economically viable. The analysis completed by DCED also concludes that redevelopment is not financially feasible.

**(iii) Whether the economic hardship was created or exacerbated by the property owner.**

As previously noted, the existing owner purchased the property in 1997. The owner prior to the current owner was a construction company that purchased the property in 1978. In reviewing building permits record for this property, there were not any permits submitted for substantial upgrades to the property, however there were also no property and maintenance code citations or violations issued for the property.

The economic hardship was not created or exacerbated by the applicant. The current owners have owned the building since 1997 and have submitted a letter stating that the building is in the same basic condition in which they received it. Since they purchased the building, they have only been able to occupy a portion of the building and state that they have been operating at a loss since they have owned it. The current owners have provided a Profit and Loss proforma to support their statement. The stucco exterior was on the building when the current owner bought the property. It is unknown the condition of the structural issues of the building when the property was purchased in 1997.

**In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:**

**(iii)(aa) A property's current level of economic return;**

The property is currently occupied with an office and storage uses. Per the applicant, the entire building is not able to be utilized at this time due to the condition of the building. Only 2,500 sf of 11,500 sf is currently in use. The property has historically been used as an industrial, warehousing, and manufacturing uses.

Per the applicant regarding the current level of economic return

*“The first floor, the other half of the second floor, the third floor have not been suitable for any tenants and the cost of refurbishment was too great. So in the end, the owner decided to maintain the building as is and occupy what little they could. They do not pay themselves rent and merely pay the property tax and general maintenance. Therefore, the actual building is not, and has not recently been, a fiscally cash flow-producing property for the current owner. As a result, the property operates at a loss.”*

**(iii)(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;**

No real estate broker or firm has been engaged to sell the property; the acquisition price in the applicant provided proformas is noted as \$750,000.

The applicant provided a comparable property valuation to the subject property.

**(iii)(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;**

The applicant provided proforma cost analysis of redevelopment of the property for 4 different permitted uses and well as a 5<sup>th</sup> proforma for a break-even scenario. None of the potential uses/configuration of uses produces a reasonable economic return. A more detailed explanation of the scenarios and proposed market and economic assumptions are in the provided documentation from the applicant in Attachment A.

As previously discussed, DCED reviewed the application materials and analyzed four scenarios in which the applicant renovates the historic property. Their analysis concludes that the project would not be financially feasible if the COA for demolition is denied. DCED analysis is in Attachment B.

**(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;**

The current owner bought the property in 1997. There is no evidence of self-created hardship through deliberate neglect or inadequate maintenance by the current owner as there have been no property maintenance or code enforcement citations or violations of the property.

**(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or**

The applicants were aware of the contributing nature of the building prior to submission of the application and through previous discussions with staff regarding the development of this site.

The current owner purchased the property in 1997 and the OTR South Historic District was established at that time. The applicants haven't provided documentation regarding if the current owner was aware of the designated status at their time of purchase.

**(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.**

The applicants used federal historic tax credits in their proforma analysis, and even with the tax credits the potential uses evaluated did not produce a reasonable economic rate of return. State Historic Preservation Tax Credits are competitive and are not a guaranteed incentive.

DCED also ran their assumptions and analysis with using the Federal Historic Tax Credit and found that it made a nominal difference and did not bring the project into an economically feasible condition. Below is from an email from DCED staff on the Historic Tax Credit Analysis. Their Tax Credit Analysis is with Attachment B.

*“...with the Federal Income tax rate being so low, we are seeing syndication prices lower than \$0.80/credit in projects – and we’ve heard from many developers that any Federal Tax Credit award less than \$1m is very difficult to syndicate. All that said, attached is an updated estimate with the Federal HTCs assumed. A federal HTC award will ultimately reduce the necessary developer equity required and will drive up the Cash on Cash return. However, in this particular scenario the HTCs do not bring enough value to the project to drive the Cash-on-Cash return into a reasonable range. As you can see in the attached, the CoC returns still only range from 1.5% to 2.7%.”*

**3) 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 owners property without just compensation.**

The current owner is a private owner and is not a non-profit entity.

**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**

The demolition is for the entire building not an addition or portion of the building.

**5) The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.**

The building is not listed as a non-contributing building within the Over-the-Rhine Historic District Guidelines. It is noted however that the building has had significant irreversible, unsympathetic and inappropriate façade changes to the building that have negatively affected the architectural integrity of the building.

### **Staff Summary and Conclusions:**

It is staff's analysis of the documentation that has been provided by the Applicant that the Applicant has provided credible evidence that the building cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building. Staff bases their analysis on the following points of evidence:

1. The applicant provided proforma analysis for 4 different potential permitted uses within the building, none of which produce a reasonable rate of return even when including potential awards of tax credits in the analysis.
  2. The applicant did not deliberately neglect maintenance of the property and has not created or exacerbated the economic hardship.
  3. DCED has conducted an independent analysis of the applicant's materials and potential redevelopment of the building. They concluded that the project would not be financially feasible should the COA be denied.
  4. The use of Federal Historic Tax Credits would not make the property economically viable.
- 

### **COA- DEMOLITION REQUEST REVIEW for 1430 Central Parkway- addition**

#### **Over-the-Rhine Demolition Guidelines:**

Below are the Demolition Guidelines, as outlined in the Conservation Guidelines, with Staff analysis.

Demolition of existing buildings shall not be permitted unless one of the following conditions exists:

- 1) *Demolition has been ordered by the Director of Buildings & Inspections for the public safety because of an unsafe or dangerous condition which constitutes an emergency.***

The City has at no time ordered emergency demolition for the building.

- 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.***

The applicant has not provided economic hardship claim for this building.

- 3) *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 owners property without just compensation.***

The current owner is a private owner and is not a non-profit entity.

**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***

The demolition is for a non-contributing addition for the property. While the 2003 guidelines that combined the Northern and the Southern OTR Historic Districts does not list the addition as a non-contributing addition, the 1993 OTR South Historic District did list the addition as a non-contributing addition.

---

**ZONING and COA REVIEW for New Construction at 1416-1430 Central Parkway**

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-A
Variance Request:	Section 1419	Outdoor Eating and Drinking
Variance Authority:	<a href="#">Section 1445</a>	
HCBA authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over-the-Rhine District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**ZONING REVIEW:**

The proposed uses of a hotel and eating and drinking establishment is permitted in the CC-A. The property is also exempt from parking requirements per the Urban Parking Overlay Zone. The only zoning relief required is for the size of the outdoor area associated with eating and drinking establishments and outdoor entertainment associated with eating and drinking establishments.

**Standards for Conditional Uses per Section 1435-05-4**

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

The outdoor area provides additional area for the business to use within both the first-floor courtyard and at the rooftop deck. Both of the proposed outdoor areas do not adversely affect the historic building as the courtyard is outside of the historic building and the rooftop deck is built on top of the existing roof and doesn't cut in or destroy historic materials. The railing is set back from edge of the roof and is proposed to be glass as to not be highly visible from the right of

way. The combined area of the roof deck and courtyard are approximately 2600sf and the combined area of the 2 floors of the interior area of 1430 Central Parkway and the first floor of the new construction is approximately 4630 sf. 50 % of the interior area would be 2315sf. The requested outdoor area is 56% of the interior area accessible to the public.

The outdoor entertainment does not adversely affect the historic building.

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

A denial of the conditional uses would not result in the deprivation of all economically viable use, but it is providing more space and atmosphere for the eating and drinking establishment.

### **General Standards; Public Interest**

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

- a. **Zoning.** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*  
The underlying zoning is CC-A. The use of the property conforms to the underlying zoning except for the Conditional Uses requested.
- b. **Guidelines.** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*  
The project is within Over-the-Rhine Historic District. The requested work for new construction does conform to the Historic District Guidelines.
- c. **Plans.** *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*  
The proposed work conforms to the Over the Rhine 2002 Comprehensive Plan as it is within a Residential/Mixed Use Land Use area and is within the CC-A Zoning District which allows for Residential/Mixed Use and Commercial uses.
- d. **Traffic.** *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*  
Parking is not a required for developments within the Urban Parking Overlay Zone.

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

No buffering is required by zoning as the adjacent parcels are in the same zoning district as the subject parcel.

The outdoor area at the ground floor courtyard area is buffered from neighboring properties by 2 to 4 story tall buildings.

The outdoor area at the rooftop of the property is physically buffered from adjacent properties by the new construction which is taller than the roof deck.

The closest residential zoning district, which is 150 feet away, is also buffered from the outdoor area and outdoor entertainment with other buildings which are all taller than the rooftop area.

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

There is no landscaping, or buffer yards required as the adjacent properties are within the same zoning district.

- g. **Hours of Operation.** *Operating hours of the venue are compatible with adjacent land uses and illustrated below. They are compliant with Sec. 1419-21(g):*

The hours of operation will comply with 1419-21. As the property is more than 100 feet from a residential zoning district it does not require any approval of operating hours and is permitted to be open till 2 am.

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

The proposed outdoor eating and drinking area for a previously permitted eating and drinking establishment is in keeping with an area that is zoned as a mixed-use zoning district. Within the Over-the-Rhine Neighborhood and historic district, there are several outdoor areas associated with eating and drinking establishments.

Central Parkway is a major roadway within the basin downtown area and the development fronting Central Parkway is mostly institutional and commercial.

The adjacent properties to the east are residential uses.

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

As of the submission of this staff report there is not an official application submitted or under review by the City Planning Department. A request has been made to a Councilmember's, but it has not been referred to Council.

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

There are no anticipated adverse effects to the extent of access to fire, police or other public services. As the proposal is for use of a courtyard that is surrounded by the new development and one is on an existing development, the conditional uses for the outdoor patios will not have adverse effects to adjacent properties.

- k. **Blight.** *The elimination or avoidance of blight.*  
This property is not blighted.

- l. **Economic Benefits.** *The promotion of the Cincinnati economy.*  
The proposed work will increase income gained from use of the outdoor spaces.

- m. **Job Creation.** *The creation of jobs both permanently and during construction.*  
The proposed project will create temporary jobs during construction and will provide permanent jobs at extended outdoor spaces.

- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*  
None anticipated.

- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*  
The increased area for outdoor area will provide additional opportunities for income for the property.

- p. **Public Benefits.** *The public peace, health, safety or general welfare.*  
The project will result in no identified adverse effects to the public peace, health, safety, or general welfare and will add to the vibrancy of the neighborhood.

## **CERTIFICATE OF APPROPRIATENESS REVIEW FOR NEW CONSTRUCTION**

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has provided a narrative. Staff agrees with their narrative and has the additional comments/analysis below.

### **NEW CONSTRUCTION**

The Over-the-Rhine Historic Conservation Design Guidelines give direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties

While the application and proposal is all one complex, the new construction has 4 distinct sections:

1. 15<sup>th</sup> Street Section
2. 1424 Central Parkway Section
3. 1416 Central Parkway Section
4. Magnolia Section.

Staff will detail each individually in our analysis to provide structure to the discussion.

Staff comments on the Specific Guidelines for New Construction:

#### **A. Intent and General Guidelines**

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

*If demolition is permitted at 1416 Central Parkway and at the addition to 1430 Central Parkway, the new construction would all be on vacant property and would be incorporating 2 historic buildings into the complex.*

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

*This infill development, while traditional in detailing, does not replicate the existing buildings and has a high level of design and detailing that is based on the fabric of the neighborhood.*

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines.

New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

*Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.*

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

*Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines*

## **B. Specific Guidelines**

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

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

- *15<sup>th</sup> Street Section- The base is defined with a change in brick color and lintel. The base is designed with a storefront vocabulary with a garage door as the "storefront."*
- *1424 Central Parkway Section- The base of this building is defined in 2 sections as the building is broken into two distinct bays. The northern bay has arches with corbelling detailing and the southern bay has a more traditional storefront design.*
- *1416 Central Parkway Section- The base is distinguished with the same arches from the northern bay at 1424 Central Parkway. These bays are evenly spaced and create a repetitive pattern on both the Central Parkway and Magnolia faces.*
- *Magnolia Section- This building creates and transitions to a more residential vocabulary and while it has individual punched openings at the first floor the base is distinguished with a lintel and change in brick color. This element is on both the street and alley face.*

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

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

- *15<sup>th</sup> Street Section- The middle is defined with individual punched openings that help transition the building to a more residential language.*
- *1424 Central Parkway Section- The middle is defined on the northern bay with a single, paired, paired, single window format and strong vertical pilasters. The southern bay is defined with individual punched openings with simple sills and lintels.*
- *1416 Central Parkway Section- The middle is defined with pairing of a single window and triple window within each bay. Strong vertical pilasters break up the façade and create changes in plane and materials over the face.*
- *Magnolia Section- The middle is defined with individual punched openings that help transition the building to a more residential language. The windows do have a projecting detail framing each window for a modern representation of a windowsill, lintel and frame. The rear is defined by horizontally and vertically aligned windows. The window detailing is simple with less articulation.*

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

- *15<sup>th</sup> Street Section- The top is a simple slightly projecting cornice with corbeled brick detailing and a top molding that is traditional in design.*
- *1424 Central Parkway Section- The top of the street face is defined with a strong modern cornice. At the northern bay the columns turn into a frame that provides a projection from face of the building. At the southern bay a change in material and brick pattern creates a strong top. The entire building is connected with a top that is recessed from the face but with lighting and a projection that creates a distinctive cornice.*
  - *The fourth floor that is recessed from the façade does not have a top, but it is designed to take a backseat to the rest of the building and is meant to blend into the background and not have a strong architectural presence.*
- *1416 Central Parkway Section- The cornice on this section mirrors the cornice from the northern bay and has the same top cornice as the entire building at 1424 Central Parkway as an element to tie the buildings together.*
- *Magnolia Section- The top is a simple projecting cornice that is traditional in design. On the alley side the simple cornice is still on top of the third level, and the 4<sup>th</sup> level is a change of material.*

**2. Roofs:** Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have

a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

*The roof is a flat roof. While the fourth floor does provide a different form to the roof with having a multi-level roof, the overall appearance of the building from the right of way will be one of a flat roof.*

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

*While the window patterning changes a bit on each building the following is true of all the buildings, including the alley side facing Whetsel Alley.*

- *The windows are taller than they are wide. Even when the windows are in pairs or triples, the individual window within those groupings are taller than they are wide.*
- *The windows have definition to them with simple lintels and sills, corbeling detailing or a projecting frame.*
- *The windows are recessed from the face of the building.*
- *The windows are all aligned vertically and horizontally, matching the floor heights of the historic building at 1420 Central Parkway.*

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

*The new construction along Central Parkway and 15<sup>th</sup> Street all have a storefront vocabulary.*

- *W 15<sup>th</sup> Street Section- The storefront is defined at the first floor with a change in brick color and a lintel at the top of the first floor. A garage door with a panel at the bottom to mimic a bulkhead takes the place of a traditional storefront.*
- *1424 Central Parkway Section- There is a traditional storefront design with a bulkhead, large glass window, vertical columns, and storefront lintel.*
- *The rest of the new construction has an arched window language. Within each of the bays that is created by the corbeled arched windows are large expanses of clear glass that are recessed into the arches. At the 1416 Central Parkway, the bases of the windows are defined with brick planters.*

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

*The buildings fronting onto Central Parkway are all at a zero-lot line and set to the street. On the Magnolia Section of the building, there is a slight setback of the building. While the building is still a commercial building use, as the uses on the street are transitioning more to a residential use and vocabulary, and as the building directing to the east of the project is set back from the street, a slight setback is appropriate and contextual.*

*While the guideline only addresses street setbacks, the applicants have also setback the rear of the building along Magnolia Street 10 feet from the alley to be contextual with the alley setbacks as well.*

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

- *W 15<sup>th</sup> Street Section-* The building follows the typical rhythm within the district as this is a typical mixed use building with windows and openings equally aligned over the façade.
- *1424 Central Parkway Section-* The building creates two distinct bays on the building each about 25-30 feet wide that create a similar building width appearance to the buildings at 1430 and 1420 Central Parkway. Within the façade, the regular spacing of the windows and the columns over the façade create consistent rhythm.
- *1416 Central Parkway Section-* The building is a wider building than the typical building at 60 feet wide. While wider than normal the subdivision of the building with the columns and regular pattern of the windows over the façade creates a consistent rhythm.
- *Magnolia Section-* The building follows the typical rhythm within the district as this is a typical rowhouse with windows and openings equally aligned over the façade. The alley side also has a regular rhythm.
- *The overall rhythm of the block structure with the ally dividing the block along Central is respected as the Ally way remains open while a connector setback from the front of the buildings is at the 2-4 levels. This also is proposed to be glass to be sympathetic to this having been an open division between the north side and south side of the block.*

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

- *W 15<sup>th</sup> Street Section-* This section is taller than it is wide, the windows are in a vertical orientation and that the windows are taller than they are wide.
- *1424 Central Parkway Section-* Verticality is achieved through the building being taller than it is wide, the use of columns that extend up the entire façade, a tall projecting cornice to add additional height, vertical alignment of the windows and windows taller than they are wide.
- *1416 Central Parkway Section-* While the building is wider than it is tall (at the street face), there is still strong verticality created through the use of columns that extend up the entire façade, a tall projecting cornice to add additional height, vertical alignment of the windows, and windows taller than they are wide.
- *Magnolia Section-* While this section is wider than it is tall, it does create vertical emphasis through the vertical alignment of the windows and that the windows are taller than they are wide. This effect is on both the streetside and alley side of the building.

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

*All sections of the new construction have an overall height of 4 stories/ 51'8" tall, but are 3 stories/43 feet at the street face. The existing historic buildings on the block facing Central Parkway are 2 stories/33' to the top of the parapet at 1430 Central Parkway, and 3 stories/40'6" at 1420 Central Parkway. The building (Wooden Nickel) across Magnolia Street to the south on Central Parkway is 3 stories/50' tall.*

*On Magnolia Street, the building directly to the east of the property is 2 stories tall. The rest of the buildings facing Magnolia Street are mostly 3 stories on the north side and mostly 2 stories on the south side of the street.*

*On 15<sup>th</sup> Street, the building directly to the east of the development is 3 stories/35' tall (per building permits submitted). The majority of the buildings on 15<sup>th</sup> street are new construction and are not considered contributing buildings, they are 3 stories at the street at 38+ft (per building permits) and 46+ ft (per building permits) to the top of the 4<sup>th</sup> floor. The contributing buildings on the street are mostly 3 stories tall.*

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

*The building materials are all appropriate. The main building material is brick. Different color bricks are used but when used are in a homogenous color to create the different architectural elements, such a change in color for the base or pilasters.*

*Metals and glass are also used as secondary materials for windows and detailing.*

**Other Considerations:**

**Prehearing Results:** June 22, 2021 – The applicant team and 9 members of the public were present.

The members from the public were generally opposed to the demolition and the height of the building. Comments are summarized below:

- Demolition of a pre-civil war building is inappropriate due to the significance of the building as a canal industry building.

- An economic hardship cannot be issued for a building that still has an operating business on the property.
- 4 stories is too tall compared to the character and height of adjacent buildings and does not meet the guidelines and obscures views from homes on 15<sup>th</sup> Street.
- Larger developers are given too much leniency compared to Single Family homes.
- Hotel is an inappropriate use next to the residential uses.
- Use and outdoor areas will have inappropriate noise levels.

**Public Engagement:** The applicants have provided a timeline of Public Engagement that they have done during the development of this project.

**Comments Provided to Staff:**

The following letters of opposition were submitted to the board for review

- Kevin Hassey

**Consistency with *Plan Cincinnati (2012)*:**

Demolishing a building is not consistent with the “Sustain” Initiative Area “Preserve our built history,” but an infill new construction that meets the Historic Conservation Design Guidelines does support the sustain initiative.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** the application for a Certificate of Appropriateness for demolition of a non-contributing addition at 1430 Central Parkway and demolition of a contributing building at 1416 Central Parkway with the following conditions:

1. The building permit must be issued within 2 years, or the Certificate of Appropriateness will expire.
2. The demolition permit shall be issued concurrently with the issuance of the new construction proposed on the site.

**B. FINDING:** The Board makes this determination that per Section 1435-05-4:

1. That the property owner and applicant have demonstrated by credible evidence that the proposal to demolish 1430 Central Parkway substantially conforms to the applicable guidelines for demolition in the Over-the-Rhine Historic Conservation District as the addition is a non-contributing addition.
2. The applicants/property owners would suffer an economic hardship if the demolition is not approved for 1416 Central Parkway.

3. The Department of Community and Economic Development did independent analysis which concludes rehabilitation of the existing building is infeasible.
4. The use of Federal Historic Tax Credits will not make the project economically feasible.

*If the above Certificate of Appropriateness is approved, staff recommends the below for the proposed Zoning Relief and Certificate of Appropriateness for New Construction at the subject site.*

## II. ZONING RELIEF

The following recommendations are proposed for the project proposed at 1424 Central Parkway per the drawings submitted by Luminaut dated 4.1.2021.

- A. Sec. 1419-21(c) – **APPROVE - Conditional Use** - Limited or Full-Service Restaurants and Drinking Establishment Outdoor Areas – Maximum Size. Allowing for a maximum 2600 sq. ft. Outdoor Area, which exceeds 50% of the indoor area which is approximately 2315 sq. ft.
- B. Sec. 1419-21(e) – **APPROVE - Conditional Use** - Limited or Full-Service Restaurants and Drinking Establishment Outdoor Areas – Outdoor Entertainment. Allowing outdoor entertainment at the outdoor areas including the rooftop deck and courtyard area within 500 feet of a residential zone.
- C. The above approvals are conditioned on:
  1. If property is found to exceed the requirements of Chapter 909, Community Noise, on three or more occasions within a twelve-month period, such can be grounds for the Zoning Administrator to revoke this conditional use approval.
  2. The outdoor entertainment at the roof deck shall be limited to background music.
- D. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
  2. The outdoor areas are buffered from adjacent properties by the new construction at the site.

## III. CERTIFICATE OF APPROPRIATENESS:

- A. **APPROVE** a Certificate of Appropriateness for new construction of a new building and rehabilitation and additions to 2 existing contributing buildings per plans from Luminaut dated 6.23.2021 for the properties at 1416-1430 Central Parkway with the following conditions:

1. The building permit must be issued within 2 years, or the Certificate of Appropriateness will expire.

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

1. That the Applicant and/or the Property Owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The new construction is sympathetic to the historic context and fabric without being replicative of design.

## **ATTACHMENT A- APPLICANTS SUBMISSION**

1. Adjudication Letter
2. COA Application
3. Zoning Relief Application
4. Narrative on Demolition and New Construction
5. HCA Property Report
6. Demolition Drawings
7. Proforma Summary and Proformas
8. Current Operating Financial Report and Property Owner Letter
9. Property Comparables
10. Structural Report
11. HCG Stabilization Estimate.

**ADJUDICATION/DENIAL LETTER**

Date: May 7, 2021

Location: 1416-1430 Central Parkway

Request: Demolition, Infill, rehabilitation and related zoning relief

Zoning District: CC-A/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1419-21 (c): Size of the outdoor area. The proposed outdoor area associated with an eating and drinking establishment is 50% larger than the permitted indoor area and is within 500 feet of a residential district. This requires a Conditional Use.
2. 1419-21(e): Outdoor entertainment. The proposed outdoor area will have outdoor entertainment and is within 500 feet of a residential district. This requires a Conditional Use Approval.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or [Kasandra.Maynes@cincinnati-oh.gov](mailto:Kasandra.Maynes@cincinnati-oh.gov) for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

## CINCINNATI'S HISTORIC CONSERVATION OFFICE



### Documents Required for Historic Conservation Board Review

*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1416-1418 CENTRAL PARKWAY  
 Hamilton Co. Parcel ID No.: 081-0002-0205-00 Zoning District: CC-A  
 Historic District: OVER THE RHINE Overlay District: URBAN PARKING OVERLAY

**PRIMARY CONTACT INFO**  PROPERTY OWNER  OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: LUMINAUT  
 Contact Person (if legal entity): JEREMIAH HAHN  
 Address: 1100 SYCAMORE STREET, SUITE 200  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-984-1070 E-mail: JHAHN@LUMINAUT.COM

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: PARKWAY TOWERS ASSOC. LLC  
 Contact Person (if legal entity): Ohm Patel  
 Address: 1418 CENTRAL PARKWAY  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: \_\_\_\_\_ E-mail: ohm@moment-development.com

**CERTIFICATE OF APPROPRIATENESS** (SELECT ALL THAT APPLY)

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
COMPLETE DEMOLITION OF A HEAVILY MODIFIED CONTRIBUTING STRUCTURE. DEMOLITION OF THE NON-CONTRIBUTING ADDITION TO A HISTORIC STRUCTURE. APPROVAL OF PROPOSED HOTEL DEVELOPMENT. APPROVAL OF OUTDOOR ENTERTAINMENT ASSOCIATED WITH HOTEL.

**ZONING RELIEF**  Yes  No

Provide a very brief summary of the zoning relief requested:  
RECOGNITION OF THE ECONOMIC HARDSHIP IMPOSED BY THE HISTORIC CONSERVATION GUIDELINES TO PERMIT DEMOLITION OF THE SEVERELY DETERIORATED AND HEAVILY MODIFIED CONTRIBUTING BUILDING. APPROVAL OF HOTEL DEVELOPMENT AND ASSOCIATED OUTDOOR ENTERTAINMENT CONDITIONAL USE.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: 

Date: 5.29.21



**II Centennial Plaza**  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559  
Boards@cincinnati-oh.gov

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Section 1. SUBJECT PROPERTY**

ADDRESS 1416-1418 CENTRAL PARKWAY COMMUNITY OVER THE RHINE

PARCEL ID(S) 008100020598 HILLSIDE DISTRICT:  Yes  No

BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) URBAN PARKING

HISTORIC DISTRICT:  No  Yes: (name) OVER THE RHINE

Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**

NAME LUMINAUT CONTACT PERSON (if legal entity) JEREMIAH HAHN

ADDRESS 1100 SYCAMORE STREET, SUITE 200 CITY CINCINNATI STATE OHIO ZIP 45202

EMAIL JHAHN@LUMINAUT.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT

TELEPHONE 513-984-1070

**Section 3. OWNER**

NAME PARKWAY TOWERS ASSOC. CONTACT PERSON (if legal entity) OHM PATEL

ADDRESS 1416-1418 CENTRAL PARKWAY CITY CINCINNATI STATE OHIO ZIP 45202

EMAIL ohm@moment-development.com RELATIONSHIP TO OWNER (if not owner) development partner

TELEPHONE \_\_\_\_\_

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

Variance  Special Exception  Conditional Use  Use Variance

Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission

Urban Design Overlay District Permission  DD District Phased Development Approval

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

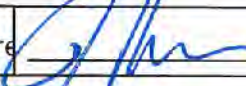
COMPLETE DEMOLITION OF A HEAVILY MODIFIED CONTRIBUTING STRUCTURE. DEMOLITION OF THE NON-CONTRIBUTING ADDITION TO A HISTORIC STRUCTURE. APPROVAL OF PROPOSED HOTEL DEVELOPMENT. APPROVAL OF OUTDOOR ENTERTAINMENT ASSOCIATED WITH HOTEL.

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

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

PLEASE REFER TO ATTACHED HISTORIC CONSERVATION NARRATIVE.

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

Print Name JEREMIAH HAHN Signature  Date 5/29/21

### Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <b>existing and proposed</b> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none"><li>• <b>\$900.00</b> for Use Variances</li><li>• Variances, including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside &amp; Urban Design Overlay and DD District are as follows: <b>\$300.00</b> for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling <b>\$500.00</b> for Non-residential Projects (Non-RCO)</li></ul>

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.



## HISTORIC CONSERVATION NARRATIVE

### DEMOLITION CASE

The property owner seeks the Historic Conservation Board's authorization to demolish the building located at 1416 Central Parkway. The building is approximately 60'-0" wide (measured parallel to Central Parkway) by approximately 90'-0" deep (measured parallel to Magnolia Street). The majority of the building is two stories tall, but the south-east corner of the building is three stories tall and the north-east corner of the building is one story tall. The building has stucco-covered brick masonry exterior walls and a flat membrane-covered roof. It was originally excluded from the Over the Rhine National Historic District but was added as a contributing structure during the 2014 boundary increase. The boundary increase nomination places the date of construction in 1900 and makes note of the building's "muted Spanish colonial revival style" with "decorative plaster friezes" and "decorative plaster medallions". The nomination also describes "decorative urns" above the parapet, but this element is now entirely missing. Historic photographs indicate that the Spanish colonial revival ornament is not original to the building and it cannot be determined if these features were added during the historic district's period of significance. The nomination notes that the historic rhythm of door and window openings has been altered, which is supported by historic photographs. It also states that the historic massing remains; however, the current stepped parapet is not present in the historic photographs and this addition alters the profile of the building.

The property owner understands the gravity of this request, but this demolition is justified due the economic hardship imposed by the stabilization and rehabilitation of this building in compliance with the historic conservation guidelines and applicable building codes. The historic conservation guidelines state that the demolition of a contributing building is permitted when "the owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused for any use or [that] a reasonable economic return from the use of all or part of the building ... cannot be realized". The property owner has prepared a proforma to demonstrate that this building will not generate a reasonable economic return for office, residential, retail, or mixed uses. Please also refer to the structural engineer's report regarding the deteriorated condition of the existing building and to the general contractor's opinion of probable construction costs for the stabilization of the existing building. Furthermore, the building has been significantly altered from its original appearance and its continued preservation potentially creates a false historic impression (as these alterations may not date from the historic district's period of significance). The applied Spanish colonial revival ornament detracts from the integrity of the historic district, which is



nationally recognized as a significantly intact urban neighborhood of primarily simple Italianate and modest vernacular buildings. Historic photographs show a simple, modest industrial building without any of the Spanish colonial revival elements described above; however, restoration of this appearance is not recommended from a durability perspective due to the stucco (see below). The historic photographs show the original building exhibited a rhythm of door and window openings compatible with the other historic buildings in the historic district; however, the current building does not maintain this rhythm and its massing has been altered. The conservation guidelines address buildings that have been significantly altered and should not be considered contributing: “some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations...the basic design, scale, and rhythm of these buildings no longer relates to the historic buildings of the district.” The remainder of this document will discuss specific challenges associated with the restoration or preservation of this building.

### Building Code Compliance

Per the Ohio Building Code (OBC), continuation of the current occupancy type (business) is permitted without complying with the requirements for new construction; however, a change of occupancy to a more hazardous occupancy type, including mercantile and residential, would require compliance with the requirements for new construction. The “alternative compliance” methodology for existing buildings described in Section 3412 OBC is not applicable because the building does not comply with the mandatory emergency egress requirements, including the minimum number of exits and the required remoteness of exits. Additionally, the existing building is classified as construction type V-B due to the wood-framed exterior walls on the west side of the third floor and on the east side of the second floor (noted as “iron-clad” on historic Sanborn fire insurance maps and currently clad with vinyl siding); typically, contributing buildings in the historic district are classified as construction type III-B due to their non-combustible masonry exterior walls. The building code has more stringent requirements regarding height limits and sprinklers for V-B construction than for III-B construction, which is an additional obstacle to the stabilization and rehabilitation of this building compared to typical historic buildings. The third story is currently occupied as storage and thus any occupancy (business, mercantile, or residential) would be considered a change of occupancy; therefore, the following life-safety improvements are included in the opinion of probable construction costs:

- Installation of a new automatic sprinkler system.
- Installation of fire-rated walls to enclose the interior exit stairs.
- Installation of fire-rated ceiling membrane to separate mixed occupancies.
- Extension of the existing fire escape to the third floor to provide second means of egress.



## Accessibility Requirements

Additionally, the existing building does not have an accessible entrance and each story has multiple floor levels; however, an accessible entrance and an accessible route connecting the public areas on the first story is required in historic buildings. Modification of an existing recessed entrance, including removal of a portion of the stone rubble foundation wall and modification of the wood floor framing, would be required to install a new ramp up to a new landing providing the code required wheelchair maneuvering clearances at the building entrance. New ramps connecting the existing floor levels throughout the first story would also be required; therefore, the cost of these mandatory accessibility improvements is included in the opinion of probable construction cost. These elements would consume a large percentage of the leasable floor area on the first story.

## Exterior Envelope

The existing roof membrane is deteriorated and must be replaced as a matter of routine building maintenance; however, the existing parapet height is not adequate to properly terminate the membrane and counterflash the membrane perimeter. Increasing the existing parapet height would not be an appropriate treatment for the historic building as it would further alter the building's massing; however, the building owner cannot obtain a standard roof warranty maintaining the existing parapet height. The existing stucco wall covering is also deteriorated with some areas delaminating from the brick masonry substrate and cannot remain in its current condition. The stucco is not original to the historic building as evidenced by historic photographs and it is unclear if the stucco was applied during the historic district's period of significance; however, removal of the deteriorated stucco to restore the historic building's original appearance is not advisable from a durability perspective. Removal of the stucco will undoubtedly damage the underlying hard face material of the historic brick masonry substrate exposing the soft inner material to the elements and this softer inner material will deteriorate rapidly if it remains exposed to the elements. Since brick masonry is the preferred exterior wall material per the historic conservation guidelines, the general contractor's opinion of probable construction cost includes realistic quantities of brick replacement and mortar joint repointing. Extensive reconstruction of the historic brick masonry exterior walls will be required to stabilize the building. The structural engineer's report also notes cracking of the masonry bearing walls due to movement or settlement of the building. The structural engineer notes that the wythes of brick masonry appear to be separating and must be stabilized with new helical ties. The historic scuppers, collector boxes, and downspouts seen in historic photographs are not present. The stone parapet coping is loose and must be removed and reinstalled.



## Structural System

There is extensive evidence of water infiltrating through the exterior walls, including effervescence, crumbling plaster, and spalling bricks – the stucco was most likely added to extend the service life of the brick masonry; however, it no longer provides adequate protection from the elements. It can be reasoned that there is also deterioration of wood elements that are in contact with the damp brick masonry, including the door and window lintels and the bearing ends of floor joists and roof rafters; this hypothesis has been visually confirmed in areas where those elements are exposed due to damaged or missing plaster. The original wood lintels have been removed where historic openings were filled. Therefore, the cost of new steel lintels and the cost of sistering or replacing floor joists and roof rafters is included in the opinion of probable construction costs. This work is also necessary because the structural engineer has determined these joists are inadequate for the existing spans and anticipated loading. Additionally, the existing building occupies the entirety of the site so new HVAC equipment would need to be installed on the roof, which will require further reinforcement of the existing framing.

The stone rubble foundation walls in the basement must be repointed as the mortar joints are deteriorated from prolonged contact with damp soils. Additionally, the foundation wall is undermined in the northeast corner of the building and must be reinforced per the structural engineer's recommendations. The timber posts in the basement are in direct contact with the ground and are deteriorated. These posts must be replaced, and new concrete footings are necessary to isolate the wood from contact with the soil and to properly distribute the load. There is an existing subbasement below the basement. The structural engineer recommends backfilling this subbasement – the basement above this area has a wood framed floor that is bearing directly on damp earth and is severely deteriorated and should be removed. Per the structural engineer's report, the existing beams throughout the building are inadequate for the anticipated loads and must be reinforced. A portion of the building's original wood floor framing has been replaced with a concrete frame to allow machinery and vehicle storage in the rear portion of the first floor. The concrete has spalled in areas exposing the steel reinforcing, which is now rusting, and both must be repaired. The existing wall ties have failed and must be replaced to interlock the walls and floor framing together for structural integrity.

## Door and Window Openings

As stated in the nomination and evidenced by historic photographs, the rhythm of historic door and window openings has been heavily modified. Historic photographs show arch-top masonry openings, which are no longer present although the stone sills remain at most openings. On the south elevation, every first-floor opening has been modified from its original configuration – one opening has been modified into a door, one opening has been reduced in size, and the other six



openings have been filled. On the second-floor, one opening has been filled and the other seven remain but their height has been reduced. On the third-floor, two openings have been filled and the one other window remains, but its height has been reduced. On the west elevation fronting Central Parkway, two first-floor openings approximately align with the openings visible in historic photographs, but the other first-floor openings do not correspond with the historic photograph. On the second-floor, two openings have been filled and the other six openings remain, but the height of three of these openings has been reduced. The current windows are not original, and it is unclear if historic brickmould remains. New garage doors have been cut into the east elevation. These large openings compromise the lateral load resistance of the building and create a “soft story;” therefore, further reinforcement may be required to stabilize the building. Additionally, these openings are not permitted by the Ohio Building Code due to the fire separation distance to the property line.

### Concluding Remarks

For these reasons, the restoration or preservation of this building constitutes an economic hardship because a reasonable rate of return cannot be achieved; therefore, enforcement of the conservation guidelines by denying authorization to demolish this building would represent a taking of the owner’s real property rights. Additionally, the building has been heavily modified from its original appearance. It is unclear if these architectural embellishments were added during the historic district’s period of significance and therefore may constitute a false historic impression that weakens the integrity of the historic district. The owner plans to construct a new hotel on this property and the new hotel has been designed to comply with the historic conservation guidelines and the zoning code.

The owner also requests the Historic Conservation Board’s authorization to demolish the non-contributing addition to 1430 Central Parkway. The contributing portion of this building has been rehabilitated by the property owner into a new bar in compliance with the historic conservation guidelines (under a previous Certificate of Appropriateness); however, demolition of the non-contributing addition is necessary for the proposed redevelopment of this site (see below). The non-contributing addition is located to the south of the historic building. It is approximately 28’-0” wide by 72’-0” deep and is one story tall with a roof terrace. The addition is set back from the property line approximately eight feet. The historic conservation guidelines allow for the demolition of noncontributing, incompatible additions; therefore, approval should be granted. The one-story building mass set back from the property line is inadequate to hold the street edge and is not appropriate for the urban neighborhood.



## NEW CONSTRUCTION

The property owner will develop a new hotel on this site that will comply with the zoning district requirements and the historic conservation guidelines, especially regarding composition, materials, openings, rhythm, scale, proportion, and height. The proposed design is contemporary but compatible with and sympathetic to the contributing buildings in the historic district; the historic conservation guidelines state: “new construction should be well-designed but should not replicate the existing buildings”, which would create a false historic impression. The proposed design is an appropriate and contextual response to the architectural precedent established by the contributing buildings and to the urban framework formed by the historic district. The proposed development will fill gaps in the existing streetscape and hold the property line. The master plan for this block includes the rehabilitation of two contributing buildings 1420 Central Parkway and 1430 Central Parkway; the demolition of one non-contributing structure (1424 Central Parkway – under a separate Certificate of Appropriateness application); the demolition of one non-contributing building addition at 1430 Central Parkway; and the demolition of one contributing structure at 1416 Central Parkway, which is severely deteriorated and substantially altered from its original appearance (please see above). The resulting development will improve both the physical quality and economic vitality of the neighborhood and should be approved by the Historic Conservation Board.

The proposed design features a top, middle, and base composition distinctive of the contributing buildings in the historic district. The top element is a contemporary, simplified interpretation of the cornices typical of contributing buildings. At the corners, the base element is differentiated with arched storefront openings that correspond to the arched opening of the directly abutting historic building (1420 Central Parkway) that will be incorporated into the development; elsewhere, the base element is differentiated with horizontal masonry courses with a corresponding change in color or material. The variation in base treatment breaks down the overall scale of the development while maintaining a cohesive, unified appearance. The middle element between these top and base elements is characterized by a simple rhythm of window openings consistent with the contributing buildings in the historic district, and window head and sill heights correspond to the datum lines established by the adjacent historic structure. The building will have a simple flat roof like other large buildings in the historic district and this roof will not be visible above the primary facade from the public right of way as directed by the historic conservation guidelines. The building will be four stories tall, which is only one story taller than the adjacent contributing buildings (as permitted by the historic conservation guidelines); however, the fourth story will be held back from the property line so that the building appears to be three stories tall from the public right of way – the same height as the adjacent contributing buildings. There are many historic precedents for buildings of similar scale throughout the historic district especially near the edges of the historic district where larger buildings are more common.



The building has an overall vertical emphasis, which is characteristic of contributing buildings in the historic district. The building consists of many tall, skinny structural bays articulated with tall, skinny window openings stacked in repeating vertical columns. At the corners, the vertical element is further emphasized with projecting brick masonry pilasters in a slightly contrasting color, which is a composition strategy employed by many contributing buildings in the historic district. The historic conservation guidelines encourage using columns or piers to emphasize the vertical composition. Within this structural armature, there are ganged windows, which are common in the historic district's larger commercial and industrial buildings and will differentiate and emphasize the corner. Each individual window within these groupings has the tall, skinny proportions of historic window openings. Throughout the historic district, the corner buildings are often more monumental in scale and appearance, which reinforces the street edge. The rhythm of these window bays is compatible with and sympathetic to the rhythm of window openings seen throughout the historic district. The windows will be primarily double hung, which is prevalent in the historic district; the windows will be a dark color and will have proportions that approximate historic windows. The storefront openings will also be tall, skinny double hung windows sitting on a bulkhead wall, which is typical of contributing buildings. There will be a transom above the storefront windows with divided lites that correspond to the ganged windows below. The overall composition of the storefront openings is similar in configuration and proportion to original storefronts in contributing buildings and is compatible with pedestrian scale at the sidewalk.

The building will hold the property line along Central Parkway and at the corner along Magnolia Street. The east wing of the building will be setback slightly (approximately three feet) to break up the massing, to shift to a simpler, reserved facade style, and to transition to the adjacent property east of that wing which is set back six feet from the property line (like the residential buildings across the street). A low retaining wall with planters will hold the property line where this setback occurs as directed by the historic conservation guidelines. Holding the property line with new three-story construction will fill gaps in the existing streetscape; and as previously stated, the more monumental appearance at the corner reinforces the urban grid. The primary exterior materials will be brick masonry – a light and dark gray contrasting color will be selected to articulate the top, middle, and base composition and to reinforce the vertical emphasis. The color changes also help to break down the scale of the building while presenting a cohesive and unified design. The proposed design is contemporary but inspired by the historic vernacular of the historic district. It is compatible with and sympathetic to the contributing buildings without direct mimicry that would create a false historic impression and is an appropriate scale for the urban neighborhood; therefore, the proposed development should be approved.



## COMMUNITY ENGAGEMENT

Below is an outline of milestone dates meetings related to the zoning/entitlement approvals:

- 04-30-2020 – Urban Conservator Meeting
- 05-05-2020 – Infill Committee Meeting
- 05-28-2020 – City Real Estate & GCWW
  - City Real Estate Manager – Tom Klumb
  - City Zoning Administrator – Emily Ahouse
  - GCWW – Becky Calder
- 12-14-2020 – Urban Conservator update
- 02-02-2021 – Urban Conservator update
- 02-18-2021 – Infill Committee update
  - The articulated frame (heroic order) was deemed appropriate. Infill committee suggested reducing the brick color contrast of the articulated frame (Heroic order) columns of main structure on Central Parkway, which we have updated to be darker in the rendering and closer to the base brick (field) color.
  - There was concern about seeing the 4<sup>th</sup> story on magnolia from the sidewalk and from down at the corner of Elm and Magnolia especially from all of the additional foot traffic coming up from Washington Park. Luminaut responded by developing a 3d animated walk-through model starting from the corner of Elm & Magnolia and walking along the south sidewalk of Magnolia then looking/panning back across the street directly at the new infill building to illustrate that the 4<sup>th</sup> story is set back far enough to be out of street level view. This animation was sent to the infill committee.
- 03-24-2021 – OTR Economic / Quality of Life
  - There was concern regarding the occupiable roof deck that wraps the corner of the hotel at Central Parkway & Magnolia because it is close to the houses in proximity to the south. Luminant responded by stretching the rooftop boundary back (to the west) and limiting extent of the occupiable area. The eastern boundary of Wooden Nickel building was discussed and used as a general benchmark for where to limit the occupiable portion of the deck. It was also noted that the roof in front of the 4<sup>th</sup> story guestroom wing setback was not occupiable specifically because of the residential neighbors across the street.
- 04-20-2021 – OTR Neighbor’s Meeting
  - There was concern about seeing transients on the stoops from across the street (along Magnolia), as a result stoops were downsized and added a continuous planters behind the stoop wall to reduce the sized to a degree where it is not a “hang out place” but can still function as a 1<sup>st</sup> floor buffer from sidewalk traffic, and relates both the abutting 2-story building setback, as well as the setback & stoop architecture directly across the street along the Magnolia homes.
  - There was concern regarding the NE building corner of the Magnolia Guestroom wing being directly on the Whetsel Alley property line even though zero lot line building is allowable by-right, and present for two other historic buildings down Whetsel to the east. Luminaut responded by shrinking the guestroom sizes on the



alley side (back) of the building to achieve a 4' setback at the end guestroom stack where it abuts and is limited by the stair core, and a full 10' setback from the Whetsel property line for the rest of the guestrooms on that façade which accounts for 85% of the frontage there.

- There was also concern regarding the 1<sup>st</sup> floor stoops (buffers), and guestroom balconies above that we had cantilevered off of the back of each guestroom along Whetsel Alley. Luminant responded by removing the back occupiable stoops and replaced with a planting buffer, and above eliminated all of the balconies and changed to in swinging double French door Juliette's so there is not an exterior place to "hang out", but still provides an open-air connection for the guests. The first-floor double doors and double doors above are roughly the same proportions as the first-floor windows and windows above of the Fenderworks building as a part of that Whetsel alley north elevation.
- 04-23-2021 – City Coordinated Report received
- 04-29-2021 – Urban Conservator update
- 05-28-2021 – HCB application submission
- 06-23-2021 – HCB Pre-Hearing (demo & infill)
- 07-12-2021 – HCB Hearing (demo & infill)



# Dusty Rhodes, Hamilton County Auditor

generated on 5/7/2021 2:34:15 PM EDT

## Property Report

<b>Parcel ID</b> 081-0002-0205-00	<b>Address</b> 1416 CENTRAL PW	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2020 Payable 2021
--------------------------------------	-----------------------------------	-------------------------------------	--------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 01800 - OVER THE RHINE		<b>Land Use</b> 447 - OFFICE - 1-2 STORIES	
<b>Owner Name and Address</b> DOWNTOWN PROPERTY MANAGEMENT INC 8322 ARBORCREST DR CINCINNATI OH 45236 <i>(call 946-4015 if incorrect)</i>		<b>Mailing Name and Address</b> DOWNTOWN PROPERTY MANAGEMENT INC 8322 ARBORCREST DR CINCINNATI OH 45236 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 100,260		<b>Effective Tax Rate</b> 89.090432	<b>Total Tax</b> \$9,642.55
<b>Property Description</b> CENTRAL PKWY 60 X 139 IRR LOT 33-34-35 PT 32 HOTCHKISS AVERY ETAL SUB BLK 2-5 PARS 205-206-216-217 CONS			



Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/18/1997
Last Sale Amount	\$265,000
Conveyance Number	11145
Deed Type	WE - Warranty Deed (EX)
Deed Number	818856
# of Parcels Sold	3
Acreage	0.220

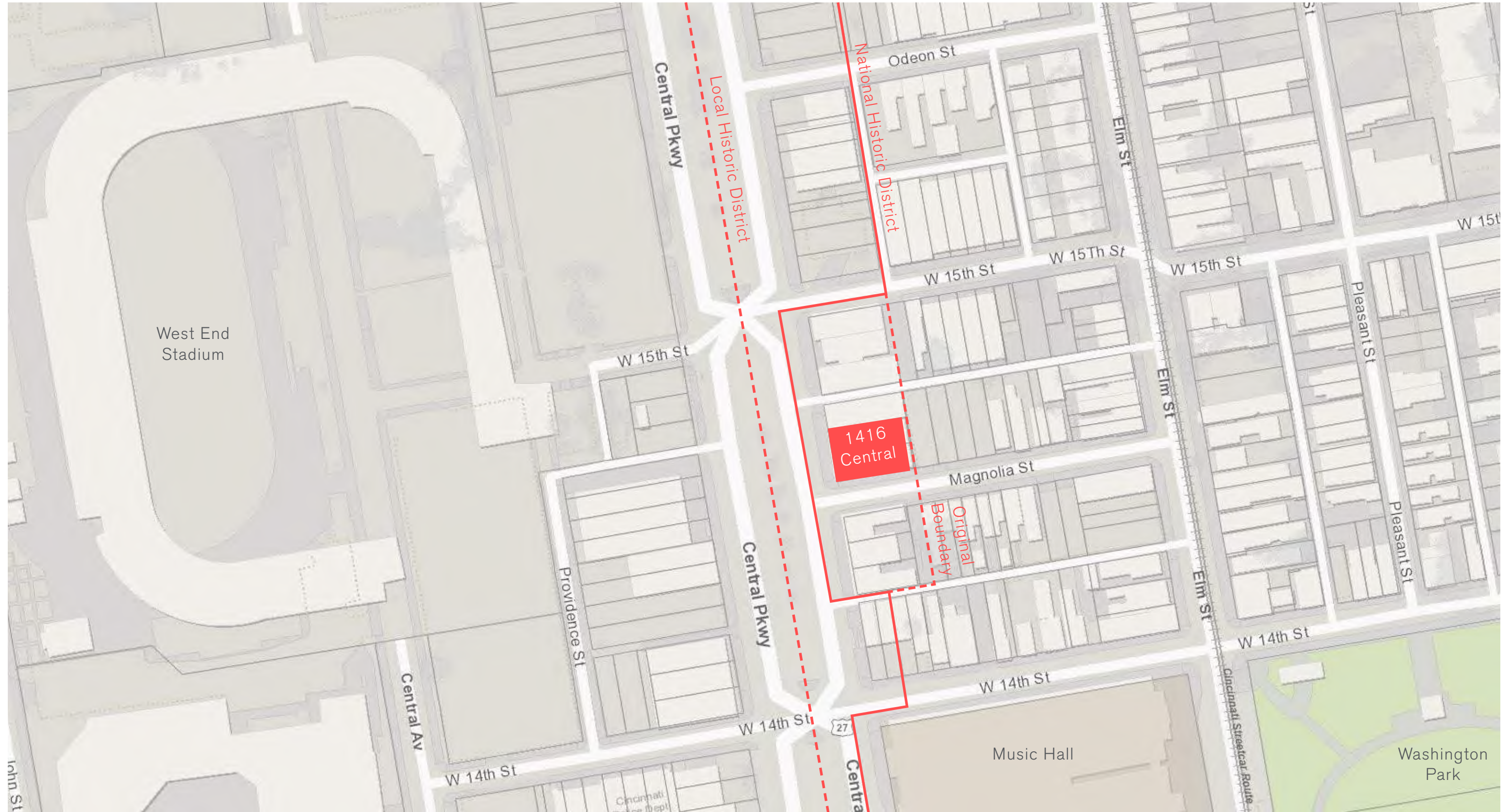
Tax/Credit/Value Summary	
Board of Revision	YES(04)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	147,130
CAUV Value	0
Market Improvement Value	139,310
Market Total Value	286,440
TIF Value	78,640
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$4,847.88</b>
Tax as % of Total Value	0.000%

### Notes

1) 11-29-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

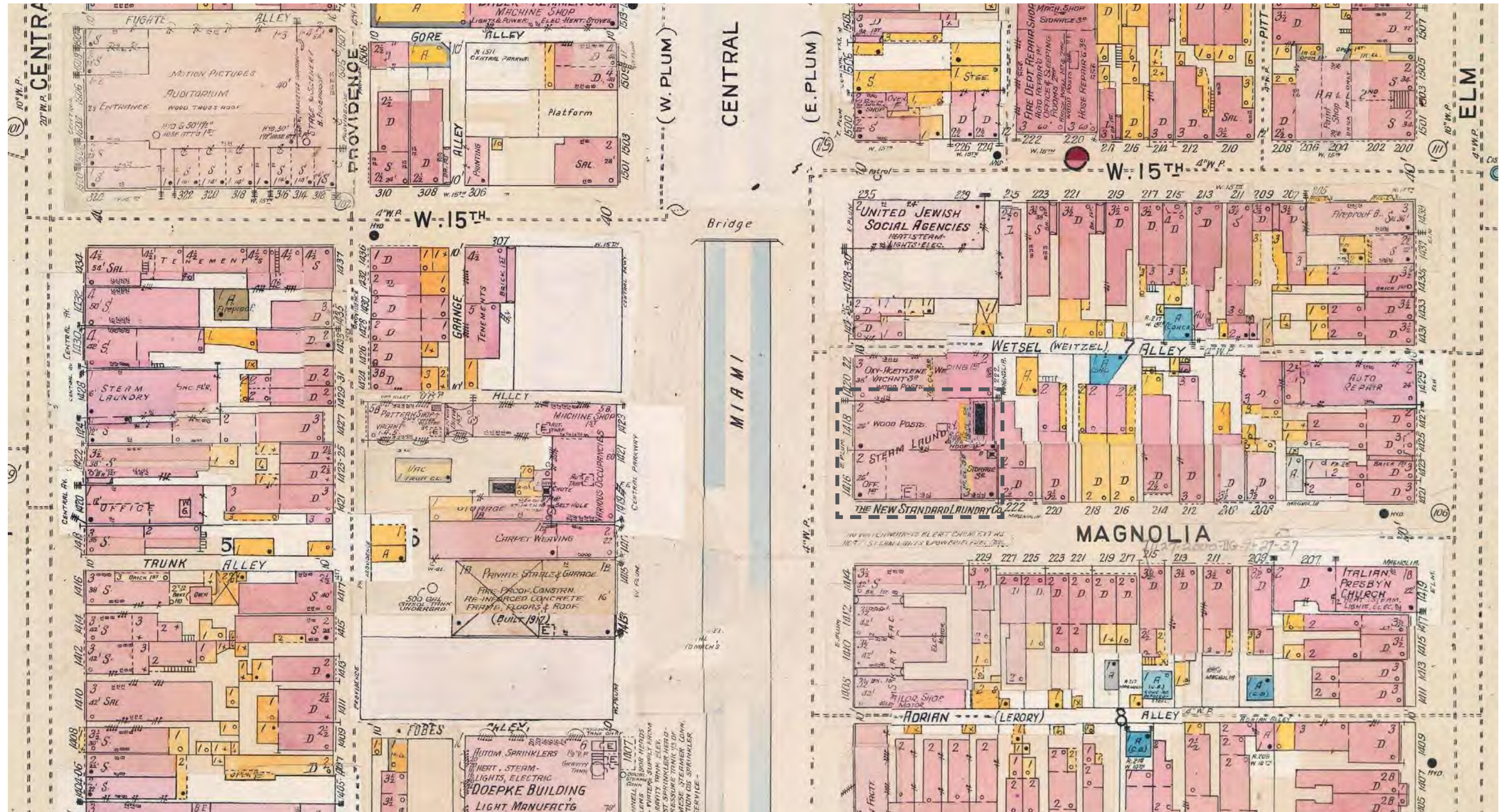
# Context Plan

1416 Central Parkway



# Historic Map (c. 1904)

1416 Central Parkway



# Historic Photograph

West Elevation (Central Parkway)



# Historic Photograph

West Elevation (Central Parkway)



# Historic Photograph

South Elevation (Magnolia Street)



# Historic Photograph

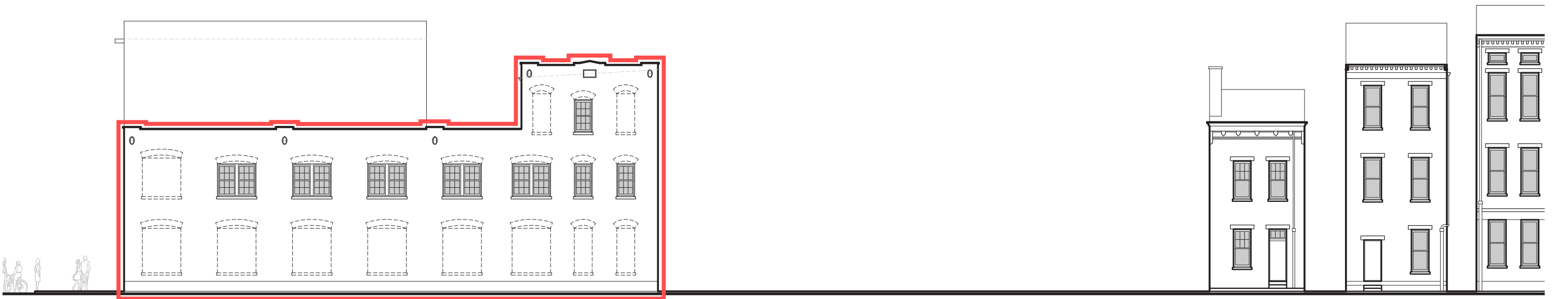
South Elevation (Magnolia Street)



# Existing Street Elevations



West Elevation from Central Parkway (Looking East) -- 1/16"=1'-0"



South Elevation from Magnolia Street (Looking North) -- 1/16"=1'-0"

# Contemporary Photograph

View from the Northwest



# Contemporary Photograph

View from the Southwest



# Contemporary Photograph

View from the Southeast



# Contemporary Photograph

View from the Northeast





**MOMENT**  
DEVELOPMENT

15th and Central  
06.30.2021

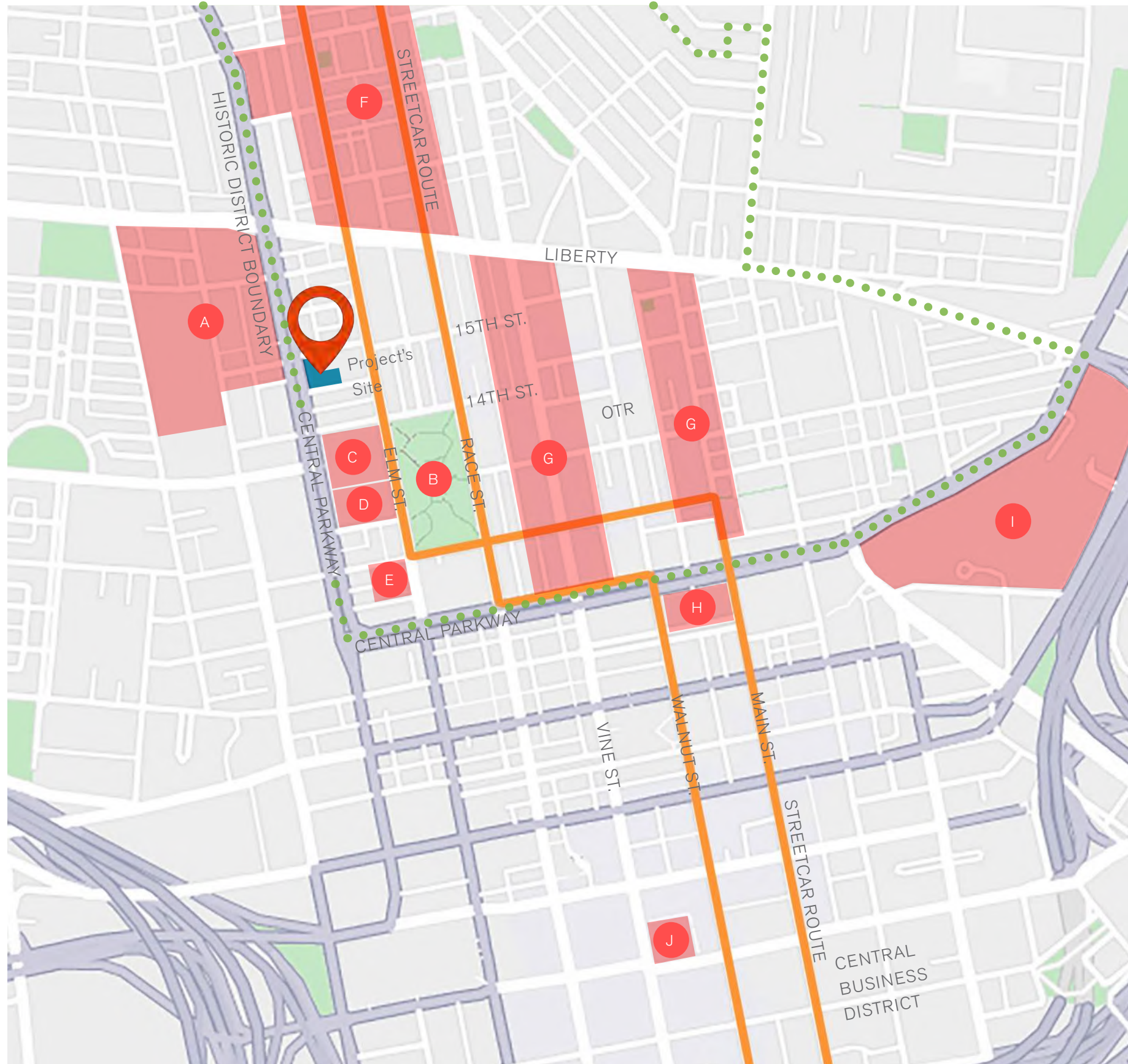
**LUMINAUT**

# Conceptual Design

- 03 Vicinity Map
- 04 Site Plan
- 05 Existing Site
- 06 Existing Elevations
- 09 Phasing Diagrams
- 13 Concept Plans
- 20 Image Strategy
- 21 Exterior Rendering & Perspective
- 25 Concept Elevations

# Vicinity Map

OTR Cincinnati, OH.



A FC Cincinnati Stadium Area



F Findlay Market Area



B Washington Park



G Vine & Main Street Retail Areas



C Music Hall Theatre



H Kroger Urban Grocery & Apart.



D Memorial Hall Venue



I Jack Casino



E Shakespeare Theater



J Fountain Square

# Site Plan



Scale: NTS

# Existing Site



Contributing Historic Building ●  
 Non-Historic, Non-Contributing ●



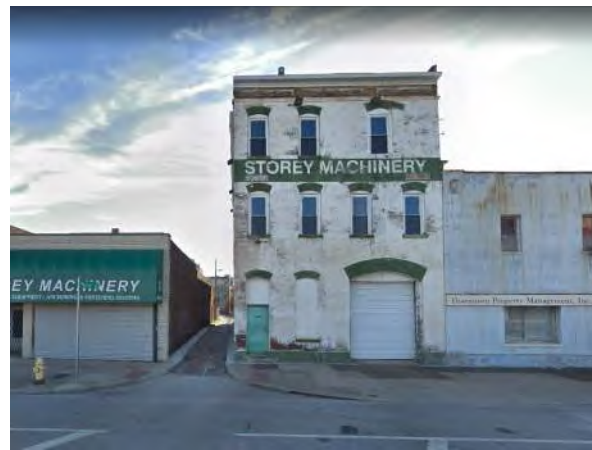
Scale: NTS



A



B



C



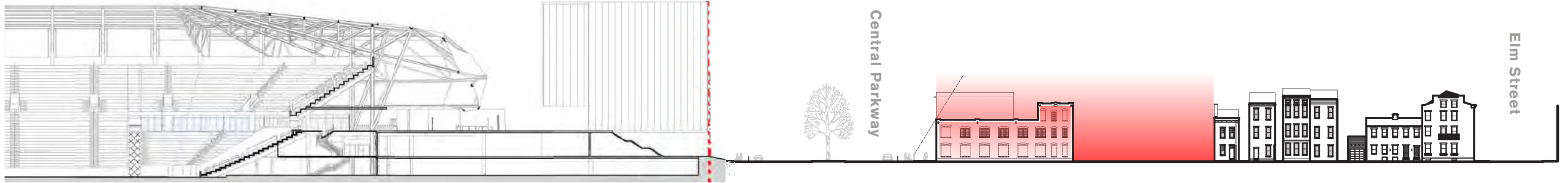
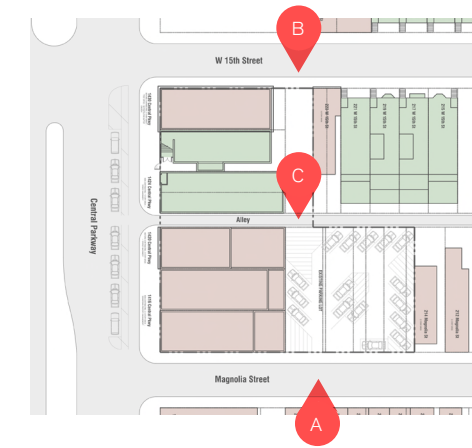
D



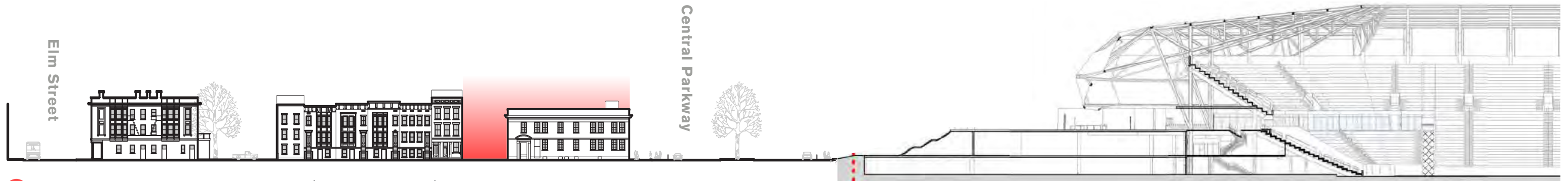
E

# Existing Elevations

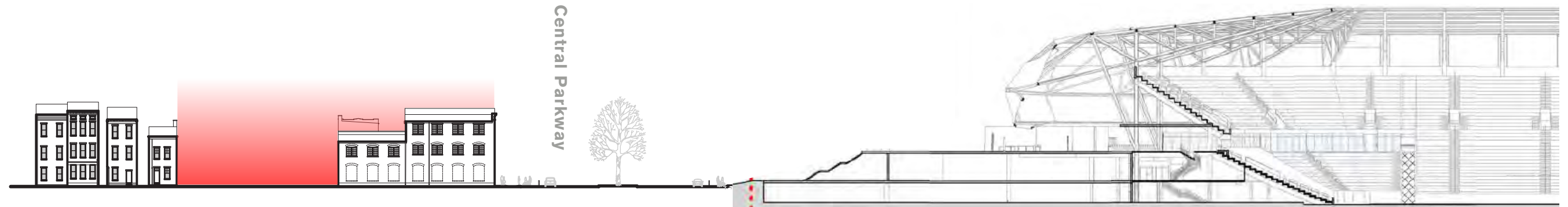
Site Key Plan : NTS



A South Elevation from Magnolia Street (Looking North) -- 1/64"=1'-0"



B North Elevation from 15th Street (Looking South) -- 1/64"=1'-0"



C North Elevation from Whetsel Alley (Looking South) -- 1/64"=1'-0"

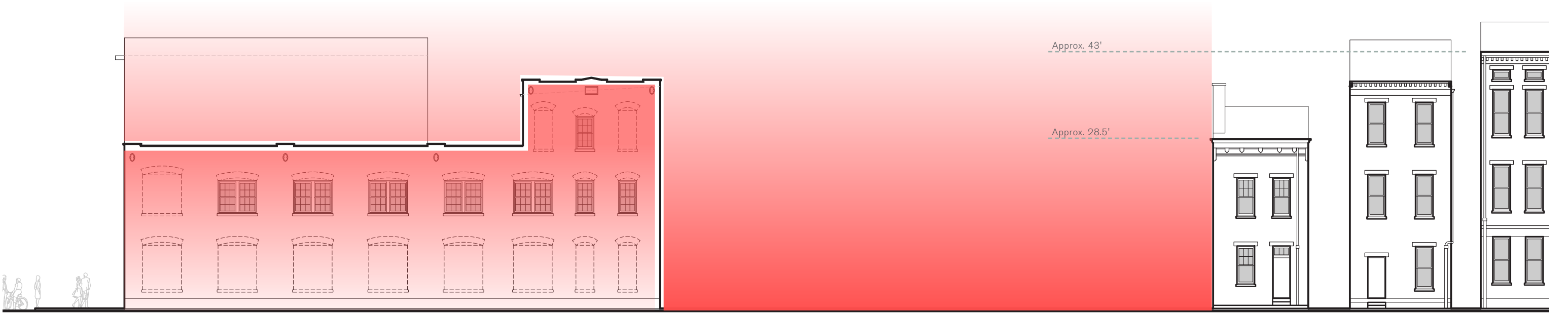
# Existing Elevations



Site Key Plan : NTS



**A** West Elevation from Central Parkway (Looking East) -- 1/16"=1'-0"



**B** South Elevation from Magnolia Street (Looking North) -- 1/16"=1'-0"

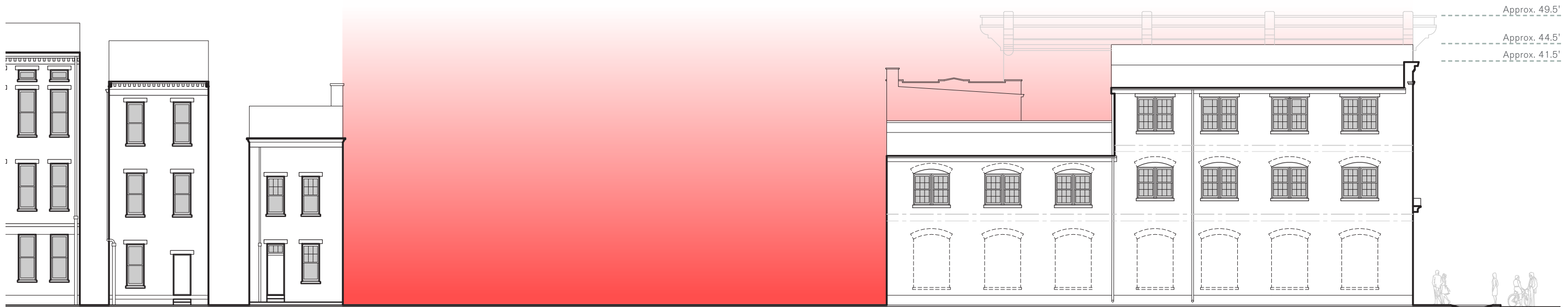
# Existing Elevations



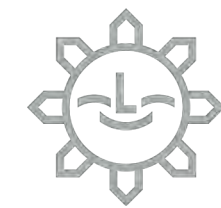
Site Key Plan : NTS



**C** North Elevation from 15th Street (Looking South) -- 1/16"=1'-0"



**D** North Elevation from Whetsel Alley (Looking South) -- 1/16"=1'-0"








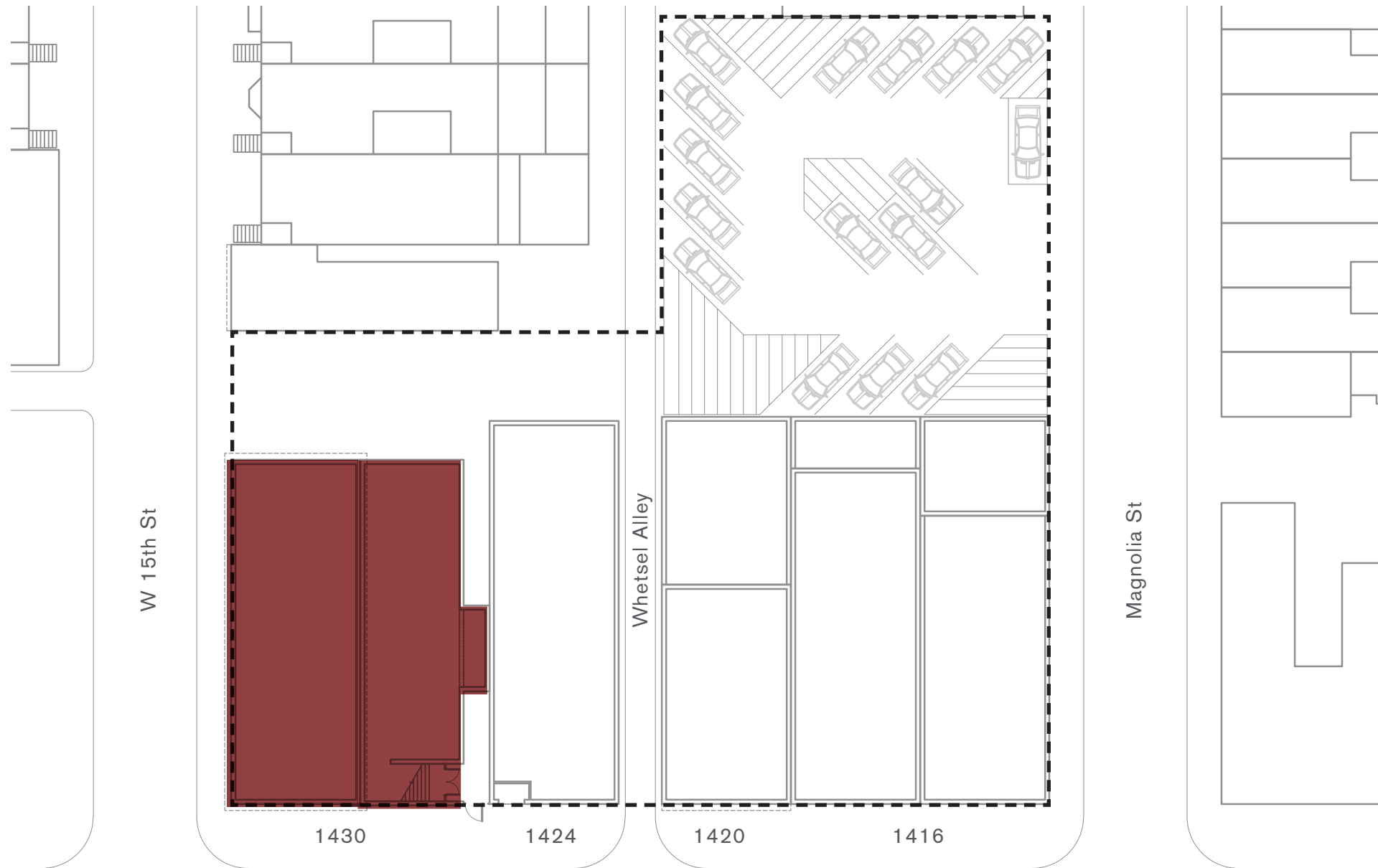
## Phasing Diagrams

# Phasing Diagram

## Phase 1:

- Renovate 1430 Bar (Corner 2-Story Building)
- Renovate 1430 Annex 'Pavilion' (1-Story Building)






- Demo 
- Renovate 
- New Construction 
- To Remain 
- Project Boundary 

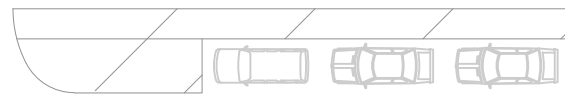
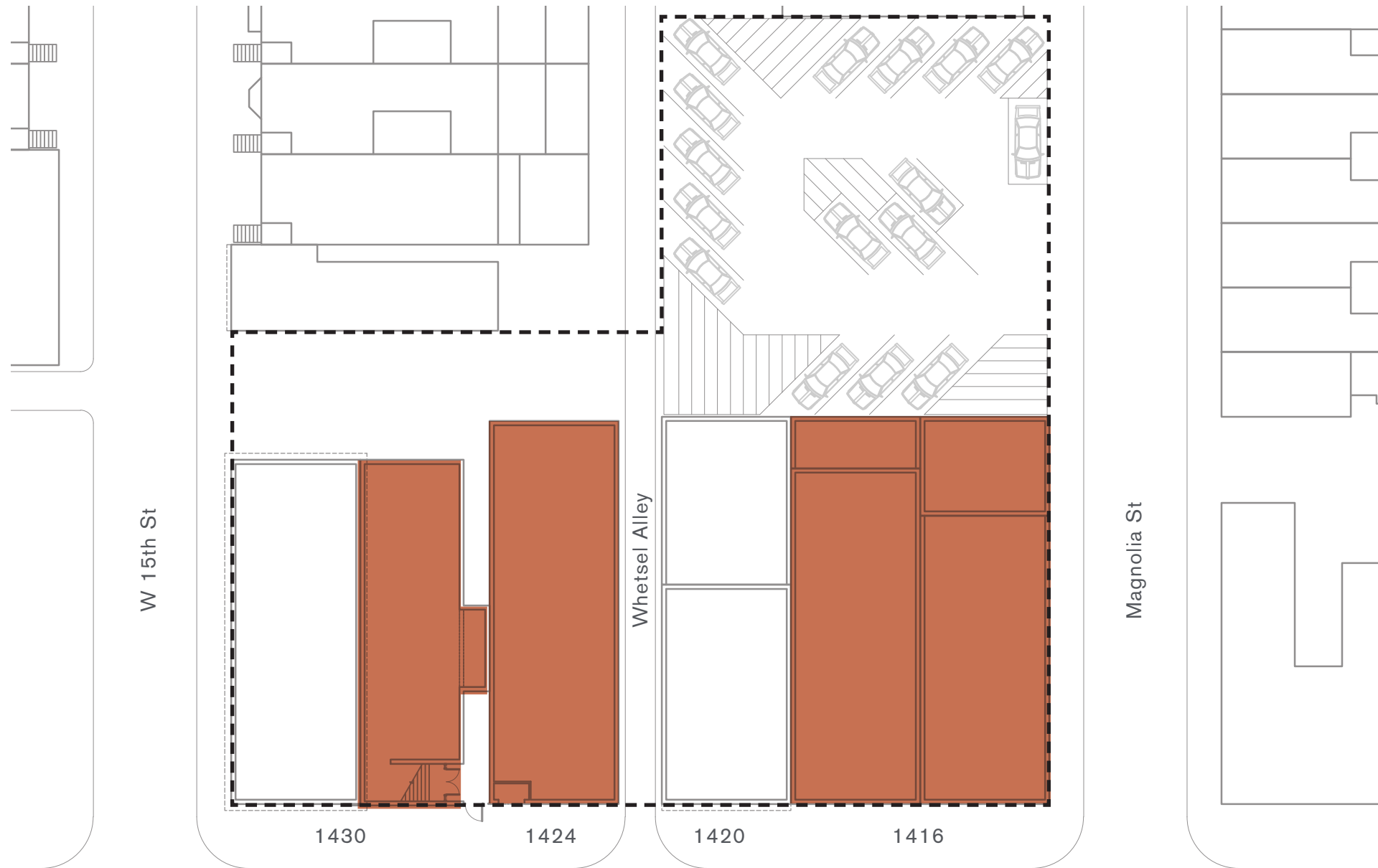


# Phasing Diagram

## Phase 2:

- Demo 1430 Annex 'Pavilion' Building
- Demo 1424 1-Story Building
- Demo 1416 'Laundry' Building
- Weatherproof Basement / Bar Foundation
- Site Clearing / Prep
- Excavation for New Building Foundations

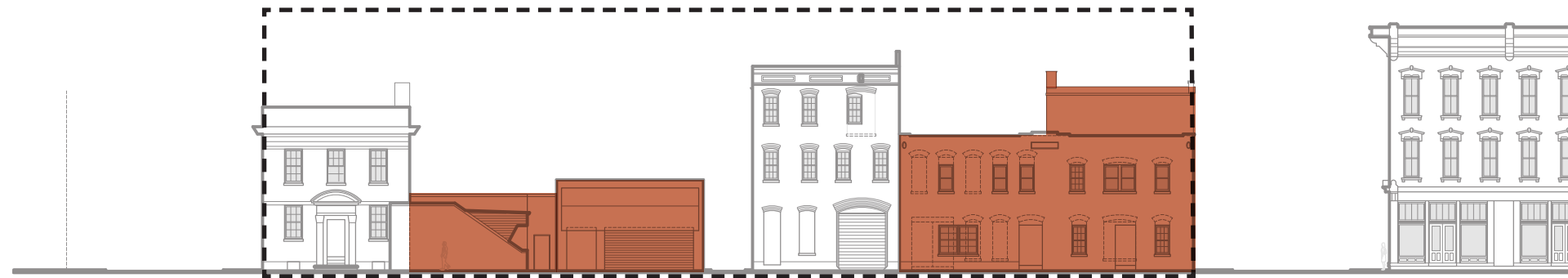
- Demo 
- Renovate 
- New Construction 
- To Remain 
- Project Boundary 



Existing Site Plan - Phasing Overlay -- 1/32" = 1'-0"



Central Parkway - US-27








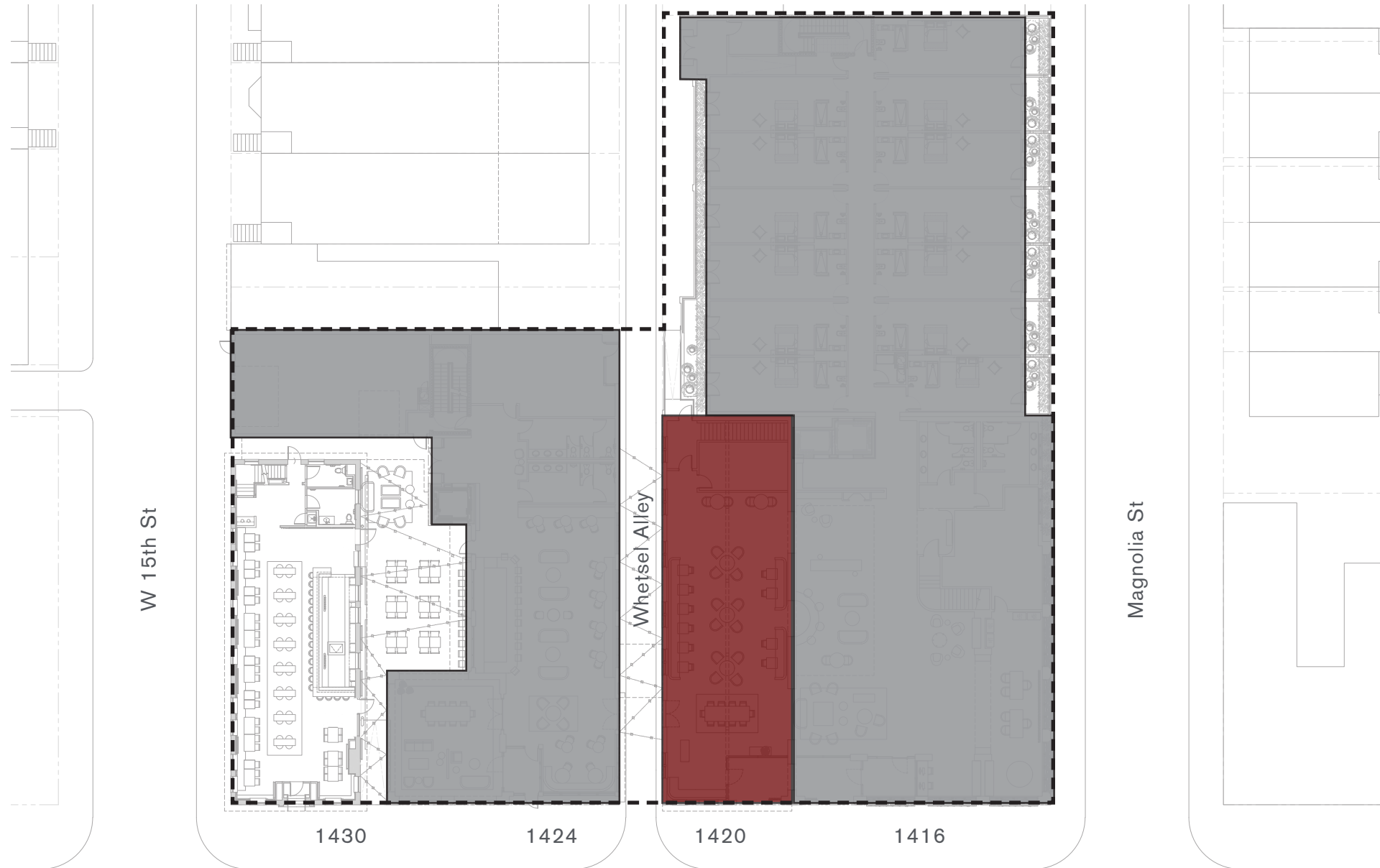
Existing West Elevation from Central Pkwy (Looking East) - Phasing Overlay -- 1/32" = 1'-0"

# Phasing Diagram

Phase 3:

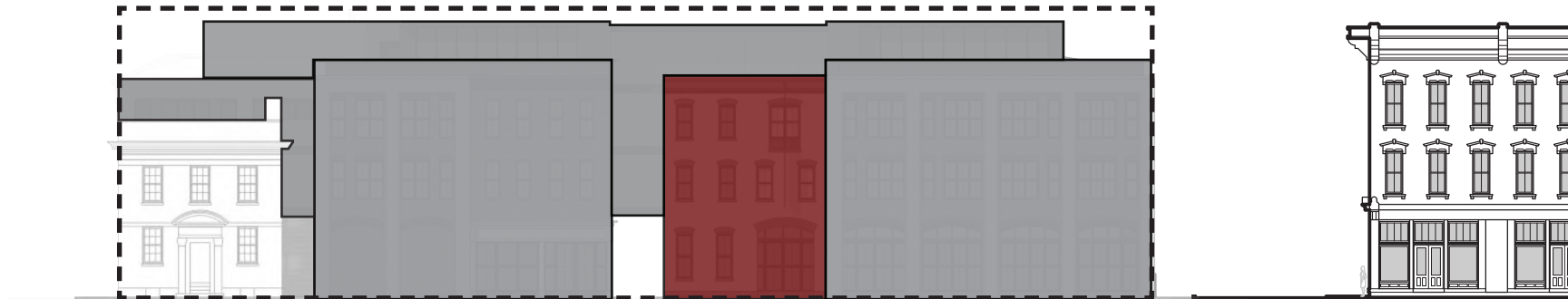
- New Hotel Construction

- Demo 
- Renovate 
- New Construction 
- To Remain 
- Project Boundary 

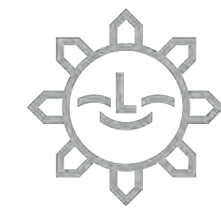


New Site Plan - Phasing Overlay -- 1/32"=1'-0"

Central Parkway - US-27



New West Elevation from Central Pkwy (Looking East) - Phasing Overlay -- 1/32"=1'-0"

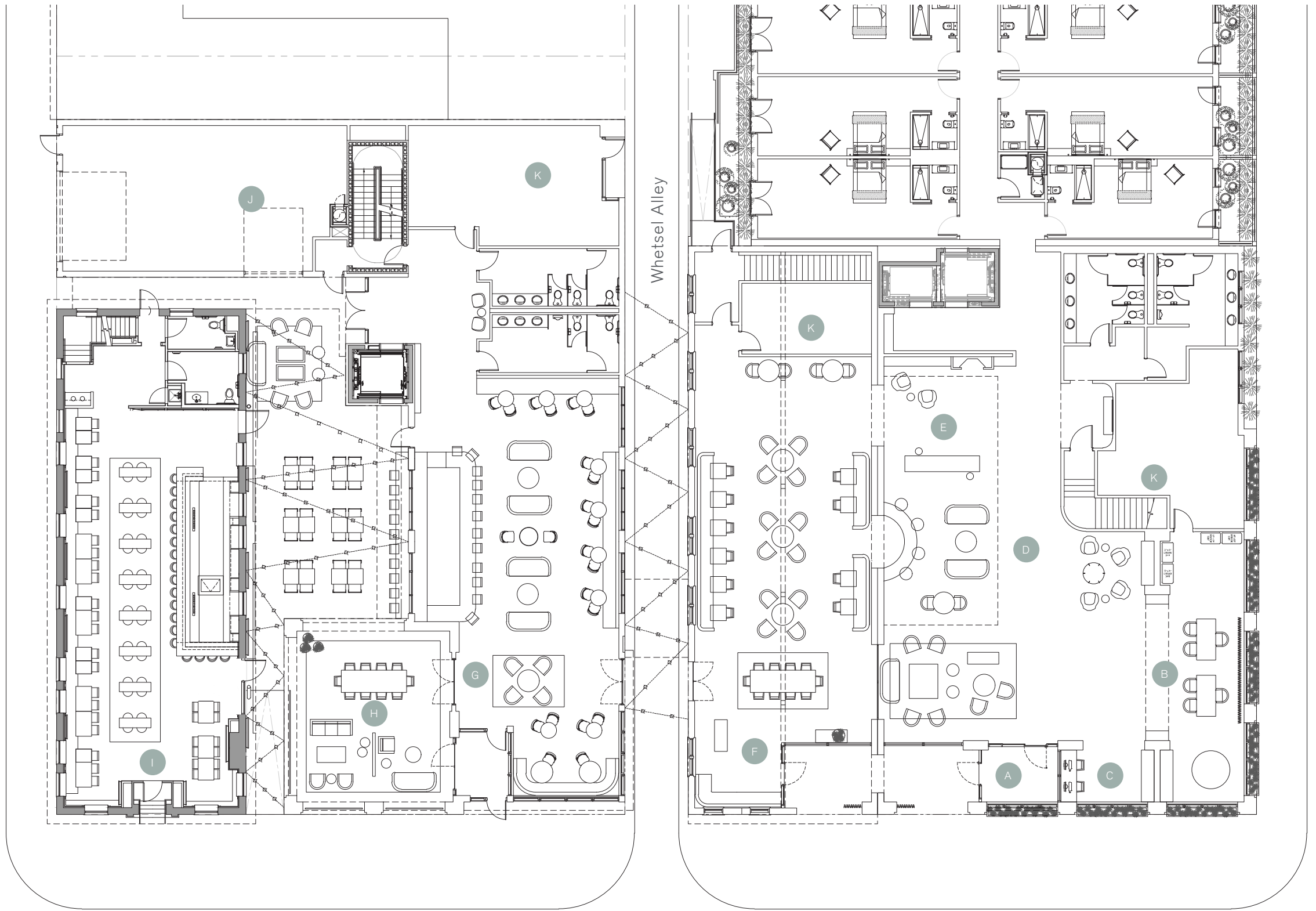


Concept Plans

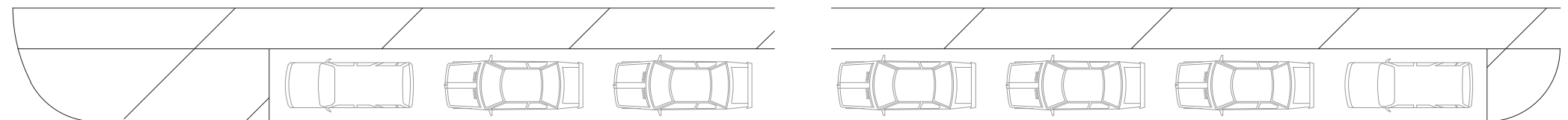
# Level 01 Enlarged Plan

- A Vestibule
- B Reception Desk
- C Market/Branded Moment
- D Lobby
- E Hotel Bar
- F Hotel Restaurant  
50 seats
- G Lounge/Bar  
62 seats
- H Outdoor Patio/Bar  
60 seats
- I Pitch Sports Bar  
102 seats
- J Loading
- K Back of House

W 15th St








Magnolia St



Central Parkway

Scale: Not to Scale

# Level 01 Plan

-  Existing Building (Non-Historic)
-  Existing Building (Historic)
-  Existing Building (Historic On Site)
-  New Building
-  Occupiable Roof / Upper Balcony

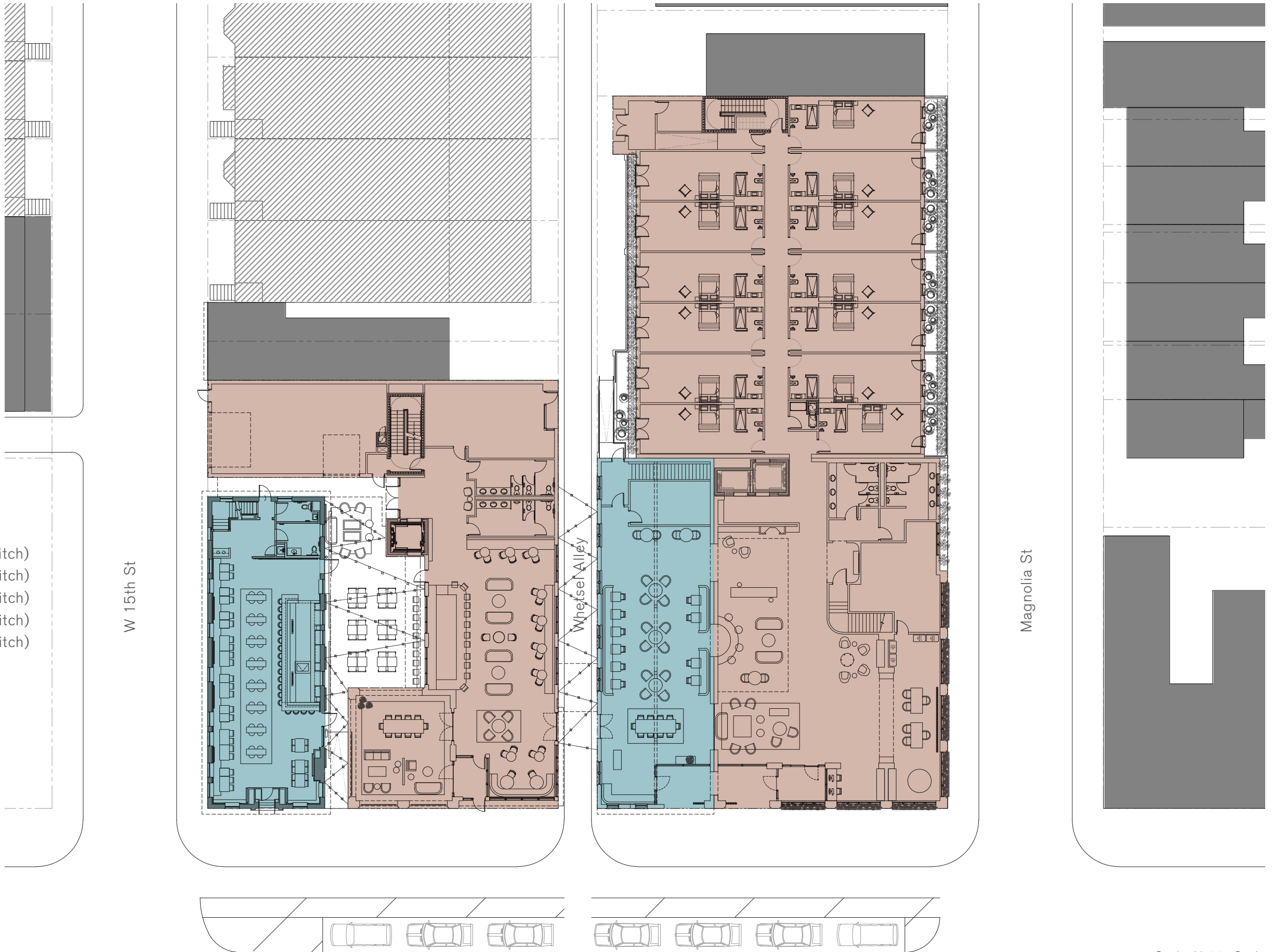
## Hotel Statistics:

Total Room Count = 90 Keys






- Lvl. 00 = 00 Keys
- Lvl. 01 = 13 Keys
- Lvl. 02 = 35 Keys
- Lvl. 03 = 35 Keys
- Lvl. 04 = 07 Keys

Total Gross SF = 83,612 (w/o Decks or Pitch)

- Lvl. 00 Gross SF = 9,992 (w/o Decks or Pitch)
- Lvl. 01 Gross SF = 21,275 (w/o Decks or Pitch)
- Lvl. 02 Gross SF = 21,418 (w/o Decks or Pitch)
- Lvl. 03 Gross SF = 20,188 (w/o Decks or Pitch)
- Lvl. 04 Gross SF = 10,739 (w/o Decks or Pitch)



# Level 02 Plan

-  Existing Building (Non-Historic)
-  Existing Building (Historic)
-  Existing Building (Historic On Site)
-  New Building
-  Occupiable Roof / Upper Balcony






## Hotel Statistics:

- Total Room Count = 90 Keys
- Lvl. 00 = 00 Keys
- Lvl. 01 = 13 Keys
- Lvl. 02 = 35 Keys
- Lvl. 03 = 35 Keys
- Lvl. 04 = 07 Keys

- Total Gross SF = 83,612 (w/o Decks or Pitch)
- Lvl. 00 Gross SF = 9,992 (w/o Decks or Pitch)
- Lvl. 01 Gross SF = 21,275 (w/o Decks or Pitch)
- Lvl. 02 Gross SF = 21,418 (w/o Decks or Pitch)
- Lvl. 03 Gross SF = 20,188 (w/o Decks or Pitch)
- Lvl. 04 Gross SF = 10,739 (w/o Decks or Pitch)



# Level 03 Plan

-  Existing Building (Non-Historic)
-  Existing Building (Historic)
-  Existing Building (Historic On Site)
-  New Building
-  Occupiable Roof / Upper Balcony

## Hotel Statistics:

Total Room Count = 90 Keys

Lvl. 00 = 00 Keys

Lvl. 01 = 13 Keys

Lvl. 02 = 35 Keys

→ Lvl. 03 = 35 Keys

Lvl. 04 = 07 Keys

Total Gross SF = 83,612 (w/o Decks or Pitch)

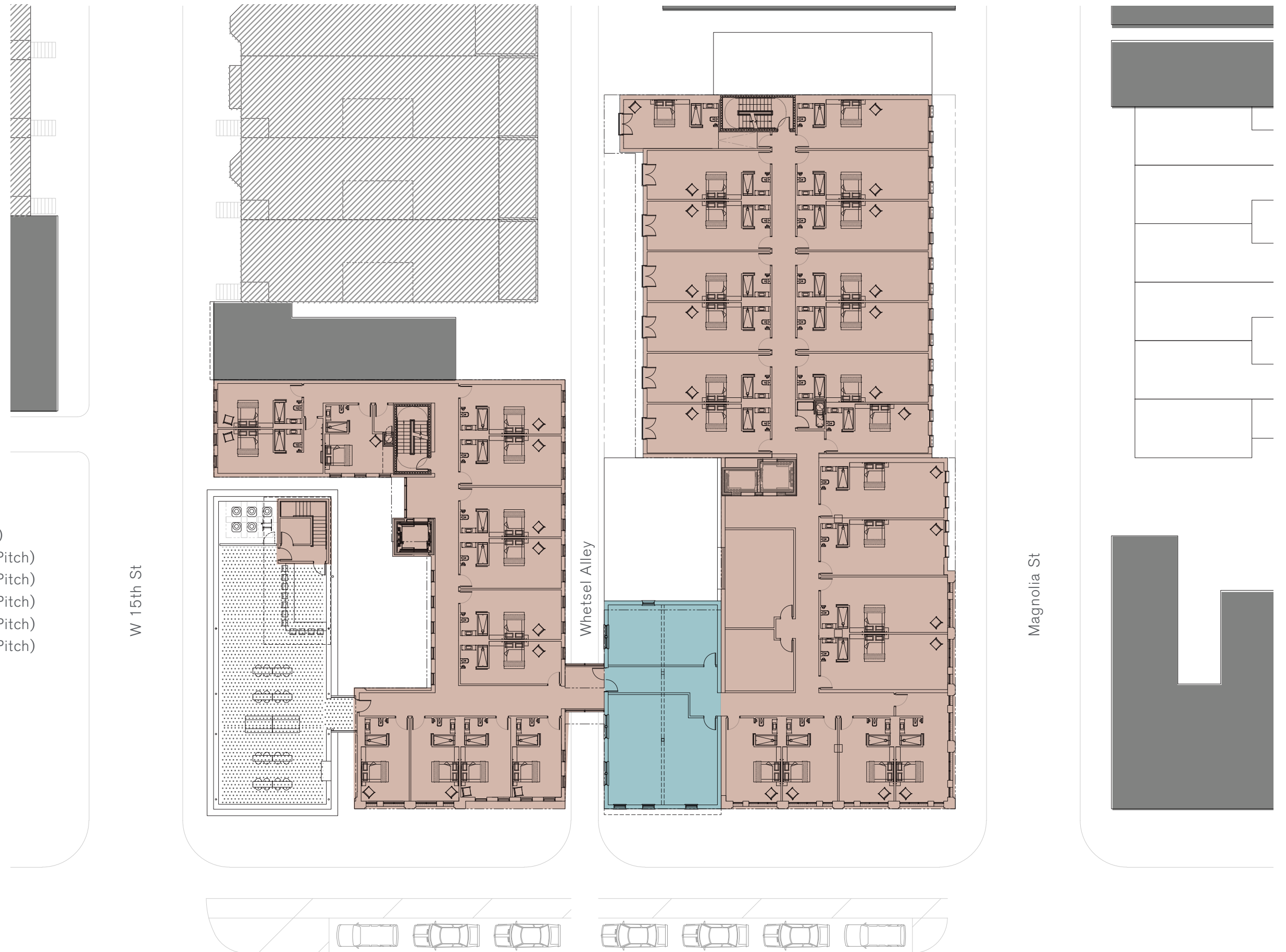
Lvl. 00 Gross SF = 9,992 (w/o Decks or Pitch)

Lvl. 01 Gross SF = 21,275 (w/o Decks or Pitch)






Lvl. 02 Gross SF = 21,418 (w/o Decks or Pitch)

→ Lvl. 03 Gross SF = 20,188 (w/o Decks or Pitch)

Lvl. 04 Gross SF = 10,739 (w/o Decks or Pitch)



# Level 04 Plan

-  Existing Building (Non-Historic)
-  Existing Building (Historic)
-  Existing Building (Historic On Site)
-  New Building
-  Occupiable Roof / Upper Balcony

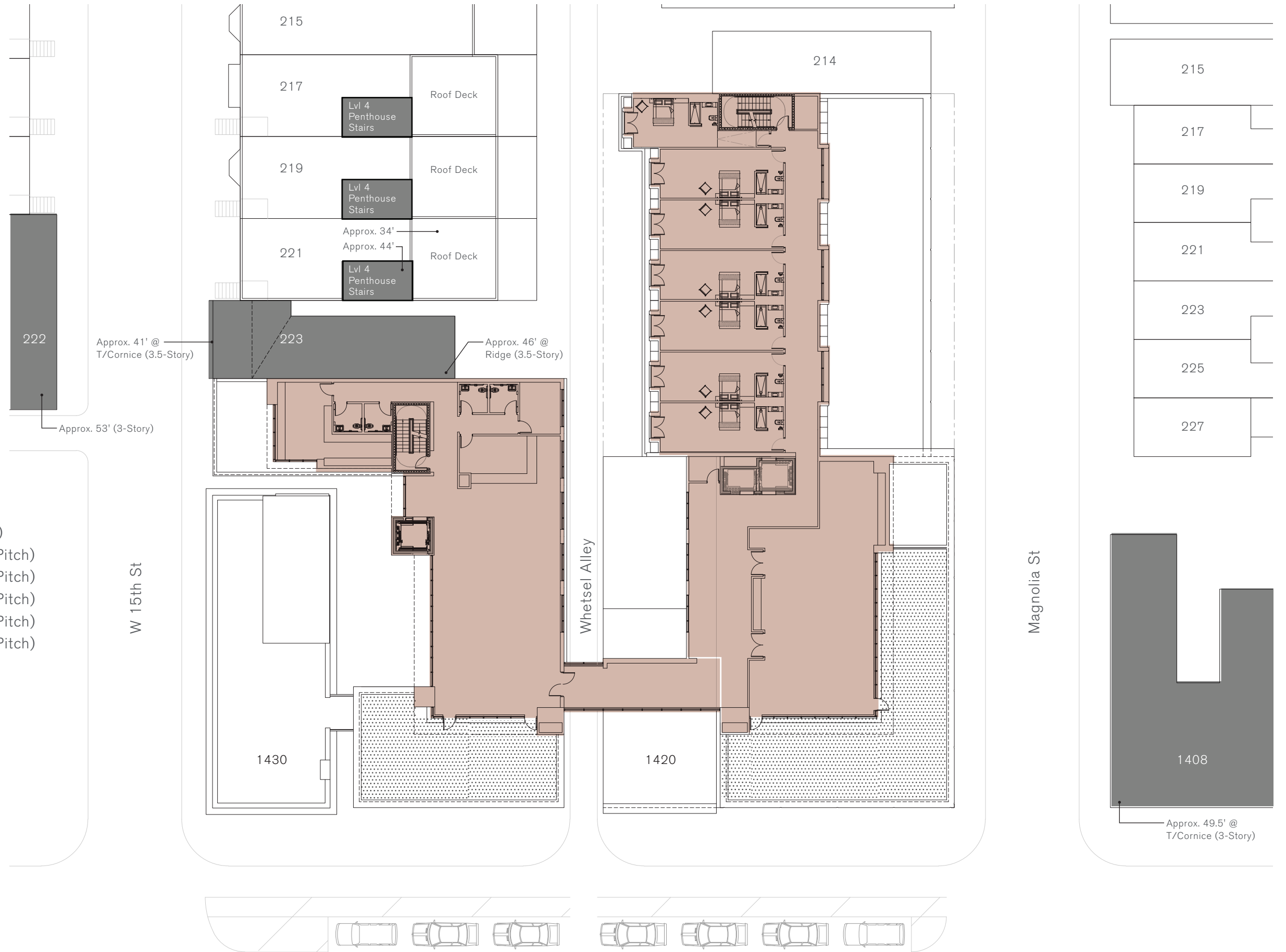
## Hotel Statistics:

Total Room Count = 90 Keys

- Lvl. 00 = 00 Keys
- Lvl. 01 = 13 Keys
- Lvl. 02 = 35 Keys
- Lvl. 03 = 35 Keys
- Lvl. 04 = 07 Keys

Total Gross SF = 83,612 (w/o Decks or Pitch)

- Lvl. 00 Gross SF = 9,992 (w/o Decks or Pitch)
- Lvl. 01 Gross SF = 21,275 (w/o Decks or Pitch)
- Lvl. 02 Gross SF = 21,418 (w/o Decks or Pitch)
- Lvl. 03 Gross SF = 20,188 (w/o Decks or Pitch)
- Lvl. 04 Gross SF = 10,739 (w/o Decks or Pitch)



# Roof Plan



Scale: Not to Scale

Exterior Architecture



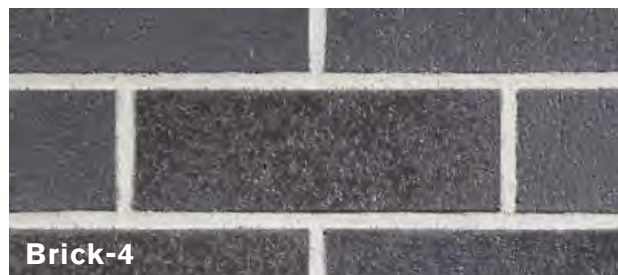
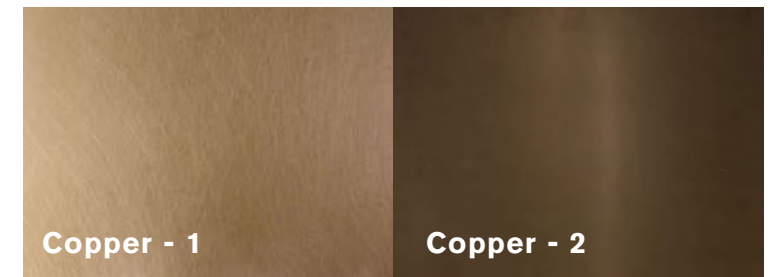
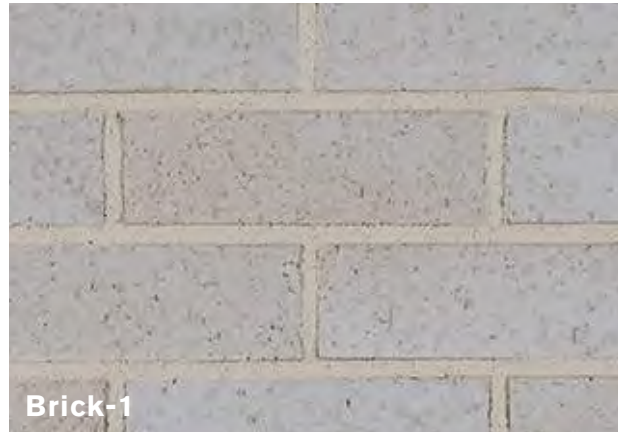
Image Strategy

# Exterior Image Strategy



# Exterior Design

## Material Inspiration



# Exterior Design

3D View (from Central Pkwy Median - Magnolia Corner)



# Exterior Design

3D View (from Central Pkwy Median - 15th St. Corner)



# Exterior Elevations

Modeling - 3D View Elevations



South Elevation from Magnolia Street (Looking North) -- NTS



West Elevation from Central Parkway (Looking East) -- NTS

# Exterior Elevations

Modeling - 3D View Elevations



North Elevation from 15th Street (Looking South) -- NTS



East Elevation Offset at Adjacent Buildings (Looking West) -- NTS

# Exterior Elevations

Modeling - 3D View Elevations



North Elevation from Whetsel Alley (Looking South) -- NTS



South Elevation from Whetsel Alley (Looking North) -- NTS

# Exterior Design

3D View (from Central Pkwy Median)





Moment Development, LLC  
Ohm Patel  
800 North High Street, Suite 03-108  
Columbus, OH 43215

May 28, 2021

Beth Johnson, AICP | Urban Conservator  
City of Cincinnati | Buildings & Inspections  
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

## **EXECUTIVE SUMMARY**

It is our view that this development is the highest and best use of the parcels between 15th St. and Magnolia St. on Central Parkway in OTR. The property is zoned CCA and by right the hotel is an acceptable use. With the area not having any premium hotel options, this location provides a much needed amenity to Music Hall, the OTR business and residential community, as well as supporting the needs of the newly opened TQL Stadium across the street. This development will be in a class of its own on Central Parkway and is hopefully the first of much more vitality to come!

In terms of architecture, we wanted the exterior design to be one that had elevated finishes and exceed the Over-The-Rhine Historic Conservation Guidelines for New Construction, while also reciprocating the fresh new design of TQL Stadium. With the use of an OTR based architectural firm in Luminaut, we truly feel that we have met the mark on delivering this vision of respect guidelines for new construction for this OTR. With this development primarily being an infill opportunity, we could not discount the need to rise to the Moment on design when in front of a state of the art stadium and the rich beauty of OTR.

In terms of hotel product, this property will be a boutique hotel that is completely curated to be one of a kind both in terms of design and in terms of product offering. It will be soft branded to carry a brand of our own choosing but back by a global reservation system with either Hilton or Marriott. The design theme is going to be a collision of both the past and present in that we will commemorate the auto body shop that once operated in 1420 Central Parkway Building, while also celebrating the immigrant story of Dr. Ramineni, a PHD professor at Xavier University, and the founder of Downtown Property Management, the owner's of this property.

The guest rooms will be luxurious and modern and the F&B offering will be by way of a partnership with a regional restaurateur offering an experience that adds to the rich culinary diaspora of the OTR community. It is our vision for The Pitch Cincy to offer a laid back, casual experience to the community and our guests, while in contrast the hotel cocktail bar and restaurant will provide an elevated offering to create a destination of sorts. Last but not least, our rooftop terrace facing Central Parkway with vivid views of TQL stadium and the downtown skyline, will play host to an array of private events. To execute this vision, Moment Development will deliver the product by way of its Cincinnati based Design and Construction partners. However, we will partner with Hotel Equities (hotel management company) to manage the property and instill the service culture and handle all hotel operations to meet the needs of our guests and community.

It pains me to write this but based on the rhetoric from those who oppose this development, the truth must be expressed; this is not a cookie cutter roadside motel. It is not a product that is going to offer a complimentary continental breakfast for a budget traveller. It is not a product that is going to sell rooms below the average for the market. This is not a Days Inn, a Motel 6, a Super8, a Hampton Inn, a Fairfield Inn, a Home2, or a Holiday Inn. This is a luxury boutique hotel of the same caliber or greater than the other soft branded boutique hotel's that have been developed in the Cincinnati market (The Lytle, Cincinnati, Kinley to name a few). The architecture presented should speak for itself.



## **Proforma Analysis**

To keep the the 1416-1418 Central Parkway Building the following are the square footage scenarios that we are presented with if we were to utilize this building for an alternate use, as well as the fixed cost of salvaging, stabilizing the foundation the building:

- Level-1: 5,400 SF (60'x90')
  - Level-2: 5,400 SF (60'x90')
  - Level-3: 690 SF (30'x23')
  - Total: 11,490 SF
- 
- \$1,600,000.00 to stabilize the foundation, restoration of brick, addition of new brick, and frame.

Based on the the aforementioned variables, we have put together 5 proformas together which encompass the following:

- 1st-floor Retail and 2nd-3rd-floor Office
- 1st-floor Retail and 2nd-3rd-floor Residential
- 1st 2nd 3rd floor Office
- 1st 2nd 3rd floor Residential
- Breakeven Proforma to reflect what it would take to break even in restoring this building and operate the best performing combination from the aforementioned proformas, which is 1st-floor Retail and 2nd-3rd-floor Office

In every scenario there is a negative return on capital and there are two contributing factors 1) The \$1,600,000.00 stabilization and restoration cost is simply too much to make any proforma work 2) The breakeven proforma proves that in our best case scenario of office and retail with a \$529,000.00 stabilization and restoration budget (approximately 1/3 of HGC's estimate), the project would create 0.00% return on capital.

In addition, the Ohio Historic Preservation Tax Credit program was considered along with the National Park Service (NPS) federal Tax Incentives for Preserving Historic Properties. An evaluation of the Appendix-D, Self-Scoring Summary was completed for this rehabilitation and it is our belief that this project will not tabulate with the scoring criteria to be complete for the Ohio Historic Preservation Tax Credits. While the state program does not apply, a consideration that the NPS federal credits could potential be awarded. This 20% federal tax credit has been shown within the enclosed Breakeven Proforma illustrating that even with the award credits the rehabilitation/stabilization is not successful financially.

Another big factor to consider here is that looking at the square footage and layout of each floor, there is simply not a good configuration or density of square footage that would support this project even if it was in pristine condition.

The only conclusion that can be made is that the condition of this building creates an economic burden for any use at this location.

## **Conclusion**

In determining the appropriateness of demolition on a contributing structure in an historic district, the Cincinnati Zoning Code section 1435-05-04(b) specifies that the "economic hardship" described in that section shall be evaluated against the standards provided in CZC Sec. 1435-09-02(aa)-(ff). Applicant has provided the additional exhibit - 7f\_Proforma Breakeven Proforma WITH Federal Tax Credits (pro forma) and provides the following responses:



**CZC Sec. 1435-05-04**

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

**CZC Sec. 1435-09-02(aa)-(ff)**

**In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:**

**APPLICANT COMMENT:**

The Board should evaluate the following factors, and consider *any or all* of them in evaluating the appropriateness of demolition, i.e., no single standard is determinative of appropriateness of demolition.

**(aa) A property's current level of economic return;****APPLICANT COMMENT:**

This property for many years never commanded strong tenants. It is only after the stadium coming to the market has there been interest. This property is owned by Downtown Property Management, and of the 11,500 square feet, they only operate within 2,500 square feet of the structure. The 2,500 s.f. of space currently beyond used is located in half of the second floor.

The first floor, the other half of the second floor, the third floor have not been suitable for any tenants and the cost of refurbishment was too great. So in the end, the owner decided to maintain the building as is and occupy what little they could. They do not pay themselves rent and merely pay the property tax and general maintenance. Therefore, the actual building is not, and has not recently been, a fiscally cash flow-producing property for the current owner. As a result, the property operates at a loss.

Upon further analysis as described in the proceeding standards (bb) through (ff), the cost of rehabbing the building would not generate an income that would support the investment. This is why the ownership decided to collaborate with Moment Development, in an effort to fully restore two out of the three contributing buildings and do a by right development that celebrates OTR, the City of Cincinnati, and their family legacy.

**(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;****APPLICANT COMMENT:**

Please refer to the enclosed exhibit- 7i\_Property Comp Analysis.

**(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;****APPLICANT COMMENT:**

Please see the attached pro forma which explores the possibility of rehabilitating this property for retail-office use. This pro forma considers office and retail. As between residential uses and office/retail, the office-retail would have a higher likelihood of creating an economic return. Additionally, the pro forma includes federal tax credits. In other words, this scenario sets forth a best-case-scenario for possibilities that would maximize the potential for economic return from the property, but it still falls short.

As shown in the pro forma, the property would operate at a loss. This is with the following facts and assumptions:

- Retail and Office is proposed, as it is a best-case scenario for this site in terms of possibility of an economic return. The consideration is for Class A office space, and it's for the downtown market for a fully-rehabbed office space indicative of being across from the new stadium and part of a great redevelopment around it, that would maximize its marketability.



- The building is 11,500 s.f.
- Please note the \$20/s.f. annual rent that is what is to be expected within this market for the uses proposed.
- TI is at \$65 per square foot. This is the Tenant Allowance given to the tenant for fitting out their use in the property. This is a market average based on us delivering a vanilla shell with bathrooms and utilities. It's a common practice for office and retail tenants in class A buildings to offer these types of TI allowances. This is always negotiable based on rents, but based on \$20/sf in rent, \$60/SF in TI is customary to bring in the right tenants with the kind of credit needed for financing.
- The \$750,000 in land cost is based on \$65 per square foot for the building. This is well below the average of what buildings in the market are selling for and have recently sold for. Obviously this is based on condition, location, and tenancy. However the combination between its location, across from the stadium combined with the comps in the market conservatively support the \$750,000 land price. If anything, that is a conservative number. You will find in the attached Comp Analysis Cover Spreadsheet and its backup files which reflect that the conservative valuation only aids the proforma when the market dictates that this building should sell at over \$1m dollars at over \$95/SF.
- The \$529,000 for site work is the structural cost of stabilizing and shoring up the building to justify the addition of long-term improvements. While the current owner is able to operate minimally within a percentage of the building, at a loss, the basic maintenance of the building as-is is not adequate for long-term upgrades to office and retail use.
- Keep in mind that these numbers are also conservative in that a retail and office lease, unlike residential, would be a triple net deal. This means that all of the maintenance falls on the tenant. Even with a nominal \$2,300-2,415 maintenance cost falling on owner and tenants covering the bulk of ongoing maintenance responsibilities, the owner still falls short on economic feasibility of the structure.
- Witnesses appearing on behalf of the Applicant and current owner will be available to elaborate upon, and answer questions regarding the entirety of the details provided in the proforma.

**(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;**

**APPLICANT COMMENT:**

Please refer to the enclosed exhibit-7h\_1416 Property Owner Letter from Brahma Ramineni with Downtown Property Management, Inc.

**(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or**

**APPLICANT COMMENT:**

Not applicable. The structure at issue does not meet the definition of an, "Historic Landmark" as defined by CZC Sec. 1435-01-H2 and therefore, this standard does not apply. Rather, the structure is a contributing structure in an "Historic District" as defined by CZC Sec. 1435-01-H1. Nonetheless, Applicant will attempt to respond to this standard regarding its knowledge of the status of the structure within the district. Applicant is aware of the structure's status and through exhaustive evaluation, has determined that two of the three contributing structures it owns in conjunction with the proposed hotel project, retain economic viability. The structure at issue here, does not. Despite knowledge of the historic district status of these properties, Applicant is seeking the demolition approval for this single structure in an attempt to otherwise preserve the economically viable structures as part of a larger project.



**(ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.**

APPLICANT COMMENT:

As noted above in (cc), Applicant has provided best-case scenario with respect to economic incentives, where Applicant shows that even with the federal tax incentives, the proposed structure does not achieve the financial viability necessary to create an economically feasible project. The Ohio Historic Preservation Tax Credit program was considered along with the National Park Service (NPS) federal Tax Incentives for Preserving Historic Properties. An evaluation of the Appendix-D, Self-Scoring Summary was completed for this rehabilitation and it is our belief that this project will not tabulate with the scoring criteria to be competitive for the Ohio Historic Preservation Tax Credits. While the state program does not apply, a consideration that the NPS federal credits could potentially be awarded. This 20% federal tax credit has been shown within the enclosed Breakeven Proforma illustrating that even with the award credits the rehabilitation/stabilization is not successful financially. Witnesses will be present at the hearing to testify in greater detail, if needed, as to the non-viability of the state tax credits discussed.



General Assumptions	
Project Name	Retail & Office
Land Acreage	1
Building Square Footage	11,500
Average Rent	\$20.00
Hard Costs/SF	\$150.00
Site Work Cost/Foundations	\$1,600,000.00
Soft Costs/SF	\$25.00
TI/SF - Tenant	\$65.00
Development Fee/SF	\$5.00
Construction Mgt Fee	10%
Hard Costs	\$ 1,725,000
Soft Costs	\$ 287,500
Site Work	\$ 1,600,000
Land Cost	\$ 775,000
Closing Costs	\$ 30,000
Tenant Allowance	\$ 747,500
Commission	\$ 69,000
Development Fee	\$ 125,000
Construction Mgt. Fee	\$ 172,500
Builder's Risk Insurance	\$ 10,000
Legal Fees	\$ 10,000
Total Cost	\$ 5,551,500
Primary Loan-to-Value	75%
Primary Total Loan	\$ 4,163,625
Primary Equity Required	\$1,387,875.00
Primary Interest Rate	4.50%
Primary Amort. Schedule	30 years
Construction Period	1.0 years
TTM NOI	\$ -
Purchase Cap Rate	
All In Cap Rate	0.00%
Exit Cap Rate	7.00%
Exit Year	10 years
Discount Rate	5%

Financial Assumptions												
	TTM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Revenue		\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	
<b>P&amp;L Cost Drivers</b>												
Management Fee		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	
Maintenance		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	
Utilities		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Acc. Deprec./Amort. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Dep. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Property Taxes		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Insurance		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	

		P&L Pro Forma										
		TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Revenue</b>												
Revenue		\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Total Retail Revenue</b>		\$ -	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Gross Profit</b>		\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Gross Profit %</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Non Operating Department Expense</b>												
Management Fee		\$	18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320
Maintenance		\$ -	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415
Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Operating Dept. Expenses</b>		\$	20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735
<b>Gross Operating Profit</b>		\$	209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765
<b>% Gross Operating Profit</b>		0.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%
<b>Fixed Expenses</b>												
Property Taxes												
Insurance		\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Fixed Expenses</b>		\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Net Operating Income</b>		\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765
<b>Adjusted Net Operating Income</b>		\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765
<b>% Adjusted NOI of Revenue</b>		0.00%	88.83%	88.83%	88.83%	88.83%	88.83%	88.93%	88.93%	88.93%	88.93%	88.93%

Levered Return Analysis											
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Adjusted Net Operating Income	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 224,730	\$ 224,730	\$ 224,730	\$ 224,730	\$ 224,730	\$ 224,730
Primary Debt Service		(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)	(\$253,158)
Secondary Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow After Financing	\$ (48,858)	\$ (48,858)	\$ (48,858)	\$ (48,858)	\$ (48,858)	\$ (28,428)	\$ (28,428)	\$ (28,428)	\$ (28,428)	\$ (28,428)	\$ (28,428)
DSCR		0.81	0.81	0.81	0.81	0.89	0.89	0.89	0.89	0.89	0.89
<hr/>											
Acquisition/Development Cost	\$5,551,500										
Loan Cash Flows	\$ 4,163,625										
Capital Improvements	(\$775,000)										
<hr/>											
Expected Sale Price											\$ 3,210,429
Selling Costs											(\$48,156)
Principal Repayment	(\$4,163,625)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<hr/>											
Total Levered Cash Flow	(\$1,387,875)	\$ (4,212,483)									
Return on Invested Capital		-3.52%	-3.52%	-3.52%	-3.52%	-2.05%	-2.05%	-2.05%	-2.05%	-2.05%	-2.05%
Average Return on Invested Capital		-3.52%	-3.52%	-3.52%	-3.52%	-3.23%	-3.03%	-2.89%	-2.78%	-2.70%	-2.64%

NPV	(\$5,600,358)
Levered IRR	#NUM!
Residual Income	73.23%
Income	26.77%
Equity Multiple	0.00x

General Assumptions		Financial Assumptions										
Project Name	Retail & Resi	TTM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Land Acreage	1	Revenue	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200
Retail Square Footage	5,400	<b>P&amp;L Cost Drivers</b>										
Residential Square Footage	6,100	Management Fee	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Average Residential Rent/SF	\$2.00	Maintenance	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Average Office Rent/SF	\$20.00	Utilities	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hard Costs/SF	\$175.00	Acc. Deprec/Amort.Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Work Cost/Foundations	\$1,600,000.00	Building Dep. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs/SF	\$25.00	Property Taxes	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
TI/SF - Tenant	\$65.00	Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Development Fee/SF	\$5.00											
Construction Mgt Fee	10%											
<b>Hard Costs</b>	\$ 945,000											
<b>Soft Costs</b>	\$ 135,000											
<b>Site Work</b>	\$ 1,600,000											
<b>Land Cost</b>	\$ 775,000											
<b>Closing Costs</b>	\$ 30,000											
<b>Tenant Allowance</b>	\$ 351,000											
<b>Commission</b>	\$ 36,060											
<b>Development Fee</b>	\$ 125,000											
<b>Construction Mgt. Fee</b>	\$ 94,500											
<b>Builder's Risk Insurance</b>	\$ 10,000											
<b>Legal Fees</b>	\$ 10,000											
<b>Total Cost</b>	\$ 4,111,560											
<b>Primary Loan-to-Value</b>	75%											
<b>Primary Total Loan</b>	\$ 3,083,670											
<b>Primary Equity Required</b>	\$1,027,890.00											
<b>Capital Contribution Year</b>	Year 0											
<b>Secondary Annual Debt Service</b>												
<b>Construction Period</b>	1.0 years											
<b>TTM NOI</b>	\$ -											
<b>Purchase Cap Rate</b>												
<b>All In Cap Rate</b>	0.00%											
<b>Exit Cap Rate</b>	7.00%											
<b>All In Cost per key</b>	\$ -											
<b>Purchase Price Cost/Key</b>	\$ -											

		P&L Pro Forma										
		TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Revenue</b>												
	Revenue	\$	120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200
<b>Total Retail Revenue</b>		\$ -	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200
<b>Gross Profit</b>		\$	120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200	\$ 120,200
<b>Gross Profit %</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Non Operating Department Expense</b>												
	Management Fee	\$	9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616	\$ 9,616
	Maintenance	\$ -	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202	\$ 1,202
	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Operating Dept. Expenses</b>		\$	10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818	\$ 10,818
<b>Gross Operating Profit</b>		\$	109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382	\$ 109,382
<b>% Gross Operating Profit</b>		0.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%
<b>Fixed Expenses</b>												
	Property Taxes	\$	50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Insurance	\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Fixed Expenses</b>		\$ -	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
<b>Net Operating Income</b>		\$	54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382
<b>Adjusted Net Operating Income</b>		\$	54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382	\$ 54,382
<b>% Adjusted NOI of Revenue</b>		0.00%	45.24%	45.24%	45.24%	45.24%	45.24%	45.24%	45.24%	45.24%	45.24%	45.24%

Levered Return Analysis																					
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10										
Adjusted Net Operating Income	\$	54,382	\$	54,382	\$	54,382	\$	54,382	\$	59,820	\$	59,820	\$	59,820	\$	59,820	\$	59,820	\$	59,820	
Primary Debt Service		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)		(\$187,494)	
Secondary Debt Service		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	
Cash Flow After Financing	\$	(133,112)	\$	(133,112)	\$	(133,112)	\$	(133,112)	\$	(127,674)	\$	(127,674)	\$	(127,674)	\$	(127,674)	\$	(127,674)	\$	(127,674)	
DSCR		0.29		0.29		0.29		0.29		0.32		0.32		0.32		0.32		0.32		0.32	
Acquisition/Development Cost	\$4,111,560																				
Loan Cash Flows	\$	3,083,670																			
Capital Improvements		(\$775,000)																			
Expected Sale Price																				\$	854,574
Selling Costs																					(\$12,819)
Principal Repayment		(\$3,083,670)		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$0
Total Levered Cash Flow	(\$1,027,890)	\$	(3,216,782)																		
Return on Invested Capital		-12.95%		-12.95%		-12.95%		-12.95%		-12.42%		-12.42%		-12.42%		-12.42%		-12.42%		-12.42%	-12.42%
Average Return on Invested Capital		-12.95%		-12.95%		-12.95%		-12.95%		-12.84%		-12.77%		-12.72%		-12.72%		-12.69%		-12.66%	-12.63%
NPV	(\$4,244,672)																				
Levered IRR	#NUM!																				
Residual	63.32%																				
Income	36.68%																				
Equity Multiple	0.00x																				



		P&L Pro Forma										
		TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Revenue</b>												
	Revenue	\$	207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350
<b>Total Retail Revenue</b>	\$ -	\$	207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350
<b>Gross Profit</b>		\$	207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350	\$ 217,350
<b>Gross Profit %</b>	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Non Operating Department Expense</b>												
	Management Fee	\$	16,560	\$ 16,560	\$ 16,560	\$ 16,560	\$ 16,560	\$ 17,388	\$ 17,388	\$ 17,388	\$ 17,388	\$ 17,388
	Maintenance	\$ -	\$ 2,070	\$ 2,070	\$ 2,070	\$ 2,070	\$ 2,070	\$ 2,174	\$ 2,174	\$ 2,174	\$ 2,174	\$ 2,174
	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Operating Dept. Expenses</b>		\$	18,630	\$ 18,630	\$ 18,630	\$ 18,630	\$ 18,630	\$ 19,562	\$ 19,562	\$ 19,562	\$ 19,562	\$ 19,562
<b>Gross Operating Profit</b>		\$	188,370	\$ 188,370	\$ 188,370	\$ 188,370	\$ 188,370	\$ 197,789	\$ 197,789	\$ 197,789	\$ 197,789	\$ 197,789
<b>% Gross Operating Profit</b>	0.00%		91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%
<b>Fixed Expenses</b>												
	Property Taxes											
	Insurance	\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Fixed Expenses</b>	\$ -	\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Net Operating Income</b>		\$	183,370	\$ 183,370	\$ 183,370	\$ 183,370	\$ 183,370	\$ 192,789	\$ 192,789	\$ 192,789	\$ 192,789	\$ 192,789
<b>Adjusted Net Operating Income</b>		\$	183,370	\$ 183,370	\$ 183,370	\$ 183,370	\$ 183,370	\$ 192,789	\$ 192,789	\$ 192,789	\$ 192,789	\$ 192,789
<b>% Adjusted NOI of Revenue</b>	0.00%		88.58%	88.58%	88.58%	88.58%	88.58%	88.70%	88.70%	88.70%	88.70%	88.70%



General Assumptions	
Project Name	Residential Only
Land Acreage	1
Building Square Footage	11,500
Average Rent	\$3.00
Hard Costs/SF	\$175.00
Site Work Cost/Foundations	\$1,600,000.00
Soft Costs/SF	\$25.00
TI/SF - Tenant	\$0.00
Development Fee/SF	\$5.00
Construction Mgt Fee	10%
Hard Costs	\$ 2,012,500
Soft Costs	\$ 287,500
Site Work	\$ 1,600,000
Land Cost	\$ 775,000
Closing Costs	\$ 30,000
Tenant Allowance	\$ -
Commission	\$ 10,350
Development Fee	\$ 125,000
Construction Mgt. Fee	\$ 201,250
Builder's Risk Insurance	\$ 10,000
Legal Fees	\$ 10,000
Total Cost	\$ 5,061,600
Primary Loan-to-Value	75%
Primary Total Loan	\$ 3,796,200
Primary Equity Required	\$1,265,400.00
Primary Interest Rate	4.50%
Primary Amort. Schedule	30 years
Construction Period	1.0 years
TTM NOI	\$ -
Purchase Cap Rate	
All In Cap Rate	0.00%
Exit Cap Rate	7.00%
Exit Year	10 years
Discount Rate	5%

Financial Assumptions											
	TTM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue		\$ 34,500	\$ 36,225	\$ 37,088	\$ 37,950	\$ 38,813	\$ 39,675	\$ 40,538	\$ 41,400	\$ 42,263	\$ 43,125
P&L Cost Drivers											
Management Fee		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Maintenance		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Utilities		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Acc. Deprec/Amort.Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Dep. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes											
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000

		P&L Pro Forma										
		TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Revenue</b>												
Revenue	\$		\$ 34,500	\$ 36,225	\$ 37,088	\$ 37,950	\$ 38,813	\$ 39,675	\$ 40,538	\$ 41,400	\$ 42,263	\$ 43,125
<b>Total Retail Revenue</b>	\$	-	\$ 34,500	\$ 36,225	\$ 37,088	\$ 37,950	\$ 38,813	\$ 39,675	\$ 40,538	\$ 41,400	\$ 42,263	\$ 43,125
<b>Gross Profit</b>	\$		\$ 34,500	\$ 36,225	\$ 37,088	\$ 37,950	\$ 38,813	\$ 39,675	\$ 40,538	\$ 41,400	\$ 42,263	\$ 43,125
<b>Gross Profit %</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Non Operating Department Expense</b>												
Management Fee	\$		\$ 2,760	\$ 2,898	\$ 2,967	\$ 3,036	\$ 3,105	\$ 3,174	\$ 3,243	\$ 3,312	\$ 3,381	\$ 3,450
Maintenance	\$	-	\$ 345	\$ 362	\$ 371	\$ 380	\$ 388	\$ 397	\$ 405	\$ 414	\$ 423	\$ 431
Utilities	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Operating Dept. Expenses</b>	\$		\$ 3,105	\$ 3,260	\$ 3,338	\$ 3,416	\$ 3,493	\$ 3,571	\$ 3,648	\$ 3,726	\$ 3,804	\$ 3,881
<b>Gross Operating Profit</b>	\$		\$ 31,395	\$ 32,965	\$ 33,750	\$ 34,535	\$ 35,319	\$ 36,104	\$ 36,889	\$ 37,674	\$ 38,459	\$ 39,244
<b>% Gross Operating Profit</b>		0.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%
<b>Fixed Expenses</b>												
Property Taxes	\$		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Fixed Expenses</b>	\$	-	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Net Operating Income</b>	\$		\$ 26,395	\$ 27,965	\$ 28,750	\$ 29,535	\$ 30,319	\$ 31,104	\$ 31,889	\$ 32,674	\$ 33,459	\$ 34,244
<b>Adjusted Net Operating Income</b>	\$		\$ 26,395	\$ 27,965	\$ 28,750	\$ 29,535	\$ 30,319	\$ 31,104	\$ 31,889	\$ 32,674	\$ 33,459	\$ 34,244
<b>% Adjusted NOI of Revenue</b>		0.00%	76.51%	77.20%	77.52%	77.82%	78.12%	78.40%	78.67%	78.92%	79.17%	79.41%

Levered Return Analysis											
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Adjusted Net Operating Income	\$ 26,395	\$ 27,965	\$ 28,750	\$ 29,535	\$ 33,351	\$ 33,351	\$ 33,351	\$ 33,351	\$ 33,351	\$ 33,351	\$ 33,351
Primary Debt Service		(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)	(\$230,817)
Secondary Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow After Financing	\$ (204,422)	\$ (202,853)	\$ (202,068)	\$ (201,283)	\$ (197,466)	\$ (197,466)	\$ (197,466)	\$ (197,466)	\$ (197,466)	\$ (197,466)	\$ (197,466)
DSCR		0.11	0.12	0.12	0.13	0.14	0.14	0.14	0.14	0.14	0.14
Acquisition/Development Cost	\$5,061,600										
Loan Cash Flows	\$ 3,796,200										
Capital Improvements	(\$775,000)										
Expected Sale Price											\$ 476,447
Selling Costs											(\$7,147)
Principal Repayment		(\$3,796,200)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Levered Cash Flow	(\$1,265,400)	\$ (4,000,622)									
Return on Invested Capital		-16.15%	-16.03%	-15.97%	-15.91%	-15.61%	-15.61%	-15.61%	-15.61%	-15.61%	-15.61%
Average Return on Invested Capital		-16.15%	-16.09%	-16.05%	-16.02%	-15.93%	-15.88%	-15.84%	-15.81%	-15.79%	-15.77%
NPV	(\$5,266,022)										
Levered IRR	#NUM!										
Residual	62.51%										
Income	37.49%										
Equity Multiple	0.00x										

General Assumptions		Financial Assumptions										
Project Name	Retail & Office	TTM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Land Acreage	1	Revenue	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
Building Square Footage	11,500	<b>P&amp;L Cost Drivers</b>										
Average Rent	\$20.00	Management Fee	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Hard Costs/SF	\$150.00	Maintenance	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Site Work Cost/Foundations	\$529,000.00	Utilities	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Soft Costs/SF	\$25.00	Acc. Deprec./Amort. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TI/SF - Tenant	\$65.00	Building Dep. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Development Fee/SF	\$5.00	Property Taxes										
Construction Mgt Fee	10%	Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Hard Costs</b>	\$ 1,725,000											
<b>Soft Costs</b>	\$ 287,500											
<b>Site Work</b>	\$ 529,000											
<b>Land Cost</b>	\$ 775,000											
<b>Closing Costs</b>	\$ 30,000											
<b>Tenant Allowance</b>	\$ 747,500											
<b>Commission</b>	\$ 69,000											
<b>Development Fee</b>	\$ 125,000											
<b>Construction Mgt. Fee</b>	\$ 172,500											
<b>Builder's Risk Insurance</b>	\$ 10,000											
<b>Legal Fees</b>	\$ 10,000											
<b>Total Cost</b>	\$ 4,480,500											
<b>Primary Loan-to-Value</b>	75%											
<b>Primary Total Loan</b>	\$ 3,360,375											
<b>Primary Equity Required</b>	\$1,120,125.00											
<b>Primary Interest Rate</b>	4.50%											
<b>Primary Amort. Schedule</b>	30 years											
<b>Construction Period</b>	1.0 years											
<b>TTM NOI</b>	\$ -											
<b>Purchase Cap Rate</b>												
<b>All In Cap Rate</b>	0.00%											
<b>Exit Cap Rate</b>	7.00%											
<b>Exit Year</b>	10 years											
<b>Discount Rate</b>	5%											

		P&L Pro Forma										
		TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Revenue</b>												
Revenue		\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Total Retail Revenue</b>		\$ -	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Gross Profit</b>		\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500
<b>Gross Profit %</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Non Operating Department Expense</b>												
Management Fee		\$	18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320
Maintenance		\$ -	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415
Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Operating Dept. Expenses</b>		\$	20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735
<b>Gross Operating Profit</b>		\$	209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765
<b>% Gross Operating Profit</b>		0.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%
<b>Fixed Expenses</b>												
Property Taxes												
Insurance		\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Fixed Expenses</b>		\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Net Operating Income</b>		\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765
<b>Adjusted Net Operating Income</b>		\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765
<b>% Adjusted NOI of Revenue</b>		0.00%	88.83%	88.83%	88.83%	88.83%	88.83%	88.93%	88.93%	88.93%	88.93%	88.93%

Levered Return Analysis												
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Adjusted Net Operating Income	\$	204,300	\$	204,300	\$	204,300	\$	204,300	\$	224,730	\$	224,730
Primary Debt Service		(\$204,318)		(\$204,318)		(\$204,318)		(\$204,318)		(\$204,318)		(\$204,318)
Secondary Debt Service		\$0		\$0		\$0		\$0		\$0		\$0
Cash Flow After Financing	\$	(18)	\$	(18)	\$	(18)	\$	20,412	\$	20,412	\$	20,412
DSCR		1.00		1.00		1.00		1.10		1.10		1.10
<hr/>												
Acquisition/Development Cost	\$4,480,500											
Loan Cash Flows	\$	3,360,375										
Capital Improvements		(\$775,000)										
<hr/>												
Expected Sale Price											\$	3,210,429
Selling Costs												(\$48,156)
Principal Repayment		(\$3,360,375)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<hr/>												
Total Levered Cash Flow	(\$1,120,125)	\$	(3,360,393)									
Return on Invested Capital		0.00%	0.00%	0.00%	0.00%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
Average Return on Invested Capital		0.00%	0.00%	0.00%	0.00%	0.36%	0.61%	0.78%	0.91%	1.01%	1.09%	

NPV	(\$4,480,518)
Levered IRR	#NUM!
Residual	261.67%
Income	-161.67%
Equity Multiple	0.00x



P&L Pro Forma												
	TTM P&L	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
<b>Revenue</b>												
Revenue	\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	
<b>Total Retail Revenue</b>	\$ -	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	
<b>Gross Profit</b>	\$	230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	\$ 241,500	
<b>Gross Profit %</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
<b>Non Operating Department Expense</b>												
Management Fee	\$	18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320	\$ 19,320	
Maintenance	\$ -	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415	\$ 2,415	
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Non Operating Dept. Expenses</b>	\$	20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 20,700	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735	\$ 21,735	
<b>Gross Operating Profit</b>	\$	209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 209,300	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765	\$ 219,765	
<b>% Gross Operating Profit</b>	0.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	91.00%	
<b>Fixed Expenses</b>												
Property Taxes												
Insurance	\$	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
<b>Total Fixed Expenses</b>	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
<b>Net Operating Income</b>	\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	
<b>Adjusted Net Operating Income</b>	\$	204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 204,300	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	\$ 214,765	
<b>% Adjusted NOI of Revenue</b>	0.00%	88.83%	88.83%	88.83%	88.83%	88.83%	88.93%	88.93%	88.93%	88.93%	88.93%	

Levered Return Analysis																
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10					
Adjusted Net Operating Income	\$	204,300	\$	204,300	\$	204,300	\$	204,300	\$	224,730	\$	224,730	\$	224,730	\$	224,730
Primary Debt Service		(\$185,964)		(\$185,964)		(\$185,964)		(\$185,964)		(\$185,964)		(\$185,964)		(\$185,964)		(\$185,964)
Secondary Debt Service		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Cash Flow After Financing	\$	18,336	\$	18,336	\$	18,336	\$	18,336	\$	38,766	\$	38,766	\$	38,766	\$	38,766
DSCR		1.10		1.10		1.10		1.10		1.21		1.21		1.21		1.21
<hr/>																
Acquisition/Development Cost		\$4,078,000														
Loan Cash Flows	\$	3,058,500														
Capital Improvements		(\$775,000)														
<hr/>																
Expected Sale Price														\$	3,210,429	
Selling Costs																(\$48,156)
Principal Repayment		(\$3,058,500)		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<hr/>																
Total Levered Cash Flow		(\$1,019,500)	\$	(3,040,164)												
Return on Invested Capital		1.80%		1.80%		1.80%		1.80%		3.80%		3.80%		3.80%		3.80%
Average Return on Invested Capital		1.80%		1.80%		1.80%		1.80%		2.20%		2.47%		2.66%		2.80%
<hr/>																

NPV (\$4,059,664)  
 Levered IRR #NUM!  
 Residual 25.33%  
 Income 74.67%  
 Equity Multiple 0.00x

**1416-18 Central Parkway**  
**Profit and Loss**  
**January 2018 through December 2020**

	Jan - Dec '18	Jan - Dec '19	Jan - Dec '20	TOTAL
Ordinary Income/Expense				
Expense				
Administrative Expenses				
Advertising	43.00	0.00	0.00	43.00
Telephone	2,712.58	2,772.54	2,762.23	8,247.35
Administrative Expenses - Other	0.00	700.00	0.00	700.00
Total Administrative Expenses	2,755.58	3,472.54	2,762.23	8,990.35
Operating and Maint. Expenses				
CAPITAL EXPENSES	1,558.00	0.00	0.00	1,558.00
SECURITY	0.00	788.80	0.00	788.80
TRASH REMOVAL	2,496.25	2,472.00	3,226.38	8,194.63
Maintenance & Supplies	15,047.32	16,483.85	17,312.34	48,843.51
Painting/Decorating	600.00	776.72	11,274.58	12,651.30
Plumbing, Heating & Electrical	6,073.70	7,808.79	5,757.00	19,639.49
Total Operating and Maint. Expenses	25,775.27	28,330.16	37,570.30	91,675.73
Taxes & Insurance				
Misc. Taxes, Licenses & Permits	189.00	0.00	0.00	189.00
Property & Liability Insurance	5,614.00	5,862.00	6,217.00	17,693.00
Real Estate Taxes	7,546.64	7,795.16	7,791.16	23,132.96
Total Taxes & Insurance	13,349.64	13,657.16	14,008.16	41,014.96
Utilities Expense				
Gas & Electric	8,627.13	9,174.19	8,730.59	26,531.91
Water	1,246.13	1,273.88	1,433.51	3,953.52
Total Utilities Expense	9,873.26	10,448.07	10,164.10	30,485.43
Total Expense	51,753.75	55,907.93	64,504.79	172,166.47
Net Ordinary Income	-51,753.75	-55,907.93	-64,504.79	-172,166.47
Net Income	-51,753.75	-55,907.93	-64,504.79	-172,166.47

**Downtown Property Management, Inc.**

1418 Central Parkway, Suite 201, Cincinnati, Ohio 45202

Tel: 513-665-4376

Fax: 513-251-5400

---

Real Estate Investment & Development  
Residential – Commercial – Industrial


**June 29, 2021**

**Ms. Beth Johnson  
Urban Conservator  
Historic Conservation Board  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202**

Ms. Johnson,

My name is Brahma Ramineni, I am an owner of Downtown Property Management and the owner of 1416 Central Parkway, which is the subject property. We bought this building and have maintained this building as we had received it. We were not able to find tenants for this building due to the condition and as property managers for many years, we knew that the cost to renovate the building would not be supported by the rents in the market. Instead, we decided to occupy as much of the building as possible, which is only about 2500 square feet and have been operating at a loss since we have owned it, as we don't charge ourselves rent, and carry all the expenses of maintaining the building in addition to property taxes, insurances, and operating expenses. To date, we have no orders against us for any neglect or violations from our local municipality and its various departments. Given the scope of what it would take to renovate this building and create the revenues to support it, we have run out of options and know that we must relocate our business as a part of a redevelopment in partnership with Moment Development, LLC, as we are unable to continue to carry the losses we have incurred here for a number of years.

Thanks!



Brahma Ramineni, VP  
Downtown Property Management Inc.

<b>Comp Analysis for 1416 Central Parkway</b>				
<b>Subject Property</b>				
<b>Address</b>	<b>Total Square Feet</b>	<b>Total Price</b>	<b>Price Per Square Foot</b>	
1416 Central Parkway	11,500	\$750,000.00	\$65.22	
<b>For Sale Properties</b>				
<b>Address</b>	<b>Total Square Feet</b>	<b>Total Price</b>	<b>Price Per Square Foot</b>	<b>Document Name</b>
216-222 W 15th St.	13,500	\$1,250,000.00	\$92.59	For Sale Properties
1600 Sycamore St	5317	\$399,000.00	\$75.04	For Sale Properties
1702 Vine St.	5400	\$549,000.00	\$101.67	For Sale Properties
	<b>Avg. of For Sale Properties</b>	<b>\$737,000.00</b>	<b>\$83.63</b>	
<b>Property Recently Sold</b>				
<b>Address</b>	<b>Total Square Feet</b>	<b>Total Price</b>	<b>Price Per Square Foot</b>	<b>Document Name</b>
421 Bauer Ave	10299	\$750,000.00	\$72.82	421 Bauer Ave
1208 Sycamore St.	4752	\$500,000.00	\$105.22	1208 Sycamore St.
1209 Elm St.	4740	\$425,000.00	\$89.66	1209 Elm St.
1413 Central Parkway	4900	\$1,100,000.00	\$224.49	1413 Central Parkway
1422 Walnut St.	4518	\$330,000.00	\$73.04	1422 Walnut St.
1426 Main St.	2190	\$415,000.00	\$189.50	1426 Main St.
1509 Central Parkway	7656	\$750,000.00	\$97.96	1509 Central Parkway
1706 Republic Street	3670	\$275,000.00	\$74.93	1706 Republic Street
1718 Central Parkway	10000	\$825,000.00	\$82.50	1718 Central Parkway
1810 Vine St.	2910	\$300,000.00	\$103.09	1810 Vine St.
	<b>Avg of Property Recently Sold</b>	<b>\$567,000.00</b>	<b>\$111.32</b>	
	<b>Avg of All Property</b>	<b>Average Price</b>	<b>Average Price/SF</b>	
		\$652,000.00	\$97.48	
	<b>Subject Property Valuation in Proforma</b>	\$750,000	\$65.00	
<b>Based on Market Subject Property Valuation should be a total of</b>		<b>\$1,120,966.77</b>	<b>\$97.48</b>	

With a \$1,120,966.77 market value, this further supresses each and every proforma compounding the financial burden to overcome.

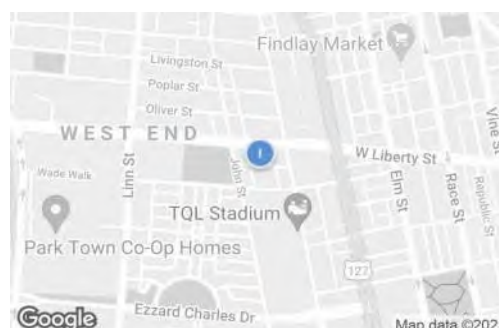
This therefore makes the \$750,000 valuation in the proforma's an extremely conservative number, taking a huge valuation discount to try and make a development pencil and even then, it still fails to create any kind of legitimate return. Financing does not work this way in that it will be based on an appraisal which will similarly take comps similar to what is in this spreadsheet. As a result, no bank will be willing to finance this project at this valuation given the cost it would take to renovate the building.

# 1 421 Bauer Ave

421 Bauer, Cincinnati, OH 45214

Sold Price: **\$750,000**

Industrial - 10,299 SF



## Transaction Information

Sale Date	02/15/2019
Document Number	13188
Sale Price	\$750,000
Sale Price Per SQFT	\$72.82 Per SF
Sold Price Per Acres	\$2,083,333.33 Per Acre
Asking Price	Negotiable
Asking Price Per SQFT	

## Financing Information

Sale Type	Other
Excise Tax	
Loan Amount	
Down Payment	N/A
Lender	
Loan Type	Other
Title Company	Attorney Only

## Buyer & Seller Contact Information

Recorded Buyer	True Buyer Contact
<b>West End Dev Llc</b>	

Recorded Seller	True Seller Contact
<b>Feast Love</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

The buyer West End Dev Llc has a last known mailing address of .  
 Document Number: 13188  
 County Land Use: 680-exempt-hospital etc

## Marketing Notes

## Property Information

Property Type	<b>Industrial</b>
Property Subtype	<b>Warehouse/Distribution</b>
Building SQFT	<b>10,299 SF</b>
Construction	<b>Masonry</b>
Buildings / Floors	<b>1 / 1</b>
Units	
Zoning	
Market Area	
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	
Occupancy Type	<b>Single-Tenant</b>
Lot Acres	<b>0.36 Acres</b>
Lot SQFT	<b>15,819 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$27.04</b>

## County Assessment

County	<b>Hamilton</b>
Assessed Land	<b>\$10,791</b>
Assessed Improved	<b>\$25,715</b>
Assessed Total	<b>\$36,506</b>
Assessed Year	<b>2019</b>
Tax ID / Apn(s)	<b>013400010233,013400010234,013400010325,013400010227,013400010225,013400010235,013400010226,013400010232,013400010224</b>

## Industrial Details

Clear Height	
Dock High Doors	<b>3</b>
Grade Level Doors	<b>0</b>
Rail Doors	<b>0</b>
Parking Total	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



**1 1208 Sycamore St**  
 1208 Sycamore St, Cincinnati, OH 45202

**Sold Price: \$500,000**

Office - 4,752 SF



**Transaction Information**

Sale Date	10/25/2019
Document Number	
Sale Price	\$500,000
Sale Price Per SQFT	\$105.22 Per SF
Sold Price Per Acres	\$1,351,351.35 Per Acre
Asking Price	Negotiable
Asking Price Per SQFT	

**Financing Information**

Sale Type	Other
Excise Tax	
Loan Amount	
Down Payment	N/A
Lender	
Loan Type	Other
Title Company	Attorney Only

**Buyer & Seller Contact Information**

Recorded Buyer	True Buyer Contact
<b>1208 sycamore llc</b>	

Recorded Seller	True Seller Contact
<b>Croswell R Scott Iii</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

The buyer 1208 sycamore llc has a last known mailing address of .  
 Document Number: 93661  
 County Land Use: 448-com-ofc,walk up 3+st  
 MULTI-PARCEL SALE. 1.07 acres. APNs: 075-0001-0005-00, 075-0001-0251-00, 075-0001-0252-00

## Marketing Notes

## Property Information

Property Type	<b>Office</b>
Property Subtype	
Building SQFT	<b>4,752 SF</b>
Construction	
Buildings / Floors	<b>1 / 3</b>
Units	
Zoning	
Market Area	
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1880</b>
Occupancy Type	<b>Multi-Tenant</b>
Lot Acres	<b>0.37 Acres</b>
Lot SQFT	<b>16,117 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$4,406.03</b>

## County Assessment

County	<b>HAMILTON</b>
Assessed Land	<b>\$23,384</b>
Assessed Improved	<b>\$20,836</b>
Assessed Total	<b>\$44,220</b>
Assessed Year	<b>2019</b>
Tax ID / Apn(s)	<b>007500010005</b>

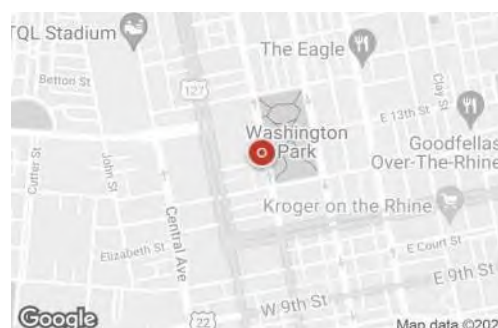
## Office Details

Class	<b>B</b>
Parking Ratio	
Parking Total	

**1 1209 Elm St**  
1209 Elm, Cincinnati, OH 45202

**Sold Price: \$425,000**

Office - 4,740 SF



**Transaction Information**

Sale Date	<b>07/14/2020</b>
Document Number	<b>69150</b>
Sale Price	<b>\$425,000</b>
Sale Price Per SQFT	<b>\$89.66 Per SF</b>
Sold Price Per Acres	<b>\$8,500,000.00 Per Acre</b>
Asking Price	<b>Negotiable</b>
Asking Price Per SQFT	

**Financing Information**

Sale Type	<b>Other</b>
Excise Tax	
Loan Amount	<b>\$340,000</b>
Down Payment	<b>\$85,000</b>
Lender	<b>Centerbank</b>
Loan Type	<b>CONSTRUCTION</b>
Title Company	<b>Attorney Only</b>

**Buyer & Seller Contact Information**

Recorded Buyer	<b>True Buyer Contact</b>
<b>Angelo Pusateri</b>	

Recorded Seller	<b>True Seller Contact</b>
<b>Tender Mercies Inc</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
cstephens@ohioequities.com  
631-704-2257



## Transaction Notes

Pusateri Angelo took out a CONSTRUCTION 1st mortgage in the amount of \$340,000.00 through Centerbank. The buyer Pusateri Angelo has a last known mailing address of .  
 Document Number: 69150  
 County Land Use: 680-exempt-hospital etc

## Marketing Notes

## Property Information

Property Type	<b>Office</b>
Property Subtype	<b>General</b>
Building SQFT	<b>4,740 SF</b>
Construction	<b>Masonry</b>
Buildings / Floors	<b>1 / 3</b>
Units	
Zoning	
Market Area	
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	
Occupancy Type	<b>Single-Tenant</b>
Lot Acres	<b>0.05 Acres</b>
Lot SQFT	<b>2,189 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$9.94</b>

## County Assessment

County	<b>Hamilton</b>
Assessed Land	<b>\$18,893</b>
Assessed Improved	<b>\$71,820</b>
Assessed Total	<b>\$90,713</b>
Assessed Year	<b>2020</b>
Tax ID / Apn(s)	<b>008100030089</b>

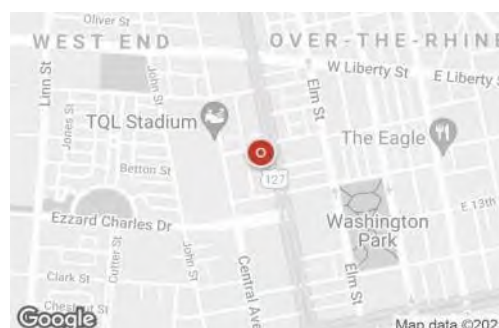
## Office Details

Class	<b>B</b>
Parking Ratio	
Parking Total	

**1 1413 Central Pkwy**  
 1413 Central Pkwy, Cincinnati, OH 45214

**Sold Price: \$1,100,000**

Office - 4,900 SF



**Transaction Information**

Sale Date	12/28/2017
Document Number	
Sale Price	\$1,100,000
Sale Price Per SQFT	\$224.49 Per SF
Sold Price Per Acres	\$4,074,074.07 Per Acre
Asking Price	Negotiable
Asking Price Per SQFT	

**Financing Information**

Sale Type	Other
Excise Tax	
Loan Amount	
Down Payment	N/A
Lender	
Loan Type	Other
Title Company	None Available

**Buyer & Seller Contact Information**

Recorded Buyer	True Buyer Contact
----------------	--------------------

**Snm Properties Llc**  
 1413 Central Pkwy  
 Cincinnati, OH 45214-2814

Buyers Agent Company	Buyers Agents
----------------------	---------------

Recorded Seller	True Seller Contact
-----------------	---------------------

**Quiggie Properties Llc**

Listing Agent Company	Listing Agents
-----------------------	----------------



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

Document Number: 2017.117738

County Land Use: 447-com-offc bldg 1-2 st

Snm Properties Llc took out a 1st mortgage in the amount of through . The buyer Snm Properties Llc has a last known mailing address of 1413 Central Pkwy Cincinnati, OH 45214-2814.

## Marketing Notes

## Property Information

Property Type	<b>Office</b>
Property Subtype	<b>General</b>
Building SQFT	<b>4,900 SF</b>
Construction	
Buildings / Floors	<b>1 / 1</b>
Units	
Zoning	
Market Area	<b>CIN - Downtown</b>
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1900</b>
Occupancy Type	<b>Single-Tenant</b>
Lot Acres	<b>0.27 Acres</b>
Lot SQFT	<b>11,627 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$33,228.70</b>

## County Assessment

County	<b>HAMILTON</b>
Assessed Land	<b>\$63,161</b>
Assessed Improved	<b>\$288,785</b>
Assessed Total	<b>\$351,946</b>
Assessed Year	<b>2017</b>
Tax ID / Apn(s)	<b>008100020135,008100020136,008100020137</b>

## Office Details

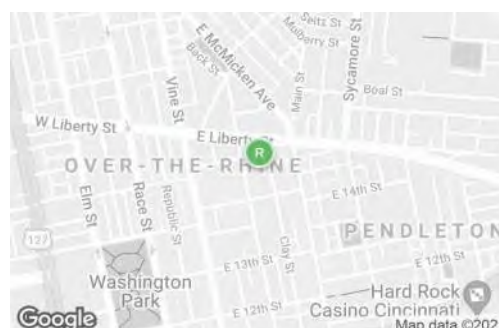
Class	<b>B</b>
Parking Ratio	
Parking Total	<b>18</b>

# 1 1422 Walnut St

1422 Walnut St, Cincinnati, OH 45202

Sold Price: **\$330,000**

Retail - 4,518 SF



## Transaction Information

Sale Date	02/15/2019
Document Number	
Sale Price	\$330,000
Sale Price Per SQFT	\$73.04 Per SF
Sold Price Per Acres	\$1,736,842.11 Per Acre
Asking Price	Negotiable
Asking Price Per SQFT	

## Financing Information

Sale Type	Other
Excise Tax	
Loan Amount	\$313,500
Down Payment	\$16,500
Lender	Wyndham Cap Mtg
Loan Type	Other
Title Company	Attorney Only

## Buyer & Seller Contact Information

Recorded Buyer	True Buyer Contact
<b>Hikel Christopher Lee</b>	
34 E 14th St #501	
Cincinnati, OH 45202-7924	

Recorded Seller	True Seller Contact
<b>1401 walnut st llc</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

Document Number: 15127

County Land Use: 401-com-aps, 4-19 units

Christopher Hikel took out a 1st mortgage in the amount of \$313,500.00 through Wyndham Cap Mtg. The buyer Christopher Hikel has a last known mailing address of 34 E 14th St #501, Cincinnati, OH 45202-7924.

## Marketing Notes

## Property Information

Property Type	<b>Retail</b>
Property Subtype	<b>Mixed Use</b>
Building SQFT	<b>4,518 SF</b>
Construction	<b>Brick</b>
Buildings / Floors	<b>1 / 3</b>
Units	
Zoning	
Market Area	<b>CIN - Downtown</b>
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1895</b>
Occupancy Type	<b>Multi-Tenant</b>
Lot Acres	<b>0.19 Acres</b>
Lot SQFT	<b>8,229 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	

## County Assessment

County	<b>Hamilton</b>
Assessed Land	
Assessed Improved	
Assessed Total	
Assessed Year	<b>2019</b>
Tax ID / Apn(s)	<b>008000010120,008000010119</b>

## Retail Details

Class	
Parking Ratio	
Parking Total	



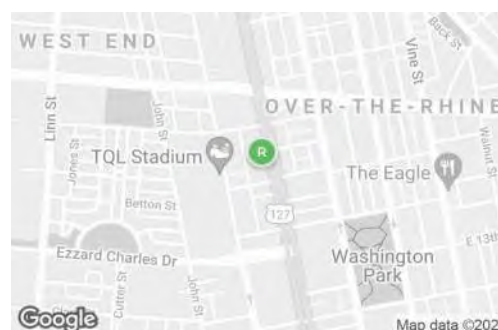
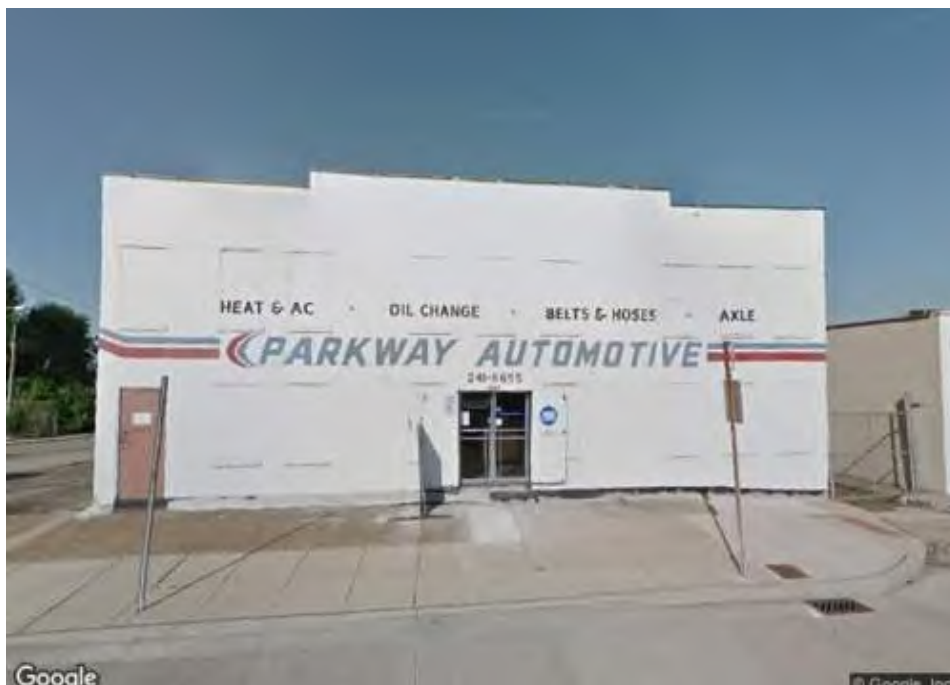
**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



**1 1509 Central Pkwy**  
 1509 Central Pkwy, Cincinnati, OH 45214

**Sold Price: \$750,000**

Retail - 7,656 SF



**Transaction Information**

Sale Date	06/02/2018
Document Number	
Sale Price	\$750,000
Sale Price Per SQFT	\$97.96 Per SF
Sold Price Per Acres	\$1,190,476.19 Per Acre
Asking Price	Negotiable
Asking Price Per SQFT	

**Financing Information**

Sale Type	Other
Excise Tax	
Loan Amount	
Down Payment	N/A
Lender	
Loan Type	Other
Title Company	Attorney Only

**Buyer & Seller Contact Information**

Recorded Buyer	True Buyer Contact
----------------	--------------------

**Port Of Greater Cincinnati  
 Development A  
 3 E 4th St #300  
 Cincinnati, OH 45202-3745**

Recorded Seller	True Seller Contact
-----------------	---------------------

**Pjc Inc**

Buyers Agent Company	Buyers Agents
----------------------	---------------

Listing Agent Company	Listing Agents
-----------------------	----------------



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

Document Number: 48706

County Land Use: 420-com-small det retail

Port Of Greater Cincinnati Development A took out a 1st mortgage in the amount of through . The buyer Port Of Greater Cincinnati Development A has a last known mailing address of 3 E 4th St #300,Cincinnati, OH 45202-3745.

## Marketing Notes

## Property Information

Property Type	<b>Retail</b>
Property Subtype	
Building SQFT	<b>7,656 SF</b>
Construction	
Buildings / Floors	<b>1 / 2</b>
Units	
Zoning	
Market Area	<b>CIN - Downtown</b>
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1920</b>
Occupancy Type	<b>Single-Tenant</b>
Lot Acres	<b>0.63 Acres</b>
Lot SQFT	<b>27,443 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$2,544.22</b>

## County Assessment

County	<b>HAMILTON</b>
Assessed Land	<b>\$16,478</b>
Assessed Improved	<b>\$10,413</b>
Assessed Total	<b>\$26,891</b>
Assessed Year	<b>2018</b>
Tax ID / Apn(s)	<b>008100050001</b>

## Retail Details

Class	
Parking Ratio	
Parking Total	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257

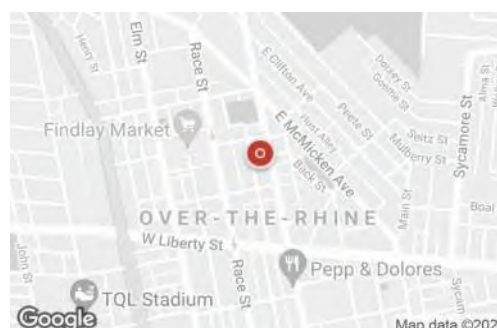


# 1 1706 Republic Street

1706 Republic Street, Cincinnati, OH 45202

Sold Price: **\$275,000**

Office - 3,670 SF



## Transaction Information

Sale Date	<b>09/14/2020</b>
Document Number	<b>97794</b>
Sale Price	<b>\$275,000</b>
Sale Price Per SQFT	<b>\$74.93 Per SF</b>
Sold Price Per Acres	<b>\$5,500,000.00 Per Acre</b>
Asking Price	<b>Negotiable</b>
Asking Price Per SQFT	

## Financing Information

Sale Type	<b>Other</b>
Excise Tax	
Loan Amount	<b>\$304,000</b>
Down Payment	<b>(\$29,000)</b>
Lender	<b>First Cmnlwt Bk</b>
Loan Type	<b>Other</b>
Title Company	<b>Attorney Only</b>

## Buyer & Seller Contact Information

Recorded Buyer	True Buyer Contact
<b>Horrhound Holdings Llc</b>	
<b>2170 Gilbert Ave</b>	

Recorded Seller	True Seller Contact
<b>Reckman Properties Ltd</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

Horrorhound Holdings Llc took out a 1st mortgage in the amount of \$304,000.00 through First Cmnlwt Bk. The buyer Horrorhound Holdings Llc has a last known mailing address of 2170 Gilbert Ave.  
 Document Number: 97794  
 County Land Use: 499-com-othr structures

## Marketing Notes

## Property Information

Property Type	<b>Office</b>
Property Subtype	<b>General</b>
Building SQFT	<b>3,670 SF</b>
Construction	<b>Brick</b>
Buildings / Floors	<b>2 / 1</b>
Units	
Zoning	
Market Area	
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1915</b>
Occupancy Type	<b>Multi-Tenant</b>
Lot Acres	<b>0.05 Acres</b>
Lot SQFT	<b>2,393 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$1,216.08</b>

## County Assessment

County	<b>Hamilton</b>
Assessed Land	<b>\$7,760</b>
Assessed Improved	<b>\$4,750</b>
Assessed Total	<b>\$12,510</b>
Assessed Year	<b>2020</b>
Tax ID / Apn(s)	<b>009400080230</b>

## Office Details

Class	<b>B</b>
Parking Ratio	
Parking Total	<b>0</b>

**1** **1718 Central Pkwy**  
 1718 Central Pkwy , Cincinnati , OH 45214

**Sold Price: \$825,000**

Office - 10,000 SF



**Transaction Information**

Sale Date	12/27/2019
Document Number	
Sale Price	<b>\$825,000</b>
Sale Price Per SQFT	<b>\$82.50 Per SF</b>
Sold Price Per Acres	<b>\$1,683,673.47 Per Acre</b>
Asking Price	<b>\$1,150,000</b>
Asking Price Per SQFT	<b>\$115.00 Per SF</b>

**Financing Information**

Sale Type	<b>Other</b>
Excise Tax	
Loan Amount	
Down Payment	<b>N/A</b>
Lender	
Loan Type	<b>Other</b>
Title Company	<b>Attorney Only</b>

**Buyer & Seller Contact Information**

Recorded Buyer	True Buyer Contact
<b>Stc Health Group Otr Llc</b>	

Recorded Seller	True Seller Contact
<b>Docks Ptshp Pll</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	<b>Lee &amp; Associates, LLC</b>
Listing Agents	<b>Gary S Fisher</b> <b>513-658-3411</b> <b>gfisher@lee-associates.com</b>



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

The buyer Stc Health Group Otr Llc has a last known mailing address of .  
 Document Number: 240  
 County Land Use: 447-com-offc bldg 1-2 st

## Marketing Notes

120/240V Single Phase and 240V Delta Three Phase Service On Site, Climate Controlled Throughout, 9'9"+/- Ceiling height, Working Dumb Waiter, Four (4) Restrooms - Two (2) on Each Level, Secured Parking for 30 (behind the building) with Drive-In Garage/Storage/Shop, Zoned Commercial (CC-A) - Allows for a Broad Range of Uses, Ohio Opportunity Zone: Tract 16; Potential Tax Incentives Available, Mix of Private and Open Offices, Service Space, Storage, Drive in Garage, Suitable for Medical, Dental, Office, Retail, Service, Distribution, Mfg and more, Well-Maintained Property Ready for a New User for the 21st Century

## Property Information

Property Type	Office
Property Subtype	
Building SQFT	10,000 SF
Construction	
Buildings / Floors	1 / 2
Units	
Zoning	CC-A
Market Area	
Condominium	No

Building Status	EXISTING
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	1968
Occupancy Type	Single-Tenant
Lot Acres	0.49 Acres
Lot SQFT	21,298 SF

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	\$8,193.74

## County Assessment

County	HAMILTON
Assessed Land	\$54,065
Assessed Improved	\$32,746
Assessed Total	\$86,811
Assessed Year	2019
Tax ID / Apn(s)	009600050005,009600050009,009600050008,009600050007,009600050006

## Office Details

Class	B
Parking Ratio	
Parking Total	30



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



**1 1810 Vine St**  
 1810 Vine St, Cincinnati, OH 45202

**Sold Price: \$300,000**

Multi-Family - 2,910 SF



**Transaction Information**

Sale Date	<b>04/30/2020</b>
Document Number	<b>45937</b>
Sale Price	<b>\$300,000</b>
Sale Price Per SQFT	<b>\$103.09 Per SF</b>
Sold Price Per Acres	<b>\$1,153,846.15 Per Acre</b>
Asking Price	<b>Negotiable</b>
Asking Price Per SQFT	

**Financing Information**

Sale Type	<b>Other</b>
Excise Tax	
Loan Amount	
Down Payment	<b>N/A</b>
Lender	
Loan Type	<b>Other</b>
Title Company	<b>Attorney Only</b>

**Buyer & Seller Contact Information**

Recorded Buyer	True Buyer Contact
<b>Nassau Avenue Investments Llc</b>	

Recorded Seller	True Seller Contact
<b>Morris Custom Homes Llc</b>	

Buyers Agent Company	
Buyers Agents	

Listing Agent Company	
Listing Agents	



**Carter Stephens**  
 cstephens@ohioequities.com  
 631-704-2257



## Transaction Notes

The buyer Nassau Avenue Investments Llc has a last known mailing address of .  
 Document Number: 45937  
 County Land Use: 404-com-retail,apts over  
 MULTI-PARCEL SALE. 0.51 acres. APNs: 094-0005-0315-00, 094-0005-0314-00

## Marketing Notes

## Property Information

Property Type	<b>Multi-Family</b>
Property Subtype	
Building SQFT	<b>2,910 SF</b>
Construction	
Buildings / Floors	<b>1 / 3</b>
Units	
Zoning	
Market Area	
Condominium	<b>No</b>

Building Status	<b>EXISTING</b>
Typical Floor SF	
Office SF	
Industrial SF	
Retail SF	
Year Built	<b>1865</b>
Occupancy Type	<b>Multi-Tenant</b>
Lot Acres	<b>0.26 Acres</b>
Lot SQFT	<b>11,326 SF</b>

## Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	<b>\$1,863.22</b>

## County Assessment

County	<b>HAMILTON</b>
Assessed Land	<b>\$5,635</b>
Assessed Improved	<b>\$13,615</b>
Assessed Total	<b>\$19,250</b>
Assessed Year	<b>2020</b>
Tax ID / Apn(s)	<b>009400050315</b>

## Multi-Family Details

Class	
Parking Ratio	
Parking Total	

## Unit Mix

Unit Type	# of Units	Avg SQFT	Rate
-----------	------------	----------	------

# 1 216-222 W 15th St

Cincinnati, OH 45202 - Clifton/Midtown Submarket  
13,500 SF Class C Loft/Creative Space Building Built in 1880  
Property is for sale at \$1,250,000 (\$92.59/SF)

## Investment Information

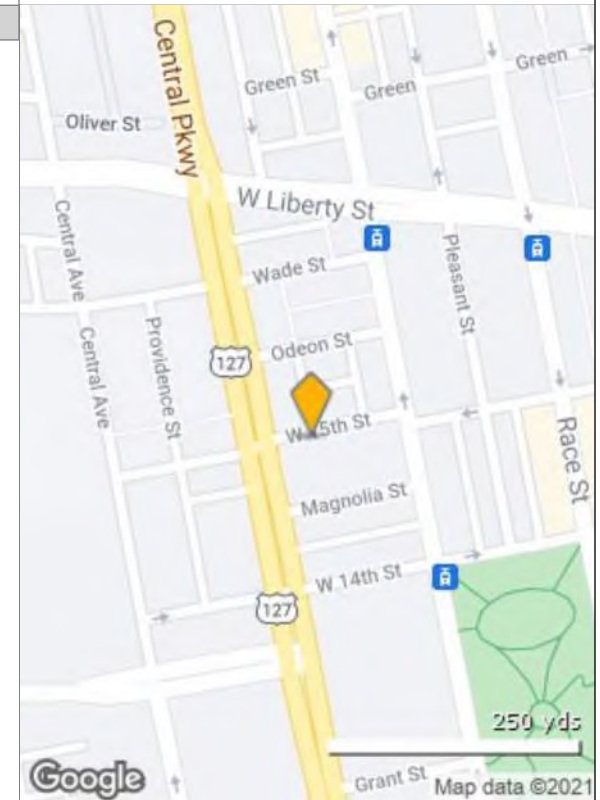
Sale Price: **\$1,250,000**  
Price/SF: **\$92.59**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Owner User**  
  
Days On Market: **778**



## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1880</b>	RBA: <b>13,500 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>3</b>
Total Avail: <b>13,500 SF</b>	Elevators: -	Land Area: -
Bldg Vacant: <b>13,500 SF</b>	Core Factor: -	Owner Type: <b>Individual</b>
Typical Floor Size: <b>4,500 SF</b>	Zoning: -	Owner Occupied: <b>No</b>
Building FAR: -	Tenancy: <b>Single Tenant</b>	

Parcel Number: **081-0002-0458**



## 2 1600 Sycamore St

Cincinnati, OH 45202 - Clifton/Midtown Submarket  
5,317 SF Class C Office/Residential Building Built in 1847  
Property is for sale at \$399,000 (\$75.04/SF)

### Investment Information

Sale Price: **\$399,000**  
Price/SF: **\$75.04**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment**  
  
Days On Market: **5**

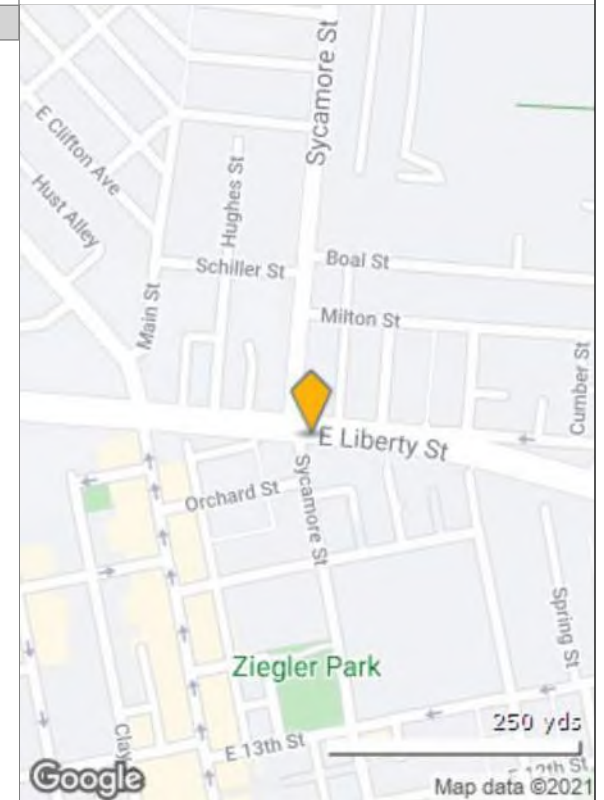


### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1847</b>	RBA: <b>5,317 SF</b>
Class: <b>C</b>	% Leased: <b>100.0%</b>	Stories: <b>3</b>
Total Avail: <b>0 SF</b>	Elevators: -	Land Area: <b>0.08 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor -	Owner Type: <b>Individual</b>
Typical Floor Size: <b>1,772 SF</b>	Zoning: <b>RM-0.7</b>	Owner Occupied: <b>No</b>
Building FAR: <b>1.53</b>	Tenancy: <b>Single Tenant</b>	

Parcel Number: **086-0002-0227**

Parking: **Ratio of 0.00/1,000 SF**



### 3 1702 Vine St

Cincinnati, OH 45210 - Clifton/Midtown Submarket  
5,400 SF Retail Storefront Retail/Residential Building Built in 1870  
Property is for sale at \$549,000 (\$101.67/SF)

#### Investment Information

Sale Price: **\$549,000**  
Price/SF: **\$101.67**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: **Redevelopment Project**  
Sale Type: **Investment Or Owner User**  
  
Days On Market: **197**

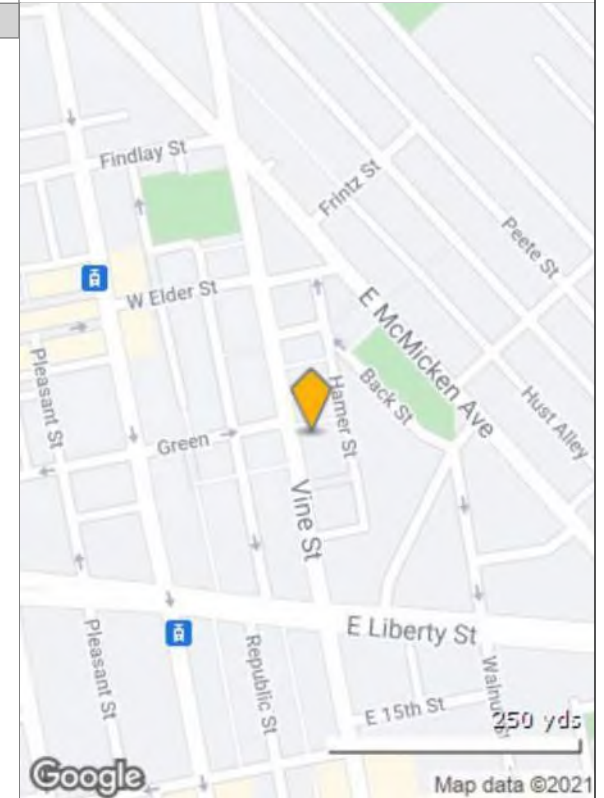


#### Center Information

Center Type: <b>Storefront Retail/Residential</b>	Center Size: <b>5,400 SF</b>
Bldg Status: <b>Built 1870</b>	Zoning: <b>CC-P</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.11 AC</b>
Stories: <b>3</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>5,400 SF</b>	
Bldg Vacant: <b>5,400 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **29 feet on Vine St**  
Parcel Number: **094-0007-0018**





May 24<sup>th</sup>, 2021

Structural Systems Repair Group  
2824 Stanton Avenue  
Cincinnati, Ohio 45206

Attn: Mr. Kevin Schubert  
Re: 1416-1418 Central Parkway  
Project No. 21182.01

Dear Kevin:

At your request, a site visit was made to the structures located at 1416-1418 Central Parkway in Cincinnati, Ohio on the morning of March 4<sup>th</sup>, 2021. The purpose of the visit was to observe the existing condition of the structure and foundation and provide general repair recommendations and concepts for potential future development.

Per the Hamilton County Auditor's website, the structures were initially built in 1900. The structures consist of multi-wythe brick masonry bearing walls with wood joists spanning side-to-side (north-south) and center bearing lines consisting of multiply wood beams spanning front-to-back (east-west) supported on cast iron (assumed) columns and wood stud bearing walls.

In general, the building is in poor to fair condition. The following summarizes the findings from the site observation.

#### **Exterior**

- Parging appears to be covering soft brick and water damage. This parging should be removed and the brick work repaired as needed. Due to the removal of the parging those areas may require up to 50% brick replacement and 100% tuckpointing. Other areas that are just painted may require up to 20% brick replacement and 50% tuckpointing based on some of the conditions observed.



### 3<sup>rd</sup> Floor Space

- Significant cracking in the masonry wall was observed. This crack appears to have been poorly repaired and patched over the years. We recommend this portion of the wall be retouched together replacing soft and damaged bricks as they are uncovered.



- Existing fire damage was noted at one location. We recommend repairing and/or replacing any compromised bricks and/or rafters in this area.



- Soft brick/water damage was noted in a couple locations. We recommend replacing the soft and spalling bricks and tuckpointing the joints as needed. We estimate up to 5% brick replacement and 10% tuckpointing.



- Stair and handrail not code compliant. We recommend reconfiguring the stair to replace with a code compliant stair if this area were to be used in the potential future development.



**Roof**

- The existing failed, cracked & loose coping should be replaced and made watertight.

**Main Levels & General Conditions Throughout**

- There are currently wood lintels at all exterior wall openings. These should all be replaced with new precast concrete or galvanized steel lintels.
- Soft brick/water damaged brick was noted at several locations. At the front (west) wall the damage is so severe that we recommend rebuilding the wall due to the significant damage to the brick noted inside and out. Other areas we expect up to 50% brick replacement and 100% tuckpointing.
- The existing masonry tie rods are improperly installed. They need to be replaced with properly installed ties within the floor/ceiling cavity along both the front (west) and side (south) wall.
- The brick wythes appear to have separated as well. We recommend installing helix ties at 16" o.c. each way to prevent any further separation of the wythes.







- There is an existing multiply wood beam spanning approximately 27 feet. This is inadequate for most commercial uses and will require reinforcement by sistering either LVL's or steel channels to each side.



### Basement – Concrete Area

- Concrete beam repair required at exposed rebar/concrete spalls/poor patches.





### **Rubble Stone Foundation Walls**

- The rubble stone foundation wall is severely undermined at the northeast corner of the structure. We recommend bench underpinning to prevent any future movement of the wall. For estimating purposes assume a 5'-0" x 5'-0" concrete bench along the undermined portions of wall.



### **Basement Wood Framing**

- Rotted and compromised joists were noted throughout the basement (1<sup>st</sup> floor framing). We recommend reinforcing by sistering up to 50% of the joists and replacing up to 25% of the joists.
- The existing post and beam lines appear inadequate. The bearing at several locations has been compromised and some of the footings are questionable, if not completely inadequate. In an effort to level the floors and provide adequate capacity for a commercial development we recommend replacing all posts and footings.









### Basement Floor/Subbasement

- There is a significant void under the wood basement floor (measuring up to 7 feet deep at some locations). This void is a big unknown with no viable commercial use. We recommend filling all subbasement voids with lean concrete or replace all wood basement floor framing.



**All Useable Floors**

- It is assumed that regardless of the use all floors will receive some form of gypcrete/leveling compound to provide a level finished surface for new flooring. Due to this anticipated extra weight, we recommend accounting for a minimum of 50% of the joists requiring sisters to be installed selectively as the use and finish is determined.

**Rear (East) Garage Doors**

- The rear (East) garage doors appear to have been installed sometime after the initial construction. It is unclear what impact this had on the lateral force resisting system, which should be further analyzed if the building is to be brought into compliance with the current building code. Worst case, the addition of a steel moment resisting frame may be necessary to provide the code required lateral resistance due to the size and spacing of these openings.

In conclusion, the proceeding information has been compiled as a guide to determine the economic feasibility to reuse/redevelop the existing properties located at 1416-1418 Central Parkway in Cincinnati, Ohio. This report is limited to the conditions observed at the noted address. This investigation was performed using visual techniques for the site observations. No finishes were removed for the investigation and no material testing was performed. No testing of the soils was performed. Any conclusion or interpretation taken by others based on this report is not the responsibility of AGE, Inc. The conclusions in this report are based on our experience as a structural engineer in the Greater Cincinnati Area.

Thank you for contacting our office to help with this matter. If we can be of further assistance, please do not hesitate to call.

Sincerely,



Josh Tolchinsky, P.E.

Advantage Group Engineers, Inc.

May 27, 2021

**Subject: 1416-1418 Central Ave Stabilization**

**Proposed Scope of Work:**

Includes all necessary Safety, Labor, Equipment and Materials for the below described repair items

**Basement:**

1. Demo existing floor leading to sub-basement
2. Leancrete form and fill entire sub-basement
  - a. Stabilization of foundation
3. Form, reinforce, and place new 4" Concrete Slab on Grade above Leancrete fill
4. Demo Existing Post and Beam Systems entirely
  - a. Beam ends are deteriorated – posts and footings are failing
5. Install new Post and Beam Systems with new footings
6. Underpinning at Northeast corner where stone foundation has been undermined
7. Patch existing concrete beam where spalling and cracking

**First Floor Framing:**

1. Sister 50% of joists
2. Replace 50% of joists
3. Install Wall Ties 4' on center

**First Floor Interior**

1. 50% Brick Replacement
2. 50% Tuck-pointing
3. Install Helifix anchors

**2<sup>nd</sup> Floor Framing**

1. Sister 50% of Joists
2. Replace 25% of joists
3. Sister Existing Beam with LVL on each side
4. Install Wall Ties 4' on center

**2<sup>nd</sup> Floor Interior**

1. 50% Brick Replacement
2. 50% Tuck-pointing
3. Install Helifix anchors

**2<sup>nd</sup> Floor/Roof Framing**

1. Sister 50% of joists
2. Replace 25% of joists



**3<sup>rd</sup> Floor Interior**

- 1. Demo and rebuild portion of wall where previously repaired
- 2. 50% Brick Replace
- 3. 50% Tuck-point

**3<sup>rd</sup> Floor Roof Framing**

- 1. Sister 50% of joists
- 2. Replace 50% of joists
- 3. Install Wall Ties 4' on center

**Roof**

- 1. Replace existing coping and place with non-shrink grout
- 2. Caulk seams

**Exterior**

- 1. Remove parging coat 100%
- 2. Replace Brick 50%
- 3. Tuck-point 100%

**Miscellaneous**

- 1. Code Compliant stairs from 2 to 3
- 2. Fire rated walls to enclose stairs
- 3. Extend Fire Escape
- 4. Type X Wall Framing
- 5. Sprinkler add. No Fire Pump
- 6. Remove and replace lintels at all openings
- 7. CDF fill in subbasement
- 8. Remove subbasement flooring
- 9. Demo Existing Window Infills
- 10. New Windows

<b>Total Price for above scope of work:</b> .....	<b>\$1,345,688</b>
General Conditions (10%): .....	\$134,569
Contingency (15%): .....	\$222,039
Fee (8%): .....	\$136,184
CAT (.26%) .....	\$4,780
<b>Total Opinion of Probable Construction Cost:</b> .....	<b>\$1,843,259</b>

**Cost Breakdown by Scope**

<b>1. Basement</b> .....	<b>\$255,022</b>
<b>2. Framing</b> .....	<b>\$199,612</b>
<b>3. Interior</b> .....	<b>\$177,259</b>
<b>11. Exterior Masonry</b> .....	<b>\$316,995</b>
<b>12. Miscellaneous</b> .....	<b>\$396,800</b>
<b>13. GCs/GRs/Contingency &amp; Fees</b> .....	<b>\$497,571</b>

**UNIT PRICES – Openings and Infills**

1. Demo existing window infill - **\$950**
2. Possible uses cost per Square Foot Buildout
  - Residential - \$195/sf - \$215/sf
  - Office - \$150/sf - \$175/sf
  - Retail - \$125/sf - \$140/sf

**Clarifications:**

1. Assumes free, clear and unrestricted access to all work areas concurrently
2. On site water and electric to be used and provided by owner
3. Assumes site storage
4. Sales taxes included
5. General cleaning is included, but final cleaning is excluded
6. Assumes normal working hours
7. Fire pump is not included if needed for sprinklers

**Exclusions:**

1. Permits
2. Painting and other finishes, unless noted otherwise above
3. Abatement or remediation
4. Engineering fees
5. Prevailing wage rates
6. Pumping, dewatering, or by-pass pumping
7. Bonds and Builder's Risk insurance
8. Testing and Inspections
9. Weather protection and temporary heat
10. Window cleaning and/or protection
11. Tenting of work area
12. Relocating any equipment, mechanical and or electrical items

## **ATTACHMENT B- STAFF ATTACHMENTS**

1. Ordinances Establishing OTR Local Historic District South and then Combined
2. Pages from 2014 National Register Nomination concerning properties 1416-1430 Central Parkway
3. Assessing Economic Hardship Article - By Julia Miller
4. Economic Analysis from Department of Community and Economic Development (DCED)

# City of Cincinnati



Bobbie Sterne  
Councilmember

City Hall Room 346  
801 Plum Street  
Cincinnati, Ohio 45202  
Phone (513) 352-3604  
Fax (513) 352-1517

Doc. # 199400675

March 23, 1994

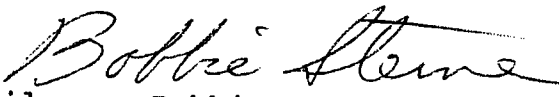
To: Members of Council

Attached is the final report of the Over the Rhine Anti-Displacement Committee, set up following the recently passed legislation designating Over the Rhine as an historic district.

The only continuing action necessary of this committee is developing the monitoring system. The monitoring sub-committee has been set up and will report its recommendations directly to Council within 30 days of this date.

This concludes the work of the Anti-Displacement Committee, and I would like to thank the members, who were the following:

Councilmember Dwight Tillery	Councilmember Nick Vehr
Ms. Cheryl Meadows	Mr. Scott Stiles
Mr. Wayne Chapman	Mr. Pat Clifford
Ms. Sue Livensparger	Ms. Barbara Wynn

  
Councilwoman Bobbie Sterne,

## COMMITTEES

### Chairwoman

Community Development, Housing  
& Zoning Committee

### Member

Finance Committee  
Health & Human Services  
Committee  
Law & Public Safety Committee  
Intergovernmental Affairs &  
Environment Committee  
Public Works, Traffic Safety  
& Infrastructure Committee

City of Cincinnati Retirement  
Board



Equal Opportunity Employer

REPORT OF THE OVER-THE-RHINE  
ANTI-DISPLACEMENT COMMITTEE

BACKGROUND

When City Council adopted legislation designating Over-the-Rhine as a local historic district it authorized the establishment of a committee to make recommendations on measures to be considered to assure that substantial displacement of current residents of the neighborhood does not occur.

The Anti-Displacement Committee consists of Councilmembers Bobbie Sterne, Nick Vehr and Dwight Tillery; Pat Clifford, Sue Livensparger, and Barbara Wynn representing neighborhood residents; and Wayne Chapman, Cheryl Meadows, and Scott Stiles from the City Administration. The Committee met on several occasions, reviewing over a dozen ideas on measures to ameliorate or prevent displacement. Although there was a difference of opinion among Committee members about the extent of displacement actually occurring or the threat of displacement in the future, the Committee did reach agreement on the measures which should be executed at this time.

PRESERVE SECTION 8 UNITS

The Committee was unanimous in agreeing that the most important step for assuring the future of affordable rental housing in the neighborhood is to preserve the Section 8 units that currently exist. Various efforts are being made by groups to assure the preservation of Section 8 units in Over-the-Rhine.

GOOD CAUSE EVICTION

Another step recommended by the Committee is to amend the City's tenant landlord law to require good cause eviction language in leases for buildings located in the locally designated historic district of Over-the-Rhine. The City currently requires such language in tenant leases for developments funded through its Rental Rehab and HIP products. Focus groups of users of those products were asked if they saw any problem with good cause eviction language and the feedback was that responsible property owners would not object to it. The basic protection given to tenants with good cause eviction language is that upon expiration of a lease the landlord cannot simply refuse to extend a new lease but must, rather, evict for good cause.

Good cause includes a variety of reasons: failure to pay rent, criminal behavior, violations of the lease, arrests, property damage, and others. The Administration should have the appropriate ordinance prepared for City Council's hearing and action.

RIGHT OF FIRST OFFER

Tenants in locally designated historic districts should have a right of first offer to purchase the unit in which they reside if the owner offers the property for sale. Tenants would have to follow normal real estate market requirements and have seven days from notice to make an offer and tender a good faith deposit with an appropriate time to arrange financing. This requirement will be prepared in ordinance form as an amendment to Chapter 740 of the Municipal Code setting forth local relocation law.

#### CURRENT SAFEGUARDS

The Committee noted that where there are federal funds or city funds involved in development projects, that residents who are displaced are entitled to relocation benefits either under the federal Uniform Acquisition and Relocation Act or under Chapter 740 of the Cincinnati Municipal Code.

#### SAFETY NET

There was disagreement among the Committee members about the extent of displacement, and thus recommends a temporary monitoring system (see below). In order to avoid hardship for any actual displaced families during the temporary monitoring period, the Committee recommends that City Council adopt a policy, by motion or by approval of this report, of providing Chapter 740 relocation benefits to those tenants in the locally designated historic district boundaries of Over-the-Rhine for a period of one year. If actual displacement is low, the cost will be able to be absorbed in the relocation appropriation of the Community Development Block Grant budget. If displacement is high and cost is becoming a problem, staff will report back to City Council with recommendations on alternative actions. Adoption of such a policy will provide a temporary "safety net" for neighborhood tenants. The Relocation section of the Law Department is prepared to carry out the intake and analysis services to put this safety net into place. The Relocation staff will also develop an information and screening form which will be distributed to housing agencies in Over-the-Rhine. This form will help those agencies to determine whether a person in the neighborhood is eligible for relocation benefits and to refer that person to the appropriate City agency with the needed information to expedite benefits when they are due.

#### MONITORING SYSTEM

The Committee was of differing opinions as to the extent of actual or potential displacement. The resolution of these differences takes the form of a unanimous agreement to design a monitoring system which will give us actual data on the extent of actual displacement. A sub-group of the Committee has begun the design of the monitoring system and will report directly to City Council with its recommendations within 30 days.

City of Cincinnati

CBH  
E.M.T.R.

An Ordinance No. 408

-1993

TO ESTABLISH the Over-the-Rhine (South) Historic District as an overlay district.

WHEREAS, the Urban Conservator has prepared a designation report including conservation guidelines for the proposed district; and

WHEREAS, following a public hearing, the Historic Conservation Board, at its meeting held September 20, 1993, favorably recommended designation of the Over-the-Rhine (South) Historic District including the recommended Conservation Guidelines for the district; and

WHEREAS, upon receipt of the decision of the Historic Conservation Board and following a public hearing, the City Planning Commission at its meeting on October 8, 1993, approved designation of the Over-the-Rhine (South) Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code; and

WHEREAS, Council considers the establishment of the Over-the-Rhine (South) Historic District to be in the best interest of the City and general public; and

WHEREAS, on March 4, 1992 the Council established an Interim Development Control District No. 36, Over-the-Rhine, as an overlay district to remain in effect for 90 days; and

WHEREAS, on May 6, 1992 the Council extended Interim Development Control District No. 36, Over-the-Rhine, as an overlay district until March 4, 1993; and

WHEREAS, on March 3, 1993 the Council extended Interim Development Control District No. 36, Over-the-Rhine, as an overlay district until September 4, 1993; and

WHEREAS, on September 1, 1993 the Council extended Interim Development Control District No. 36, Over-the-Rhine, as an overlay district until January 4, 1994; and

WHEREAS, after enactment of this ordinance, there is no longer need for the interim development controls;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. Council adopts the Designation Report prepared by the Urban Conservator for the Over-the-Rhine (South) Historic District, "Exhibit A," attached. Council Specifically adopts as its own finding that the Over-the-Rhine

\* - Amended on the Floor of Council Session of November 17, 1993.

(South) Historic District has historic significance as defined by Section 741-1-H1 of the Cincinnati Municipal Code and qualifies in all respects for historic designation under Chapter 741 of the Cincinnati Municipal Code and Chapter 1461 of the Cincinnati Zoning Code.

Section 2. Building Zone Map Nos. 330, 331, 335 and 336 are amended to superimpose the Over-the-Rhine (South) Historic District over the existing B-4 General Business District, R-7 Multi-Family High-Density District, R-7(T) Multi-Family High-Density Transition District, O-2 Urban Office District, R-6 Multi-Family High-Density District, R-B Residence-Business Mixed-Use District, and O-1 Suburban Office District in the Over-the-Rhine, more particularly described:

Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described:

Beginning at the point of intersection of the center lines of West Liberty Street and Central Parkway; thence southwardly with the center line of Central Parkway to the center line of West Central Parkway; thence eastwardly with said center line and continuing eastwardly with said center line and continuing eastwardly with the center line of East Central Parkway to the intersection with the center line of Reading Road; thence northeastwardly with said center line to the intersection with the center line of East Liberty Street; thence westwardly with said center line to the intersection with the center line of Sycamore Street; thence northwestwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 39 Plat Book 86 Page 2 HCAP; thence westwardly along said parcel line extended and said line to the northwest corner of said parcel 39; thence northwestwardly to the northeast corner of Parcel 35 Plat Book 86 Page 2 HCAP; thence westwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcels 34, 33, and 32 Plat Book 86 Page 2 HCAP to the northwest corner of said Parcel 32; thence westwardly to the northeast corner of Parcel 63 Plat Book 86 Page 3 HCAP; thence westwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcels 62, 61 and 60 Plat Book 86 Page 3 HCAP and along said line extended of said Parcel 60 to the center line of Moth Alley; thence southwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 47 Plat Book 86 Page 3 HCAP; thence westwardly along said parcel line extended and said line to the northwest corner of said parcel; thence northwestwardly to the northeast corner of Parcel 167 Plat

Book 94 Page 7 HCAP; thence westwardly along the north parcel line of said parcel to the east parcel line of Parcel 166 Plat Book 94 Page 7 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence in a generally westwardly direction along the north parcel line of said Parcel 166 and continuing along the north parcel line of Parcels 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155 and 154 Plat Book 94 Page 7 HCAP to the northwest corner of said Parcel 154; thence southwardly along the west parcel line of said parcel to the northeast corner of Parcel 153 Plat Book 94 Page 7 HCAP; thence westwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcel 146 Plat Book 94 Page 7 HCAP and along said line extended to the center line of Walnut Street; thence northwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 127 Plat Book 94 Page 7 HCAP; thence westwardly along said parcel line extended and said line and continuing along the north parcel line of Parcels 126 and 124 Plat Book 94 Page 7 HCAP to the east parcel line of Parcel 114 Plat Book 94 Page 7 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence westwardly along the north parcel line of said Parcel 114 and continuing along the north parcel line of Parcels 113, 112, 111, 110 and 109 Plat Book 94 Page 7 HCAP to the northwest corner of said Parcel 109; thence southwestwardly to the northeast corner of Parcel 83 Plat Book 94 Page 7 HCAP; thence northwestwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcels 82 and 81 Plat Book 94 Page 7 HCAP to the east parcel line of Parcel 80 Plat Book 94 Page 7 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence northwestwardly along the north parcel line of said Parcel 80 to the northwest corner of said parcel; thence southwestwardly along the west parcel line of said Parcel 80 and continuing along the west parcel line of Parcel 79 Plat Book 94 Page 7 HCAP to the northeast corner of Parcel 36 Plat Book 94 Page 7 HCAP; thence westwardly along the north parcel line of said parcel and said line extended to the center line of Vine Street; thence northwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 111 Plat Book 94 Page 8 HCAP; thence westwardly along said parcel line extended, said line and said line extended to the center line of Republic Street; thence southwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 90 Plat Book 94 Page 8 HCAP; thence westwardly along said parcel line extended and said line and continuing along the north parcel line of Parcel 89 Plat Book 94 Page 8 HCAP to the east parcel line of Parcel 88 Plat Book 94 Page 8 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence westwardly along the north parcel line of said Parcel 88 and continuing along the north parcel line of Parcels 87 and 86 Plat Book 94 Page 8 HCAP to the northwest corner of said Parcel 86; thence northwestwardly to the northeast corner of Parcel 68 Plat Book 94 Page 8 HCAP; thence westwardly along the north parcel line

of said parcel and continuing along the north parcel line of Parcels 64 and 63 Plat Book 94 Page 8 HCAP to the northwest corner of said Parcel 63; thence westwardly to the northeast corner of Parcel 49 Plat Book 94 Page 8 HCAP; thence westwardly along the north parcel line of said parcel to the east parcel line of Parcel 35 Plat Book 94 Page 8 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence westwardly along the north parcel line of said Parcel 35 and said line extended to the center line of Pleasant Street; thence northwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 20 Plat Book 94 Page 8 HCAP; thence westwardly along said parcel line extended and said line and continuing along the north parcel line of Parcel 19 Plat Book 94 Page 8 HCAP to the east parcel line of Parcel 1 Plat Book 94 Page 8 HCAP; thence northwardly along said parcel line to the northeast corner of said parcel; thence westwardly along the north parcel line of said Parcel 1 and said line extended to the center line of Elm Street; thence northwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 26 Plat Book 133 Page 3 HCAP; thence westwardly along said parcel line extended and said line and continuing along the north parcel line of Parcels 25, 24 and 23 Plat Book 133 Page 3 HCAP to the east parcel line of Parcel 22 Plat Book 133 Page 3 HCAP; thence northwardly along said parcel line and said line extended to the center line of an unnamed 12-foot alley; thence westwardly with said center line to the intersection with the center line of Logan Street; thence northwardly with said center line to the point of intersection with the eastwardly extension of the north parcel line of Parcel 2 Plat Book 133 Page 3 HCAP; thence westwardly along said parcel line extended, said line and said line extended to the center line of Central Parkway; thence southwardly with said center line to the point of beginning.

Section 3. "Exhibit B," attached, is a plat of the territory described in Section 2.

Section 4. Pursuant to Section 741-11 of the Cincinnati Municipal Code, Council adopts the "Over-the-Rhine (South) Historic District Conservation Guidelines," "Exhibit C," attached.

Section 5. The Clerk of Council is directed to notify the Historic Conservation Board, the City Planning Commission, the Director of Buildings and Inspections and the City Solicitor of the designation of the Over-the-Rhine (South) Historic District. The Historic Conservation Board shall notify interested or affected property owners, groups, City departments, boards and

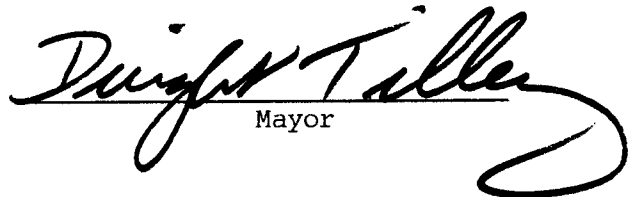
commissions. Failure to notify a person shall not affect the validity of the designation of the Over-the-Rhine (South) Historic District.

Section 6. Existing Ordinance No. 317-1993, to extend Interim Development Control District No. 36, Over-the-Rhine, as an overlay district until January 4, 1994 is repealed.

\* - Section 7. *Condi/ Declares this ordinance to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety that shall go into effect on passage. The reason for the necessity of the immediate effect is the need to protect the structures in the Over-the-Rhine (South) Historic District from demolition, new construction and alterations detrimental to their maintenance as part of the cultural and historic heritage of the city.*

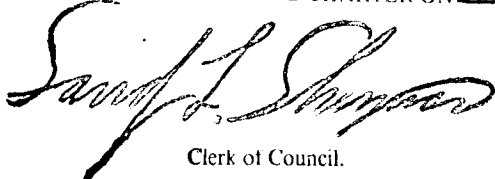
Section 7. This ordinance shall take effect and be in force from and after the earliest time allowed by law.

Passed November 17 A.D., 1993

  
Mayor

Attest.   
Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 408  
1993 WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 11-30-93.

  
Clerk of Council.

# Council Meeting Voting Sheet

WEDNESDAY NOVEMBER

Date: 17, 1993 2:00 pm.

Number:

*65 motion  
by Strauss to Deleted  
Emergency clause*

	Suspension of Rules		Amendments		Passage		Emergency		Indefinitely Postponed	
	Y	N	Y	N	Y	N	Y	N	Y	N
Mirlisena	EXCUSED		FROM		THIS		SESSION			
Portune	/		/		/					
Qualls	EXCUSED		FROM		THIS		SESSION			
Sterne	/		/		/					
Strauss	/		/		/					
Surber	/		/		/					
Tillery	/		/		/					
Vehr	/		/		/					
Yates	/		/		/					
Total	7		7		7					

*adopted*

# City of Cincinnati



City Planning Department

October 11, 1993

Mayor and City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Room 228, City Hall  
Cincinnati, Ohio 45202  
(513) 352-3471

Leon A. Meyer  
*Director of City Planning*

Dear Mayor and Members of Council:

We transmit herewith a proposed emergency ordinance to establish the Over-the-Rhine (South) Historic District as an overlay district. This ordinance has been prepared pursuant to Chapter 35, Regulations for Historic Structures, Sites and Districts, of the Cincinnati Zoning Code and Chapter 741, Historic Conservation, of the Cincinnati Municipal Code. The Cincinnati City Planning Commission approved this emergency ordinance at its meeting on October 8, 1993.

Motion to Approve: Mr. Mooney  
Seconded: Ms. Sloan

Ayes: Mr. Dawson  
Ms. Hankner  
Mr. Huhn  
Mr. Mooney  
Ms. Sloan  
Ms. Sterne

Nay: Mr. Erb

Copies of the staff report on the subject are attached.

THE CITY PLANNING COMMISSION

Leon A. Meyer, Director  
City Planning Department

LAM:DWY:dwy

Attachment

xc: Frank A. Dawson

Equal Opportunity Employer

COUNCIL DATE: \_\_\_/\_\_\_/\_\_\_

199302777 ORDINANCE (emergency) submitted by Leon Meyer, Director of City Planning Department, to establish the Over-the-Rhine (South) Historic District as an overlay district.

10/13/93 Submitted to Council by CITY PLANNING COMMISSION

10/13/93 Referred to: COMMUNITY DEV. COMMITTEE

Referred to the City Manager.

Referred to the City Planning Commission.

RECOMMENDATION:  
(Committee Report)

HON. COUNCIL OF THE  
CITY OF CINCINNATI

Date: 11/09/93

Councilmembers:

COMMUNITY DEV. COMMITTEE reported on the item below and recommends:

ORDINANCE

RESOLUTION

REPORT  
MOTION

COMMUNICATION  
PETITION/NOTICE

Passage

Filing

First Reading, Clerk to Advertise

Approve & File

Indefinite Postponement

Disapprove & File

Without Recommendation

File/Clerk to Advise

Without Recommendation

REFERRED TO \_\_\_\_\_ COMMITTEE:

Adoption

Referred to \_\_\_\_\_

Respectfully submitted,

Filed  
Approved/Filed  
Advised/Filed  
Disapproved/Filed  
Adopted  
Failed of Adoption

COUNCIL ACTION:  
Indef. Postponed  
1st. Reading  
Suspended Rules  
2nd. Reading  
Engrossed  
3rd. Reading

Passed  
Emergency Clause  
Amendment  
Confirmed  
Affirmed  
Accepted

# Over-the-Rhine (South) Historic District

**Designation Report  
— September 1993**

**Cincinnati City Planning Department  
Historic Conservation Office**

**O**ver-the-Rhine is one of this country's most significant cultural resources. Its rich collection of commercial, residential, religious and civic architecture ranks as one of America's largest and most cohesive surviving examples of an urban, nineteenth-century neighborhood. Its history is closely linked to the successive waves of Germans who immigrated to the United States in the nineteenth century and who made Cincinnati one of the major German-American centers. As the historic heart of Cincinnati's German-American community, Over-the-Rhine documents and reflects the region's German heritage. In addition, as an evolving neighborhood, it illustrates broad patterns of American urban life during the twentieth century.

Designation of the Over-the-Rhine (South) Historic District will protect the district's irreplaceable historic buildings and will encourage their conservation, renovation, and reuse. It also will advocate new development that is compatible with and will take advantage of the district's unique character. As a result, the historic district will foster the continued viability of the community as an attractive place to live, work and play for citizens of all socio-economic levels. It also will cultivate community pride and an appreciation of Over-the-Rhine's rich past throughout the city.

This designation report provides a framework for evaluating the proposed historic district designation. It analyzes the historical and architectural significance of the community. It briefly narrates the history of Over-the-Rhine and describes the current physical character of the district. It addresses a number of broad issues that the City of Cincinnati must consider in its review of the proposed Over-the-Rhine (South) Historic District. The report provides background information about historic preservation efforts that have led to this designation study. Finally, it lists additional bibliographic resources.

**INSIDE**

Significance .....	1
History .....	3
Description .....	15
Findings .....	27
Background .....	33
Sources .....	37
Map .....	39

# Significance

---

**O**ver-the Rhine is significant in the continuing history of Cincinnati and the United States. In 1983 the district was listed in the National Register of Historic Places, in recognition of both its exceptional nineteenth-century architecture and its association with the successive waves of German immigration to America in the nineteenth century.

Over-the-Rhine's collection of commercial, residential, religious and civic architecture is one of America's largest and most cohesive surviving examples of an urban, nineteenth-century community. Similar neighborhoods in other cities have been decimated or lost entirely. Over-the-Rhine, however, continues to display its original dense, urban development patterns and buildings of excellent architectural quality, imbuing the neighborhood with a "sense of time and place." Rows of three- to five-story brick buildings constructed along the sidewalk characterize the streetscape. Many buildings have storefronts on the first floor with residential space on the upper floors. The Italianate style is the predominant architectural style in the district. Other nineteenth-century styles, including Federal, Greek Revival, Second Empire, Queen Anne, and Renaissance Revival, add to the flavor of the district. Over-the-Rhine also has many simply designed, working-class dwellings that display modest elements of the high architectural styles.

Cincinnati attracted thousands of German immigrants during the nineteenth century, and Over-the-Rhine became the center of Cincinnati's German and German-American community. The Germans greatly influenced the character of the entire city. In Over-the-Rhine they created a

dense urban community with residences, commercial buildings, meeting halls, churches, and light industrial buildings. As the historic heart of Cincinnati's German-American community, Over-the-Rhine documents and reflects the region's rich German heritage.

The historic buildings in Over-the-Rhine have provided generations of Cincinnatians with places to live, work, play, shop, and meet. During the past 40 years Over-the-Rhine has been associated most directly with the city's Appalachian and African-American communities. The neighborhood now illustrates broad patterns of our more recent past. Over-the-Rhine has witnessed the migration of urban residents to the suburbs. It has provided homes to new residents who have migrated to Cincinnati from rural, southern states, and it has sheltered city residents who have relocated due to urban renewal projects elsewhere in the city.

# History

---

**F**rom its earliest development, Over-the-Rhine has served as a port-of-entry for immigrants to Cincinnati. In the nineteenth century the community was home to people of all economic classes and included the poorest of immigrants, working class families, shop owners, and businessmen of means. For a majority of these new residents, the unifying element was the German language and culture. After World War II Over-the-Rhine became a place where migrants looked for affordable housing and where employers looked for cheap labor. Over-the-Rhine historically has been a place where people new to the area try to make better lives for themselves.

## Development of Cincinnati

The first half of the nineteenth century witnessed great changes in Cincinnati, the United States, and Europe. During this period, American cities increasingly became centers of commerce and industry as the nation took part in the Industrial Revolution. The population of the western United States grew dramatically, and western cities including Cincinnati vied for economic dominance in the region and the nation. Throughout Europe attempted land and economic reforms ended in failed rebellions and revolutions, causing record numbers of immigrants to flee Europe to the United States for ideological and economic reasons. Times of agricultural crisis across Europe also resulted in greater emigration. Until 1880–1890, a majority of these immigrants came from Northern and Western Europe, particularly the German-speaking states, Ireland and England.

As a result of these market forces and increased immigration, Cincinnati grew in population, influence and size. Between 1830 and 1850 Cincinnati's population more than quadrupled from 26,515 to 115,435. By 1860 Cincinnati's population of 160,000 ranked it among the ten most populous cities in the country. By 1860 Cincinnati was recognized as the third-ranking industrial center in the nation, the leading manufacturing city of the West, and a principal center for trade between the western, southern and eastern regions of the country. City boosters were justified in capitalizing on Longfellow's accolade of Cincinnati as the "Queen City of the West."

Cincinnati's economic growth and development attracted — and was made possible by — thousands of immigrants to the area. The great potato famines in Ireland in the 1840s brought large numbers of Irish immigrants. The revolutions and failed reforms in the German-speaking states of Europe in the 1830s and 1840s brought even greater numbers of German immigrants. By 1850 natives of Ohio, Pennsylvania, New York, New Jersey, Virginia, Maryland, and the New England region together comprised only 54 percent of Cincinnati's total population of 115,435. German immigrants made up 27 percent (30,758) of the total, and Irish-born residents comprised 12 percent (13,616). The next largest immigrant group at that time, the English, accounted for only 4 percent of the city's population.

Limited building technology and natural barriers influenced the expansion of the city and development of Over-the-Rhine. Pre-1850 building techniques did not permit the construction

---

Church, later St. John's Unitarian Church. William Nast, a German immigrant, established the nation's first German Methodist church, Nast Trinity Methodist Church, in Over-the-Rhine in 1835. These churches became important stabilizing forces, as their sturdy construction and massive proportions symbolized the permanence of the emerging community while the church services themselves provided important cultural links to the homeland.

In 1848 and for almost a decade after, the German immigration to Cincinnati accelerated. Thousands of immigrants, collectively referred to as the "Forty-Eighters," left the European German states, leaving behind economic depression, political instability and unsuccessful land reforms. Whole families left to seek a new life in the United States. Cincinnati's existing German community, coupled with the economic growth and increasing job opportunities that the city offered, encouraged the immigration of the "Forty-Eighters" here. By 1850 the total population of the city was 115,435, of which 30,758 were German immigrants. At that time, Over-the-Rhine's population numbered approximately 43,000.

The neighborhood took on a "German" character, although it was diverse in its ethnic makeup. The new German immigrants originated from various European German states, including Prussia, Bavaria, and Saxony, and brought with them a variety of customs, habits, attitudes and dialects of the German language. (The German states did not join as a unified country until 1871.) These immigrants also displayed a range of religions, occupations, and classes, and this

multi-dimensional diversity characterized the Over-the-Rhine German community for the rest of the century. The percentage of German and German-American residents in the neighborhood would continue to grow, peaking at an estimated 75% in the early twentieth century.

Industry developed along the Miami and Erie Canal. Pork-packing plants, soap and tallow factories, and various light industries lined the canal and provided job opportunities for Over-the-Rhine residents. German entrepreneurs also gradually built up a profitable brewing industry that became identified with Over-the-Rhine. The English had operated breweries in the city earlier but on a relatively small scale. With the introduction of lager beer in the 1830s, German brewers became the predominant force in the industry, and the number of breweries in the city increased from eight in 1840 to 36 in 1860. Producing for both local consumption and export, brewers like George Herancourt, John Hauck, Christian Moerlein, and Conrad Windisch became wealthy and influential figures in the German community. In the financial panic of 1857, many Cincinnati Germans entrusted their savings to the brewers rather than with the banks.

Other entrepreneurs opened bakeries, dry goods stores, stables, lumber yards, grocery stores, theaters, and various small businesses. Beginning in 1855, commercial activity centered on Findlay Market, located between Elm and Race Streets on land left to the city by former mayor James Findlay. The market has remained in continuous operation since its opening and is the only original public market building still open in the city. Second-, third-, and fourth-generation German-

---

The establishment of building and loan institutions in Cincinnati's German community dramatically affected the streetscapes of Over-the-Rhine. Building and loan associations made homeownership a reality for thousands of early German-Americans in Cincinnati. Initially, members would contribute 25 to 50 cents weekly towards the purchase of a home. When the association collected enough money, members drew straws to see who could purchase property and build next. The *Bauvereine* soon evolved into the main money lending institutions of Cincinnati. They were, for the most part, localized institutions with such names as Green Street #2 Loan and Building Company and 11th Ward Building Association #2. Others were more widespread and had such names as Germania Building Association #2, Teutonia Loan and Building Company, Central Turner Building Association, German Building Association #7, and others. The building and loan associations financed several thousand buildings. In 1870, at the start of the building boom, 26 building and loans were active in Over-the-Rhine alone. Although building associations were not unique to Cincinnati's German community, other immigrant groups, such as the Irish, established only a handful of mutual aid societies and building associations.

The largest and best known German society in Cincinnati during this period was *Der Deutsche Pionier-Verein von Cincinnati* (The German Pioneer Society of Cincinnati). Its original statutes of 1868 required members to be at least 40 years of age and residents of Cincinnati for at least 25 years. These requirements limited membership

to only the city's earliest German residents and excluded the majority of the German immigrants, particularly the "Forty-Eighters." The purpose of the society was to renew old friendships, establish new ones, and to preserve the history of Cincinnati's German pioneers for future generations. Between 1869 and 1887 they published the historical journal *Der Deutsche Pionier*. Its members included many prominent local citizens, including Christian Moerlein, Judge A. K. Nippert, Jakob Seasongood, Friedrich S. Spiegel, Gustav Tafel and Isaac M. Wise.

The beer gardens of Over-the-Rhine evolved as strong social centers for the German culture during this period and attracted patrons from a broad range of economic and ethnic backgrounds. Serving a wide variety of German foods and locally brewed beer, patrons would occupy their customary tables and discuss the events of the day. Numerous singing societies, building and loan associations, Turner groups, and other social and cultural organizations patronized these local institutions and conducted their meetings and business activities at them. On Sundays, after church, the beer gardens became a place where social activities and music set the pace for the rest of the afternoon. Wielert's Beer Gardens was one such establishment. Opened in 1873 by Heinrich Wielert, it contained several drinking rooms, meeting rooms, and the garden, which hosted many social functions for Germans and non-Germans alike.

For entertainment, Over-the-Rhine offered numerous theaters and opera houses in addition to its beer gardens, restaurants and clubs. These

---

listed as a National Historic Landmark, an honor reserved for the nation's most historically and architecturally significant properties.)

Industry continued to be an important factor in Over-the-Rhine's development. The canal area was still the location of many diversified industries, including lumber yards, foundries, pork packers, tanneries, and glycerin works. The brewing industry tended to concentrate in the northern portion near McMicken Avenue. By 1866 the Jackson Brewery, J. G. Sohn & Sons Brewery, Christian Moerlein Brewing Company, and John Kauffmann Brewing Company dominated the industrial use of the area. In close association, on the west side of the canal were the John Hauck and Windisch Mulhauser Brewing Companies. Between 1875 and 1900 seventeen breweries were located in Over-the-Rhine.

Retail trade also was an important economic factor in Over-the-Rhine and attracted patrons from throughout the Cincinnati area. In 1876 Herman Adolph Hanke opened his first department store in Over-the-Rhine and in 1897 opened a new store at 1130 Main Street. In 1878 the Alms and Doepke Department Store opened its store on Main Street, near the Hanke Department Store, on the banks of the Miami and Erie Canal. The store became the largest department store in Cincinnati and the headquarters of one of the largest wholesale and retail dry goods businesses in the Midwestern United States. The L. D. Siefert company also operated a retail and wholesale dry goods store nearby on Vine Street.

Over-the-Rhine and the city as a whole entered a period of transition by the early 1890s, as the

settlement pattern in Cincinnati changed. The Germans, especially second-generation German-Americans, were dispersing to other areas of the city in large numbers. Numerous reasons accounted for this shift. During the 1870s five new inclined-plane railways provided easy access to the hilltop areas above the basin. The implementation of the electric rapid transit in the mid-1880s also provided for easy transportation. With accelerating population growth and evolving modes of transportation, the population, industry, and commerce became decentralized. The city grew at a greater rate than its German community. German immigration was still an important factor; however, many immigrants settled outside Over-the-Rhine.

#### **Emergence of a New Identity—Twentieth Century**

As Over-the-Rhine entered the twentieth century, it continued to change. The German-American community expanded and settled throughout the city, and Over-the-Rhine lost some of its old German character. While the area lost economic and political significance, it gained importance as a social-cultural center, with numerous German restaurants, churches, bakeries, markets, beer gardens and shops remaining in the district. The area continued to serve as the cultural center of the German-American community throughout most of the first half of the twentieth century. The neighborhood's population slowly declined from a high of 44,475 in 1900 to 27,577 by 1960, with a slight rise in 1940-1950 with the first influx of Appalachians into the community.

---

Between 1910 and 1930 a number of large public buildings were constructed in the community. Along with the creation of Central Parkway in the old canal bed, these new buildings tended to tie the community more closely to the downtown area and to the city as a whole. In 1908 the Hamilton County Memorial Building was completed near Music Hall in honor of the military veterans of Cincinnati and Hamilton County. The Cincinnati Board of Education built substantial new schools in the community, including the former Woodward High School (now the School for the Creative and Performing Arts) in 1910 and the Rothenberg School in 1913. In 1911 the Ohio Mechanics Institute opened its new school building, which also housed the lavish Emery Auditorium, on the north bank of the canal at Walnut Street. In 1918 the YMCA dedicated its new facility on Elm Street, after it determined that its former downtown facilities were too small. Over-the-Rhine's first tall office building, the American Building, was completed in 1927, and Central Parkway opened to traffic in 1928 along the old Miami and Erie Canal right-of-way.

Longtime businesses in the community closed their doors during this period, and by the 1940s Over-the-Rhine was considered a neighborhood in decline. The Great Depression forced the Hanke Department Store at 1128 Main Street to close in 1933. The Alms and Doepke Department Store, once the city's largest department store, closed in 1953. During the late 1950s the City acquired a number of properties along the southern edge of Liberty Street in order to widen the street and create a major east-west transpor-

tation corridor. The increasing importance of Central Parkway and the continued development of downtown northward placed additional development pressures on buildings along the parkway and resulted in the demolition of historic properties.

Beginning in the 1930s and accelerating through the 1940s, rural Appalachians, primarily from eastern Kentucky, migrated to and through Over-the-Rhine and nearby basin neighborhoods looking for jobs and better economic conditions. They found Over-the-Rhine attractive due to its low-cost rental housing and employment opportunities in nearby light industry and warehouses, similar to many of the earlier German immigrants. Initially, these new residents tended to be relatively transient. Many would live in the neighborhood only for a brief period before moving to other neighborhoods or to greater economic opportunities in the industrial cities along the Great Lakes. By the 1960s, in-migration had slowed, and Over-the-Rhine's urban Appalachian population could be identified as a relatively permanent community. A majority of Over-the-Rhine's Appalachians were unable to purchase the buildings they lived in or to change significantly the condition of the neighborhood around them. A sense of community, however, did develop in the neighborhood. The mutual aid functions of the working-class family, peer group, and church systems helped urban newcomers find housing, employment, and other needed services. In addition, beginning in the 1960s, leaders in the Appalachian community led efforts to fight poverty, develop the neighborhood, promote an understanding of Appala-

---

ment program. Other community efforts to provide needed services include the programs at Prince of Peace Church, the Free Store, the St. John's Social Service Center, and the City Gospel Mission, which is entering its seventieth year of service to the residents of the neighborhood.

One of the most pressing issues in Over-the-Rhine is the provision of quality, affordable housing for its low-income residents. Over-the-Rhine has lost many of its housing units through disinvestment and demolition. Nearly a quarter of the apartments in Over-the-Rhine stood vacant in 1990, and most of these units were uninhabitable without rehabilitation. The community has worked to bring new housing into the neighborhood, to gain quality rehabilitation for low-income people, and to seek passage of demolition controls and anti-displacement ordinances. Several low-income housing self-help groups, including ReStoc, are actively rehabilitating residential buildings. In addition, the Western-Southern Insurance Company has launched a major project for the rehabilitation of existing dwelling units and the construction of new residences in a two-block area between Walnut and Clay Streets and East Twelfth and East Fourteenth Streets.

Since the late 1980s owners of small businesses have shown a renewed interest in locating in Over-the-Rhine. The community's proximity to downtown and major transportation corridors and its lower property values and rents have attracted these investors, just as the same factors attracted Over-the-Rhine's original builders. The neighborhood's architectural character and sense of time and place also have been major factors in bringing new businesses into the area. Since the

mid-1980s the Over-the-Rhine Chamber of Commerce has actively encouraged the maintenance and establishment of businesses in the area. Some shops provide for the community's residents, and others attract customers from throughout the Cincinnati region. Scattered throughout the area are small groceries, specialty stores, restaurants, and light industrial shops. The Main Street area has experienced the greatest commercial redevelopment and now offers a variety of shops, art galleries, restaurants and night spots.

# Physical Description

---

The historical and physical factors that limited outward expansion and contributed to the high-density development of Over-the-Rhine during the late nineteenth century now help to define the boundaries of the Over-the-Rhine (South) Historic District. Central Parkway, running along the path of the old Miami and Erie Canal, forms the southern and western boundaries of the district. The central business district south of Central Parkway contrasts sharply in scale and use with the historic district. On the east, Reading Road and Liberty Street mark the historic and physical boundaries of the community. Liberty Street and the buildings facing it provide a strong visual edge along the district's northern boundary. The hillsides also contrast visually with the generally flat basin in which the district is located. Prominent landmarks or focal points that rise above the skyline provide further visual contrast. These historic and physical boundaries and geographical factors contribute to the distinctiveness of the district.

The Over-the-Rhine (South) Historic District encompasses approximately 1,050 structures, of which 986 (@ 94%) contribute to the district's distinctive character. This dense, urban district displays a visual continuity that conveys a sense of time and place. The physical relationship of adjacent buildings in a dense environment is accentuated by the uniform facade lines imposed on the streets. The buildings' consistent scale and height, similar materials, and architectural detailing blend to create distinctive streetscapes reflecting the historic development of Over-the-Rhine. The buildings are mostly single-family, multifamily, or mixed commercial/residential in use.

Building types include row houses, semi-detached row houses, single-family detached buildings, and free-standing commercial, industrial, or institutional buildings.

An important aspect of the district's historic fabric is that the architectural character is not universally Germanic, but rather a German-American synthesis of various architectural styles and elements. Numerous written accounts describe German life in Over-the-Rhine and its association with the buildings. These accounts chiefly describe how people lived in, used or took care of the buildings. These accounts do not ascribe to the buildings any architectural characteristics that are uniquely "German," although further research may lead to this conclusion.

Many structures do nevertheless reflect the German influence. The most significant is the Germania Building, erected in 1877 by Heinrich Rattermann for the German Mutual Fire Insurance Company. Of particular note is the statue of the "Germania," who personifies the German spirit and culture. The numerous churches that stand within the district also reflect the German presence, as do the numerous German-language inscriptions.

The buildings found in the Over-the-Rhine (South) Historic District reflect the urban domestic architectural styles prevalent during their period of construction, as interpreted by German-American craftsmen. The styles include simple vernacular, muted Greek Revival, Italianate, Second Empire and Queen Anne. Original owners and builders used popular builders' manuals for inspiration or created functional

---

occupies the site of the original temporary *Saengerhalle*, erected in 1870 to house the *Saengerfest*. With the addition of exhibition halls, the earlier wooden barn-like structure also became the site of the Cincinnati Industrial Expositions beginning in 1870. In 1873 the first May Festival was held there. The present structure dates from 1877–78, when local businessman Reuben R. Springer provided substantial funding and encouragement for the construction of a new hall. Architects Samuel Hannaford and Edwin R. Procter designed the unique edifice. This large building is characterized by its steep gable roofs, multiple colors of brick, and elaborate stone and brick ornamentation. The main hall features an imposing front gable that peaks at 150 feet above the street level and is flanked by square, projecting towers with pyramidal roofs. On each side stand the exhibition wings completed in 1879. Decorative details include contrasting belt courses, brick corbel tables, a profusion of round and pointed arches, and a multi-gabled roof line. Since its completion, the structure has housed the *Saengerfest*, the May Festival, the Cincinnati Industrial Exposition, the 1880 Democratic National Convention, and a variety of religious, industrial, and sporting events. Music Hall has been designated a National Historic Landmark.

To the south of Music Hall stands the Hamilton County Memorial Building, erected in 1908 by the Grand Army of the Republic in memory of the county's soldiers, sailors and marines. Samuel Hannaford and Sons designed this Beaux-Arts style structure. The building's theater and meeting rooms have been used by various veterans

organizations throughout its history. The Cincinnati Preservation Association, now the building's primary tenant, completed the restoration of the theater in 1992. Characteristic architectural elements include a rusticated stone facade, round-arched openings, a triple portal entrance defined by engaged Corinthian columns supporting a pedimented entablature, a parapet roof line, and freestanding statuary. The hall is one of twelve existing Memorial Halls in Ohio.

The Cincinnati College of Music was established in Over-the-Rhine in 1878, the same year Music Hall opened. In 1955 the college merged with the Conservatory of Music and moved to the former Shillito mansion on Highland Avenue. Odeon Hall, located behind Memorial Hall at 1228 Central Parkway, served as the college's office building and is all that remains of the school's Over-the-Rhine complex. The building's facade displays the college's coat of arms and noted composers of classical music.

Three churches also face Washington Park. The oldest is the former St. Johannes Church, now the Bethlehem Temple Apostolic Church. This painted brick building was erected in 1867–68 on the northwest corner of Elm and 12th Streets and housed the city's oldest German Protestant congregation until 1946. The structure, designed by local architect Sigmund Kutznitzky, is Gothic in detail with lancet windows, buttresses, pinnacles, and machicolated gables. A central tower rises above the gabled roof to a crown spire. A wooden spire, added in 1871, was destroyed by a storm and never replaced. In order to pay off a \$30,000

---

bay window on the second floor, and a mansard roof with a central gabled dormer. The fourth structure at 1215 Elm Street is a brick edifice of similar size. Brick corbelling and belt courses decorate the front facade, and an elaborate bracketed cornice with wide frieze projects from the roof edge. A low pediment is centered above the cornice.

Race Street features a similar mixture of Greek Revival, Queen Anne, and transitional style residential and mixed residential/commercial structures. Focal points include the Nast Church, the First English Lutheran Church, and the former *Deutsche Evangelische St. Paulus Kirche*. St. Paul's German Evangelical Church stands at the southwest corner of Race and 15th Streets. This structure dates from 1850 and features both Classical and Gothic Revival details. The simple Doric pilasters along the facades and at the corners of the clock tower and the full entablature are Classical, but the pointed-arch windows and gabled entry are Gothic Revival. The original congregation established the storefront in the corner of the church when the church was formed to give it a source of income in addition to offerings.

Another significant residential building stands at 112-114 West 14th Street. This two-and-a-half story brick Italianate structure features a bracketed cornice along the eaves line of the gabled roof. Small windows are recessed in the frieze between the brackets. Bracketed entablatures head the one-over-one sash windows on the second floor. The first-floor wooden storefront is a rare survivor in this district.

The former Kolping Society House at 1523 Republic Street was constructed in 1870 as the Third District Police Station. Local architect Sigmund Kutznitzky designed this three-story, Italian Renaissance Revival-style building. In 1928 the German Kolping Society purchased the building for use as a club house and a residence for Catholic workers. One of their members inscribed their motto, *Gott Segne das Ehrbare Handwerk* (God blesses our honorable handiwork), above the front door. The society sold the building in 1958 when it moved to the northern suburbs.

#### Central Commercial-Residential Sub-area

This section of the community historically has been a major focus for business and mercantile activities in the Over-the-Rhine. This subarea contained activities that not only helped to sustain the daily needs of its residents, but also reflected the German culture by housing numerous beer gardens, opera houses, and meeting halls. Vine, Walnut, and Main Streets became important to the Over-the-Rhine, because they developed as the focus for numerous commercial and business activities.

The overall architectural character is composed of compact streetscapes with a variety of historic architectural styles displayed by buildings that incorporate residential uses in the upper levels and storefronts on the first floor. Italianate and Queen Anne are the dominant styles of the architecture. The majority of buildings were constructed circa 1860-1888. The Queen Anne architecture is later in its construction, replacing earlier buildings. Because of the cohesive, solid

The distinctive brick and stone front facade still features the initials "H. W." and the date "1873." Stone pilasters run between the first-floor windows and doors and support a simple bracketed entablature. The symmetrical upper portion features segmental-arched two-over-two sash windows set in elaborate stone surrounds. Stone pilasters flank the central bay and rise to a richly detailed pediment. Decorative parapets, brackets, panels, and cresting add further detail to the elaborate roof line.

Walnut Street runs up the middle of this subarea. The southern end of Walnut Street is anchored by the Art Deco-style American Building and the Tudor Revival-style Ohio Mechanics' Institute building, which houses the Emery Auditorium. The American Building was completed in 1928 and was designed by local architect Joseph G. Steinkamp. Steinkamp was a descendant of Bernard Steinkamp, the builder of St. Mary's Church. This seventeen-story building exhibits a series of terraced setbacks and geometric forms at the upper levels and paired windows. When the building opened, newspapers advertised it as the first downtown office building to offer air conditioning. Across Walnut Street is the Ohio Mechanics' Institute building. This building opened in 1911 and was designed by Samuel Hannaford and Sons. The building was a gift to the institute from Mary M. Emery in memory of her husband, Thomas Emery. The Emery Auditorium was designed to meet the needs of the Cincinnati Symphony Orchestra, which performed its regular subscription concerts in the hall from 1912 until 1936. The auditorium is noted for its superb acoustics and for its association with major performing artists in music, the-

ater and dance through the mid-twentieth century.

At the intersection of Walnut and 12th Streets stands perhaps the most German-influenced structure in the district—the Germania Building, constructed in 1875. The building's Walnut Street facade is dominated by a heavy, round-arched pediment that rises above the ornate, bracketed cornice. The building is richly detailed with decorative bracketed lintels, a rusticated stone front facade, and a cornice pierced by small square windows. The dressed limestone is elaborately incised. A statue of Germania, the personification of the German culture, is found in a niche above the first floor. On the side facade, above the central entrance, a smaller carving of Apollo driving four horses is displayed. The Germania Building exhibits numerous symbols for the arts, music, science, and poetry. Local architect John Bast designed the building, and Cincinnati sculptor Leopold Fettweis carved the stone statues and embellishments.

Across Walnut Street from the Germania Building stands the Gobrecht Building. This four-story, Queen Anne-style building was constructed in 1884 and was designed by local architect Emil G. Rueckert. Christian Gobrecht was a tuba player with the early Cincinnati Orchestra and operated a saloon here until his death in 1889.

Further north, a vacant lot at 1407 Walnut Street indicates the former site of the Central Turner Hall. The Cincinnati *Turnverein* met in a vacant lot at this site from 1848 until the construction of its headquarters in 1850. In 1859 they replaced the original wood frame building with a larger

---

Cincinnati architect, included both Classical and Gothic Revival style elements in the design. Features of the former style include a symmetrical window arrangement, a projecting center tower, a full entablature, and plain Doric pilasters at the corners, dividing the bays, and on the clock tower. It is known as the "Beacon of the Basin" because its high spire can be seen from many points throughout the basin area. Adjacent to the church stands a Greek Revival style school that was erected in 1843.

Another Catholic church is located at the northwest corner of Vine and Liberty Streets, the site of the first Catholic church in Cincinnati (1819). The present church, St. Francis Seraph, dates from 1859. James W. McLaughlin designed this Romanesque Revival structure, which features twin flanking towers, round-arched windows, and strip pilasters. In 1925 a glazed brick veneer was added to the church's exterior to preserve it.

#### **Broadway-Pendleton Subarea**

The area around Broadway and Pendleton Streets in the eastern portion of the district saw the last major subdivision and development of land in the Over-the-Rhine. It was primarily high-density residential in land use and still exhibits this distinctive characteristic. Numerous large-scale apartment buildings with Italianate and functional vernacular architectural styles, constructed circa 1860-1875, characterize the area.

This subarea has experienced an erosion of its built environment because of demolitions and neglect. The southern edge near Sycamore Street is near the Hamilton County Court House. Park-

ing lots now break the once cohesive streetscape. Recreational areas associated with the School for Creative and Performing Arts, the former Peaslee School and Ziegler Park (named for Cincinnati's first mayor, David Ziegler) break the continuity of the streetscape and have physically and visually opened up the area to expose facades of buildings a block away. Housing abandonment has left many buildings vacant and in blighted condition. City-sponsored demolition activities along with private actions opened up an increasing number of vacant lots. The result is an increasing threat to the area's continuity and cohesiveness. During the late 1960s the city sponsored rehabilitation projects in this subarea, using federal funds, which resulted in the unsympathetic rehabilitation of several buildings that today exhibit missing cornices, louvered or blocked-down windows and damage due to sandblasting.

Thirteenth Street exhibits a distinctive streetscape composed of three- and four-story Italianate-style rowhouses. Its visual integrity is further accentuated by the undulation of the street, as it drops toward the west to expose an imposing view of Old St. Mary's Church in the distance. These simple brick structures feature decorative stone hood moulds above rectangular wood sash windows and bracketed cornices with paneled friezes.

Smaller scale residential buildings with Italianate and functional vernacular styling can be found just south of Liberty Street. They are mixed in height ranging from two to three stories, two or three bays wide, and have flat, low gable or mansard roof treatments. These buildings are representative of the smaller scale buildings

nati manufacturer of bells, has renovated the church complex as a design center and church supply center. The Verdin Company has become a major factor in stabilizing the architectural character of this area and has assisted the rehabilitation of several other structures in the immediate vicinity.

The other church in this area is the *Deutsche Evangelische Reformirt Salem's Kirche* (Salem's German Evangelical Reformed Church). This brick Gothic Revival-style structure stands on Sycamore between Orchard and Liberty Streets, and dates from 1867. Details include pointed-arch windows, buttresses, and an octagonal spire resting on a central buttressed Gothic Revival tower base. A gilded angel ornaments the spire and serves as a weathervane. The church was originally described as a replica of a church in Frankfurt am Main, Germany.

# Findings

The City of Cincinnati must consider a number of broad issues in its review of the proposed designation of the Over-the-Rhine (South) Historic District as a local zoning overlay district. These considerations include:

- ❑ whether the area was significant in Cincinnati's past and whether the buildings in the district convey this significance;
- ❑ whether the designation would be consistent with comprehensive plans for the area and for the city as a whole;
- ❑ what effect the proposed designation would have on the surrounding area and the economic development plans of the City;
- ❑ the relationship of the proposed designation to low-income housing in the community;
- ❑ the relationship to zoning requirements
- ❑ the relationship to the proposed creation of an Environmental Quality District in the area; and
- ❑ the relationship to the existing Neighborhood Housing Retention Ordinance.

## Historic Significance

The previous sections of this report clearly demonstrate that the proposed Over-the-Rhine (South) Historic District is based on historical, architectural and developmental features that distinguish the district from its surroundings and that qualify it as an identifiable historic district. The majority of the buildings in the district possess integrity of location, design, setting, materials, workmanship, feeling and association. They represent a variety of architectural styles and periods of development that date from

circa 1850 to the early twentieth century. Together they convey a "sense of time and place" that distinguishes the district from its surroundings. In addition to their architectural significance, the buildings in the district provide physical links to historical events and to people of all walks of life who helped to shape the history of Over-the-Rhine and all of Cincinnati.

The district is associated with events that have made significant contributions to the broad patterns of our history. These patterns include:

- ❑ establishment of an influential German community in Cincinnati during the mid- to late-nineteenth century
- ❑ creation of a dense, urban neighborhood typical of the Basin in Cincinnati during the nineteenth century
- ❑ migration of urban residents to the suburbs
- ❑ post-war migration of low-income families from the South to northern industrial cities
- ❑ relocation caused by early urban renewal in other sections of the city
- ❑ continuing efforts to nurture inner-city neighborhoods nationwide by the government, social welfare groups, and church agencies

## Comprehensive Plans

The designation of the Over-the-Rhine (South) Historic District conforms to the applicable comprehensive plans of the city and of the community. The existing plans for Over-the-Rhine call for the retention and reuse of the community's historic resources. The *Cincinnati Coordinated City Plan* also supports the adoption of historic districts.

- ❑ Protection of Over-the-Rhine's architectural character will aid in the maintenance of the area's general desirability as a residential community.
- ❑ Civic pride will be fostered; tourism will be promoted; motion pictures will continue investment in the city; and physical evidence of the city's past will be maintained.
- ❑ Urban blight caused by the neglect of aging buildings will be combated.
- ❑ Investment in historic resources will be encouraged, and the city's economy will be strengthened.
- ❑ New construction that will be compatible with and will take advantage of the district's distinctive character will be encouraged.
- ❑ Individual property values will be protected from diminution caused by the destruction or degradation of historic features in the vicinity.
- ❑ Property owners may qualify for special zoning exceptions and variances, where deemed necessary or appropriate by the Historic Conservation Board.
- ❑ Public health, safety, prosperity and welfare will be protected.
- ❑ The environmental and aesthetic quality of the city will be enhanced.

#### Low-Income Housing

The *Over-the-Rhine Comprehensive Plan* and the *Over-the-Rhine Urban Renewal Plan* list a variety of goals and objectives for the balanced development of Over-the-Rhine. Both plans call for the provision of affordable housing in Over-the-Rhine and for the protection and enhancement of the

community's historic resources. Low-income housing and historic district designation are not mutually exclusive; however, they are separate issues that the City must address as it contemplates the continued development of Over-the-Rhine and the entire city.

Designation of the Over-the-Rhine (South) Historic District by the City would neither aid nor deter the retention and creation of low-income housing in the community. Low-income housing advocates have expressed concern that historic district designation will result in gentrification of the neighborhood and displacement of its existing low-income residents. One of their concerns is that designation may lead to an increase in property values, causing an increase in taxes and ultimately in rental costs. National studies, however, suggest that local historic designation does not increase or decrease property values. Instead, the designation of a historic district tends to stabilize swings in property values. In historic districts, property values tend not to rise as rapidly as they do citywide or in comparable non-designated communities, nor do they drop as sharply when the real estate market turns downward. (Dennis E. Gale, "The Impacts of Historic District Designation: Planning and Policy Implications." *Journal of the American Planning Association*, Vol. 57, No. 3, Summer 1991: 325-340.)

Nomination of the Over-the-Rhine to the National Register of Historic Places in 1983 also has not resulted in substantial gentrification or displacement, although some low-income housing advocates opposed the nomination for those reasons. The National Register nomination

---

of the Over-the-Rhine (South) Historic District. Although an environmental quality district is an excellent tool for balancing development in some areas of the city, it is unable to respond to cultural resources like those found in Over-the-Rhine. The City's historic conservation legislation, however, was created specifically to protect and promote the city's historic, architectural, and cultural resources. The following points suggest that the Over-the-Rhine (South) Historic District is the better tool for enhancing the character of the area and that designation of both an environmental quality and historic district would be redundant and unnecessary.

- ❑ The Zoning Code provides that, in cases where environmental quality and historic districts overlap, the Historic Conservation Board acts as the hearing examiner for both. It is unnecessary to designate Over-the-Rhine as both an environmental quality and historic district.
- ❑ Environmental Quality District guidelines are intended primarily to regulate new development and do not address rehabilitation of historic buildings. Design guidelines for historic districts are tailored specifically for the types of resources in each district.
- ❑ Environmental Quality District guidelines are general in nature and are open to individual interpretation. Design guidelines for historic districts are more specific in nature and provide information on the treatment of building materials to prevent physical damage to building fabric. These guidelines are less

open to subjective interpretation. In addition, the historic conservation legislation enables the Historic Conservation Board to take economic issues into account when reviewing projects, which the Board does on a regular basis without intrusive or embarrassing requirements for documentation of financial hardship.

- ❑ Environmental Quality District decisions are made by a single City staff person. National studies show that the decisions by a single reviewer are open to individual interpretation and vulnerable to appeal. Reviews under the historic conservation legislation, however, are conducted by a board of nine private citizens who represent various points of view. The Historic Conservation Board includes a lawyer, real estate developer, two architects, historians and three community representatives. Since the Board was established in 1980, over 2,000 building permits have been reviewed, and only four have been appealed to City Council. Of these four, three decisions were overturned.
- ❑ Applications for work within Environmental Quality Districts require an existing conditions report, a physical improvements report, and, for certain permits, environmental assessment statements that address abutting land uses, traffic, noise, air, drainage, vegetation and visual quality. Historic district review requires only a building permit application, including architectural drawings and specifications. For those projects not requiring a building permit—cleaning, masonry

# Background

---

**T**his report presents the Cincinnati Urban Conservator's findings and recommendations for the designation of an Over-the-Rhine (South) Historic District. The Cincinnati City Planning Department's Historic Conservation Office has prepared this documentation as the product of a year-long study.

The establishment of Interim Development Control (IDC) District No. 36, Over-the-Rhine, by City Council on March 4, 1992, precipitated the study of Over-the-Rhine's historic resources. At the February 5, 1992, meeting of City Council, Councilwoman Roxanne Qualls introduced the motion for the enactment of this IDC district to encompass the southern portion of Over-the-Rhine. The following statement accompanied Ms. Qualls's motion:

"A process is underway, with the proposal of an Over-the-Rhine Historic District, to establish an outline of desirable changes in the area of Over-the-Rhine. While this work is being done, many projects are underway which conflict with the intent of the city's plan for preservation of the neighborhood's character. Major losses of buildings for low-income rental and changes in the types of commercial uses could significantly alter the face of the neighborhood, before the value of this historical district can be fully protected."

Ms. Qualls made this motion in response to the proposed demolition and redevelopment of the Alms & Doepke Department Store site on Central Parkway and of the Priority Dispatch property at 123 East Liberty Street. Both of these

buildings contribute to the historic character of the Over-the-Rhine Historic District, which is listed in the National Register of Historic Places. The Neighborhood Housing Retention Ordinance deals only with residential structures and does not protect either of these properties.

The IDC district was extended twice to permit the continued study of the area for designation as an historic district without the potential loss of significant properties. The district was first extended for an additional six-month period on March 3, 1983. On September 1, 1993, it was again extended for a four-month period until January 4, 1994.

Historic preservation is not, however, a new issue in Over-the-Rhine. City Council acknowledged the need to control demolition, monitor new construction, and protect the historic housing stock of the neighborhood as early as December 1979, when the City established the first IDC district in the area. City Council established this IDC district in the Washington Park area as a response to the proposed partial demolition of the YMCA. The IDC gave the City a chance to consider "zoning district changes for the protection of historic qualities and residential land uses within the area." While the first IDC district was in place, the City applied additional IDC districts to the Findlay Market area and to the rest of Over-the-Rhine.

In 1981, when the Washington Park IDC District expired, City Council enacted the first Neighborhood Housing Retention Ordinance (NHRO) to deter the demolition of low-income housing and the conversion of low-income units to upper-

The comprehensive plan also recommended that new urban design plans encourage development and public improvements that respect the architectural character, density and scale of the buildings in Over-the-Rhine.

In August 1985 City Council adopted the *Over-the-Rhine Urban Renewal Plan*. This plan's goals and objectives called for the following:

- Preserve the architectural character of OTR in a manner that does not impede the low-income housing goals and objectives or displace residents.
- Retain the historic urban qualities of scale, density and architecture that contribute to the character and image of Over-the-Rhine.

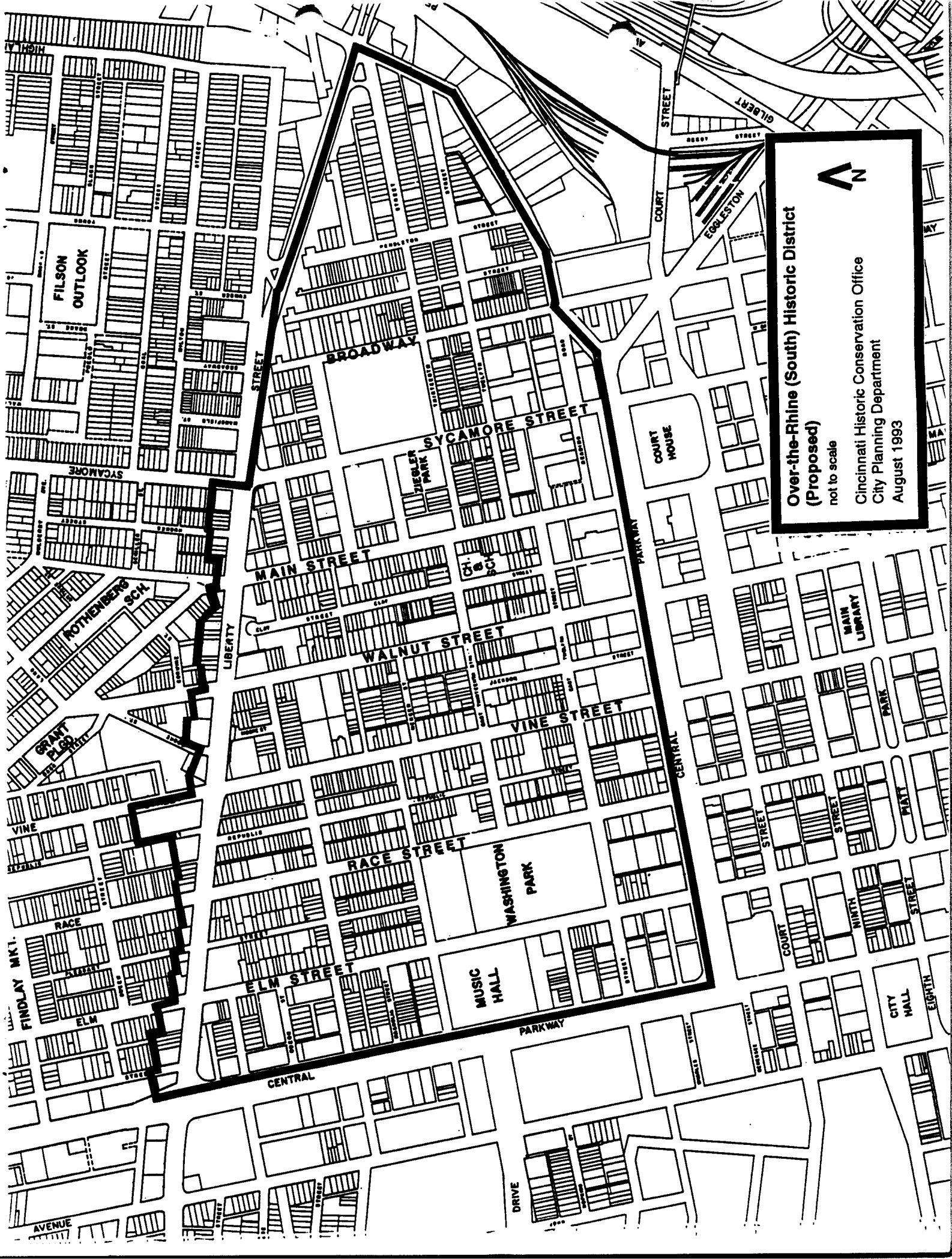
Most recently, in October 1991, the Over-the-Rhine Chamber of Commerce presented an action plan entitled, *Surveying the Scene: A Focus Area in Cincinnati's Over-the-Rhine*. This plan also called for the designation of Over-the-Rhine as a local historic district.

# Sources

The Historic Conservation Office acknowledges and thanks the numerous authors whose words and ideas are quoted and paraphrased in this document. Although their efforts have not been cited in a scholarly fashion, the preparation of this report would have been impossible without their research, analysis, and insightful writing. The Historic Conservation Office staff, however, is entirely responsible for any errors in fact or misinterpretation.

Bibliographic resources consulted in the creation of this report include:

- Becker, Carl and William Daily. "Some Architectural Aspects of German-American Life in Nineteenth Century Cincinnati." In *Festschrift for the German-American Tricentennial Jubilee, Cincinnati, 1983*, edited by Don Heinrich Tolzmann. Cincinnati: The Cincinnati Historical Society, 1982.
- Chudacoff, Howard P. and Judith E. Smith. *The Evolution of American Urban Society*. Third edition. Englewood Cliffs, NJ: Prentice Hall, 1988.
- Dobbert, Guido Andre. *The Disintegration of an Immigrant Community*. American Ethnic Groups: The European Heritage. Chicago: University of Chicago, 1965; reprint, Salem, NH: Arno Press Inc., 1980.
- Gale, Dennis E. "The Impacts of Historic District Designation: Planning and Policy Implications." *Journal of the American Planning Association*, Vol. 57, No. 3, Summer 1991: 325-340.
- Gardner, James B. and Lawrence F. Mitchell. *Over-the-Rhine Historic District*. National Register of Historic Places Inventory-Nomination Form. Cincinnati: Miami Purchase Association, 1979.
- Gigliero, Geoffrey J. and Deborah A. Overmyer, with Frederic L. Propas. *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years*. Cincinnati: Cincinnati Historical Society, 1988.
- Harsham, Peter. "A Community Portrait: Over-the-Rhine, 1860." *The Cincinnati Historical Society Bulletin*. Vol. 40, Spring 1982, No. 1. Cincinnati: Cincinnati Historical Society.
- Klauprecht, Emil. 1864. *German Chronicle in the History of the Ohio Valley and its Capital City Cincinnati in Particular*, translated by Dale V. Lally, Jr. and edited by Don Heinrich Tolzmann. Bowie, MD: Heritage Books, Inc., 1992.
- Levine, Bruce. "Community Divided: German Immigrants, Social Class, and Political Conflict in Antebellum Cincinnati." In *Ethnic Diversity and Civic Identity: Patterns of Conflict and Cohesion in Cincinnati since 1820*, edited by Henry D. Shapiro and Jonathan D. Sarna. Urbana and Chicago: University of Illinois Press, 1992.
- Miller, Zane L. *Boss Cox's Cincinnati: Urban Politics in the Progressive Era*. Oxford: Oxford University Press, 1968.



**Over-the-Rhine (South) Historic District**  
**(Proposed)**  
not to scale  
Cincinnati Historic Conservation Office  
City Planning Department  
August 1993

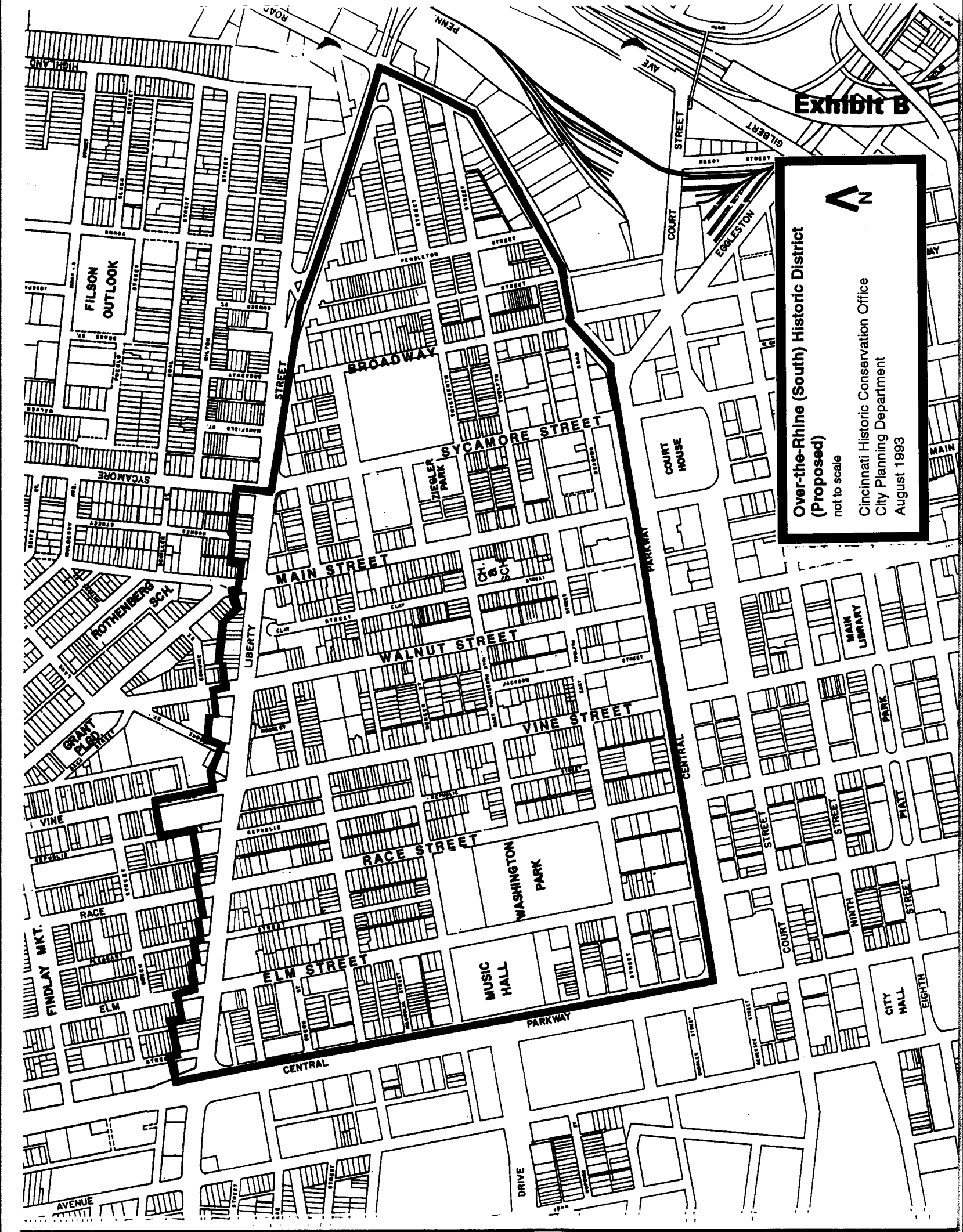




**Over-the-Rhine (South) Historic District  
(Proposed)**

not to scale

Cincinnati Historic Conservation Office  
City Planning Department  
August 1993



# Over-the-Rhine (South) Historic District

---

## Conservation Guidelines

— September 1993

Cincinnati City Planning Department  
Historic Conservation Office

### INSIDE

General Characteristics .....	1
Development Principles .....	3
Rehabilitation .....	5
New Construction .....	8
Additions .....	10
Site Improvements .....	11
Demolition .....	12
Non-Contributing Buildings .....	12

## **GENERAL CHARACTERISTICS**

The historical and physical factors that influenced outward expansion and contributed to the high-density development of Over-the-Rhine during the late nineteenth century now help to define the boundaries of the Over-the-Rhine (South) Historic District. Central Parkway, running along the path of the old Miami and Erie Canal, forms the southern and western boundaries of the district. The central business district south of Central Parkway contrasts sharply in scale and use with the historic district. On the east, Reading Road and Liberty Street mark the historic and physical boundaries of the community. Liberty Street and the buildings facing it provide a strong visual edge along the district's northern boundary. The hillsides also contrast visually with the generally flat basin in which the district is located. Prominent landmarks or focal points that rise above the skyline provide further visual contrast. These historic and physical boundaries and geographical factors contribute to the distinctiveness of the district.

This dense, urban district displays a visual continuity that conveys a sense of time and place. In the nineteenth century Over-the-Rhine was home to businessmen of means and their families, shop owners, working-class families, and the poorest of immigrants. Like other urban centers of the period, Over-the-Rhine was part of the "walking city," in which most people could easily walk from their homes to places of employment, entertainment and worship. Building exteriors were designed to be experienced and appreciated by pedestrians along the sidewalks, and buildings were placed at the front of their lots for easy pedestrian access. The idea that provisions should be made for parking automobiles came about long after the development of Over-the-Rhine.

The district is characterized by narrow, two- to five-story buildings that are constructed along the front property lines at the sidewalk. Facades are capped by distinctive cornices, and most buildings display either low-pitched shed or side-gabled roofs. Brick is the primary building material throughout the district, and cast-iron storefronts and stone details are common. The consistent scale and height, cornice lines, similar materials, and architectural detailing of the buildings blend to create distinctive streetscapes reflecting the historic development of Over-the-Rhine. Various additional elements such as granite-paved alleys, granite curbs, some wood-block streets, incised street markers, and faded advertisements on the sides of buildings also add to the district's historic character.

The buildings found in the district reflect the urban domestic architectural styles prevalent during their period of construction, as interpreted by German-American craftsmen. The Italianate style is the predominant style in the district. Other nineteenth-century styles include simple vernacular, Greek Revival, Gothic Revival, Second Empire, Queen Anne and Second Renaissance Revival. Original owners and builders used popular builders' manuals for inspiration or created functional designs. Also, local directories and newspapers displayed numerous advertisements for skilled craftsmen and for architectural ornaments that would enhance the character of new buildings or modernize the appearance of older structures.

The district displays a variety of basic building types. These can be differentiated by the original uses of the buildings and by differences in architectural form. Common building types include single-family residences, multi-family row houses (most with first-floor storefronts), apartment buildings, retail structures, light industrial buildings, and large-scale institutional structures. The

earlier twentieth century. These buildings generally conform to construction patterns set throughout the district, including brick exteriors, heights of three to five stories, siting at the front property line, and decorative details including a strong cornice line.

The district's institutional buildings include churches, schools, and places of assembly. These buildings are usually monumental in size and scale and tend to be landmarks in the community. They are frequently the best examples of "high" architectural styles in the district, representing the work of noted local architects. The buildings tend to be formal and symmetrical in design. Many of the institutions, including Music Hall, Memorial Hall, the Elm Street Health Center, and the School for Creative and Performing Arts, are set back a considerable distance from the front property line, providing space for larger numbers of people to gather and giving a pedestrian on the sidewalk a better perspective of the building's architectural character.

The structures in the district generally stand in good condition, despite some deterioration. Many remain essentially unaltered. Newer, incompatible developments that differ from the contributing buildings in scale, building materials and detailing include gas stations, parking lots, and other commercial buildings, but they are confined in most cases to the major streets. Deterioration, alterations, and intrusions, however, have not destroyed the fabric of the district. Its overall sense of integrity is, in fact, unparalleled in the city.

### **DEVELOPMENT PRINCIPLES**

In June 1993 Cincinnati City Council adopted the following Development Principles to replace the Development Policies contained in the original Over-the-Rhine Urban Renewal Plan of 1985. These principles will guide continued development in the Over-the-Rhine (South) Historic District.

An updated list of principles is essential as efforts become directed toward designing an aggressive program of redevelopment to serve all income levels and interests in Over-the-Rhine. The Principles are based on the policies contained in the original plan; however, they have been revised to reflect the current "climate" in both Over-the-Rhine and the city. They are essential to form a development strategy that will attract potential developers and provide assurance to funders that investing in Over-the-Rhine is good business.

#### **A. General Development**

1. Over-the-Rhine should continue to develop as a mixed-use area (residential, commercial and industrial) with clearly defined and protected residential "core" areas.
2. Establish clearly defined land-use objectives for each sub-neighborhood of Over-the-Rhine, and address the lack of transition between the various uses.
3. Demolition of buildings in Over-the-Rhine should be viewed as a last resort, unless part of a broader plan. Preservation and systematic renovation of all historically contributing buildings shall be a top priority.
4. A complete staff review and public examination of appropriate land uses and zoning regulations for all of Over-the-Rhine shall be undertaken using the 1985 Over-the-Rhine Urban Renewal Plan as a beginning point for discussion.

3. Residential development projects should include a reasonable plan for off-street parking within or near the site.
4. Safe, off-street parking on centralized lots or parking structures is the preferred means of meeting the parking needs of residential and commercial areas.
5. Pedestrian circulation should link community open space and pedestrian areas.

**E. Parks and Open Space**

1. There should be a reasonable and adequate supply of open space, and park and recreation facilities in and around residential core areas.
2. Washington, Ziegler, Hanna and Baymiller Parks, and Findlay Playground should be developed to provide increased recreational outlets and accessibility.
3. Unused, vacant lots should continue to be cleared through private and public initiatives, and used for community gardens, parks or recreation.
4. Undeveloped hillsides, which form Over-the-Rhine's northern boundary, should be preserved as passive recreation areas or natural preserves to the maximum extent possible.
5. Landbanking by public entities, nonprofit organizations or foundations should be the preferred means of preserving hillside open space.

**F. Industrial**

1. Over-the-Rhine's two existing industrial areas should be developed for small or light manufacturing and warehousing. Any existing industries located outside of these two areas should be provided incentives to relocate to appropriate sites within one of the two areas.
2. Rehabilitation of vacant industrial building should be the preferred development strategy.

**G. Cultural**

1. The cultural center in the vicinity of Washington Park and Music Hall should be preserved and enhanced.

**REHABILITATION**

1. **Materials:** Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Imitation or synthetic materials such as aluminum or vinyl siding, imitation brick or stone or similar plastic materials are inappropriate.
2. **Door and Window Openings:** Among the most important features of any building are its openings—its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings.

these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style.

10. **Wood Siding:** Retain and repair original wood siding. When replacement is necessary, the new wood should match the original in size, shape, profile and detail. All wood siding should be painted. Aluminum or vinyl siding is not appropriate for replacing or covering original wood siding. Artificial stone, asbestos, asphalt siding and other similar resurfacing materials are not acceptable.
11. **Shutters and other outside attachments:** Original shutters should be repaired and retained. Many buildings in Over-the-Rhine have or had wood shutters for the windows. Reintroducing missing shutters must be based on physical evidence and the shutters must fit the opening and be operable.

Exterior light fixtures should be appropriate to the style of the building. Colonial "coach" lights are not appropriate.

12. **Storefronts:** Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i.

Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details.

13. **Signs:** Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business. Small projecting signs such as symbol signs are appropriate. Billboards, standardized internally-illuminated signs and temporary illuminated signs are not permitted.
14. **Awnings:** The installation of fabric awnings on storefronts is encouraged. Awnings add color and variety to commercial buildings and highlight the businesses. Awnings should be installed so they do not cover or require the removal of any original architectural

Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

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

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

In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper.

If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable.

4. **Storefronts:** New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass.

The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

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

## SITE IMPROVEMENTS

### A. Intent and General Guidelines

1. Site improvements, such as parking lots, parking pads, paving, fences, decks, street furniture and trees, should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.
2. The design of any site improvement should be compatible with district buildings and not detract from the character of the district.
3. The design of site improvements should capitalize on the unique character of the area but should not incorporate elements from an earlier or different period. Site improvements should enhance the experience of pedestrians in the district.

### B. Specific Guidelines

1. **Parking Lots:** Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought-iron fencing and planting areas with landscaping and wrought-iron fencing. Chain link fence along side walks is inappropriate.  
  
Parking lots with a capacity of ten or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.
2. **Parking Pads:** Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible. Parking pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.
3. **Fences and Walls:** Wrought-iron or cast-iron fences that are less than three feet in height are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought-iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave, lattice and other contemporary designs are not appropriate. Masonry privacy walls are not encouraged.  
  
Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block designed for retaining walls. Concrete block or exposed concrete should not be used as the finish material for any retaining wall.
4. **Decks:** Wood decks that are built on the ground should be stained or painted. Decks accessed above the first-floor are discouraged, as are rooftop decks that can be seen above the principal facade.

1. **Newer buildings:** Most buildings that were built within the past fifty years do not fit the historic or architectural context of the neighborhood. Due to their more recent date of construction, these buildings did not contribute to the development of Over-the-Rhine as an urban, nineteenth-century neighborhood. The majority of these newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.
2. **Significantly altered buildings:** Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details, but have been altered completely in their appearance. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the district.

**B. Specific Guidelines**

1. **Rehabilitation:** The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the "Rehabilitation" section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is. Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.
2. **Additions:** Additions to non-contributing buildings should comply with the guidelines outlined in the "Additions" section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building.
3. **Demolition:** Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site, based on the "New Construction" and "Site Improvements" sections of this document.

- C. List of Non-Contributing Buildings:** The following buildings do not contribute to historic or architectural character of the Over-the-Rhine (South) Historic District:

(See list on next page.)

## List of Non-Contributing Buildings

217 W. 12th Street--addition	128 E. Liberty Street
532-534 E. 12th Street	228 E. Liberty Street
101 E. 13th Street	1434 Main Street
106 E. 13th Street	1440 Main Street
333 E. 13th Street	1440 Pleasant Street
510 E. 13th Street	1511-1525 Pleasant Street
115 W. 14th Street	1530 Race Street
215 E. 14th Street	580 Reading Road
214 W. 15th Street--addition	1332 Republic Street
1117-1119 Broadway (rear)	1615 Republic Street
1129 Broadway	1133 Sycamore Street
16 W. Central Parkway	1203 Sycamore Street
114-120 E. Central Parkway	1301 Sycamore Street
1400 Central Parkway	1404 Sycamore Street
1424 Central Parkway	1425 Sycamore Street--addition
1430 Central Parkway--addition	1320 Vine Street
1510 Central Parkway	1408 Vine Street--rear
1522 Central Parkway	1420 Vine Street
1317 Clay Street	210 Wade Street
1329 Clay Street	1200 Walnut Street
1335 Clay Street	1201 Walnut Street--addition
1411 Elm Street	1212 Walnut Street
1429 Elm Street	1218 Walnut Street
1435 Elm Street	1228 Walnut Street
1507 Elm Street	1302 Walnut Street
1604 Elm Street	1306 Walnut Street
1126 Jackson Street	1316 Walnut Street
123 W. Liberty Street	1328 Walnut Street
202 W. Liberty Street	1340 Walnut Street
5 E. Liberty Street	1350 Walnut Street
30 E. Liberty Street	1429 Walnut Street
112 E. Liberty Street	1432 Walnut Street

## City of Cincinnati

# An Ordinance No. 0195 - 2003

CONSOLIDATING the Over-the-Rhine (North) Historic District and the Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District and adopting revised Conservation Guidelines for the consolidated District.

WHEREAS, Ordinance No. 408-1993 established the Over-the-Rhine (South) Historic District; and

WHEREAS, Ordinance No. 309-2001 established the Over-the-Rhine (North) Historic District; and

WHEREAS, the Urban Conservator has prepared a designation report including conservation guidelines for the proposed consolidated Over-the-Rhine Historic District; and

WHEREAS, following a public hearing, the Historic Conservation Board, at its meeting held on May 5, 2003, favorably recommended consolidating the Over-the-Rhine (North) Historic District and the Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District and adopting revised Conservation Guidelines for the consolidated District; and

WHEREAS, upon receipt of the decision of the Historic Conservation Board and following a public hearing, the City Planning Commission at its meeting on May 16, 2003, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code, approved the consolidation of the Over-the-Rhine (North) Historic District and the Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District and the adoption of revised Conservation Guidelines for the consolidated District; and

WHEREAS, Council considers the consolidation of the Over-the-Rhine (North) Historic District and the Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District and the adoption of revised Conservation Guidelines for the consolidated District to be in the best interest of the City and general public; and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. Council adopts the Designation Report prepared by the Urban Conservator for the Over-the-Rhine Historic District, "Exhibit A," attached. Council specifically adopts as its own finding that the Over-the-Rhine Historic District has historic significance as defined by Section 741-1-H1 of the Cincinnati Municipal Code and qualifies in all respects for Historic Designation under Chapter 741 of the Cincinnati Municipal Code and Chapter 1461 of the Cincinnati Zoning Code.

Section 2. Building Maps Nos. 330, 331, 335 and 336 are amended by consolidating the existing Over-the-Rhine (North) Historic District and the existing Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District.

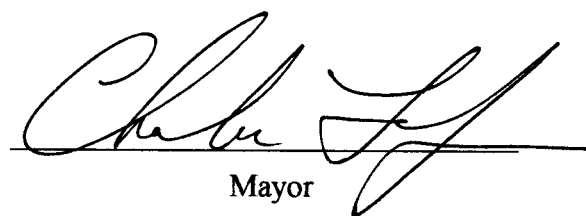
Section 3. "Exhibit B," attached, is a plat of the territory in the consolidated Over-the-Rhine Historic District.

Section 4. Pursuant to Section 741-11 of the Cincinnati Municipal Code, Council adopts the "Revised Over-the-Rhine Historic District Conservation Guidelines," Exhibit C, attached.

Section 5. The Clerk of Council is directed to notify the Historic Conservation Board, the City Planning Commission, the Director of Buildings and Inspections, and the City Solicitor of the consolidation of the existing Over-the-Rhine (North) Historic District and the existing Over-the-Rhine (South) Historic District as the Over-the-Rhine Historic District. The Historic Conservation Board shall notify all interested or affected property owners, groups, City department's boards and commissions.

Section 6. This ordinance shall go into effect and be in force from and after the earliest time allowed by law.

Passed: June 18, 2003

  
Mayor

Attest: Brenda Wilkin  
Acting Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 195  
2003 WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 7-1-03

  
Clerk of Council

# Over-the-Rhine Historic District Designation Report

May 2003

The intent of this designation is to combine the Over-the-Rhine (South) and Over-the-Rhine (North) Historic Districts in order to create one coordinated district, instead of two separate districts with differing guidelines. This report updates the two earlier designation reports for Over-the-Rhine (North) and Over-the-Rhine (South), which are incorporated into this report by reference.

The result of this combination will be liberalized guidelines in the previous (South) district, as it will now be governed by the guidelines from the more recently designated (North) district. The guidelines in the (North) will not change. Additionally, a new list of non-contributing buildings for both the (North) and (South) are included in the revised guidelines.

Since the designation of the Over-the-Rhine (South) district in 1993, a number of buildings in that district have been demolished due to issues of health and safety or as a result of redevelopment efforts. To a greater extent, a number of previously vacant or underutilized buildings have been renovated and returned to productive use. As a result, the overall character of the neighborhood has improved in the last 10 years.

The combination of these two districts has no effect on the Mohawk Bellevue Historic District, also located within the Over-the-Rhine neighborhood.

This report is a combination of previous designation reports for the Over-the-Rhine (South) and Over-the-Rhine (North) Districts (copies of both on file with the Urban Conservator). The information presented in both reports is still valid, with the exception of the following additions or corrections:

- The Over-the-Rhine (North) Historic District designation report made reference to the Neighborhood Housing Retention Ordinance (NHRO) and its scheduled expiration date of October 1, 2001. The NHRO did officially expire, thus motivating the creation of the Over-the-Rhine (North) Historic District.
- Both designation reports make reference to the *Cincinnati Coordinated City Plan* (1980), the *Over-the-Rhine Comprehensive Plan* (1985), the *Over-the-Rhine Urban Renewal Plan* (1985), and the Over-the-Rhine Chamber of Commerce's plan *Surveying the Scene: A Focus Area in Cincinnati's Over-the-Rhine* (1991). The Over-the-Rhine (North) designation report also makes reference to a planning process for an updated Over-the-Rhine plan that was underway at the time of designation. Since that time, the *Over-the-Rhine Comprehensive Plan* (2002) has been approved by both City Planning Commission and Cincinnati City Council. The 2002 Comprehensive Plan replaces the previous 1985 Comprehensive Plan. However, all other plans mentioned, including the *Over-the-Rhine Urban Renewal Plan* (1985) are still valid, recognized plans.
- The *Over-the-Rhine Comprehensive Plan* (2002) recommended the designation of the two newer historic districts – Over-the-Rhine (North) and Mohawk-Bellevue NBD – and future support of the previously existing Over-the-Rhine (South) district in order to “protect irreplaceable historic buildings and encourage their conservation, renovation and reuse.” Throughout the document, the plan also made reference to the historic character of the neighborhood and its important role in future revitalization efforts.

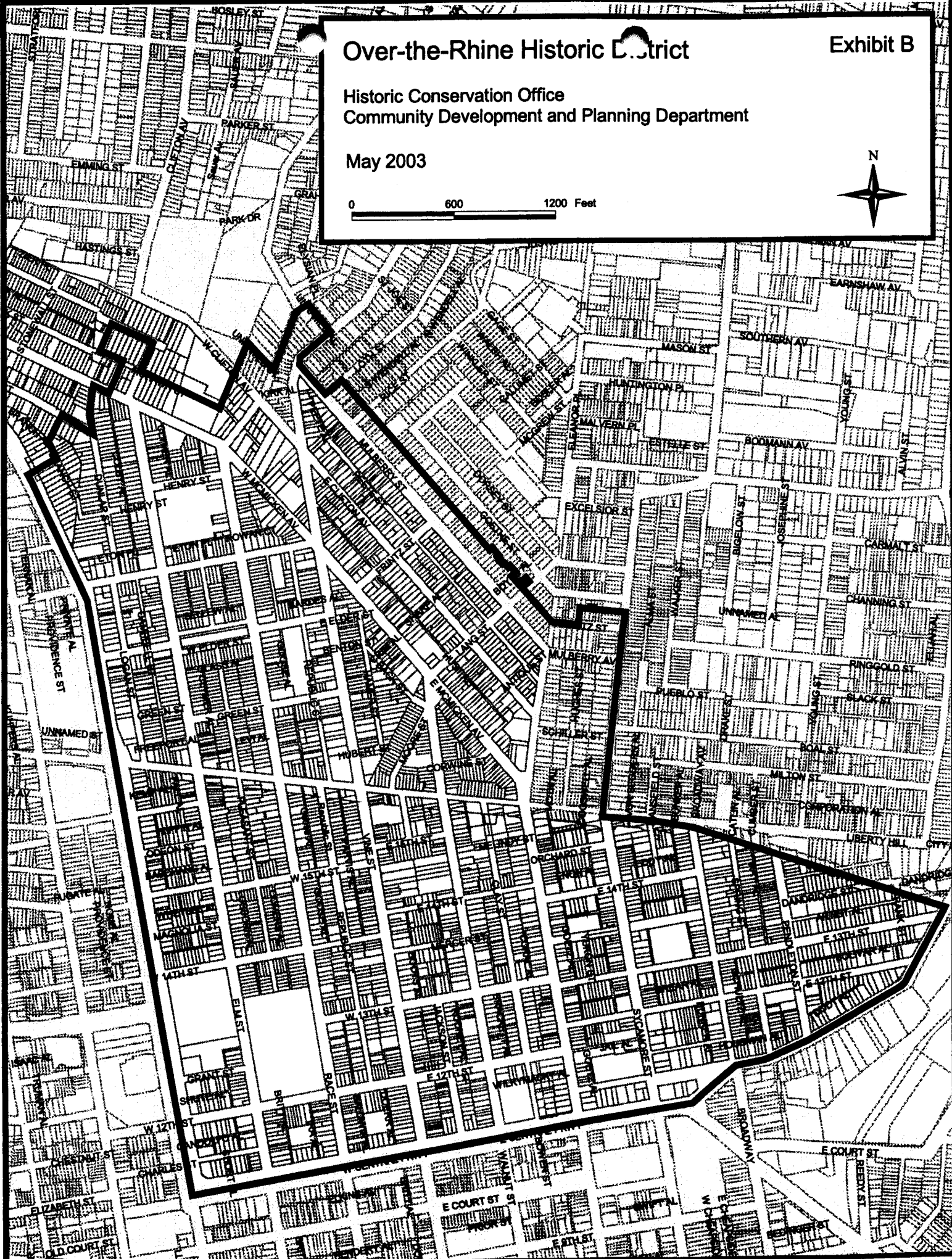
# Over-the-Rhine Historic District

Exhibit B

Historic Conservation Office  
Community Development and Planning Department

May 2003

0 600 1200 Feet



REVISED OVER-THE-RHINE HISTORIC DISTRICT  
CONSERVATION GUIDELINES

*as revised May 5, 2003*

**New Construction**

**A. Intent and General Guidelines**

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

**B. Specific Guidelines**

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

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

**Middle:** Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

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

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

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

In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper.

If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

4. **Storefronts:** New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts.

The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

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

6. **Rhythm:** New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on

the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

7. **Emphasis:** New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.
8. **Height:** The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.
9. **Materials:** New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

## **Additions**

### **Intent and General Guidelines**

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

## **Rehabilitation**

### **A. Intent and General Guidelines**

These guidelines are intended to assure that rehabilitation will maintain significant features of buildings. The guidelines are not hard-and-fast rules, but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes. Reviews are limited to the exterior changes proposed for buildings; alterations made to the interior of buildings are not reviewed by the Historic Conservation Office.

1. Ordinary repair and maintenance which does not change the appearance of the building shall not be reviewed.

2. Existing features in good condition should be conserved, and damaged features should be repaired wherever possible.
3. Replace badly damaged or missing features sensitively to harmonize with the character of the original feature. Replication is appropriate, but it is not essential.
4. Completely new features and materials should be compatible with the building in design, color, detailing, texture, size and shape. By their nature adaptively reused buildings may require more flexible and creative design approaches.

## **B. Specific Guidelines**

1. **Materials:** Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.
2. **Door and Window Openings:** Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.
3. **Door and Window Sash:** Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.
4. **Ornamentation:** Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings in Over-the-Rhine. Don't remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material. Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape and texture of material. Some synthetic materials including fiberglass castings may be approved on a case-by-case basis.
5. **Roofs:** Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.
6. **Cleaning:** Clean exterior surfaces with the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Some types of chemical cleaning can be used, but test patches should be carried out in inconspicuous

areas first. Don't sandblast or use other abrasive cleaning methods that destroy the surface of brick and stone and shorten the life of the building. Don't use wire brushes, because they can also damage masonry surfaces.

7. **Repointing Masonry:** Repoint historic masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness. The mortar joints 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. A typical lime-based mortar has the following formula: 8 parts sand, 2 parts lime, and 1 part portland cement. This mortar is softer than the portland cement-based mortar of today. Hard modern mortar used on historic masonry causes bricks to crack or spall during the freeze-thaw cycle.
8. **Water-Repellent Coatings:** Don't use water-repellent coatings on historic masonry. Most historic structures have survived without the need of water-repellent coatings. Water-related damage on the interior of buildings is usually the 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 make them worse.
9. **Painting:** Repaint buildings that were historically painted. Most buildings built before 1890 in Over-the-Rhine were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style. Varying the choice of color between neighboring buildings is preferred.
10. **Wood Siding:** Retain and repair original wood siding. When replacement is necessary, the new wood should match the original in size, shape, profile and detail. All wood siding should be painted. Aluminum or vinyl siding is not appropriate for replacing or covering original wood siding. Artificial stone, asbestos, asphalt siding and other similar resurfacing materials are not acceptable. The use of composite cement siding may be approved on a case-by-case basis.
11. **Shutters and other outside attachments:** Original shutters should be repaired and retained. Many buildings in Over-the-Rhine have or had wood shutters for the windows. Reintroducing missing shutters must be based on physical evidence and the shutters must fit the opening and be operable.

Exterior light fixtures should be appropriate to the style of the building. Colonial "coach" lights are not appropriate. Mercury vapor and other streetlights are not appropriate for attachment to the façade. Exterior light fixtures should be mounted in a way that does not cast undue glare onto neighboring properties.

12. **Storefronts:** Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method

possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i.

Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

13. **Signs:** Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

14. **Awnings:** The installation of fabric awnings on storefronts is encouraged. Awnings add color and variety to commercial buildings and highlight the businesses. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Awnings of metal, plastic, vinyl (not vinyl coated fabric) or wood will be reviewed on a case-by-case basis. Internally illuminated awnings are not acceptable.

## **Site Improvements**

### **A. Intent and General Guidelines**

1. Site improvements, such as parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.
2. The design of any site improvement should be compatible with district buildings and not detract from the character of the district.
3. The design of site improvements should capitalize on the unique character of the area and could incorporate elements from the district. Site improvements should enhance the experience of pedestrians in the district.

### **B. Specific Guidelines**

1. **Parking Lots:** Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.

2. **Parking Pads:** Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible. Parking pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.
3. **Fences and Walls:** Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.

Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

4. **Decks:** Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.
5. **Paving for sidewalks, patios and other similar areas:** Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers. Concrete should be limited to sidewalks and should not be used in large slabs over big areas, such as driveways and parking lots.
6. **Street Furniture and Amenities:** Existing historic elements in the right-of-way such as steps, mounting blocks, fences, paving, natural stone curbs and splash blocks should be retained. Historic materials such as pavers, curbs or steps shall be returned to their same location, even if they are to be paved over, when they are removed to install or repair utilities such as water, sewer, electric, gas, cable, security or for any other purpose. Flower boxes, planters, urns and similar elements are encouraged but should be appropriate to the property where they are placed and with the district as a whole. The installation of these elements should not cover or require the alteration of any architectural details.
7. **Trees:** Street trees and trees on private property are encouraged. Don't cut down mature, healthy trees.

## **Demolition**

Demolition regulations for designated property in Cincinnati set forth in Chapter, Historic Conservation, of the Cincinnati Municipal Code. See particularly Section 741-13, Regulation of Alterations, Demolitions and Environmental Changes, and Section 741-15, Demolition. Generally, demolition of existing buildings is permitted if 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. See Section 741-21(c).
2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused for any use or a reasonable economic return from the use of all or part of the building or from the sale of the property proposed for demolition cannot be realized. See Section 741-13(h)(2).
3. 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. See Section 741-13(h)(3).
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 Historic Conservation Board.

#### **Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:**

1. The Historic Conservation Board, when acting on any application for a Certificate of Appropriateness seeking approval of demolition, may:
2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board. A list of the non-contributing buildings is provided below.
3. Approve the demolition if it is necessary to carry out an Urban Design Plan or an Urban Renewal Plan, approved by Council or a Planned Unit Development (PUD).
4. Delay or deny the application if it finds that the reason that the structure cannot be reused for any use or the owner cannot realize a reasonable economic return from the use of all or part of the building or from the sale of the property proposed for demolition is that the owner has failed to provide the minimum maintenance required by Section 741-19(a) through willful action or neglect.
5. New construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Over-the-Rhine Historic District.

#### **Non-Contributing Buildings**

##### **A. Intent and General Guidelines**

1. A number of buildings in the district do not contribute to the historic character of the district. The Historic Conservation Board will review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the district that will reinforce its historic and architectural character, but acknowledge that some buildings are of a different age or architectural period.
2. Buildings that do not contribute to the historic character of the district fall into two general categories:

3. **Newer buildings:** Most buildings that were built within the past fifty years do not fit the historic or architectural context of the neighborhood. Due to their more recent date of construction, these buildings did not contribute to the development of Over-the-Rhine as an urban, nineteenth-century neighborhood. The majority of these newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.
4. **Significantly altered buildings:** Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details, but have been altered completely in their appearance. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the district.

## **B. Specific Guidelines**

1. **Rehabilitation:** The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the "Rehabilitation" section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is. Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.
2. **Additions:** Additions to non-contributing buildings should comply with the guidelines outlined in the "Additions" section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building.
3. **Demolition:** Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site, based on the "New Construction" and "Site Improvements" sections of this document.

**List of Non-Contributing Buildings:** The following buildings do not contribute to the historic or architectural character of the Over-the-Rhine Historic District.

(See Attached List)

**Over-The-Rhine Local Historic District  
Non-Contributing Resource List**

*Compiled in April 2003*

No.	Address	Resource Name(s)
1	100 E 12th St (1200-1206 Walnut St)	hardware store
2	544 E 12th St	
3	211-225 W 12th St (1121-1129 Elm St)	Drop Inn Center Shelter House
4	12 E 13th St	
5	28 E 13th St (rear)	
6	101 E 13th St	
7	106 E 13th St	
8	331 E 13th St (1213 Broadway)	Cinti Plating & Repair
9	400 E 13th St	
10	510-512 E 13th St	Mr. Bubbles Detailing only
11	545 E 13th St	
12	227 E 14th St	Peaslee Center
13	115 W 14th St	Washington Park School
14	124 W 15th St	
15	218-220 W 15th St	Firehouse Annex
16	27-37 Back St (rear) (1636 Hamer St)	
17	2020-2024 Branch St	
18	1117-1119 Broadway (rear)	
19	1131 Broadway	
20	1211 Broadway	
21	1712 Campbell St	
22	114-116 E Central Pkwy (1110-1116 Clay St; 116-118 Wilkymacky)	Salvation Army Offices and Chapel
23	16 W Central Pkwy	Cincinnati Metropolitan Housing Authority
24	1317 Clay St	
25	1327-1331 Clay St	
26	1335 Clay St	
27	1343 Clay St	
28	1412 Clay St	
29	1413-1415 Clay St	
30	104-112 E Clifton Ave	
31	131 E Clifton Ave	
32	134-136 E Clifton Ave	
33	135 E Clifton Ave	Sharp Village Annex
34	139-143 E Clifton Ave (rear)	
35	145 E Clifton Ave	
36	200 E Clifton Ave	bar
37	201 E Clifton Ave	
38	207 E Clifton Ave (rear)	
39	211 E Clifton Ave (rear)	
40	N of 213 E Clifton Ave	
41	222-224 E Clifton Ave (221 Peete St)	
42	103 W Clifton Ave (rear)	
43	112 Corwine St	
44	1918 Dunlap St	Patton Awning Garage
45	2008 Dunlap St	garage
46	6 W Elder	Note: Includes only the rear portion of the building.
47	115-117 W Elder St	

48	1411-1417 Elm St	addition to City Gospel Mission
49	1428 Elm St	
50	1429 Elm St	
51	1437 Elm St	
52	1501-1511 Elm St	Samuel W. Bell Home for Sightless
53	1604 Elm St	Midtown Tire
54	1624 Elm St	
55	1715 Elm St	
56	1719-1721 Elm St	
57	1727-1729 Elm St	
58	1829-1831 Elm St & 209-211 Findlay St	New Prospect Baptist Church
59	1905 Elm St	
60	2001-2003 Elm St	
61	2010-2020 Elm St	Ziegler-Shafrey Storage; Walton Distributing
62	2017 Elm St (rear)	
63	132 Findlay St (1900 Elm St)	
64	220 Findlay St	
65	230 Findlay St	
66	1710 Frintz St	
67	S of 1710 Frintz St	
68	219-221 Grant St	
69	1120 Jackson St	former Karma Club
70	30 E Liberty St	Shell Gas Station
71	116 E Liberty St	Free Store
72	128 E Liberty St	garage
73	228 E Liberty St	
74	12-14 W Liberty St (1615 Republic St)	St. Anthony Messenger Press
75	26-32 W Liberty St	St. Anthony Messenger Press Addition
76	208 W Liberty St	Labor Solutions
77	1612 Logan St	Note: Property includes 2 non-contributing buildings.
78	NE corner of Dunlap St & W Elder St (1808-1812 Logan St & 214-218 W Elder St)	Globe Furniture
79	1822 Logan St	
80	1215 Main St	
81	1434 Main St	The J.B. Schmidt Co.
82	1440 Main St	
83	1604 Main St	
84	1622 Main St	
85	1630 Main St	cell tower
86	1701 Main St (240 E Clifton Ave)	
87	1722 Main St	
88	6-8 E McMicken Ave	Fire House
89	18-20 E McMicken Ave	
90	48 E McMicken Ave (rear)	
91	50-52 E McMicken Ave (rear)	
92	54 E McMicken Ave (rear)	
93	66 E McMicken Ave	
94	68 E McMicken Ave (rear)	
95	70 E McMicken Ave (rear)	
96	80-82 E McMicken Ave (1705 Lang)	Wesley Chapel United Methodist Church
97	111-113 E McMicken Ave	
98	38 W McMicken Ave	
99	48-54 W McMicken Ave	John E. Carrigan Plumbing Garage Note: Property includes 2 non-contributing buildings.

100	115-129 W McMicken Ave (116-122 Henry St)	
101	112-138 W McMicken Ave	Oral T. Carter & Assoc.
102	203 W McMicken Ave	
103	1608 Moore St	
104	1621 Moore St	Husman's Potato Chips
105	31-33 Mulberry St	
106	S of 73 Mulberry St	
107	127 Mulberry St	Church in the City
108	138 Mulberry St	
109	322 Mulberry St	
110	19 Peete St	
111	75 Peete St (rear)	garage Note: Building fronts on E Clifton Avenue and may have an address of 68 and/or 70 E Clifton Avenue.
112	106 Peete St	
113	107 Peete St	
114	114 Peete St	
115	119-121 Peete St	
116	124 Peete St	church
117	127-129 Peete St	
118	1301 Pendleton St	
119	1413 Pleasant St	
120	1440 Pleasant St (113-115 W 15th St)	shelter
121	1511-1519 Pleasant St	
122	1553-1561 Pleasant St	Kentucky Fried Chicken
123	1615-1617 Pleasant St	
124	1618 Pleasant St	
125	1914 Pleasant St	
126	1216 Race St	
127	1218-1220 Race St	
128	Bounded by Race St, Elm St, & E 12th St	Washington Park Comfort Station
129	1530 Race St	addition only
130	1538 Race St	laundry
131	1702 Race St (26-34 Green St)	
132	1715 Race St	Hub Center
133	1722-1724 Race St	Over-the-Rhine Senior Center
134	1723 Race St	
135	1725 Race St (13-19 W Elder; 13-17 Republic St)	
136	1730-1738 Race St	former IGA grocery store
137	1812 Race St (rear)	garage
138	1814 Race St (rear)	garage
139	1826-1828 Race St	
140	1910-1916 Race St	Catanzaro Produce
141	315-319 Reading Rd	addition to Sun Furniture Building
142	SW corner of Reading Rd & Liberty St	Over-the-Rhine Carillon
143	1332 Republic St	
144	1413 Republic St	
145	1308 Spring St	
146	1322-1326 Spring St	
147	NW corner Sycamore St & E 13th St (1301 Sycamore; 218-230 E 13th St)	Sycamore Park (pool, comfort station, picnic table and playground)
148	1123 Sycamore St (208-224 Reading Rd)	Alms & Doepke Park Haus
149	1203 Sycamore St (226 E 12th St)	The Diner on Sycamore

150	1408 Sycamore St	
151	1425-1427 Sycamore St	Gabriel's Corner
152	1113 Vine St	
153	1314 Vine St	Venus Club
154	1324 Vine St	laundromat
155	1331-1333 Vine St	
156	1335 Vine St	
157	1406-1408 Vine St (rear)	
158	1412 Vine St (rear)	
159	1414-1416 Vine St	Kroger Grocery Store
160	1518 Vine St (5 E Liberty St)	Crossroads Health Center
161	1521-1525 Vine St	former Empire Theatre
162	1630 Vine St	trailer
163	1800 Vine St	former Provident Bank
164	1801-1805 Vine St	
165	1929 Vine St (rear)	
166	1920 Vine St	
167	2026-2028 Vine St	
168	208-210 Wade St	
169	212 Wade St (rear)	garage
170	214 Wade St (rear)	garage
171	1209 Walnut St	
172	1212-1224 Walnut St	
173	1228-1232 Walnut St	
174	1302 Walnut St	
175	1306-1316 Walnut St	
176	1328 Walnut St	
177	1334-1340 Walnut St	
178	1350 Walnut St	
179	1422-1424 Walnut St (rear)	
180	1428-1432 Walnut St	Jack's Glass
181	1429 Walnut St	Urban Sites Properties, Inc.
182	1627 Walnut St (rear)	
183	1630 Walnut St	
184	215 Woodward St	

**Notes:**

1. All addresses based on CAGIS. Addresses in parenthesis are secondary addresses for the same property.
2. Addresses may be subject to change after field verification.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Over-the-Rhine Historic District  
(Boundary Increase)

Name of Property  
Hamilton County, Ohio  
County and State

Name of multiple listing (if applicable)

Section number 7 Page 24

south is Shute Alley, which separates 1208 Central Parkway from another contributing building, 222 West 12<sup>th</sup> Street. To the east is a smaller single-story industrial building set back from the sidewalk. The building is two stories everywhere but the northeast quadrant, where it steps down to one story. Current tenants include a graphic design firm, photography studio, and manufacturer of marble tiles and accessories.

The overall appearance of the building is restrained and utilitarian, with a simple composition of aligned window bays and near symmetry. The primary elevations (to the north and west) are fronted with face brick that turns the corner at Shute Alley for the length of approximately ten feet (photo #15). This contiguous portion of façade rests upon a smooth-faced sandstone plinth extending up to the top of the first floor window sills. Above the plinth is dark red face brick, with water tables aligning with the sill (rowlock course) and head (soldier course) of the second story windows, as well as another soldier course water table directly below the sandstone belt course at the base of the parapet. The parapet is topped with sandstone coping.

The building retains its original steel casement windows with divided lights. Above, are steel lintels. There are two main entrances at the west façade on Central Parkway, located in step with the two central window bays. The south entry is a double-leaf door with single transom above. The north entry is a single-leaf door with transom and side-lights that terminate at the top of the sandstone plinth. The doors are not original, although in both cases the windows appear to be. The north façade includes a similarly centered single door with side-lights and transom at the westernmost window bay, and then two atypically configured openings at the east side (where the building drops down to one story) (photo #16). The western entry is a double-door that infills a much larger opening in the masonry. To the east is a single door with wood-infilled transom and no side-lights.

Constructed in 1923, this was one of many buildings on Central Parkway built to house film-industry businesses. The Williams Cincinnati Business Directory lists Vitagraph Films and Warner Brothers Pictures as tenants throughout the 1930s.

14. 1416 Central Parkway  
1900  
Contributing  
Parcel # 081-0002-0205-00  
Photos #17, 18, 19, 22

Constructed in 1900, 1416 Central Parkway is a two-story painted smooth stucco and masonry building in a muted Spanish Colonial Revival style. A small portion of the building extends up to a third story on the rear southeast corner. The façade (west elevation) is located on the right-of-way of Central Parkway (photo #17). The south elevation is located on the right-of-way of Magnolia Street. The building is adjacent to a contributing building, 1420 Central Parkway, to the north (photo #19 and 22). To the east of the building is a small parking lot. According to the 1904 Sanborn Fire Insurance Map for

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Over-the-Rhine Historic District  
(Boundary Increase)

Name of Property  
Hamilton County, Ohio  
County and State

Name of multiple listing (if applicable)

Section number 7 Page 25

Cincinnati, the building housed the New Standard Laundry Company in 1904 which was a steam laundry company.

The building has a rectangular footprint and has a parged foundation. The façade and western portion of the south elevation have a smooth painted finish while the rest of the walls are painted masonry. The building features decorative plaster friezes with a floral motif centered on the façade near the roofline and decorative plaster medallions placed below the roofline at the corners on the facade and south elevation and centered on the south elevation. The façade features a stepped parapet topped with stone caps, and decorative urns are placed at the corners of the building and on the center parapet. Some of the decorative urns appear to be missing.

The two-floors of the façade were historically separated by a simple storefront lintel which has been replaced or covered with modern signage. There are two recessed entrances on first floor of the façade and one near the center of the south elevation. Painted six-panel wood doors remain behind metal gates in both openings. The façade (west elevation) has a mixture of single and paired double-hung windows on the first and second floors. The original wood windows remain on the first floor behind metal security grilles, but the windows have been replaced on the second story. The painted stone window sills remain at all of the openings.

The historic door opening on the south elevation has been infilled to fit a smaller newer metal door. The first floor window openings on the south elevation have all been infilled with masonry and newer air vents. There are four paired window openings on the second floor. The two single window openings on the east end of the second story have been infilled with masonry as well as one of the two window openings on the third story. The stone sills have been removed from most of the infilled openings but remain at the second story window openings and the remaining third story window opening. An air conditioning unit has been hung below the eastern second floor window opening. A painted fire escape is located at the east end of the second story on this elevation and wraps around to the rear (east) elevation.

The rear (east) elevation has two pedestrian entrances with newer metal doors and three larger vehicular entrances with metal garage doors on the first floor (photo #18). There is one double-hung window and one small one-light window on the second story of the southern half of the east elevation. The north half of the rear elevation steps back at the second story and the second story portion of the elevation has been covered in siding.

Although many of the openings on the building have been altered, the historic character and massing of the building have been preserved. The historic windows have been replaced throughout most of the building, but the historic opening sizes and locations have been maintained on the primary (west) elevation.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Over-the-Rhine Historic District  
(Boundary Increase)

Name of Property  
Hamilton County, Ohio  
County and State

Name of multiple listing (if applicable)

Section number 7 Page 26

15. 1420 Central Parkway  
1900

Contributing  
Parcel # 081-0002-0204-00  
Photos #17,19, 22

Constructed in 1900, 1420 Central Parkway is a three-story brick industrial style building. The primary (west) elevation is located on the right-of-way of Central Parkway. It is adjacent to a contributing building, 1416 Central Parkway, to the south (photo #17). To the east (rear) of the building is a small parking lot. According to the City of Cincinnati Sanborn Insurance maps and the 1926-27 Williams' Cincinnati directory, this building housed the Queen City Welding Company. The building most recently housed a machinery store that sold power tools and equipment. The building maintains integrity of form, character, and materials although the windows have been replaced and some window openings have been infilled.

1420 Central Parkway has a rectangular footprint. It stands three stories high at the front and two stories at the rear (east). The south elevation extends up to become a parapet, rising above the roof that slopes down from south to north and sheds water to the newer aluminum gutters along north roofline. The sloped roof is concealed by the parapet at the front (west) elevation. The roofs are covered in a composite material and are not visible from the ground.

The building is simply detailed. The façade is painted brick with a painted stone foundation (photo #19 and 22). The building is similarly detailed as 532 Reading Road and features arched window and door openings with brick segmental arch lintels above on the façade. The façade is topped with a simply detailed brick entablature with a newer aluminum gutter above where the historic cornice would have been. The first floor of the façade is comprised of a pedestrian entrance on the northern end, a double-hung window with a stone sill in the center and a larger historic cart or wagon entrance on the east end. The doors have been replaced with a newer metal door in the pedestrian opening and a metal garage door in the larger opening. The window opening and the transom opening above the pedestrian entrance on the first floor have been infilled. The upper two floors of the façade are comprised of single double-hung windows with painted stone sills. The windows have been replaced throughout the building with newer vinyl windows.

Only the front third story portion of the south elevation is visible above the adjacent building. A newer billboard sign covers this elevation. The north elevation has a painted textured parged finish. The secondary northern elevation originally had arched window openings on the first and second floor and rectangular openings on the third floor. The first floor window openings have been infilled with recessed painted CMU. The second and third floors have paired double-hung windows. The painted stone sills remain on all the floors and the painted stone lintels remain above the third floor window openings.

The rear (east) elevation also has a painted textured parged finish. A larger opening with a newer metal

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Over-the-Rhine Historic District  
(Boundary Increase)

Name of Property  
Hamilton County, Ohio  
County and State

Name of multiple listing (if applicable)

Section number   7   Page   27  

rolling garage door is located on the southern end of the first floor. A small window opening has been infilled on the northern half of the first floor. There are two double-hung windows on the second floor. The building steps back at the third floor of the east elevation. This third story east elevation is covered in siding and has two double-hung windows. The painted stone sills and lintels remain at all of the window openings on the first and second floors.

16. 1424 Central Parkway  
ca.1943

Non-contributing

Parcel #081-0002-0202-00

Photos #19, 22

The Williams Directories for Cincinnati place the construction of this building at 1943, which is outside the expanded Period of Significance. As a result, it is non-contributing.

17. 1430 Central Parkway  
ca. 1930; 1961

Contributing

Parcels # 081-0002-0200-90 and 081-0002-0201-90

Photos #20, 21, 22

This Neo-Classical Revival style two-story unpainted brick building was constructed in 1924. The building occupies the northwest corner of the block (photo #20). The north elevation is located on the right-of-way of West 15<sup>th</sup> Street (photo #21). The west elevation is on the right-of-way of Central Parkway. The building is adjacent to a non-contributing building, 1424 Central Parkway, to the south. To the east of the building is a small parking lot. According to the Sanborn Map of 1933, the building originally housed a Jewish Social Services Agency. It is currently occupied by the Metropolitan Baptist Church.

The original building has a rectangular footprint. According to the Hamilton County Auditor, a one-story non-historic brick and siding addition was constructed in 1961 off of the south elevation. The building still has a high level of integrity because the addition only covers less than half of the secondary south elevation and almost all of the other historic elements of the building are intact (photo #22). The original building has a smooth painted stone foundation and brick walls. The walls extend up past the roof as parapet walls. There is one unpainted brick chimney on the southeast corner of the building. The new addition has primarily brick walls with some sections clad in siding. The addition also has a flat roof hidden behind parapet walls. Both roofs are covered in a composite material.

The building features an elaborate entrance on the north and west elevation. The entrances are bound by Corinthian pilasters on pedestals supporting a plain entablature and arched dentiled pediment above.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Over-the-Rhine Historic District  
 (Boundary Increase)

Name of Property  
 Hamilton County, Ohio  
 County and State

Name of multiple listing (if applicable)

Section number 7 Page 28

The building also has a decorative brick soldier course above the first floor windows and a tall, but simply detailed metal cornice above the second story windows on all of the elevations. The building has the original six-over-six double-hung windows with stone sills on all of the elevations.

18. 1544 Central Parkway  
 1870, 1923, 1947, 1960  
 Contributing  
 Parcel # 081-0001-0033-00  
 Photos #23, 24, 48

1544 Central Parkway is a two-story industrial/commercial building. It is bound by Kemp Alley to the north, Central Parkway to the west, and Wade Street to the south. A small parking lot is located behind the building to the east. The building is comprised of two adjacent and connected structures (photo #23). The northern structure was constructed around 1870 as the Windisch-Muhlhauser/Lion Brewery stables. In 1923, the Cincinnati Association for the Welfare of the Blind (CAWB) purchased the building and built an addition to the south. The building housed the CAWB headquarters and contract shop in the northern structure and a broom factory for blind employees in the southern section until 1968. More recently, from 1968 to 2010, the building housed Melbro Color Services' printing business.

The original ca. 1870 structure has brick load-bearing walls and a parged masonry foundation. The east and west elevation walls extend above a low-pitched roof covered with composite material. The roof drains to the north to a new aluminum gutter. An elevator penthouse is located near the southeast corner of the roof and a tall chimney is located near the center of the north edge of the roof. The 1923 structure has reinforced concrete walls clad in brick that extend on all sides above a flat roof covered with composite material. There is a chimney located near the center of the east edge of the roof.

The ca. 1870 structure's façade (west elevation) was replaced sometime in the 1940s. The replacement façade consists of limestone cladding with granite panels surrounding the recessed front entry. Windows openings on the first and second floors of the façade are large openings infilled with glass block, and the entry doors are double-leaf metal doors. Signage for "Digital Express" is located above the entryway on the facade. The façade (west elevation) of the 1923 addition features one narrow entry bay on the north and two wider window bays on the south of the elevation. The walls are red brick that extend up past the roof as stepped parapet walls between the bays. There are stone medallions and stone caps along the parapet walls. The bays historically featured large window openings on both floors, common in 1920s commercial buildings. The window openings on the first floor have been bricked-in, with parts of the deteriorated sash remaining on certain sections of the interior. The historic industrial metal window sashes remain in the wider bays of the second floor, but are damaged and the glass panes removed. The northern bay on the second floor, above the front entrance, is bricked-in with a small replacement aluminum window. Historic stone pilasters are on either side of the door supporting a simple cornice and toplight above. The historic door has been replaced with a metal door, and covered with painted plywood.

# Assessing Economic Hardship Claims under historic preservation ordinances

By Julia Miller

---

Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restriction in situations of "economic hardship." Under typical economic hardship procedures, an applicant may apply for a "certificate of economic hardship" after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decision making body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant.

The exact meaning of the term "economic hardship" depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission's denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission's decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community.

## **Economic Impact**

In acting upon an application for a certificate of economic hardship, a commission is required to determine whether the economic impact of a historic preservation law, as applied to the property owner, has risen to the level of economic hardship. Thus, the first and most critical step in understanding economic hardship is to understand how to evaluate economic impact.

Commissions should look at a variety of factors in evaluating the economic impact of a proposed action on a particular property. Consideration of expenditures alone will not provide a complete or accurate picture of economic impact, whether income-producing property or owner-occupied residential property. Revenue, vacancy rates, operating expenses, financing, tax incentives, and other issues are all relevant considerations. With respect to income-producing property, economic impact is generally measured by looking at the effect of a particular course of action on a property's overall value or return. This approach allows a commission to focus on the 'bottom line' of the transaction rather than on individual expenditures.

In addition to economic impact, the Supreme Court has said that "reasonable" or "beneficial use" of the property is also an important factor. Thus, in evaluating an economic hardship claim based on the constitutional standard for a regulatory taking, commissions will need to consider an owner's ability to continue to carry out the traditional use of the property, or whether another viable use for the property remains. In *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978), the landmark decision upholding the use of preservation ordinances to regulate historic property, the Supreme Court found that a taking did not arise because the owner could continue to use its property as a railroad station.

The Supreme Court has also said that the applicant's "reasonable investment-backed expectations" should be taken into consideration. Although the meaning of this phrase has not been delineated with precision, it is clear that "reasonable" expectations do not include those that are contrary to law. Thus, an applicant's expectation of demolishing a historic property subject to a preservation ordinance at the time of purchase (or subject to the likelihood of designation and regulation) may not be considered "reasonable." Also pertinent is whether the owner's objectives were realistic given the condition of the property at the time of purchase, or whether the owner simply overpaid for the property. Under takings law, government is not required to compensate property owners for bad business decisions. Nor is the government required to guarantee a return on a speculative investment.

Commissions may also be able to take into account whether the alleged hardship is "self created." Clearly relevant is whether the value of the property declined or rehabilitation expenses increased because the owner allowed the building to deteriorate.

Application of the takings standard in the context of investment or income-producing property is usually fairly straightforward. The issue can be more complex, however, in situations involving hardship claims raised by homeowners. In the context of homeownership, it is extremely difficult for an applicant to meet the standard for a regulatory taking, that is, to establish that he or she has been denied all reasonable use of the property. When a commission insists that houses be painted rather than covered with vinyl siding, and windows be repaired rather than replaced, the applicant can still live in the house. The fact that these repairs may be more costly is not enough. Even if extensive rehabilitation is required, the applicant must show that the house cannot be sold "as is," or that the fair market value of the property in its current condition plus rehabilitation expenditures will exceed the fair market value of the house upon rehabilitation. See *City of Pittsburgh v. Weinberg*, 676 A.2d 207 (Pa.1996). It is also important to note that "investment-backed expectations" are different in the context of homeownership, owners often invest in home improvements or renovations without the expectation of recouping the full cost of the improvement in the form of increased property value.

In addressing hardship claims involving historic homes, commissions must be careful to be objective and consistent in their approach. Otherwise, a commission may undermine the integrity of its preservation program and raise due process concerns as well. Ideally, grant money, tax relief, and other programs should be made available to historic homeowners who need financial assistance.

Special standards for economic hardship may apply to nonprofit organizations. Because these entities serve charitable rather than commercial purposes, it is appropriate to focus on the beneficial use of their property, rather than rate of return, taking into account the particular circumstances of the owner (i.e., the obligation to serve a charitable purpose). In such situations, hardship analysis generally entails looking at a distinct set of questions, such as: the organization's charitable purpose, whether the regulation interferes with the organization's ability to carry out its charitable purpose, the condition of the building and the need and cost for repairs, and whether the organization can afford to pay for the repairs, if required. (Note, however, that while consid-

eration of financial impact may be appropriate, a nonprofit organization is not entitled to relief simply on the basis that it could raise or retain more money without the restriction.)

### **The Proceeding**

Under a typical hardship process, the applicant will be required to submit specific evidence in support of his or her claim. Once a completed application has been filed, a hearing will be scheduled, at which time the applicant generally presents expert testimony in support of the economic hardship claim on issues such as the structural integrity of the historic building, estimated costs of rehabilitation, and the projected market value of the property after rehabilitation. Once the applicant has presented its case, parties in opposition or others may then present their own evidence. The commission may also bring in its own expert witnesses to testify. As noted above, the burden of proof rests on the property owner.

In hearing economic hardship matters, commissions must be prepared to make a legally defensible decision based on all the evidence presented. In the event of conflicting expert testimony, which is often the case in economic hardship proceedings, the commission will need to weigh the evidence, making specific findings on the relative credibility or competency of expert witnesses.

In evaluating the evidence, the commission should ask itself five distinct questions:

- 1. Is the evidence sufficient?* Does the commission have all the information it needs to understand the entire picture, or is something missing. The application is not complete unless all the required information has been submitted. If additional information is needed, ask for it.
- 2. Is the evidence relevant?* Weed out any information that is not relevant to the issue of economic hardship in the case before you. Commissions may be given more information than they need or information that is not germane to the issues, such as how much money the project could make if the historic property were demolished. The property owner is not entitled to the highest and best use of the property.
- 3. Is the evidence competent?* Make an assessment as to whether the evidence establishes what it purports to show.
- 4. Is the evidence credible?* Consider whether the evidence is believable. For example, ask whether the figures make sense. A commission will need to take into consideration the source of the evidence and its reliability. (If the evidence is based on expert testimony, the commission should determine whether the expert is biased or qualified on the issue being addressed. For example, it may matter whether

a contractor testifying on rehabilitation expenditures actually has experience in doing historic rehabilitations.)

5. *Is the evidence consistent?* Look for inconsistencies in the testimony or the evidence submitted. Request that inconsistencies be explained. If there is contradictory evidence, the commission needs to determine which evidence is credible and why.

In many instances the applicant's own evidence will fail to establish economic hardship. However, in some situations, the question may be less clear. The participation of preservation organizations in economic hardship proceedings can be helpful in developing the record. Commissions should also be prepared to hire or obtain experts of their own. For example, if a property owner submits evidence from a structural engineer that the property is structurally unsound, the commission may need to make an independent determination, through the use of a governmental engineer or other qualified expert, as to the accuracy of that information. It may be impossible to evaluate the credibility or competency of information submitted without expert advice.

The record as a whole becomes exceedingly important if the case goes to court. Under most standards of judicial review, a decision will be upheld if it is supported by substantial evidence. Thus, in conducting administrative proceedings, it is important that evidence provides a true and accurate story of the facts and circumstances and that the commission's decision is based directly on that evidence.

## EVIDENTIARY CHECKLIST

The following checklist may serve as a useful tool for local commissions and other regulatory agencies considering economic hardship claims:

1. Current level of economic return:

- Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased,
- Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period,
- Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years,
- Real estate taxes for the previous four years and assessed value of the property according to the two most recent

assessed valuations,

- All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property,
  - Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other,
  - Any state or federal income tax returns relating to the property for the last two years.
2. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
    - Any real estate broker or firm engaged to sell or lease the property,
    - Reasonableness of price or rent sought by the applicant,
    - Any advertisements placed for the sale or rent of the property.
  3. Feasibility of alternative uses for the property that could earn a reasonable economic return:
    - Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation.
    - Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness,
    - Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use,
  4. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.
  5. Knowledge of landmark designation or potential designation at time of acquisition.
  6. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs. ■

*Julia Miller works in the Law and Public Policy office at the National Trust for Historic Preservation.*

June 22, 2021

Mr. Art Dahlberg  
Director of Buildings & Inspections  
City of Cincinnati  
805 Central Ave, Suite 500, Cincinnati, OH 45202

**RE: 1416 - 1418 Central Parkway**

Mr. Dahlberg:

Please find below DCED's analysis of the possible economic returns for the proposed development at 1416 - 1418 Central Parkway in Over-the-Rhine. We believe that the project would not be financially feasible should the demolition permit and requested Certificate of Appropriateness be denied. Four possible re-use scenarios have been analyzed, including (1) retail and office, (2) office only, (3) residential only, and (4) residential and retail. All four scenarios assume stabilization & adaptation of the existing buildings on the property.

<b>Assumptions</b>	<b>Retail &amp; Office</b>	<b>Office</b>	<b>Residential</b>	<b>Res. &amp; Retail</b>
Residential sq. ft.	-	-	11,500	5,400
Retail/Office sq. ft.	11,500	11,500	-	6,100
Hard Costs \$ / sq. ft.	205.00	225.00	175.00	175.00
Residential Rent / sq. ft. (monthly)	-	-	2.00	2.00
Office/Retail Rent / sq. ft. (annual)	20.00	18.00	-	20.00
<b>Uses</b>				
Acquisition	775,000	775,000	775,000	775,000
Hard Costs	2,357,500	2,587,500	2,012,500	1,296,000
Site Work	1,600,000	1,600,000	1,600,000	1,600,000
Soft Costs	819,000	726,000	674,100	440,560
Total Development Cost	5,551,500	5,688,500	5,061,600	4,111,560
<b>Sources</b>				
Loan (80% Loan to FMV)	2,130,457	1,917,411	2,116,526	1,929,413
Equity	3,421,043	3,771,089	2,945,074	2,182,147
Total Sources of Funds	5,551,500	5,688,500	5,061,600	4,111,560
<b>Proforma</b>				
Rental Revenue	230,000	207,000	276,000	251,600
Less Vacancy (7%)	16,100	14,490	19,320	17,612
= Gross Revenue	213,900	192,510	256,680	233,988
Less Operating Expenses *	32,085	28,877	77,004	70,196
= Net Operating Income	181,815	163,634	179,676	163,792
Less Debt Service	129,537	116,583	128,689	117,313
= Projected Cash Flow	52,278	47,051	50,987	46,479
<b>Economic Returns</b>				
Debt Coverage Ratio	1.40	1.40	1.40	1.40
Cash on Cash	1.5%	1.2%	1.7%	2.1%
Cap Rate	7%	7%	7%	7%
FMV	2,663,071	2,396,764	2,645,657	2,411,766
Created Value Margin (FMV – TDC)	- 2,888,429	- 3,291,736	- 2,415,943	- 1,699,794

\* The first two scenarios assume triple-net lease, whereby any office or retail tenants would be responsible for most operating expenses (utilities, cleaning, property taxes, maintenance). The scenarios that include residential assume the property owner will be responsible for operating expenses, including real estate taxes.

Given the deteriorated condition of 1416 Central Parkway, any re-use will require substantial stabilization. The applicant supports this claim with a report submitted by a structural engineer and an estimate for stabilization costs from a reliable contractor, which exceeds \$1.6 million. The cost to stabilize and rehabilitate this building in compliance with the historic conservation guidelines will exceed the potential value created by the project. The property owners, if denied the demolition permit and Certificate of Appropriateness, cannot successfully attract the necessary financing to complete the project.

Although the above analysis projects the property owner can meet its debt obligations, lenders generally would not finance a project that is worth less than what it costs to build. The above analysis also illustrates that none of the proposed use scenarios yield industry required equity returns (Cash on Cash), which in all four cases too low to attract the necessary private capital to proceed with the project.

Therefore, it is my belief that the denial of the requested demolition permit and Certificate of Appropriateness would deprive the property in question of its economic use. Furthermore, a denial of the requested permit would result in sustained vacancy and blight at the property, which decreases the overall wellbeing of the neighborhood and by extension City.

Should you have any questions regarding this analysis, please direct them to John Reiser at [John.Reiser@Cincinnati-oh.gov](mailto:John.Reiser@Cincinnati-oh.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Bower', written in a cursive style.

Dan Bower, Deputy Director  
Department of Community & Economic Development

<b>Assumptions</b>	<b>Retail &amp; Office</b>	<b>Office</b>	<b>Residential</b>	<b>Res. &amp; Retail</b>
Residential sq. ft.	-	-	11,500	5,400
Retail/Office sq. ft.	11,500	11,500	-	6,100
Total sq. ft.	11,500	11,500	11,500	11,500
Hard Costs \$ / sq. ft.	205.00	225.00	175	175
Residential Rent / sq. ft. (monthly)	-	-	2.00	2.00
Office/Retail Rent / sq. ft. (annual)	20.00	18.00	-	20.00
<b>Uses</b>				
Acquisition	775,000	775,000	775,000	775,000
Hard Costs	2,357,500	2,587,500	2,012,500	1,296,000
Site Work	1,600,000	1,600,000	1,600,000	1,600,000
Soft Costs	819,000	726,000	674,100	440,560
<b>Total Uses</b>	<b>5,551,500</b>	<b>5,688,500</b>	<b>5,061,600</b>	<b>4,111,560</b>
<b>Sources</b>				
Loan (80% Loan to FMV)	2,130,457	1,917,411	2,116,526	1,929,413
Federal Historic Tax Credit Equity	633,200	670,000	578,000	463,360
Equity	2,787,843	3,101,089	2,367,074	1,718,787
<b>Total Sources</b>	<b>5,551,500</b>	<b>5,688,500</b>	<b>5,061,600</b>	<b>4,111,560</b>
<b>Proforma</b>				
Rental Revenue	230,000	207,000	276,000	251,600
Less Vacancy (7%)	16,100	14,490	19,320	17,612
= Gross Revenue	213,900	192,510	256,680	233,988
Less Operating Expenses	32,085	28,877	77,004	70,196
= Net Operating Income	181,815	163,634	179,676	163,792
Less Debt Service	129,537	116,583	128,689	117,313
= Projected Cash Flow	52,278	47,051	50,987	46,479
<b>Economic Returns</b>				
Debt Coverage Ratio	1.40	1.40	1.40	1.40
Cash on Cash	1.9%	1.5%	2.2%	2.7%
Cap Rate	7%	7%	7%	7%
FMV	2,663,071	2,396,764	2,645,657	2,411,766
Created Value Margin	(2,888,429)	(3,291,736)	(2,415,943)	(1,699,794)
LTV %	80%	80%	80%	80%
LTV Amount	2,130,457	1,917,411	2,116,526	1,929,413
Historic Tax Credit Basis	3,957,500	4,187,500	3,612,500	2,896,000
Historic Tax Credit Rate	20%	20%	20%	20%
Historic Tax Credit	791,500	837,500	722,500	579,200
Syndication Price	0.80	0.80	0.80	0.80
Net HTC Equity	633,200.00	670,000.00	578,000.00	463,360.00

**From:** [Reiser, John](#)  
**Sent:** Wednesday, June 23, 2021 9:24 AM  
**To:** [Johnson, Beth](#)  
**Cc:** [Ahouse, Emily](#); [Florea, Lindsey](#); [Rocco, Giovanni](#)  
**Subject:** RE: [External Email] 15th & Central - COA Application  
**Attachments:** 15th & Central HTC Assumptions.docx

---

Good Morning Beth,

It really only has a marginal impact. For the tax credit basis I used all hard costs and what the applicant refers to as "Site Work". Including all of this in basis is probably an aggressive assumption. Also – with the Federal Income tax rate being so low, we are seeing syndication prices lower than \$0.80/credit in projects – and we've heard from many developers that any Federal Tax Credit award less than \$1m is very difficult to syndicate. All that said, attached is an updated estimate with the Federal HTCs assumed. A federal HTC award will ultimately reduce the necessary developer equity required, and will drive up the Cash on Cash return. However, in this particular scenario the HTCs do not bring enough value to the project to drive the Cash on Cash return into a reasonable range. As you can see in the attached, the CoC returns still only range from 1.5% to 2.7%.

Let me know if you have any follow up questions. Thanks!

John

---

**From:** Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)>  
**Sent:** Tuesday, June 22, 2021 6:21 PM  
**To:** Reiser, John <[John.Reiser@cincinnati-oh.gov](mailto:John.Reiser@cincinnati-oh.gov)>  
**Cc:** Ahouse, Emily <[Emily.Ahouse@cincinnati-oh.gov](mailto:Emily.Ahouse@cincinnati-oh.gov)>  
**Subject:** FW: [External Email] 15th & Central - COA Application

John,

Would you be able to run these numbers with including a federal historic tax credit at 20% at .80 on the dollar for the development cost-acquisition. This is a required portion of the economic hardship review for historic buildings.

Please let me know if this requests makes sense.

Beth Johnson, AICP | Urban Conservator  
City of Cincinnati | Buildings & Inspections  
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202  
513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)

## **PUBLIC COMMENTS**

**From:** [Kevin Hassey](#)  
**Sent:** Wednesday, June 30, 2021 11:03 AM  
**To:** [Johnson, Beth](#)  
**Subject:** [External Email] Input Regarding Hotel Proposal at 1316 Central Parkway

---

External Email Communication

## Input Regarding Hotel Proposal

Hi, I am Kevin Hassey. My wife, Roseann, and I live on W. 15th St. Thank you for the opportunity to share thoughts regarding the hotel proposal. I have some overview thoughts and then some thoughts contributed by a land-use / zoning lawyer whom we have consulted with. All of the thoughts are about the fourth floor of the proposed project.

### Kevin Hassey Overview Thoughts

I do not think you should allow a fourth floor on the project for the following reasons:

Buildings on Central Parkway can have higher density but as they progress to the residential streets like Magnolia and West 15th, they should have lesser density.

The majority of contributing buildings on the residential streets are two story buildings. There are six on Magnolia Street, and one to the east of the project. Yes, you can find 1100 ft.<sup>2</sup> of the third-floor on one of the buildings on Central Parkway... but that is not relevant to the residential streets.

I find 214 Magnolia, the contributing building just East of the project, to be the most impacted. It is two-story residential and has a zero lot line to the proposed four-story building. And the 4th floor is not set back in any way from it. The four floors of the proposed building just settle up against it and tower over it.

Also, the six two-story buildings on Magnolia will see four stories when they look out their windows. Yes, the fourth floor is set back but they will live in two-story buildings looking at a four-story building. The north elevation from Magnolia shows this.

And the fourth floor is all there to get seven more units in the project... 7.8% of units. The fourth floor does not represent a good balance between serving the neighborhood and the needs of the developer.

Lastly, while our buildings on West 15th are non-contributing and less relevant, we did go through a Historical review process when our homes were constructed, with the

intent of being respectful to our neighbors. The fourth floor is not respectful to us as it reduces daylight into our homes and our view of the city, two of the main reasons we bought our homes.

## **Legal Rationale**

A four story hotel is inappropriate in the immediate neighborhood dominated by 2-story contributing structures. The specific guideline relative to height of new construction in the OTR Historic District Guidelines states “The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.” The word “adjacent” is not defined in the Guidelines. According to Black’s Law Dictionary (Sixth Ed., 1990), “adjacent” means “lying near or close to; sometimes, contiguous; neighboring. Adjacent implies that the two objects are not widely separated, though they may not actually touch. . . while adjoining imports that they are so joined or united to each other that no third object intervenes.” Therefore, properties across streets and alleys are considered adjacent.

Most of the contributing buildings that are immediately “adjacent” to this new site are two-stories tall. On Magnolia Street, directly across from the proposed hotel, there are six (6) contributing two-story houses. Due east of the hotel, and even adjoining the hotel property on Magnolia, is another two-story house. The Pitch, located at the northwest corner of this development complex, is only two stories tall. Similarly, the back part of the building on the southeast corner of Central Parkway and Whetsel Alley is only two stories. And please do not forget that the contributing structure contemplated for demolition is mostly two stories in height (except for a small section in the back). In essence, the applicant is seeking to construct a four story building in the midst of two-story contributing structures.

With respect to the fourth floor, the applicant states in its “Historic Conservation Narrative” that “the building will be four stories tall, which is only one story taller than the adjacent contributing buildings (as permitted by the historic conservation guidelines); however, the fourth story will be held back from the property line so that the building appears to be three stories tall from the public right of way – the same height as the adjacent contributing buildings.”

This statement is not true, as demonstrated above. The hotel will be two stories taller than most adjacent contributing structures. Additionally, this statement is not true because the fourth floor will not be held back from the property line that is defined by the Whetsel Alley right-of-way. This building will appear as a four-story building from Whetsel Alley, and from 15th Street. This building will not appear to be the same height as the adjacent contributing structures.

Additionally, the applicant’s “programmatic needs” do not suffer if the 4th floor addition is deemed inappropriate. The plans call for only 7 hotel rooms on the 4th floor. Thirteen rooms are planned for the 1st floor, 35 rooms for the 2nd floor, and 35 rooms

for the 3rd floor, for a total of 90 rooms. The loss of 7 rooms is a reduction of only 7.8% of total rooms.

In short, we ask that the seven fourth floor units be deleted from project consideration. Alternatively, those units could be moved to the front of the proposed hotel, at the Central Parkway façade, and away from the residential interior of this city block.

...

[Message clipped] [View entire message](#)

## Maynes, Kasandra

---

**From:** Sean Suder <Sean@Ssuder.com>  
**Sent:** Monday, July 5, 2021 4:36 PM  
**To:** Maynes, Kasandra  
**Cc:** dannyklingler@gmail.com; Margy Waller; Mary Burke Rivers  
**Subject:** [External Email] 1416-1418 Central Parkway - Historic Conservation Board  
**Attachments:** 1416-1418 Central Demo Opp Letter.pdf

### External Email Communication

Kasandra,

Please file the attached letter in the above referenced case before the Historic Conservation Board.

Thank you,  
Sean

# Suder llc

Counsel for the  
Built Environment

### Sean S. Suder, Esq.

513.694.7501 (o)

513.235.3470 (c)

[sean@ssuder.com](mailto:sean@ssuder.com)



[www.ssuder.com](http://www.ssuder.com)

[https://issuu.com/suderllc/docs/suder\\_spread](https://issuu.com/suderllc/docs/suder_spread)

**Main Office:** 455 Delta Avenue, Suite 203, Cincinnati, OH 45226

**Disclaimer:** This electronic mail transmission may contain confidential and legally privileged information from the law firm of Suder, LLC and is intended only for the use of the individual(s) identified as addressees. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this electronic mail transmission is strictly prohibited. If you have received this transmission in error, please contact me immediately at the phone number above.



Sean S. Suder, Esq.  
455 Delta Avenue, Suite 203  
Cincinnati, Ohio 45226  
513.694-7501  
sean@ssuder.com

July 5, 2021

**Via E-Delivery**

Honorable Cincinnati Historic Conservation Board  
805 Central Avenue, 5<sup>th</sup> Floor  
Cincinnati, Ohio 45202

Re: Proposed Demolition of Contributing Historic Structure at 1416-1418 Central Parkway

Hon. Members of the Historic Conservation Board:

I am writing on behalf of the following parties of record in the above referenced case scheduled to be heard by the Board at its regularly scheduled hearing on July 12, 2021 (the “Hearing”): Over-the-Rhine Community Housing; Margy Waller; and Danny Klingler (collectively, the “OTR Parties”). The OTR Parties oppose the proposed demolition of the pre-Civil War historic structure at 1416-1418 Central Parkway and its replacement with a new hotel building. First, we address the threshold issue before the Board – the demolition of the historic structure.

**The Context**

The historic structure is one of the last remaining industrial buildings located on what was previously the Miami & Erie Canal, which was converted to Central Parkway in the 1928. The history of the Miami & Erie Canal industrial waterway is the history of the Over-the-Rhine neighborhood – now one of the most important and treasured historic districts in North America. Buildings that were once situated on and supported commerce on the canal have been lost at an alarming rate in recent decades. This latest attempt is particularly egregious as the historic building is one of the last remaining canal buildings dating to Cincinnati’s pre-Civil War history.

Like many historic buildings, its importance may not be readily apparent from its façade. Peeling back the history reveals the importance of this building to the history of the Over-the-Rhine neighborhood. The building has been occupied by its current owner since at least 1997 and is currently in use. Any argument for economic hardship is spurious at best.

**Full History 1416-1418 Central Parkway**

The property at 1416-1418 Central Parkway dates at least in part to 1855, when Ferdinand and Herman Witte constructed an icehouse (as evidence by file mechanic’s liens). The 1855 city directory listed the Witte's as beef and pork packers on East Front Street with an ice house at

Madison (now Magnolia) and Canal. The Witte's lost ownership in a Sheriff's sale in 1856 to William Ernst, who sold it the same year to George Dominick.

An article from the Cincinnati Enquirer from 1864 described an incident where an employee of Dominick's "packing establishment" at the corner of Madison and Plum (Canal was changed to Plum), fell through a hatch and died. Dominick then leased the property listed as an ice and smoke house in 1866 to Charles Flack and in 1870 to Maescher & Johnson. In the city directory for 1870, Frietsch & Zeidler operated a pork and beef packing plant at this location and in 1880, Maescher & Shafer were listed in the same operations here. The property was listed for rent in 1881 in the Cincinnati Enquirer and described as a "ice and pork house with double cellars; smokehouses and stable; building 60x90; cor. Madison and Plum Sts."

Dominick retained ownership but continued to lease the property to various tenants including Wais & Roos in 1889, who owned a machine shop. George Dominick's wife and her estate sold to George Balch in 1909 and the new owner leased the property to the Split Fiber Keg Manufacturing Company, but they went into receivership in 1912.

Balch sold to Edward Pflueger who sold quickly to Adolph Woest. He operated the Standard Laundry Company until his murder at this location in 1933. Woest's wife, Alvina, became the owner in 1942 and Standard Linen Service, Inc. continued operations here until it was sold in 1951. The new owner was the Modernized Equipment Company, which sold store fixtures and appliances. The property was sold again in 1959 and the building was once again used for laundry services, first by Coin Laundry Sales Company and then by Clesco National, Inc., who advertised for a franchise dry cleaning business.

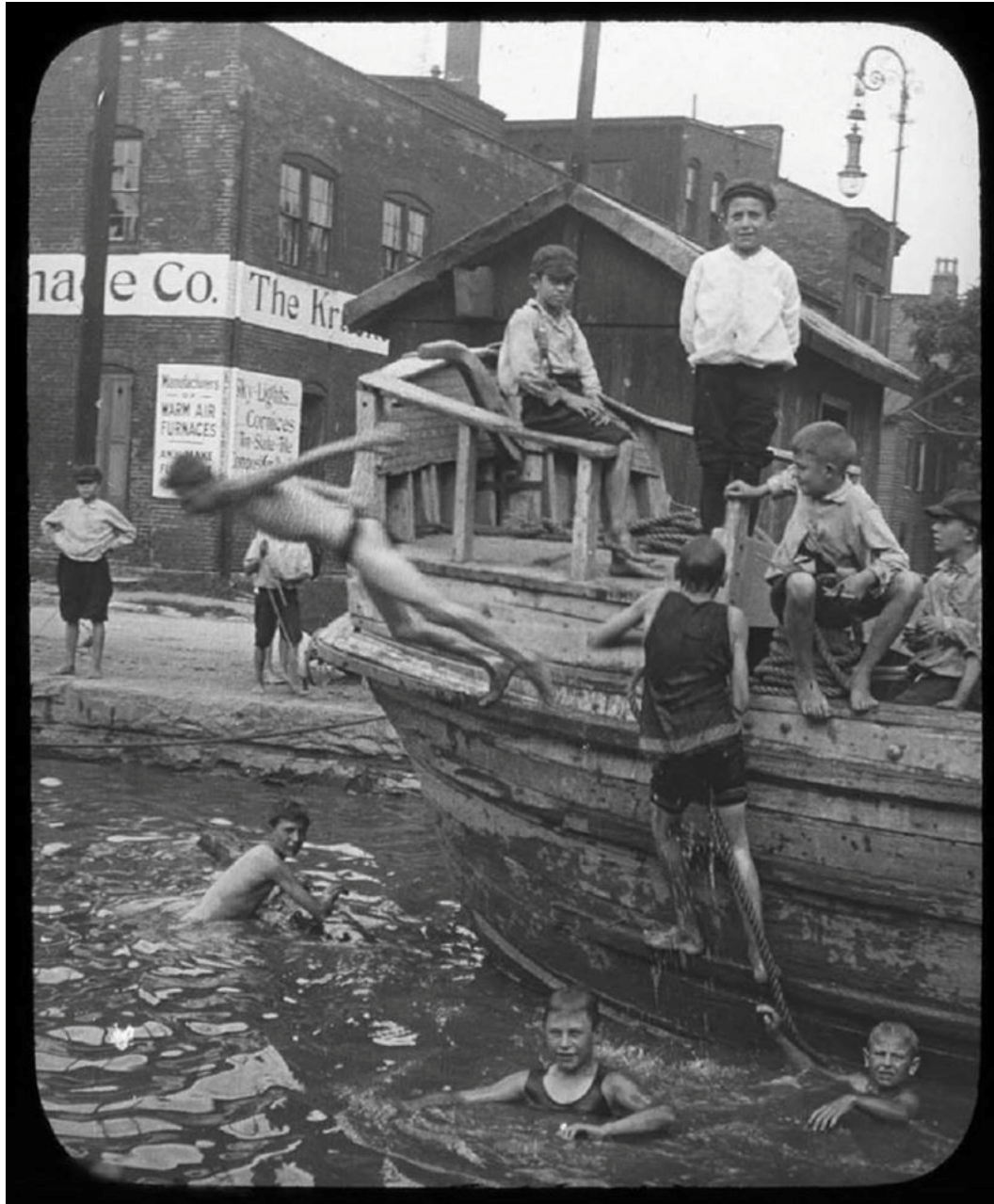
Clifton White sold to Jan Realty who sold to Helen Levin in 1961 and she leased to Ro Al Realty in 1962 and 1963, then sold to Staub and Bertke in April, 1963. The property was leased to Incore Electric in 1965 then sold in 1968 to Milton Staub. Upgrade Construction Company purchased the property in 1978 and listed it for rent as being remodeled. They also operated their business of restoring metal work, such as box gutters and metal ceilings at this location. They remained owners until 1997, when Downtown Property Management Inc. purchased it and located their offices here. In the same year, ABC Litho was operating a pre-press printing shop here. Downtown Property Management Inc. remains the current owner at the time of this summary.

Full file of historic research is available [here](#).

Magnolia Street Looking West, @1920 (subject building right corner)



**Magnolia and Plum/Canal, Looking East @1900 (subject building center left)**



**Demolition of the Historic Structure**

For the following reasons, the property owner cannot demonstrate by any evidence other than self-serving claims that the proposed demolition substantially conforms to the Over-the-Rhine Historic District Guidelines, nor can the property owner demonstrate that they will suffer economic hardship if the certificate of appropriateness is not approved:

1. The building is currently being used by the property owner as an office and has been since at least the early 1990's. While an opportunity has arisen to sell the property for demolition, this choice is not available to the property owner as the building is operational and is a going concern.
2. The building is in use and any economic hardships are the result of the property owner attempting to sell the property for demolition and redevelopment as a hotel. The property owner did not make any claims of economic hardship prior to receiving an opportunity to sell the property for demolition.
3. Any deterioration or maintenance challenges of the building have been in the complete control of the property owner as the user and steward of the building. The property owner cannot claim building conditions that they had control over as a basis for demolition.
4. Any alleged economic hardship can be mitigated through numerous programs including federal and state historic tax credits that could be used to rehabilitate this important pre-Civil War canal building. Those programs should be explored as a first step in the redevelopment process.
5. They may have been interior alterations and some exterior alterations made to the building over time, but the canal building in its historic context is listed and remains a contributing building in the Over-the-Rhine Historic District.

### **The Proposed New Infill Construction**

There is a fabric, a rhythm, a scale, and texture to the historic Over-the-Rhine neighborhood that the city and its citizens have long insisted on protecting and preserving by way of guidelines and review processes. The proposed development threatens that fabric. Too much tearing of the delicate fabric of this nationally and internationally recognized historic neighborhood will ultimately lead to its unraveling. Appellants each have a particular interest in seeing that Over-the-Rhine is not unraveled by short-term decisions contrary to long-term ideals, vision, and laws.

The property owner cannot demonstrate by any evidence that the proposed new construction substantially conforms to the Over-the-Rhine Historic District Guidelines for the following reasons:

1. The proposed four-story building is out of character and scale with adjacent contributing residential buildings on Magnolia Street, particularly the adjacent two-story row house on the north side of Magnolia and the block of narrow row-houses on the south side of Magnolia. Because the four-story building is more than one story higher than the adjacent contributing two-story row house on Magnolia Street, the proposal does not meet the Guidelines for height.
2. While stepped back, the fourth floor of the building is clad in ribbon windows that are more reminiscent of a suburban office park than a historically sensitive building in Over-the-

Rhine.

3. The pilasters are more reminiscent of a neo-classical or federal style than they are the predominant Italianate architecture of Over-the-Rhine.

**Conclusion**

For all of the foregoing reasons, the application for demolition must be denied as it has no basis in the Over-the-Rhine Historic District Guidelines and would eliminate one of the very few remaining canal buildings in the neighborhood and the city. Assuming *arguendo* that the demolition is granted, which it unequivocally should not be, then the new construction is also contrary to the Over-the-Rhine Historic District Guidelines and must be denied.

Thank you for your service to the City of Cincinnati and your consideration of the foregoing.

Thank you,

A handwritten signature in blue ink, appearing to read 'S. Suder', with a long horizontal flourish extending to the right.

Sean S. Suder

- c: Margy Waller  
Danny Klingler  
Mary Rivers, OTR Community Housing