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

APPLICATION #: COA2021002/ ZH20210008
APPLICANT: Christopher Michael Homes, LLC
OWNER: James and Courtney Swauger
ADDRESS: **48 E Clifton Avenue/ 59 Peete Street**
PARCELS: 009400050116
ZONING: RM-0.7
OVERLAYS: Over the Rhine Historic District and Hillside Overlay
COMMUNITY: Over the Rhine
REPORT DATE: February 3, 2021

Nature of Request:

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for the construction of new single-family home fronting onto Peete Street on a currently vacant lot.

Details of Zoning Relief Required:

1. **Section 1433-19(g) – Hillside Excavation** – Hillside Review to allow excavation and fill of approximately 17 ft., exceeding the 8 ft. limit.

Existing Conditions:

59 Peete Street is a vacant parcel between other vacant parcels. The property is a double frontage lot with both an E Clifton Avenue and Peete Street frontage. This block of E Clifton Avenue and Peete Street does not have a consistent pattern of which street has the “main” frontage. Both the 1891 and 1934 Sanborn maps show development fronting on both streets. There was previously a building fronting onto E Clifton Avenue on the subject property, but the property had been demolished by the mid 1970s. The property is also in a hillside overlay district with 34 feet elevation change from E Clifton Avenue to Peete Street. The topography does get slightly less steep at the top of the property.

Proposed Conditions:

The proposal at 48 E Clifton Ave/59 Peete St is to:

1. Construct a single-family home.
2. The house will be clad in brick and wood lap siding.
3. It will have a 2 story façade at Peete Street and will be built with orientation to Peete Street.
4. The “rear” fronts E Clifton Avenue but will be setback over 43 feet from the street.
5. The developer/owner will maintain landscaping and trees at the E Clifton Avenue side. These trees will remain unless an additional building fronting E Clifton Avenue were to be proposed and approved.

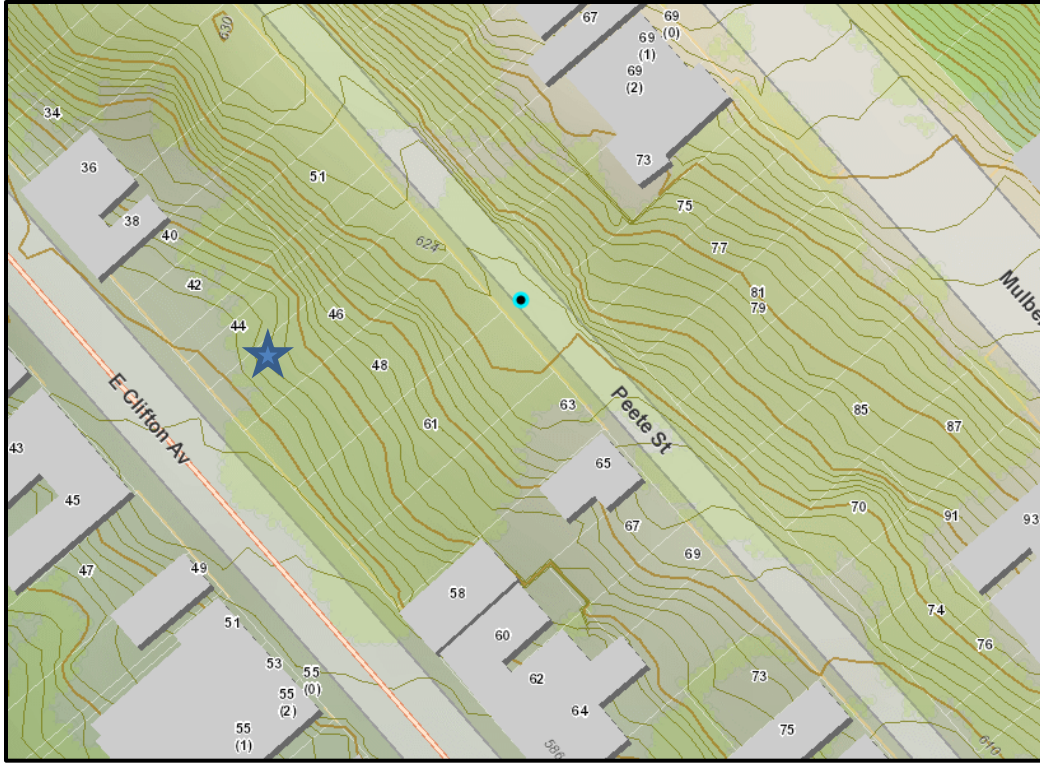


Figure 1: Map 59 Peete Street. Map provided by Cagis Maps



Figure 2: Street view of Peete Street. 59 Peete Street is identified by the arrow. Image provided by Google Street views.

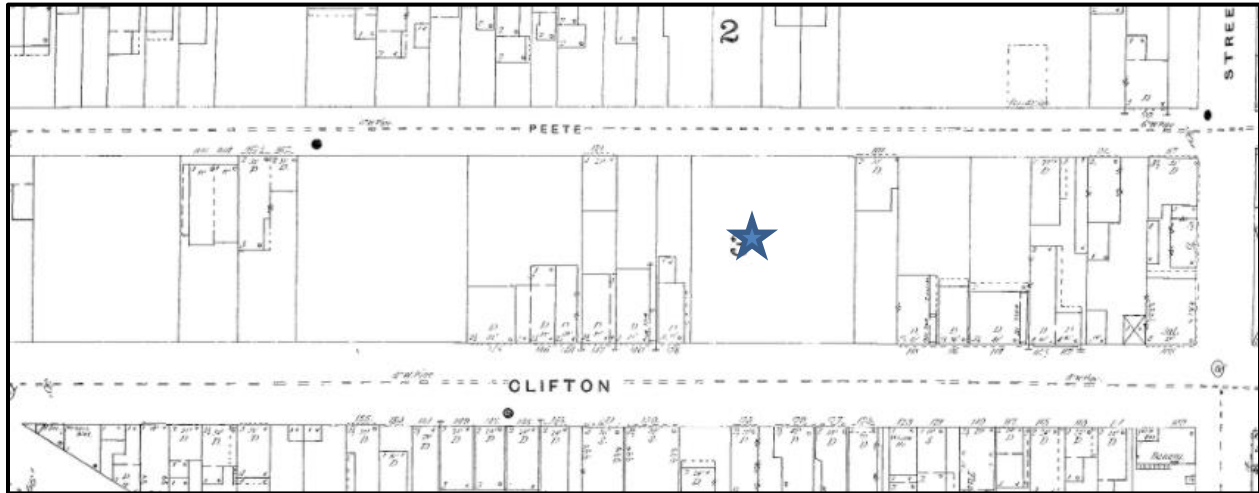


Figure 3: 1891 Sanborn Map. Provided by Cincinnati Public Library.

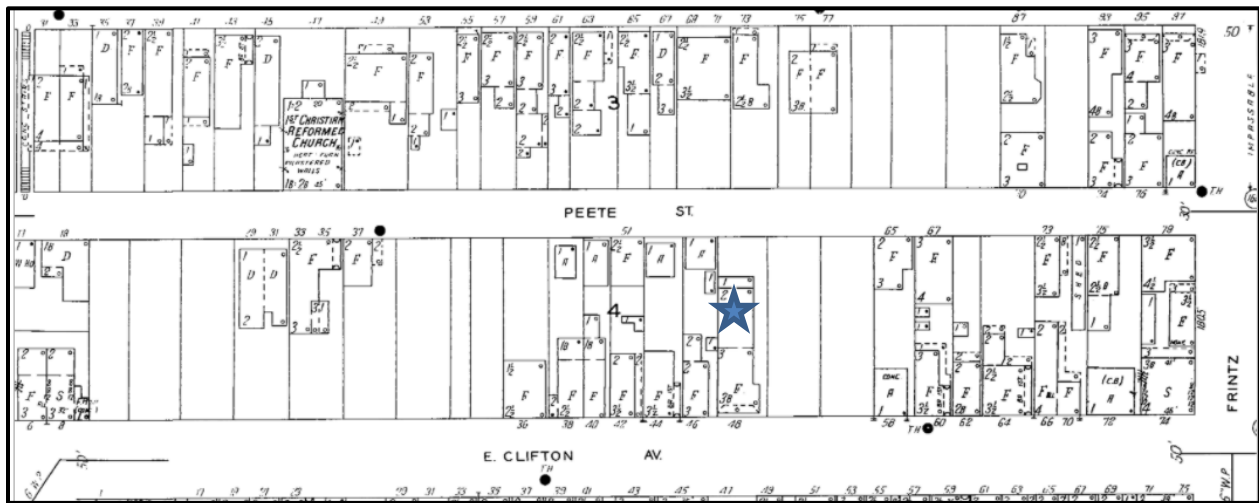


Figure 4: 1934 Sanborn Map. Provided by Cincinnati Public Library.

Previous Review: NA

Applicable Zoning Code Sections:

- | | | |
|------------------------|-----------------------------------|------------------------------------|
| Zoning District: | Section 1405 | Residential |
| Variance Requests: | Section 1405 | Development Standards |
| | Section 1433 | Hillside District |
| Variance Authority: | Section 1445-07 | |
| HCB authority: | Section 1435-05-4 | |
| Variance Standard: | Section 1445-13 | General Standards: Public Interest |
| | Section 1445-15 | Standards for Variances |
| Overlays: | Section 1435 | Historic Preservation |
| Historic District/Reg: | | Over the Rhine Historic District |
| COA Standard: | Section 1435-09-2 | COA; Standard of Review |

Zoning Analysis:

The majority of the Zoning considerations are satisfied, with the exception of the Hillside excavation and fill limits. Staff spoke with the applicant regarding the proposed driveway and curb cut, which are shown on the Site Plan extending the entire width of the building (approximately 25' wide). The Zoning Code limits driveway widths to 20'. The applicant noted that this was a placeholder on the Site Plan and his intention is to limit the driveway to no greater than 20' in width, which would allow direct access to both garage bays.

The applicant requires a Hillside Review in order to build a new single-family dwelling on the site. The proposed building addition fits within the Maximum Building Envelope (MBE); therefore the Hillside Review is only required for the proposed excavation and fill, which, at approximately 17' (cumulatively), exceeds the 8' limit (Figure 5).

Hillside Overlay districts require using average setbacks and heights of abutting properties to determine the Maximum Building Envelope (MBE). Because the abutting properties are vacant, the base Zoning for the RMX district is applied. As the proposed addition fits within the MBE as defined by Hillside Averaging, no Zoning Relief is required for the proposed setbacks and height. In discussions with the Hillside Trust, the placement of the building at the top of the slope is the best siting to provide stability and the least disturbance to the hillside.

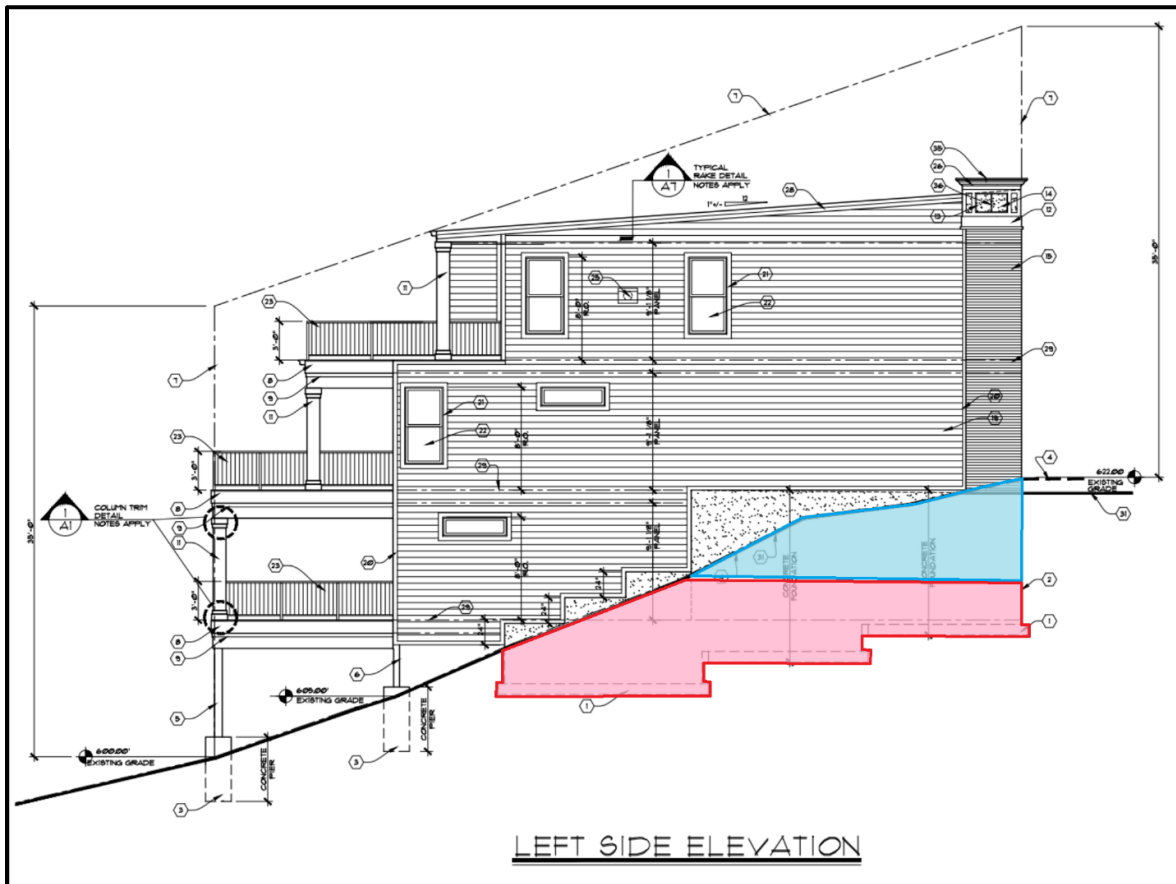


Figure 5. Approximate allowable excavation depth (8') in blue with excess in red.

Hillside Development Standards

In addition to the Base Development Requirements of § 1433-19, the Zoning Hearing Examiner must consider the following standards to ensure harmonious relationships with adjacent buildings and the hillside environment:

- (a) ***Avoid Cuts in the hillside if they would leave cliff-like vertical slopes and excessively high retaining walls.***

The topography of the proposed lot slopes significantly from north to south. The proposed excavation is required in order to step the building foundation into the hillside. As the proposed cuts are directly related to the foundation walls only, there will be no cliff-like vertical slopes or excessively high retaining walls on the property.

- (b) ***Design buildings to fit into the hillside rather than altering the hillside to fit the buildings.***

The proposed building generally fits into the existing hillside. The foundation of the building is stepped into the hillside with the largest cut at the front of the building amounting to approximately 12'.

- (c) ***Hillside development should be designed to minimize excavation required for foundations, parking and access drives.***

Excavation will be required for the building foundation; however, it is not excessive considering the existing site conditions and location of the proposed work, which is spread across the site. Section 1422-19(g) notes that:

Excavation and fills should not exceed eight feet in cumulative height. Excavation and/or fill of any height or cumulative amount that is not tied to a specific development is expressly prohibited. Regardless of height, documentation must be provided to show the excavation and/or fill is necessary to support a specific development and a staff review is required to determine conformance with all requirements of this chapter.

The proposed excavation is directly tied to the proposed development as excavation and fill will be required for the new building foundation. The largest single cut on the site amounts to approximately 12' cut at the Peete Street side of the site.

The excavation and fill work will not affect the topography, views, or vegetation as seen from the ROW. Staff feels that the proposed amount of excavation and fill is generally compatible with the intent of the Hillside Regulations, if not strictly meeting the specific requirements.

- (d) ***Cluster new development to retain surrounding tree cover and minimize alterations to the existing topography.***

The new development is clustered near the center of the lot at the northern end adjacent to Peete Street. While some tree cover will need to be removed for the proposed building site, tree cover on the southern slope, closer to Clifton Avenue will remain.

- (e) **Maintain a clear sense of the hillside brow by locating buildings back from the brow of the hill.**

The proposed addition will be set back from the brow of the hill, as the hill continues to rise to the north toward Mulberry Street.

- (f) **Site buildings so as to respect views from public viewing places within the HS District identified in a community plan or other documentation approved by the City Planning Commission.**

The proposed building is not expected to negatively impact views in the vicinity. The building height is below the allowable height at the front and rear and the topography of the area continues to rise to the north, so as not to impact the views from the houses to the north. Existing tree cover along Peete Street already limits views from the adjacent ROW.

- (g) **Where applicable, consider the guidelines contained in the "Cincinnati Hillside Development Guidelines" report to evaluate development application.**

N/A.

Certificate of Appropriateness Review

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The proposal sits next to a historic building and next to a vacant lot.

NEW CONSTRUCTION

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.

The lot is currently vacant and an unimproved lot.

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 does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.

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.

The building has a strong base using a limestone horizontal band to define the first floor. While the material is the same on both floors the horizontal band creates a distinction between the upper floor and the base 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.

The middle is defined with brick cladding and on the front punched openings on the second floor, evenly spaced over the façade. On the sides and rear there are still punched openings over the middle, however they are more random in nature which is typical of buildings within the district.

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

The top of the front façade is defined by a hardie board and metal cornice. The hardie is trimmed to create a panel design and the metal is at the top to create a parapet and slight projecting cornice top. While traditional in detailing it does not mimic the historic cornices.

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 shallow pitched shed roof. This roof form is common in the neighborhood on buildings 3 stories or more. While this building is 2 stories at the front, it is 3 at the rear. The use of a shallow shed roof is appropriate to use on this building.

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.

- 1. The windows on the front façade substantially conform to the guidelines above. The windows are taller than they are wide and are in a punched opening format.*
- 2. The windows are in punched openings with a four over four double hung window configuration with a Simulated Divided Light.*
- 3. The windows have limestone lintels and sills to provide definition and articulation.*
- 4. The windows on the side and rear are in vertical orientation. While they do not have divisions in the windows, they are either not visible or not highly visible from the street and will not have an impact on the overall compatibility with the neighborhood and guidelines. There are a couple of windows with horizontal orientation. While not a typical window size or form*

found in the neighborhood, these windows do not detract from the overall compatibility of the building.

5. *There are garage doors fronting on Peete Street. While garage doors are not common on historic buildings, they have often been incorporated within additions to historic properties and have become more common on the hillside area within infill buildings. The separation of the two doors was requested by staff to make the openings more of a punched opening rather than a double wide door.*

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.

This is a double frontage lot. Typically, with double frontage lots we want the siting of the building to follow the established pattern of the street which usually orients the building to the main/larger street. On this block of E Clifton Avenue and Peete Street, E Clifton Avenue is the main/larger street, however there has also been an established pattern of buildings fronting on Peete Street.

Due to the hillside, there are other concerns and site conditions that need to be considered besides just the historically established frontage pattern. There is a 34 foot difference in elevation between the streets, and the site is also in a hillside overlay zone, which aims at creating development which will be compatible with the natural environment and respect the quality of the urban environment in those locations where the hillsides are of significant public value. These regulations are intended to prevent damage to the City's hillsides.

At the Peete Street side, the property is setback 5 feet. This accommodates the required zoning setbacks. While in the historic district we can usually justify setback variances due to the historic context, as there are no adjacent buildings and a 5-foot setback is appropriate. This also allows for a better turn clearance into the garage due to the narrow width of Peete Street and the historic stone retaining wall at the street edge to the north of the property.

The design has a solid wall along the setback. While the entrance door is recessed from the façade for privacy and security, the front wall continues the entire width of the building and provides a breezeway. Staff is supportive of this design as it meets both the needs of the property owners as well as meets the intent of the design guidelines.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction

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

The lot is a slightly wider than the typical lot in Over-the-Rhine at 31.3 feet wide. The design provides setbacks on both sides to accommodate for windows and light into the house. The house is just under 25 feet wide.

The regular space of the windows over the façade and the evenly placed garage doors create a rhythm to the façade that is reflective of the repetitive window patterns on historic buildings in the historic district.

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

The building is about as tall as it is wide along Peete Street. The building is taller than it is wide at the rear due to the hillside. While not completely vertical in nature along Peete Street, the inclusion of vertical oriented windows that are aligned with the first-floor elements creates columns, and overall vertical emphasis is achieved.

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

The height is appropriate to the site and the area. The building is 2 stories tall at Peete Street and uses the hill to step down to create a lower story. The majority of the existing buildings along this section of Peete Street are also 2 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 main building material on the front façade is brick with limestone details. The sides and rear are lap siding in hardie plank/cementitious fiber board. The windows are aluminum clad wood windows.

While we traditionally see one main building material on all four sides of the building, the proposed building wraps the brick around the first bay of the side façade

providing for the most visible elevations of the street face with brick. As development is likely on the vacant lot west and east of the property the lap siding will eventually not be visible. The developer of this site has been working with staff on potential developments for the adjacent sites.

Other Considerations:

Prehearing Results: A prehearing was held on February 3, 2021

Comments Provided to Staff: N/A

Recommendation:

I. ZONING RELIEF

A. Hillside Review

1. Section 1433-19(g) – **APPROVE – Hillside Review** to allow excavation and fill in excess of 8', cumulatively, per drawings submitted by Mark Dierkers Architecture dated 8/17/20 with the following conditions:
 - i. The proposed curb cut and access drive shall be limited to no greater than 20' in width.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. Approve the application for Certificate of Appropriateness for a single-family home at 48 E Clifton Avenue/59 Peete Street per the drawings submitted by Mark Dierkers Architecture dated 8/17/20 with the following conditions:

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

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle, top, brick material, vertical emphasis, individual punched double hung windows, and a strong contextual rhythm.

ADJUDICATION/DENIAL LETTER

Date: August 12, 2020

Location: 59 Peete Street

Request: SF infill project

Zoning District: RM 0.7/Hillside/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 from the Historic Conservation Board as it is within a local historic district. Staff has stated we have major design concerns about the following

- 1) A double wide garage door and the prominence of a garage door on the facade
- 2) A setback entrance

The other following issues do not meet the design guidelines

- 1) High visibility of siding on the sides rather than a full brick side

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.**

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

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. \$ 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. Brick, including style manufacturer
- 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)
- Deed restriction language regarding maintaining landscaping tree coverage on the Clifton side of the property
- _____
- _____

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

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.



**CHRISTOPHER MICHAEL
HOMES**

513.616.7689

ChristopherMichaelHomes.com
ChristopherMichaelHomes@gmail.com

Fed Id # 31-1749497

Mrs Beth Johnson
Urban Conservator, City of Cincinnati
805 Central Ave., # 500
Cincinnati, Ohio 45202
513.352.4848

Chris M. Cavens
Christopher Michael Homes, LLC
227 West 9th Street
Cincinnati, Ohio 45204
513.616.7689

RE: 59 Peete Street, Cincinnati, Ohio Historic Review

Dear Mrs. Johnson,

Please find enclosed our submittal for the Historic review of the proposed new single-family residence located at 59 Peete Street. The current property is a vacant parcel of land owned by Jim and Courtney Swauger. The lot size is 31' X 111' and fronts on both Peete Street and Clifton Ave.

Our submittal packet includes all checked items on the Documents Required for Historic Conservation Board Review document that was included with your adjudication letter dated August 12, 2020. It also contains a letter from the Hillside Trust regarding fronting the home on Peete Street vs Clifton Ave.

We feel that the proposed home will bring a beautiful new streetscape on Peete street where a vacant lot currently exists and maintain the fabric of the neighborhood on Clifton Ave. During our Geotech test digs we did not find any debris from past buildings which makes us believe that this will be the first time that a home has been constructed on this site. We are extremely excited to be adding a new building to our great city's history. This home is to be 1 of 6 planned new homes on the vacant lots at the end of Peete Street.

From working with you from the early phases of the design process we learned that you had 3 concerns that would stop you from recommending approval from the HCB Board. Please see your original concerns below.

- 1) A double wide garage door and the prominence of a garage door on the façade.
- 2) A set back entrance
- 3) High visibility of siding on the sides rather than a full brick side

We greatly appreciated all the time and energy you spent educating myself and others as to the vision of the Urban Conservator. As a result of your recommendations and multiple redesigns we achieved a beautiful historic home and something that you said that you would be able to recommend approval for in your email dated August 19, 2020 and we genuinely appreciate that.

We are requesting no variances for the home because we have designed it to fit within the hillside envelope.

Regarding cut and fill variances for the foundation, our Geotech engineer and foundation

"Simplicity is Complexity Resolved"

DESIGN • BUILD • REMODEL



**CHRISTOPHER MICHAEL
HOMES**

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513.616.7689

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company does not believe that we will need any, but once we start excavating on site we will apply for any if needed.

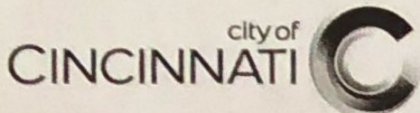
We strongly believe that this proposed new single-family residence adds a lot of character to the Historic District. This new home and the future 5 will also greatly add to the street scape of Peete Street. Please feel free to contact me if you have any further questions.

Thank you,

Chris M Cavens
Christopher Michael Homes, LLC

"Simplicity is Complexity Resolved"

DESIGN • BUILD • REMODEL



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: 48 EAST CLIFTON/59 PEGEE ST
 Hamilton Co. Parcel ID No.: 094-0005-0116-0 Zoning District: MM-0.7
 Historic District: OVER THE RHINE Overlay District: _____

PRIMARY CONTACT INFO PROPERTY OWNER OTHER BUILDER (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: CHRISTOPHER MICHAEL HOMES, LLC
 Contact Person (if legal entity): CHRIS CAVENS
 Address: 227 West 9th
 City: CINCINNATI State: OH Zip Code: 45202
 Phone: 513-616-7689 E-mail: Christopher.michael.homes@gmail.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Jim/Courtney Swauger
 Contact Person (if legal entity): _____
 Address: 901 Kerms Dr
 City: Lebanon State: OH Zip Code: 45036
 Phone: _____ E-mail: Courtney.Swauger@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:

New Single Family Home

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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: MEMBER CMA, LLC Date: 1/6/20



**CHRISTOPHER MICHAEL
HOMES**

Fed Id # 31-1749497

513.616.7689

ChristopherMichaelHomes.com
ChristopherMichaelHomes@gmail.com

Witnesses List

Chris Cavens, Builder/Developer
227 west 9th Street
Cincinnati, OH 45202
513.616.7689
Christophermichaelhomes@gmail.com

Mark Dierkers, Architect
9200 Montgomery Rd
Building F #23a
Cincinnati, OH 45242
513.791.4474
mark@markdierkersarchitecture.com

Jim/Courtney Swauger, Owner
901 Kerns Dr
Lebanon, OH 45306
513.259.7103
courtneyswauger@gmail.com

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Dusty Rhodes, Hamilton County Auditor

generated on 1/5/2021 8:17:11 AM EST

Property Report

Parcel ID 094-0005-0116-00 Address 48 CLIFTON AVE Index Order Parcel Number Tax Year 2020 Payable 2021

Property Information

Tax District 01801 - OVER THE RHINE 01	School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 400 - COMMERCIAL VACANT LAND		
Owner Name and Address SWAUGER JAMES R & COURTNEY A T 901 KERNS DR LEBANON OH 45036 (call 946-4015 if incorrect)	Mailing Name and Address SWAUGER JAMES R & COURTNEY A T 901 KERNS DR LEBANON OH 45036 (call 946-4800 if incorrect)		
Assessed Value 3,950	Effective Tax Rate 89.090432	Total Tax \$365.70	
Property Description 48 E CLIFTON AVE 31.34 X 111 E PT LOT 10 REEDERS SQ A			

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	7/27/2020
Last Sale Amount	\$85,000
Conveyance Number	239882
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.082

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	11,290
CAUV Value	0
Market Improvement Value	0
Market Total Value	11,290
TIF Value	2,990
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Dusty Rhodes, Hamilton County Auditor

generated on 1/5/2021 8:16:05 AM EST

Property Report

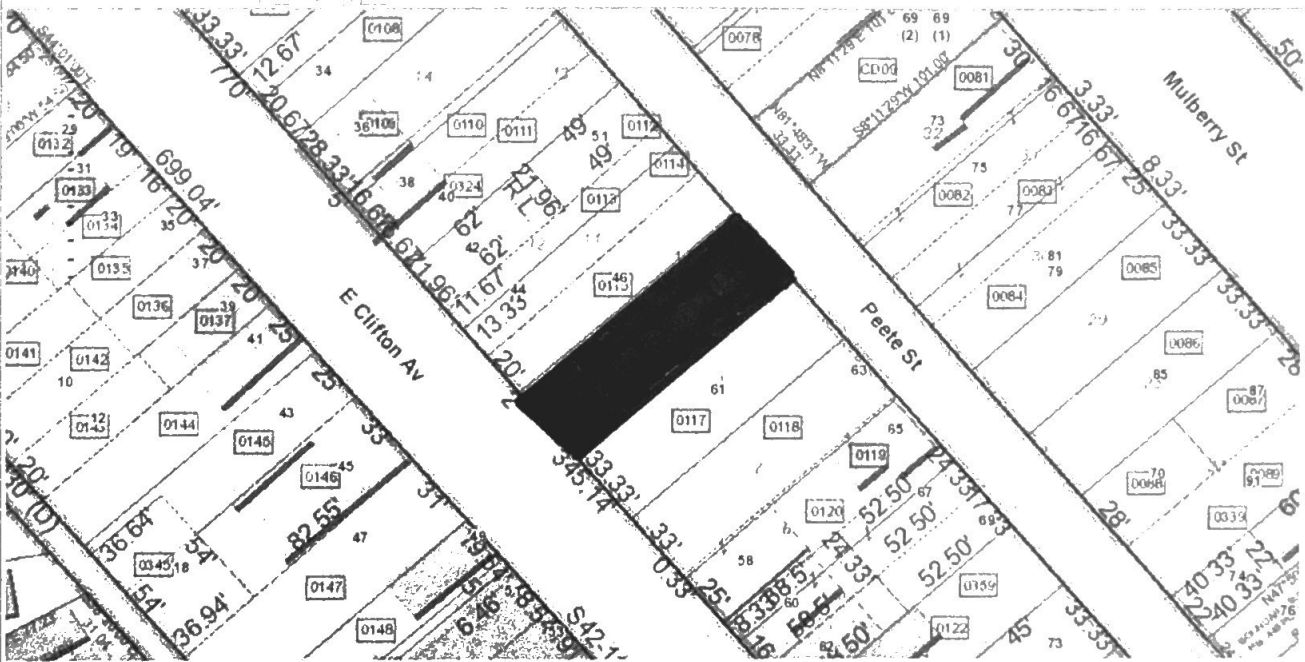
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094-0005-0116-00

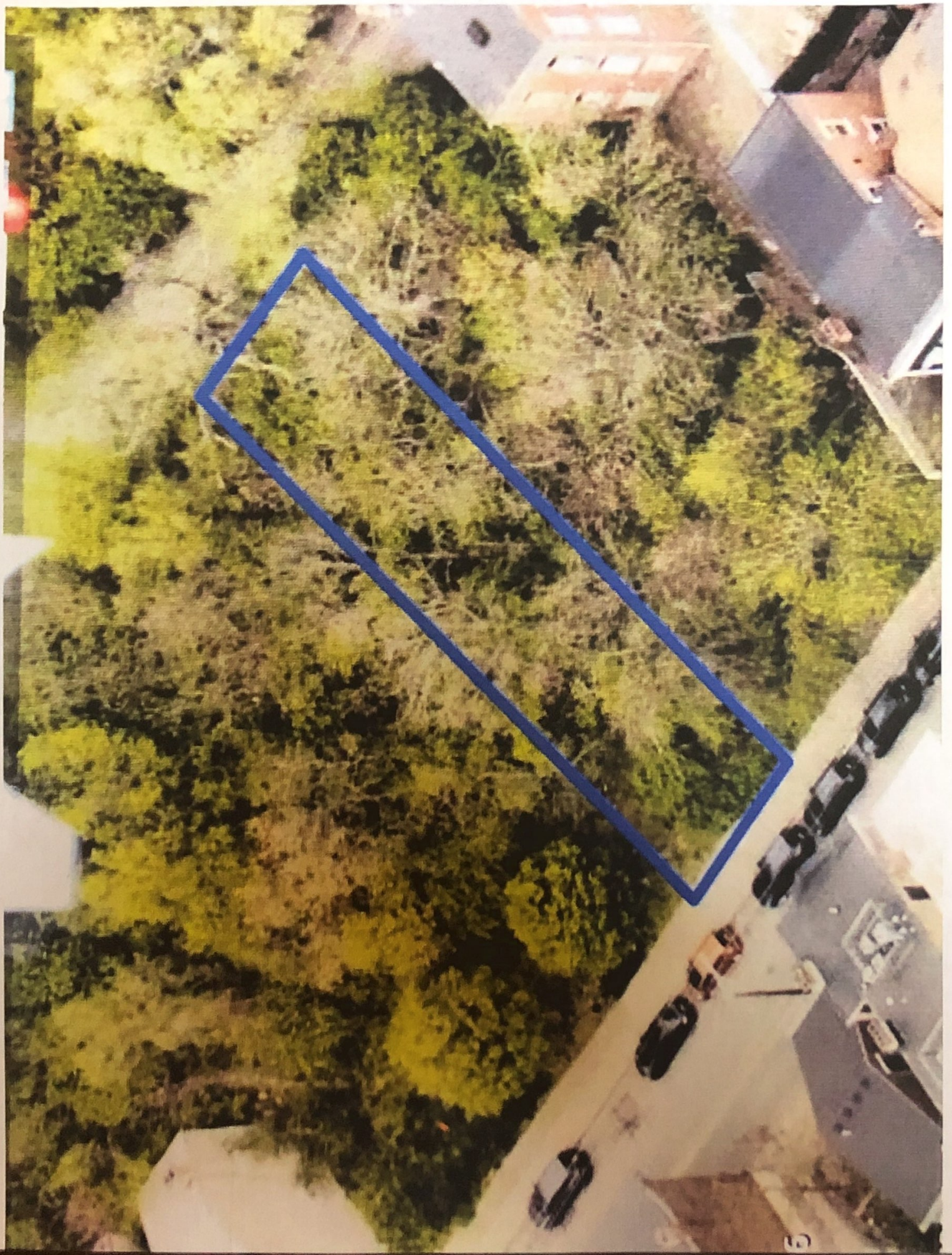
Address
48 CLIFTON AVE

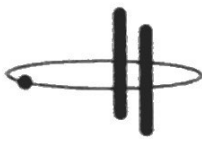
Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Map







CHRISTOPHER MICHAEL
HOMES

Fed Id # 31-1749497

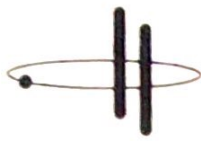
513.616.7689

ChristopherMichaelHomes.com
ChristopherMichaelHomes@gmail.com

Compass picture taken from center of Peete Street facing the city.

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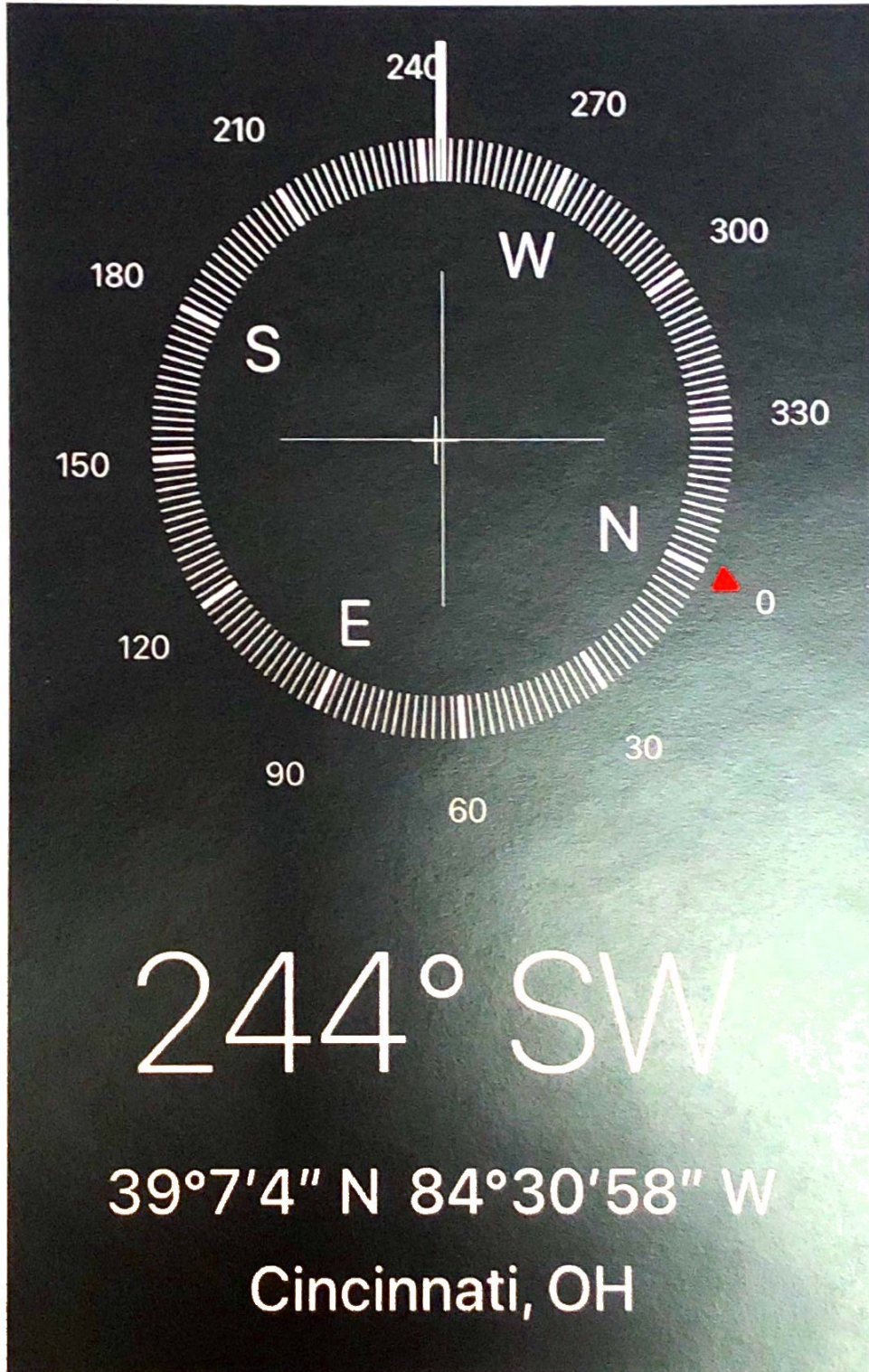


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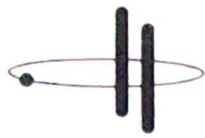
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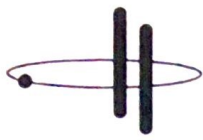
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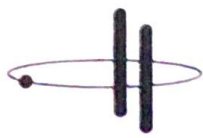
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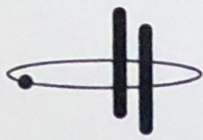
513.616.7689

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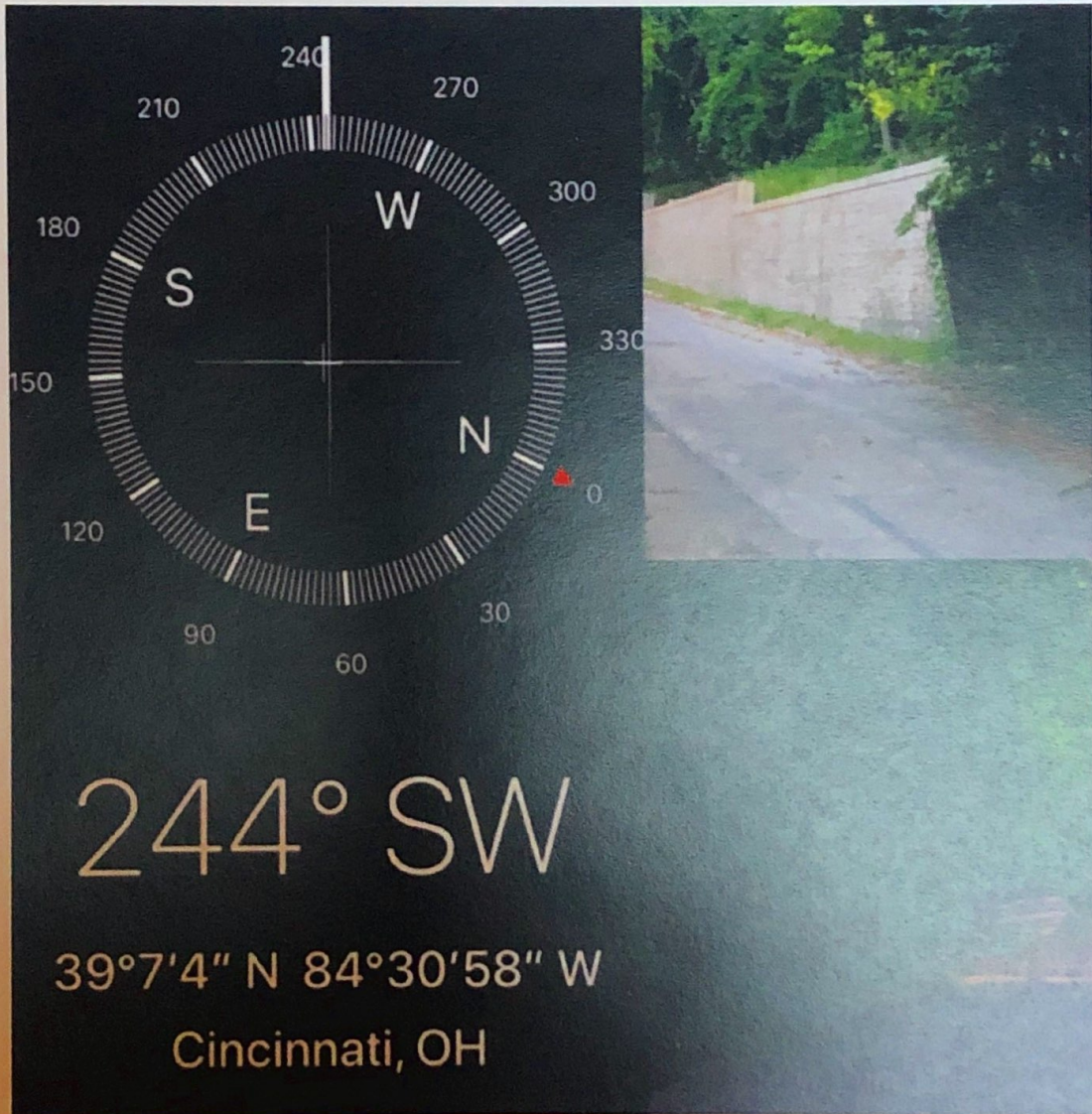


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Lee A. Knuppel & Associates, Inc.

Consulting Engineers and Surveyors, Civil, Structural, and Geotechnical
7770 Cooper Road, Suite #7
Montgomery Ohio 45242

Telephone (513) 793-4222
Fax (513) 793-4922

Proj. # : 2020-090

Date: 12/15/2020

CMHLLC
7302 West Observatory
West Chester, Ohio 45069

Attn: Mr. Chris M. Cavens

Re: Geotechnical site assessment for proposed houses; Peete Street, Cincinnati.

The subject site was inspected by personnel from Lee A. Knuppel and Associates, Inc. (LKA), in November, 2020, per your request. Prior to the investigation, the proposed plans and published geotechnical reports of the area were reviewed. **Figure 1**, attached, shows the existing site condition survey.

The house lot is composed of 1 hillside parcel that has not previously been developed. This hillside, which slopes from the north (Peete Street) to the south (E. Clifton Ave.), has a maximum relief from the north property line to E. Clifton Avenue of approximately 32 feet. The proposed house will require very minor excavation into the existing slope along Peete street.

According to the USDA Soil Survey of Hamilton County Ohio, the following agricultural soil associations can be found on the property:

- Pate-Urban land Complex (PhD), 15 to 25 percent slopes

This complex consists of a deep, moderately well drained, moderately steep Pate soil and Urban land. It is on colluvial positions on the lower part of hillsides. Areas of this complex range from 30 to 100 acres in size and contain about 60 percent Pate silty clay loam and 40 percent Urban land. The areas of Pate soil and the areas of Urban land are so intricately mixed together, so small, that it is not practical to separate them at the scale used in mapping.

Typically, the Pate soil has a surface layer of brown, friable silty clay loam about 10 inches thick. The subsoil is about 44 inches thick. The upper part of the subsoil is brown, yellowish brown and dark yellowish brown, mottled, firm silty clay loam and silty clay, and the lower part is yellowish brown and light olive brown, firm flaggy silty clay. Ripple interbedded light olive brown limestone and gray shale bedrock is at a depth of about 54 inches. In some

places the soil has been radically altered. Some of the low areas have been filled or leveled during construction; and other small areas have been cut, built up, or smoothed. In a few areas the soil has slope of 8 to 15 percent or is 20 to 40 inches deep to bedrock.

Most areas of this complex are artificially drained by sewer systems, gutters, and to a lesser extent, foundation drains. Permeability is very slow in the Pate soil. The available water capacity is low or moderate, and runoff is very rapid. The organic matter content is moderate, and the shrink-swell potential is high. The soil is highly corrosive to untreated steel.

The Pate soil is generally unsuited to use as a site for buildings and to use as septic tank absorption fields. It is subject to slippage. Diverting surface and ground water away from the soil is a good deterrent to slippage. Cuts expose clayey material that is sticky when wet, hard when dry, and very difficult to grade. Most sanitary facilities are connected to sewers and sewage treatment facilities.

Site Investigation:

General

Field investigations, were conducted to determine the engineering characteristics of the hillside materials, depth to rock and water conditions included: a reconnaissance of the project site, excavating test pits located as shown on the test pit location plan, **FIGURE 1**. See **Appendix A** attached.

In addition to the current investigation, four test holes were drilled across Peete Street within the road right-of-way near this project, by Thelen Associates, in 2016. The boring logs are attached and pertinent information from the logs is presented in **Table 1**, and the location of the holes are shown in **Appendix A**.

Trenching

The three test pits were excavated at the site on December 10, 2020, using a small track hoe. **TABLE 1** shows the depth to hard clay or Till, Limestone and Shale, and ground water at each location.

Field Tests and Measurements

Water level measurements. Water observations were made during the trenching operations and upon completion of the trenching. These observations, when water was encountered, are noted in **TABLE 1**.

The test pits were backfilled upon the completion in order to prevent the potential of injury to the area residents and animals.

Ground surface elevations. Ground surface elevations were not available at the time of the explorations. All depths and elevations referred to in this report are referenced from the existing ground surface at the location of the test pit.

TABLE 1

Test Pit No.	Depth to Till or hard Clay	Depth to Limestone	Depth to Water
1	7'	12'	none
2	5'	8'	none
3	6'	10'	none

Test Hole No.	Depth to Till or hard Clay	Depth to Limestone	Depth to Water
1	4.5'	9.5''	10.5'
2	2.5'	7'	10.5'
3	5'	9.8'	10.5'
4	2'	7'	10.5'

Our evaluation of the above items is presented below:

The site investigation was done with a small track hoe, and consisted of excavating test pits, see **Figure 1**, attached for locations. The investigation confirmed the above soil conditions, however the depth to bedrock may be 8 to 12 feet. The steep hillsides are moderately eroded and show no signs of soil creep. Soil creep is a common condition for slopes in this area and is primarily related to the saturated soil freezing and the soil being forced upward perpendicular to

the slope and then let down vertically by thawing. This process moves the soil downslope and accounts for tilted fences, bowed trees and rotated retaining walls.

Based on our inspection/investigation of the site and slopes, bedrock should be relatively shallow and the overburden soils are erodible and subject to soil creep and surface slumping (shallow slides). There is no surface expression (tension cracks, scarps or toe bulges) of deep-seated sliding or other anomalies that would be indicative of soil related issues that may impact the development.

Engineering Opinion:

It is our opinion that the soil and bedrock encountered, and the existing slopes will provide the necessary support for the intended private property development.

Recommendations:

1. In order to maintain stable slopes all cuts and fills shall be no steeper than 1V to 3H. Upon completion of the grading, the slopes will have to be seeded and maintained until sufficient grass cover has developed to prevent soil erosion.
2. Re-grading of the site shall be done in such a way that will minimize erosion and wherever feasible natural vegetation shall be retained and supplemented.
3. Any area which has the potential to direct water offsite will be controlled with silt fence.
4. The ground surface shall be stripped, within the limits of any proposed fills, of all organic and other unsuitable material.
5. All fill shall be placed in lifts not exceeding 8" loose thickness and compacted to a minimum density of 95% standard proctor.
6. Any fill placed against the existing hillside or new embankment slopes shall be benched into the slope to stiff natural soil using an 8" max. vertical cut face.
7. Due to the steepness of the slope the proposed house shall be founded on 24" diameter drilled piers embedded a minimum of 10 feet in to the limestone and shale bedrock. The depth to bedrock varies, but is assumed to be about 12 feet. In parts of the full basement (uphill half) are founded within the limestone and shale bedrock piers will not be needed in those areas. If rock is greater than the basement depth (lower half) drilled piers may be more economical than over excavating the proposed

footings to bedrock. All pier drilling and footing excavations shall be inspected by a registered geotechnical engineer to ensure there adequacy, and consistency.

8. Should the rear basement wall be supporting the overburden material rather than shale and limestone, it shall be designed to resist an at-rest earth pressure (EFP=55 to 60 psf)
9. A geotechnical engineer is required to perform field construction observations and testing to verify compliance with the plans and specifications.

We appreciate this opportunity to provide engineering services. Should you need further assistance, please feel free to call.

Lee A. Knuppel and Associates, Inc.



Lee A. Knuppel, P.E.

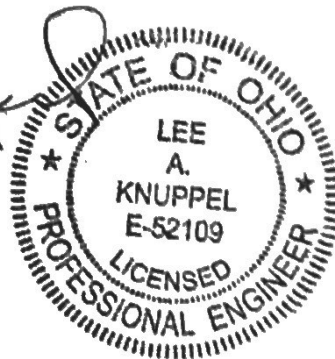
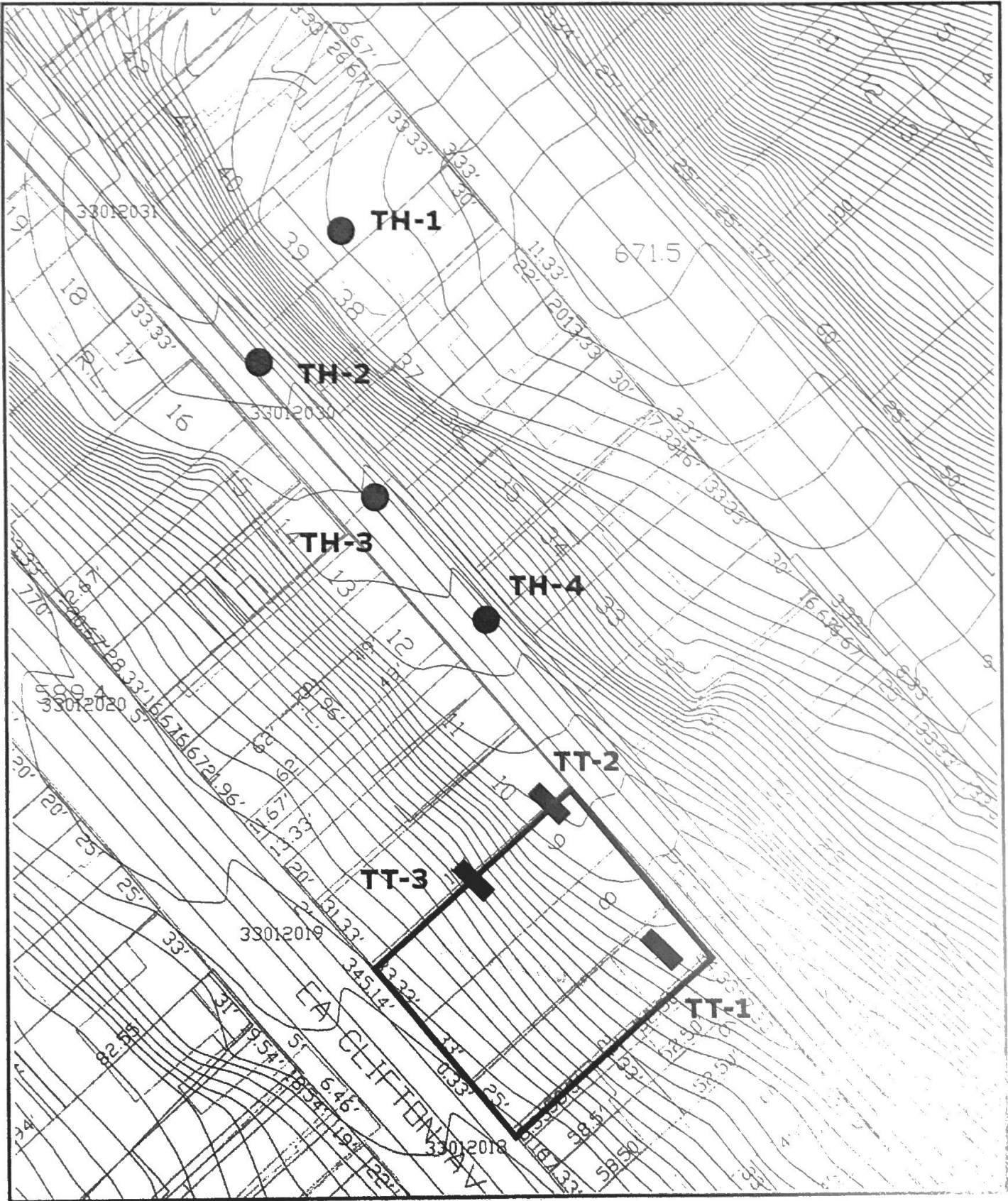


Figure 1

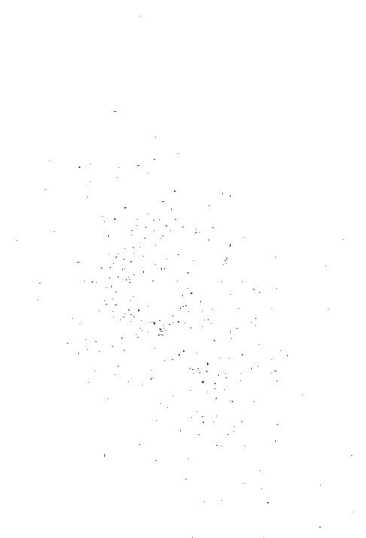


Peete St.

Lee A. Knuppel & Associates
7770 Cooper Road, Suite #7
Montgomery Ohio, 45242
513-793-4222

-  TT=Test Trench
-  TH= Test Hole

APPENDIX A



THELEN ASSOCIATES

A DIVISION OF GEOTECHNOLOGY

1780 Carillon Blvd., Cincinnati, OH 45240-2795 / 513-825-4350 / Fax 513-825-4756

thelenaassoc.com

geotechnology.com

LOG OF TEST BORING

CLIENT: City of Cincinnati BORING #: 1
 PROJECT: Peete Street Wall Failure PROJECT #: J027165.01C
Cincinnati, OH PAGE #: 1 of 1
 LOCATION OF BORING: As Shown on Test Boring Plan, Drawing J027165.01

ELEV.	COLOR, MOISTURE, DENSITY, PLASTICITY, SIZE, PROPORTIONS DESCRIPTION	Strata Depth (feet)	Depth Scale (feet)	Sample Condition	Sample Number	Sample Type	SPT Blows/6" Rock Core RQD (%)	Recovery	
								(in.)	(%)
663.6	Ground Surface	0.0	0						
663.4	ASPHALT PAVEMENT (2")	0.2							
663.1	Base course fine to coarse SAND and GRAVEL (4")	0.5		I	1	DS	2-2-3	16	89
661.3	Mixed brown moist medium stiff FILL, silty clay, little gravel and brick fragments.	2.3		I	2	DS	3-4-7	16	89
659.1	Brown moist stiff FILL, silty clay, trace shale fragments and	4.5		I	3	DS	7-6-13	18	100
	Interbedded brown moist damp weak SHALE with iron oxide stains.		5	I	4	DS	9-14-26	18	100
654.1	Olive brown weak SHALE and gray strong LIMESTONE (bedrock).	9.5		I	5	DS	17-50/6"	12	100
652.6	Interbedded gray damp weak SHALE and gray hard LIMESTONE (bedrock).	11.0		I	6	DS	30-50/6"	12	100
			15	I	7	DS	20-30-50/0"	12	100
				I	8	DS	36-50/6"	12	100
643.1	Split spoon refusal and bottom of test boring at 20.5 feet.	20.5	20	I	9	DS	50/6"	4	6'
			25						
			30						

Datum: Mean Sea Level Hammer Weight: 140 lb. Hole Diameter: 6 in. Drill Rig: TD 1
 Surface Elevation: 663.6 ft. Hammer Drop: 30 in. Rock Core Diameter: 1.875 in. Foreman: JF/JG
 Date Started: 5/21/2016 Pipe Size: 2 in. O.D. Boring Method: HSA Engineer: Arthur T. Sturbaum
 Date Completed: 5/21/2016

BORING METHOD
 HSA = Hollow Stem Augers
 CFA = Continuous Flight Augers
 DC = Driving Casing
 MD = Mud Drilling

SAMPLE TYPE
 PC = Pavement Core
 CA = Continuous Flight Auger
 DS = Driven Split Spoon
 PT = Pressed Shelby Tube
 RC = Rock Core

SAMPLE CONDITIONS
 D = Disintegrated
 I = Intact
 U = Undisturbed
 L = Lost

GROUNDWATER DEPTH
 First Noted: None
 At Completion: Dry
 After: _____
 Backfilled: Immediately

* SPT = Standard Penetration Test - Driving 2" O.D. Sampler 18" with 140-Pound Hammer Falling 30"; Count Made at 6" Intervals

THELEN ASSOCIATES

A DIVISION OF GEOTECHNOLOGY INC

1780 Carillon Blvd., Cincinnati, OH 45240-2795 / 513-825-4350 / Fax 513-825-4756

thelenassoc.com

geotechnology.com

LOG OF TEST BORING

CLIENT: City of Cincinnati BORING #: 2
 PROJECT: Peete Street Wall Failure PROJECT #: J027165.01C
Cincinnati, OH PAGE #: 1 of 1
 LOCATION OF BORING: As Shown on Test Boring Plan, Drawing J027165.01

ELEV.	COLOR, MOISTURE, DENSITY, PLASTICITY, SIZE, PROPORTIONS DESCRIPTION	Strata Depth (feet)	Depth Scale (feet)	Sample Condition	Sample Number	Sample Type	SPT* Blows/6"		Recovery	
							Rock Core RQD (%)	(in.)	(%)	
630.8	Ground Surface	0.0	0							
630.6	ASPHALT PAVEMENT (3")	0.2								
630.1	Brick Pavers (6")	0.7								
629.6	Base course, fine to coarse SAND and GRAVEL (6")	1.2		I	1	DS	6-7-6	15	83	
628.1	Gray, trace brown moist very weak weathered SHALE.	2.7		I	2	DS	12-11-11	3	17	
	Interbedded brown moist very weak weathered SHALE and gray strong Limestone (bedrock).		5	I	3	DS	23-15-18	9	50	
623.8		7.0								
	Interbedded brown, trace gray damp weak weathered SHALE and gray Limestone (bedrock).			I	4	DS	17-26-50/6"	18	100	
621.3		9.5								
	Interbedded gray dry weak SHALE and gray hard Limestone (bedrock).		10	I	5	DS	23-28-50/6"	8	44	
619.3		11.5								
	Split spoon refusal and bottom of test boring at 11.5 feet.		15							
			20							
			25							
			30							

Date: Mean Sea Level Hammer Weight: 140 lb. Hole Diameter: 6 in. Drill Rig: TD-1
 Surface Elevation: 630.8 ft. Hammer Drop: 30 in. Rock Core Diameter: 1.875 in. Foreman: JF/JG
 Date Started: 5/20/2016 Pipe Size: 2 in. O.D. Boring Method: HSA Engineer: Arthur T. Sturbaum
 Date Completed: 5/20/2016

BORING METHOD
 HSA = Hollow Stem Augers
 CFA = Continuous Flight Augers
 DC = Driving Casing
 MD = Mud Drilling

SAMPLE TYPE
 PC = Pavement Core
 CA = Continuous Flight Auger
 DS = Driven Split Spoon
 PT = Pressed Shelby Tube
 RC = Rock Core

SAMPLE CONDITIONS
 D = Disintegrated
 I = Intact
 U = Undisturbed
 L = Lost

GROUNDWATER DEPTH
 First Noted: None
 At Completion: Dry
 After: _____
 Backfilled: Immediately

* SPT = Standard Penetration Test - Driving 2" O.D. Sampler 18" with 140-Pound Hammer Falling 30", Count Made at 6" Intervals

THELEN ASSOCIATES

thelensoc.com

A DIVISION OF GEOTECHNOLOGY

geotechnology.com

1780 Carillon Blvd., Cincinnati, OH 45240-2795 / 513-825-4350 / Fax 513-825-4756

LOG OF TEST BORING

CLIENT: City of Cincinnati BORING #: 3
 PROJECT: Peete Street Wall Failure PROJECT #: J027165.01C
Cincinnati, OH PAGE #: 1 of 1

LOCATION OF BORING: As Shown on Test Boring Plan, Drawing J027165.01

ELEV.	COLOR, MOISTURE, DENSITY, PLASTICITY, SIZE, PROPORTIONS DESCRIPTION	Strata Depth (feet)	Depth Scale (feet)	Sample Condition	Sample Number	Sample Type	SPT*	Recovery	
							Blows/6" Rock Core RQD (%)	(in.)	(%)
627.6	Ground Surface	0.0	0						
627.4	ASPHALT PAVEMENT	0.2		X					
626.9	BRICK PAVEMENT	0.7							
626.4	Base course fine to coarse SAND and GRAVEL.	1.2		I	1	DS	15-10-14	18	100
	Olive brown and gray damp very weak SHALE.			I	2	DS	5-10-14	18	100
623.1		4.5							
	Interbedded olive brown and gray moist SHALE and gray hard LIMESTONE (bedrock).		5	I	3	DS	6-12-20	18	100
				I	4	DS	32-50/6"	12	100
617.8		9.8							
	Interbedded gray damp weak SHALE and gray hard LIMESTONE (bedrock).		10	I	5	DS	14-50/6"	12	100
				I	6	DS	28-50/6"	10	83
613.6		14.0							
	Split spoon refusal and bottom of test boring at 14.0 feet.		15						
			20						
			25						
			30						

Datum: Mean Sea Level Hammer Weight: 140 lb. Hole Diameter: 6 in. Drill Rig: TD-1
 Surface Elevation: 627.6 ft. Hammer Drop: 30 in. Rock Core Diameter: 1.875 in. Foreman: JF/JG
 Date Started: 5/20/2016 Pipe Size: 2 in. O.D. Boring Method: HSA Engineer: Arthur T. Sturbaum
 Date Completed: 5/20/2016

BORING METHOD
 HSA = Hollow Stem Augers
 CFA = Continuous Flight Augers
 DC = Driving Casing
 MD = Mud Drilling

SAMPLE TYPE
 PC = Pavement Core
 CA = Continuous Flight Auger
 DS = Driven Split Spoon
 PT = Pressed Shelby Tube
 RC = Rock Core

SAMPLE CONDITIONS
 D = Disintegrated
 I = Intact
 U = Undisturbed
 L = Lost

GROUNDWATER DEPTH
 First Noted None
 At Completion Dry
 After None
 Backfilled Immediately

* SPT = Standard Penetration Test - Driving 2" O.D. Sampler 18" with 140-Pound Hammer Falling 30"; Count Made at 6" Intervals

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A DIVISION OF GEOTECHNOLOGY

1780 Carillon Blvd., Cincinnati, OH 45240-2795 / 513-825-4350 / Fax 513-825-4756

thelenaassoc.com

geotechnology.com

LOG OF TEST BORING

CLIENT: City of Cincinnati BORING #: 4
 PROJECT: Peete Street Wall Failure PROJECT #: J027165.01C
Cincinnati, OH PAGE #: 1 of 2

LOCATION OF BORING: As Shown on Test Boring Plan, Drawing J027165.01

ELEV.	COLOR, MOISTURE, DENSITY, PLASTICITY, SIZE, PROPORTIONS DESCRIPTION	Strata Depth (feet)	Depth Scale (feet)	Sample Condition	Sample Number	Sample Type	SPT Blows/6" Rock Core RQD (%)	Recovery	
								(in.)	(%)
624.3	Ground Surface	0.0	0						
624.1	ASPHALT PAVEMENT (3")	0.2							
623.6	BRICK PAVEMENT (6")	0.7							
623.1	Base course fine to coarse SAND and GRAVEL.	1.2		I	1	DS	5-10-10	18	100
	Interbedded brown moist weak highly weathered SHALE and gray hard LIMESTONE (bedrock).			I	2	DS	18-18-36	15	83
			5	L	3	DS	16-22-26	0	0
617.3			7.0						
	Olive brown and gray damp weak weathered SHALE and gray hard LIMESTONE (bedrock).			I	4	DS	38-33-23	17	94
			10		I	5	DS	20-46-46	18
612.3		12.0							
	Interbedded gray dry weak SHALE and gray hard LIMESTONE (bedrock).			I	6	DS	24-50/6"	10	83
610.8		13.5							
609.8	Gray damp very weak calcareous SHALE. RQD = 0, REC = 100	14.5			7	RC		12	100
	Interbedded SHALE (90%) and LIMESTONE (10%) RQD = 9, RR = 90. Shale is damp, very weak, calcareous. Limestone is strong, gray, fossiliferous and occurs in horizontal beds between 1/4 inch and 5 1/4 inches in thickness (bedrock).				8	RC		54	80
604.8			19.5						
	Interbedded SHALE (96%) and LIMESTONE (4%) RQD = 0, RR = 100. Shale is damp, very weak, calcareous. Limestone is strong, gray, fossiliferous and occurs in horizontal beds between 1/4 inch and 1 1/2 inches in thickness (bedrock).				9	RC		100	100
599.8			24.5						
	Interbedded SHALE (88%) and LIMESTONE (12%) RQD = 5, RR = 100. Shale is damp, very weak, calcareous. Limestone is strong, gray, fossiliferous and occurs in horizontal beds between 1/4 inch and 6 inches in thickness (bedrock).				10	RC		100	100
			30						

Datum: Mean Sea Level Hammer Weight: 140 lb. Hole Diameter: 6 in. Drill Rig: TD-1
 Surface Elevation: 624.3 ft. Hammer Drop: 30 in. Rock Core Diameter: 1.875 in. Foreman: JF JG
 Date Started: 5/20/2016 Pipe Size: 2 in. O.D. Boring Method: HSA Engineer: Arthur T. Sturbaum
 Date Completed: 5/20/2016

BORING METHOD
 HSA = Hollow Stem Augers
 CFA = Continuous Flight Augers
 DC = Driving Casing
 MD = Mud Drilling

SAMPLE TYPE
 PC = Pavement Core
 CA = Continuous Flight Auger
 DS = Driven Split Spoon
 PT = Pressed Shelby Tube
 RC = Rock Core

SAMPLE CONDITIONS
 D = Disintegrated
 I = Intact
 U = Undisturbed
 L = Lost

GROUNDWATER DEPTH
 First Noted: None
 At Completion: 19.0 (Cove Water)
 After: _____
 Backfilled: Immediately

* SPT = Standard Penetration Test - Driving 2" O.D. Sampler 18" with 140-Pound Hammer Falling 30"; Count Made at 6" Intervals

THELEN ASSOCIATES

A DIVISION OF GEOTECHNOLOGY

1780 Carillon Blvd., Cincinnati, OH 45240-2795 / 513-825-4350 / Fax 513-825-4756

thelensassoc.com

geotechnology.com

LOG OF TEST BORING

CLIENT: City of Cincinnati BORING #: 4
 PROJECT: Peete Street Wall Failure PROJECT #: J027165.01C
Cincinnati, OH PAGE #: 2 of 2
 LOCATION OF BORING: As Shown on Test Boring Plan, Drawing J027165.01

ELEV.	COLOR, MOISTURE, DENSITY, PLASTICITY, SIZE, PROPORTIONS DESCRIPTION	Strata Depth (feet)	Depth Scale (feet)	Sample Condition	Sample Number	Sample Type	SPT Blows/6"		Recovery	
							Rock Core RQD (%)	(in.)	(%)	
			30							
590.8		33.5								
	Bottom of test boring at 33.5 feet.		35							
			40							
			45							
			50							
			55							
			60							

Datum: Mean Sea Level Hammer Weight: 140 lb. Hole Diameter: 6 in. Drill Rig: TD-1
 Surface Elevation: 624.3 ft. Hammer Drop: 30 in. Rock Core Diameter: 1.875 in. Foreman: JF/JG
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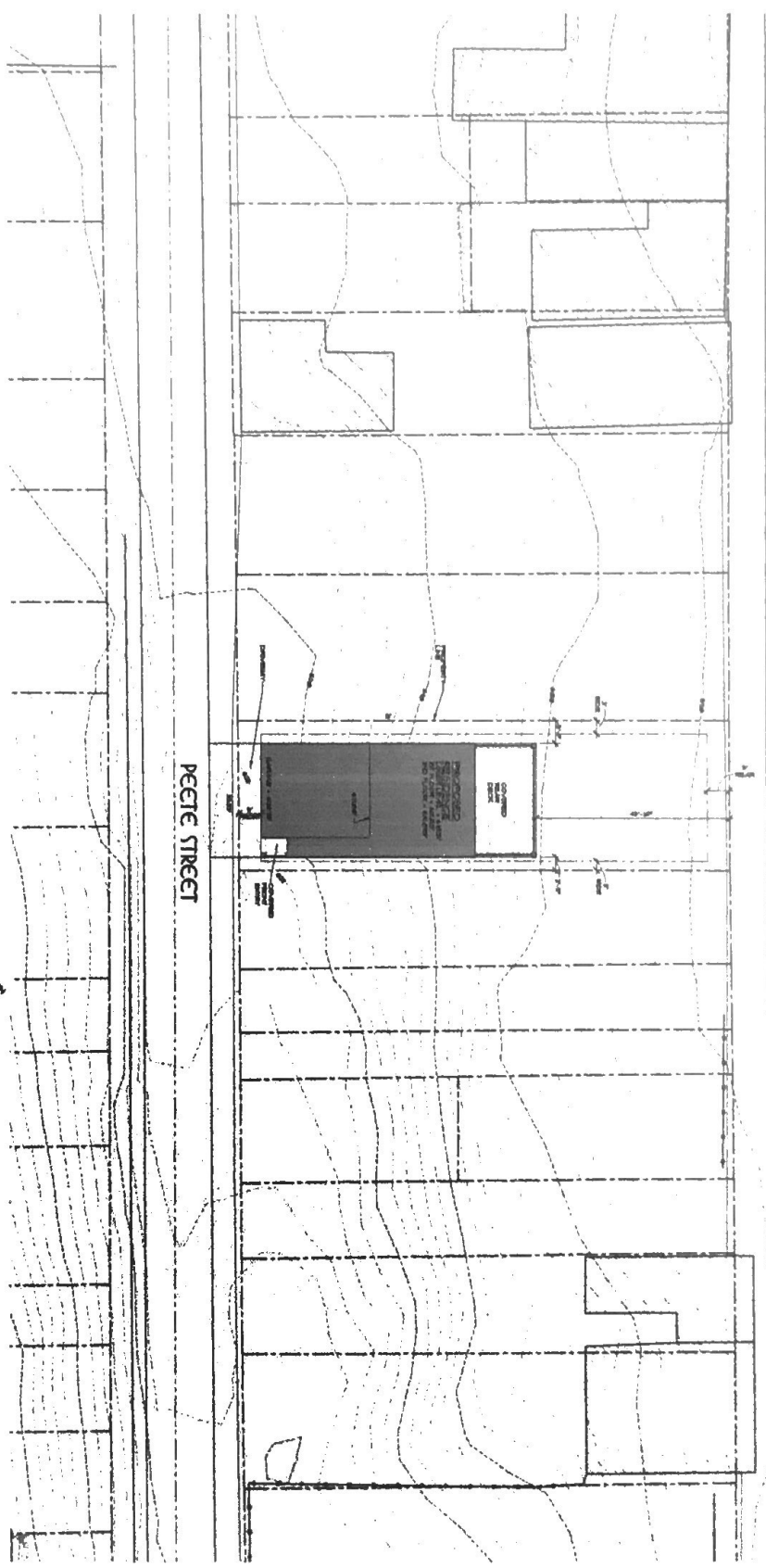
BORING METHOD	SAMPLE TYPE	SAMPLE CONDITIONS	GROUNDWATER DEPTH
HSA = Hollow Stem Augers	PC = Pavement Core	D = Disintegrated	First Noted <u>None</u>
CFA = Continuous Flight Augers	CA = Continuous Flight Auger	I = Intact	At Completion <u>19.0 (Cove Water)</u>
DC = Driving Casing	DS = Driven Split Spoon	U = Undisturbed	After _____
MD = Mud Drilling	PT = Pressed Shelby Tube	L = Lost	Backfilled <u>Immediately</u>
	RC = Rock Core		

* SPT = Standard Penetration Test - Driving 2" O.D. Sampler 18" with 140-Pound Hammer Falling 30"; Count Made at 6" Intervals

EAST CLIFTON AVENUE

PECITE STREET

ARCHITECT'S SITE PLAN



MARK DIEKERS
ARCHITECT FORTS

CLIENT: CARPENTER, MICHAEL HOMES, LLC

PROJECT NO: 1000000000

DATE: 10/15/2010

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

NOT FOR CONSTRUCTION

ARCHITECT'S SITE PLAN

SP1

NOT FOR CONSTRUCTION

ARCHITECT'S SITE PLAN

SP1

NOT FOR CONSTRUCTION

ARCHITECT'S SITE PLAN

SP1

NOT FOR CONSTRUCTION

ARCHITECT'S SITE PLAN

SP1

NOT FOR CONSTRUCTION

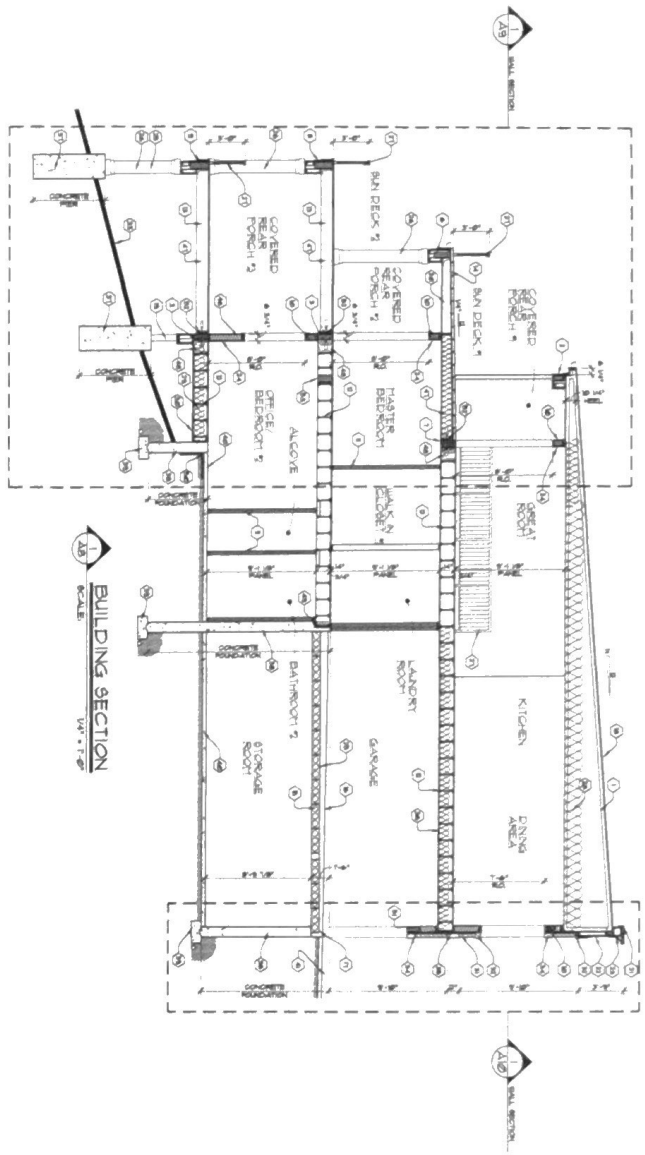
ARCHITECT'S SITE PLAN

SP1

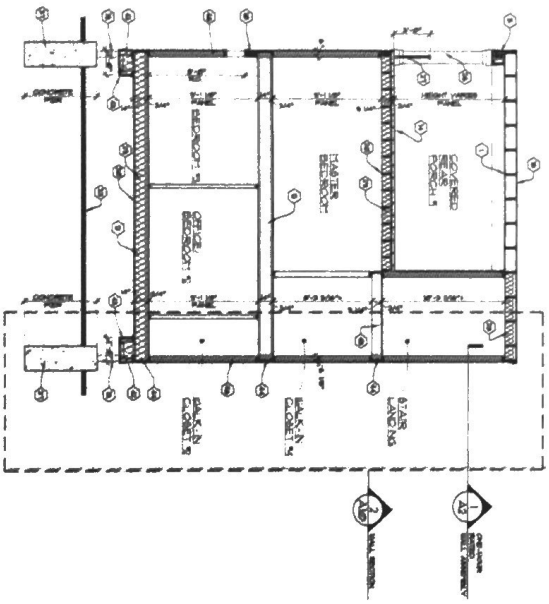
NOT FOR CONSTRUCTION

ARCHITECT'S SITE PLAN

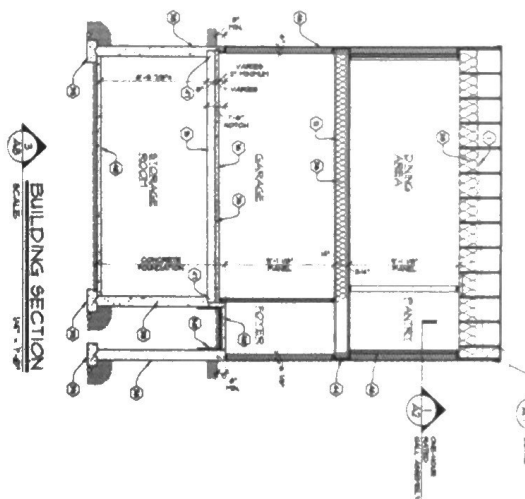
SP1



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



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



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

BUILDING SECTION NOTES

1. FOUNDATION: CONCRETE ON GRAVEL.
2. FLOORING: 3/4" OSB OVER 2" X 4" JOISTS.
3. WALLS: 8" CMU WITH INTERIOR FINISH.
4. ROOFING: 2" POLYURETHANE INSULATION OVER 1/2" GYP BOARD.
5. CEILING: 5/8" GYP BOARD WITH POP CORN FINISH.
6. DOORS: 1 3/4" SOLID CORE WITH 2" X 4" FRAME.
7. WINDOWS: 2" X 4" DOUBLE GLAZED WITH 2" X 4" FRAME.
8. EXTERIOR FINISH: VINYL SIDING.
9. INTERIOR FINISH: PLYMOUTH PANELING.
10. PAINT: INTERIOR WALLS AND CEILING.
11. EXTERIOR PAINT: VINYL SIDING.
12. ROOF: 2" POLYURETHANE INSULATION OVER 1/2" GYP BOARD.
13. FLOORING: 3/4" OSB OVER 2" X 4" JOISTS.
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89. ROOF: 2" POLYURETHANE INSULATION OVER 1/2" GYP BOARD.
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93. CEILING: 5/8" GYP BOARD WITH POP CORN FINISH.
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95. WINDOWS: 2" X 4" DOUBLE GLAZED WITH 2" X 4" FRAME.
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97. INTERIOR FINISH: PLYMOUTH PANELING.
98. PAINT: INTERIOR WALLS AND CEILING.
99. EXTERIOR PAINT: VINYL SIDING.
100. ROOF: 2" POLYURETHANE INSULATION OVER 1/2" GYP BOARD.

<p>MARK DIERCKERS ARCHITECTURE 1000 N. W. 10th St. Fort Lauderdale, FL 33304 Tel: 954.575.1111</p>	<p>JIM & COURTNEY SWALTER BUILDERS 1000 N. W. 10th St. Fort Lauderdale, FL 33304 Tel: 954.575.1111</p>	<p>CHRISTOPHER THOMAS HOMES, LLC 1000 N. W. 10th St. Fort Lauderdale, FL 33304 Tel: 954.575.1111</p>	<p>SHEET INDEX</p> <p>1. FOUNDATION PLAN 2. FLOOR PLAN 3. WALL SECTION 4. ROOF PLAN 5. CEILING PLAN 6. DOOR SCHEDULE 7. WINDOW SCHEDULE 8. EXTERIOR FINISH 9. INTERIOR FINISH 10. PAINT SCHEDULE 11. ROOFING 12. FLOORING 13. WALLS 14. ROOFING 15. CEILING 16. DOORS 17. WINDOWS 18. EXTERIOR FINISH 19. INTERIOR FINISH 20. PAINT SCHEDULE 21. ROOFING 22. FLOORING 23. WALLS 24. ROOFING 25. CEILING 26. DOORS 27. WINDOWS 28. EXTERIOR FINISH 29. INTERIOR FINISH 30. PAINT SCHEDULE 31. ROOFING 32. FLOORING 33. WALLS 34. ROOFING 35. CEILING 36. DOORS 37. WINDOWS 38. EXTERIOR FINISH 39. INTERIOR FINISH 40. PAINT SCHEDULE 41. ROOFING 42. FLOORING 43. WALLS 44. ROOFING 45. CEILING 46. DOORS 47. WINDOWS 48. EXTERIOR FINISH 49. INTERIOR FINISH 50. PAINT SCHEDULE 51. ROOFING 52. FLOORING 53. WALLS 54. ROOFING 55. CEILING 56. DOORS 57. WINDOWS 58. EXTERIOR FINISH 59. INTERIOR FINISH 60. PAINT SCHEDULE 61. ROOFING 62. FLOORING 63. WALLS 64. ROOFING 65. CEILING 66. DOORS 67. WINDOWS 68. EXTERIOR FINISH 69. INTERIOR FINISH 70. PAINT SCHEDULE 71. ROOFING 72. FLOORING 73. WALLS 74. ROOFING 75. CEILING 76. DOORS 77. WINDOWS 78. EXTERIOR FINISH 79. INTERIOR FINISH 80. PAINT SCHEDULE 81. ROOFING 82. FLOORING 83. WALLS 84. ROOFING 85. CEILING 86. DOORS 87. WINDOWS 88. EXTERIOR FINISH 89. INTERIOR FINISH 90. PAINT SCHEDULE 91. ROOFING 92. FLOORING 93. WALLS 94. ROOFING 95. CEILING 96. DOORS 97. WINDOWS 98. EXTERIOR FINISH 99. INTERIOR FINISH 100. PAINT SCHEDULE</p>	<p>DATE: OCTOBER 10, 2010</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: BUILDING SECTIONS</p> <p>CLIENT: JIM & COURTNEY SWALTER BUILDERS</p> <p>ARCHITECT: MARK DIERCKERS ARCHITECTURE</p>
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PREPARED ALUMINUM STUDS, 16" O.C., WITH 1/2" THICK GYPSUM BOARD OVER 1/2" INSULATION. STUDS TO BE SPACED TO ACCOMMODATE WALL FINISHES AND TO PROVIDE FOR HANGING OF LIGHT FIXTURES AND OTHER ACCESSORIES. STUDS TO BE ANCHORED TO CONCRETE SLAB WITH ANCHOR BOLTS. STUDS TO BE FINISHED WITH GYPSUM BOARD OVER 1/2" INSULATION.

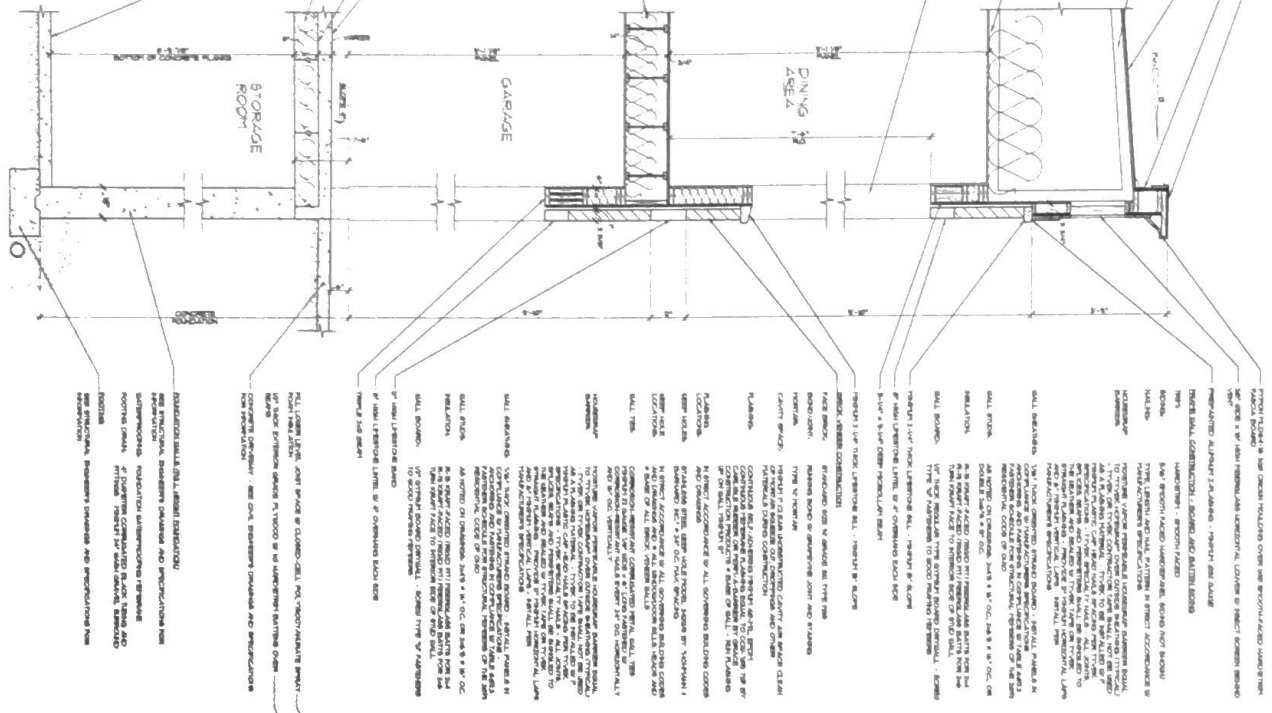
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FLOOR FINISHES: POLISHED CONCRETE. FLOOR FINISHES TO BE POLISHED CONCRETE. FLOOR FINISHES TO BE POLISHED CONCRETE. FLOOR FINISHES TO BE POLISHED CONCRETE.

FOUNDATION: CONCRETE FOOTING. FOUNDATION TO BE CONCRETE FOOTING. FOUNDATION TO BE CONCRETE FOOTING. FOUNDATION TO BE CONCRETE FOOTING.

GENERAL NOTES: SEE ARCHITECTURAL DRAWINGS FOR DETAILS. GENERAL NOTES TO BE ARCHITECTURAL DRAWINGS FOR DETAILS. GENERAL NOTES TO BE ARCHITECTURAL DRAWINGS FOR DETAILS.



FROM ROOM 1 & 2 TO ROOM 3 THROUGH WALL. FROM ROOM 1 & 2 TO ROOM 3 THROUGH WALL. FROM ROOM 1 & 2 TO ROOM 3 THROUGH WALL. FROM ROOM 1 & 2 TO ROOM 3 THROUGH WALL.

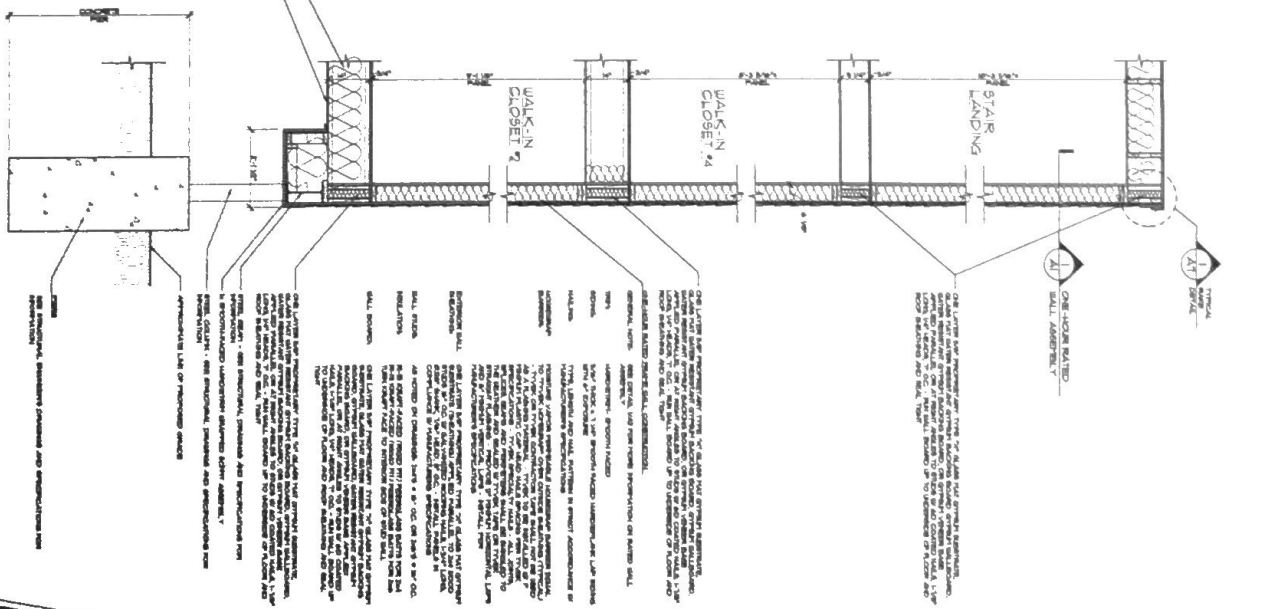
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 BLAUER
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92	DOORS
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94	STAIRS
95	ELEVATIONS
96	SECTION
97	DETAILS
98	FINISHES
99	MECHANICAL
100	ELECTRICAL

DATE: OCTOBER 10, 2010
 DRAWN BY: M.P.P.
 CHECKED BY: M.P.P.
 SCALE: 1/4" = 1'-0"

WALL SECTIONS

A10



Pella® Lifestyle Series

Aluminum-Clad Wood

#1 performing wood window and patio door¹

For the combination of energy, sound and value.

37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²

On average compared to single-pane windows – with performance solutions for improved comfort.



Create solutions that are perfect for real life. Covered by the best limited lifetime warranty for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.³ Begin with dual- or triple-pane glass and then select from the most desired features and options.⁴

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.¹ Packed with purposeful innovations like integrated blinds, shades and security sensors, we designed windows and patio doors to work for your home, room by room.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pellaatowes.com/warranties, or contact Pella Customer Service at 877.473.5527.

⁴ Double-hung window only available with dual-pane glass.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E 90(05). Actual results may vary.



View features, options and ratings online or ask an associate.



Exceptional performance and style.

Style flexibility. Whether your home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit your style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.^{2,5}

Enhanced durability. Our windows are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Most desired features, options and innovations.

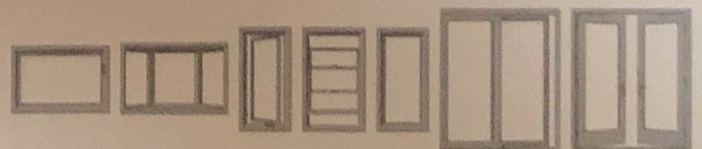
Complement your home with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Added security and convenience. Add peace of mind with optional built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a touch of a button.



Available in these window and patio door styles:



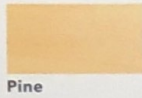
Special shapes also available.

Pella® Lifestyle Series Features & Options

Colors & Finishes

Wood Type

Wood species for complementing your home's interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in your choice of three paint colors or seven stains. Unfinished or primed and ready-to-paint are also available.



White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

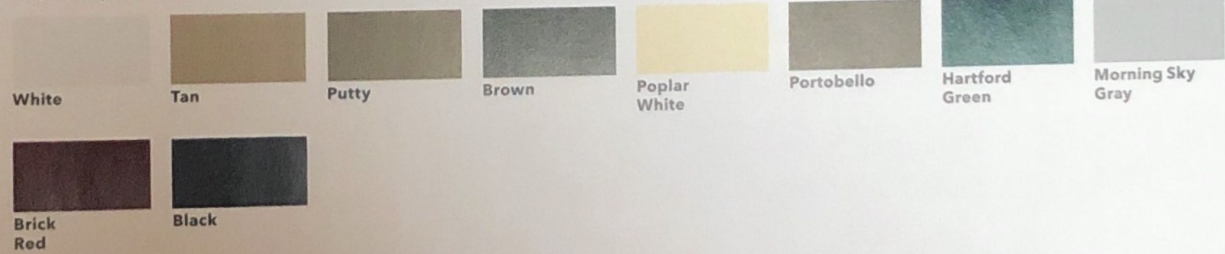
Red Mahogany Stain

Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.

Dual- or triple-pane:



White

Tan

Putty

Brown

Poplar White

Portobello

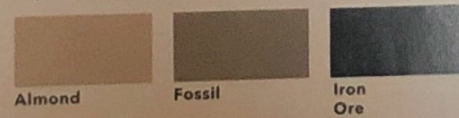
Hartford Green

Morning Sky Gray

Brick Red

Black

Triple-pane only:



Almond

Fossil

Iron Ore

Glass¹

InsulShield® Low-E Glass

Advanced Low-E insulating dual- and triple-pane glass with argon²
 AdvancedComfort Low-E insulating dual- and triple-pane glass with argon²
 NaturalSun Low-E insulating dual- and triple-pane glass with argon²
 SunDefense™ Low-E insulating dual- and triple-pane glass with argon

Additional Glass Options

Tempered glass available on dual- and triple-pane products
 Obscure and frosted obscure glass available on dual- and triple-pane products

¹ Double-hung window available with dual-pane glass only.
² Optional high-altitude Low-E insulating glass does not contain argon in most products.
 Please see your local Pella sales representative for more information.

Performance Packages

Packages To make things easier, we've created performance packages that highlight what's most important to you. Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home. All values below are averages compared with single-pane windows.



Performance

Improved energy efficiency and sound performance.

71% + **34%**
More Energy Efficient² Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.

52%
Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%
More Energy Efficient²



Ultimate Performance

The best combination of energy efficiency and noise control.

79% + **52%**
More Energy Efficient² Noise Reduction³

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

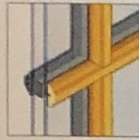
Pella® Lifestyle Series Features & Options

Grilles

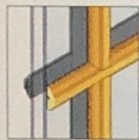
Grille Types

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

Dual-Pane:



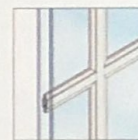
Simulated-Divided-Light with Spacer 7/8"



Simulated-Divided-Light without Spacer 7/8"



Roomside Removable Grilles 3/4"



Aluminum Grilles-Between-the-Glass 3/4"

Triple-Pane:



Simulated-Divided-Light with Aluminum Contoured Grilles-Between-the-Glass 3/4"



Aluminum Grilles-Between-The-Glass 3/4"

Grille Patterns

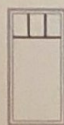
In addition to the patterns shown here, custom grille patterns are available.



9-Lite Prairie



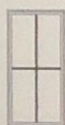
Traditional



Top Row



Cross



Custom

Screens²

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard. Vivid View® screens offer the sharpest view and are optional.

Added Peace of Mind

Integrated Security Sensors

Optional integrated security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors are compatible with major security panel systems. For more information, visit connectpella.com.

¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

² Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Integrated Blinds & Shades

Integrated Blinds*

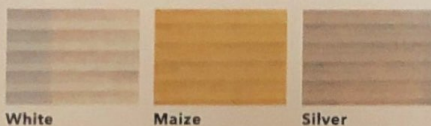
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.



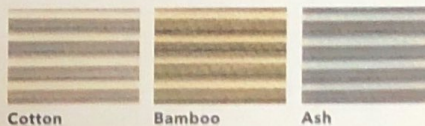
Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:



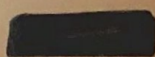
Room-Darkening:



Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

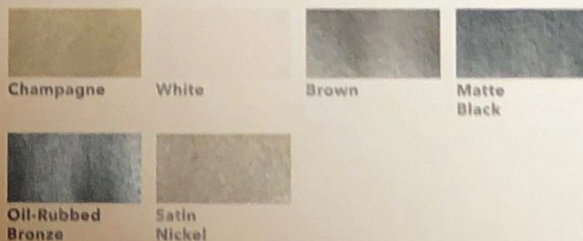


Fold-Away Crank



Cam-Action Lock

Finishes:



Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.

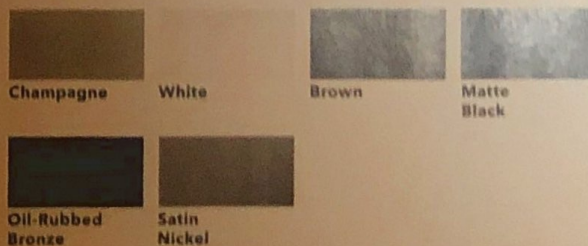


Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



* Available on triple-pane products only.



CHRISTOPHER MICHAEL HOMES

Fed Id # 31-1749497



ENG (content/designmountaingray-dupednrowcontemporary) FR (brand/124)

CLAY BRICK (/PRODUCTS/CLAY-BRICK) STONE (/PRODUCTS/STONE) ACCESSORIES (/PRODUCTS/ACCESSORIES-BB)
GALLERY & MEDIA (/PRODUCTS/GALLERY-MEDIA) FIND A DEALER (/PRODUCTS/DEALERS)

Display Name:

Royal Gray

Color Image:



Associated Product:

Contemporary Series

Serie Contemporary

Colors:

Brown (/colors/brown)

Gray (/colors/gray)

Dimensions:

Premier Plus (/dimensions/premier-plus)

Metric Norman (/dimensions/metric-norman)

Norman (/dimensions/norman)

Metric Jumbo (/dimensions/metric-jumbo)

Styles:

Modern (/styles/modern)

Velour (/styles/velour)

Straight Edge (/styles/straight-edge)

Solid Color (/styles/solid-color)

Associated Colors:

Designer_Regency_Brown-duped_new_Contemporary

Mountain Gray

Sahara

Contemporary_Serie-Venetian

Washville

Windsor

Stock Product Sizes:

Premier Plus (/dimensions/premier-plus)

Norman (/dimensions/norman)

Color Type:

Default (No heading) (/color-type/default-no-heading)

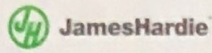
Region:

Canada (/region/canada)

USA (/region/usa)

"Simplicity is Complexity Resolved"

DESIGN • BUILD • REMODEL



NIGHT GRAY

[Request a Sample](#)

[GRAY SLATE](#)
View

[BOOTHBAY BLUE](#)
View

There is a certain romance to darkness and shadows. Dark hues evoke passion, mystery and sophistication. Night Gray will automatically add depth and drama to your home.

cool
interesting
modern
refined

COLOR TIP

CHOOSING THE RIGHT SHADE

Think about the hues you love, the mood you want to convey, and the setting in which you live. Get inspired here.

[See Night Gray Homes](#)



- Steel skins and durable steel door provide strength and durability
- Traditional overhead door is compatible with automatic garage door openers
- Bottom weather seal in full-proof aluminum retainer helps seal floors and is easily replaced
- Protective finish and paint protect against corrosion with SKIN-GUARD™

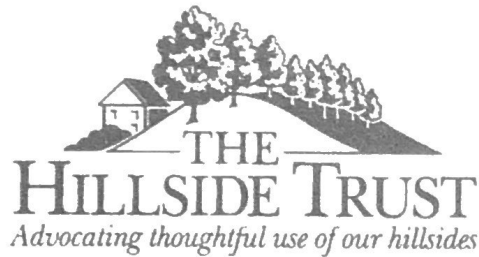
Clopay

Classic Collection 8 ft. x 7 ft. Non-Insulated Solid White Garage Door



Live Chat

Click or Tap Image to Zoom Out



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EXECUTIVE DIRECTOR
ERIC RUSSO

May 27, 2020

Ms. Beth Johnson, AICP
Urban Conservator
City of Cincinnati
805 Central Ave, Suite 500
Cincinnati, OH 45202

RE: Peete St

Dear Beth:

I am writing this communication in follow-up to the on-site meeting I had with Chris Caven on Memorial Day. Chris and I spent about an hour walking around the property and neighborhood, examining perspectives from Peete St and from E. Clifton Ave.

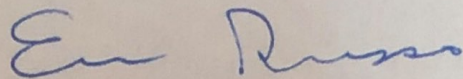
The visit confirmed my initial sense that establishing a conservation easement on Chris's development would be unnecessary. The lot depths from Peete St to E. Clifton Ave are approximately 110 feet. Once the buildings are developed, the remaining footprint of undeveloped area would essentially serve as de facto greenspace because of the small remainder. Placing a conservation easement on this area would serve no further purpose. This space could not be subdivided for another development, nor would the homeowner be compelled to implement additional improvements as they would be rather physically inaccessible to their main structure.

My site visit brought up another observation I wish to share. It is my professional opinion that there would be less physical intrusion to the hillside if Chris accessed his properties from Peete St. as opposed to E Clifton Ave. I would recommend further that the homes be allowed to front up to or as close to the sidewalk as permissible in keeping with their existing counterparts on Peete.

If I can be of any further assistance, please do not hesitate to

contact me. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Eric Russo". The signature is written in a cursive style with a large, stylized "E" and "R".

Eric Russo
Executive Director

cc: Chris Caven



CHRISTOPHER MICHAEL
HOMES

Fed Id # 31-1749497

513.616.7689

ChristopherMichaelHomes.com

ChristopherMichaelHomes@gmail.com

The home will be accessed from Peete Street vs Clifton Ave. as to keep the fabric of the neighborhood on Clifton and provide less environmental impact to the hillside. In speaking with Eric Russo from the Hillside Trust, he felt that no deed verbiage would be needed from the Hillside Trust side, and my clients are looking forward to the privacy that the greenspace behind their home is going to provide them.

“Simplicity is Complexity Resolved”

DESIGN • BUILD • REMODEL

A NEW SINGLE FAMILY RESIDENCE FOR:
JIM & COURTNEY SWAUGER

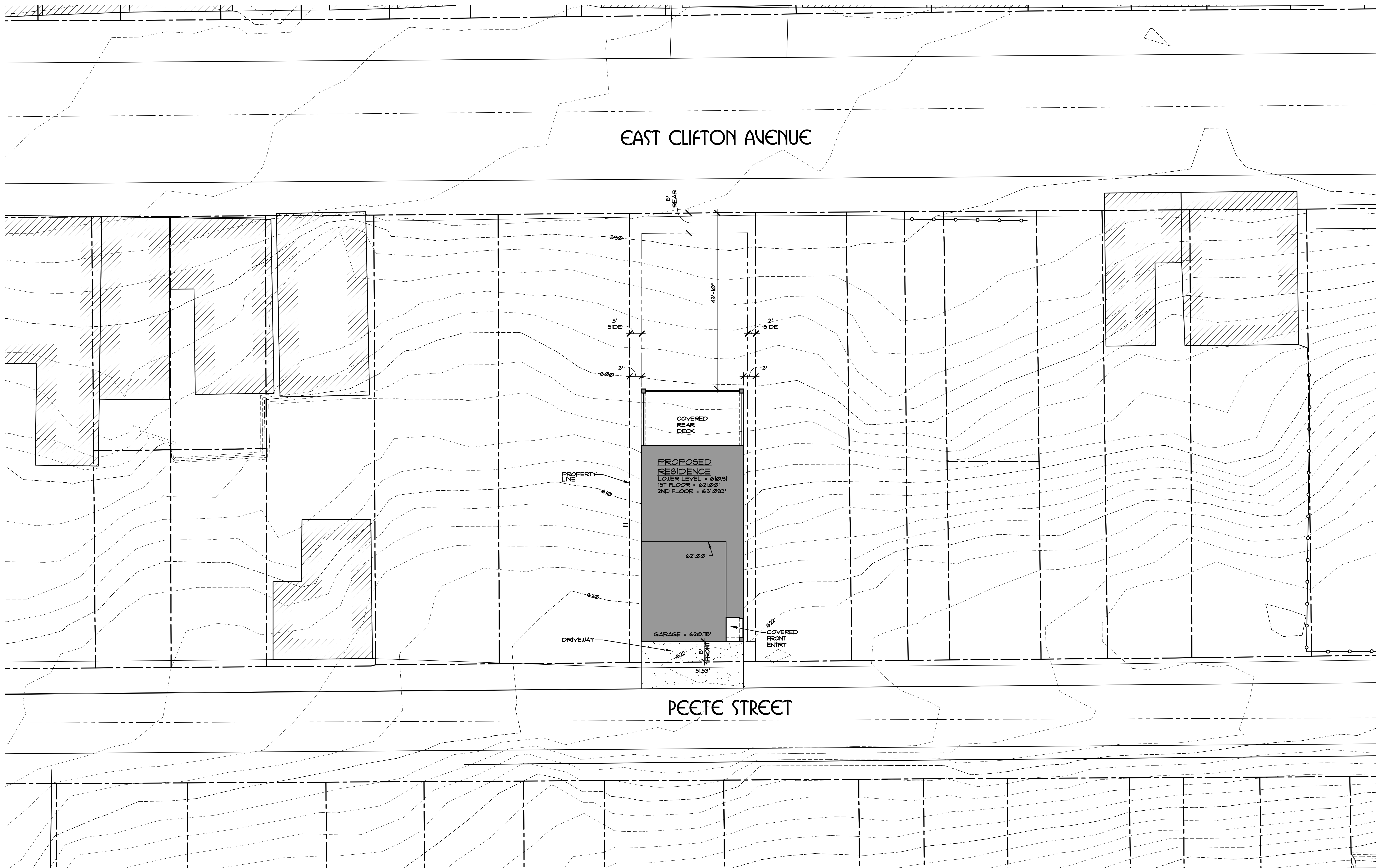
59 FEETE STREET
CINCINNATI, OHIO 45202
HAMILTON COUNTY
I-513-225-1103 (JIM)
I-513-259-1103 (COURTNEY)

GENERAL CONTRACTOR:
CHRISTOPHER MICHAEL HOMES, LLC.

221 WEST 9TH STREET
CINCINNATI, OHIO 45202
I-513-616-1689 (CHRIS CAVENS)

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- A1 AREA CALCULATIONS, FRONT AND LEFT SIDE ELEVATIONS, COLUMN TRIM DETAIL
- A2 REAR AND RIGHT SIDE ELEVATIONS, ONE-HOUR RATED WALL ASSEMBLY DETAIL
- A3 FOOTING/FOUNDATION/LOWER LEVEL FRAMING PLAN, WALL SECTION
- A4 LOWER LEVEL FRAMING AND DIMENSIONING PLAN, LOWER LEVEL PLAN
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- A6 SECOND FLOOR FRAMING AND DIMENSIONING PLAN, SECOND FLOOR PLAN
- A7 ROOF FRAMING PLAN, ROOF PLAN, TYPICAL RAKE DETAIL
- A8 BUILDING SECTIONS
- A9 WALL SECTIONS
- A10 WALL SECTIONS
- A11 GENERAL NOTES AND SPECIFICATIONS
- A12 GENERAL NOTES AND SPECIFICATIONS



ARCHITECT'S SITE PLAN
SCALE: 1" = 10'-0"

DATE: FEBRUARY 4, 2021

REVISIONS:

SCALE: 1" = 10'-0"

DRAWN BY: AMU
CHECKED BY: MJD

ARCHITECTS
SITE PLAN

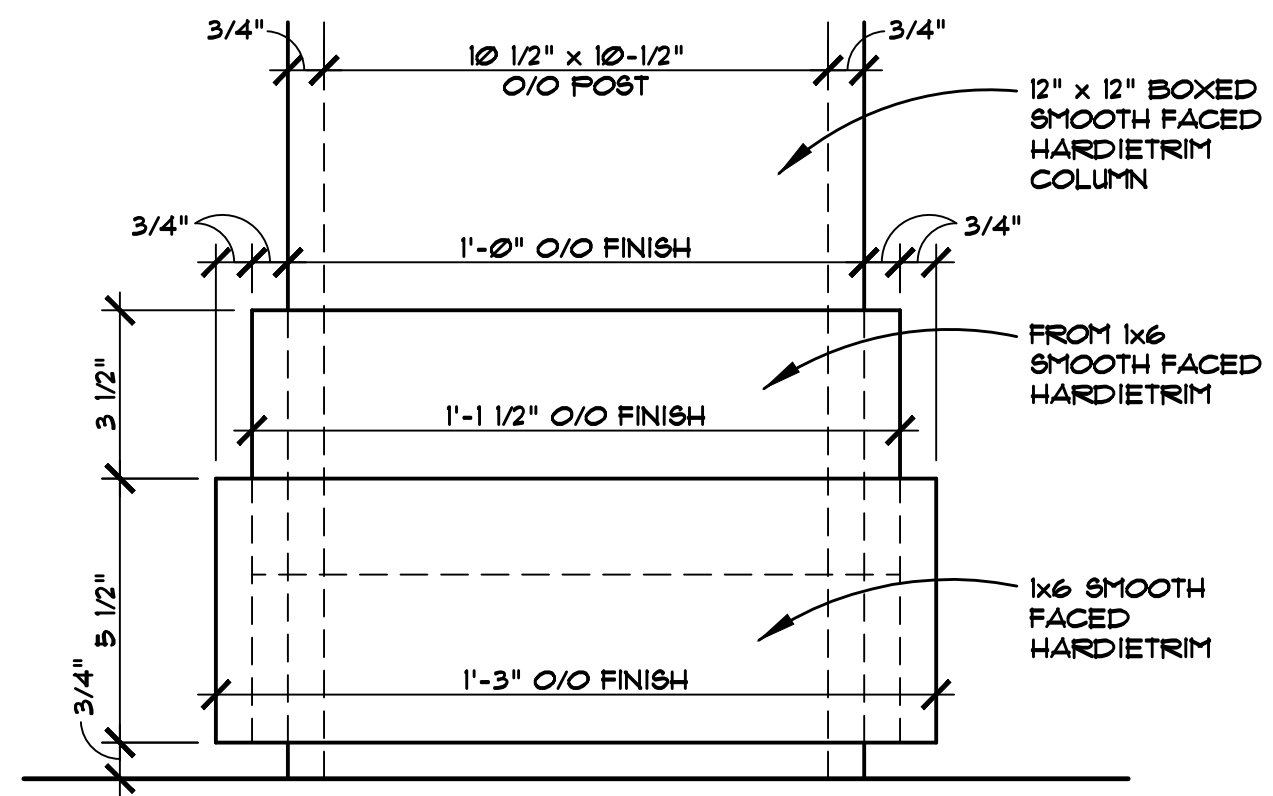
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SHEET INDEX

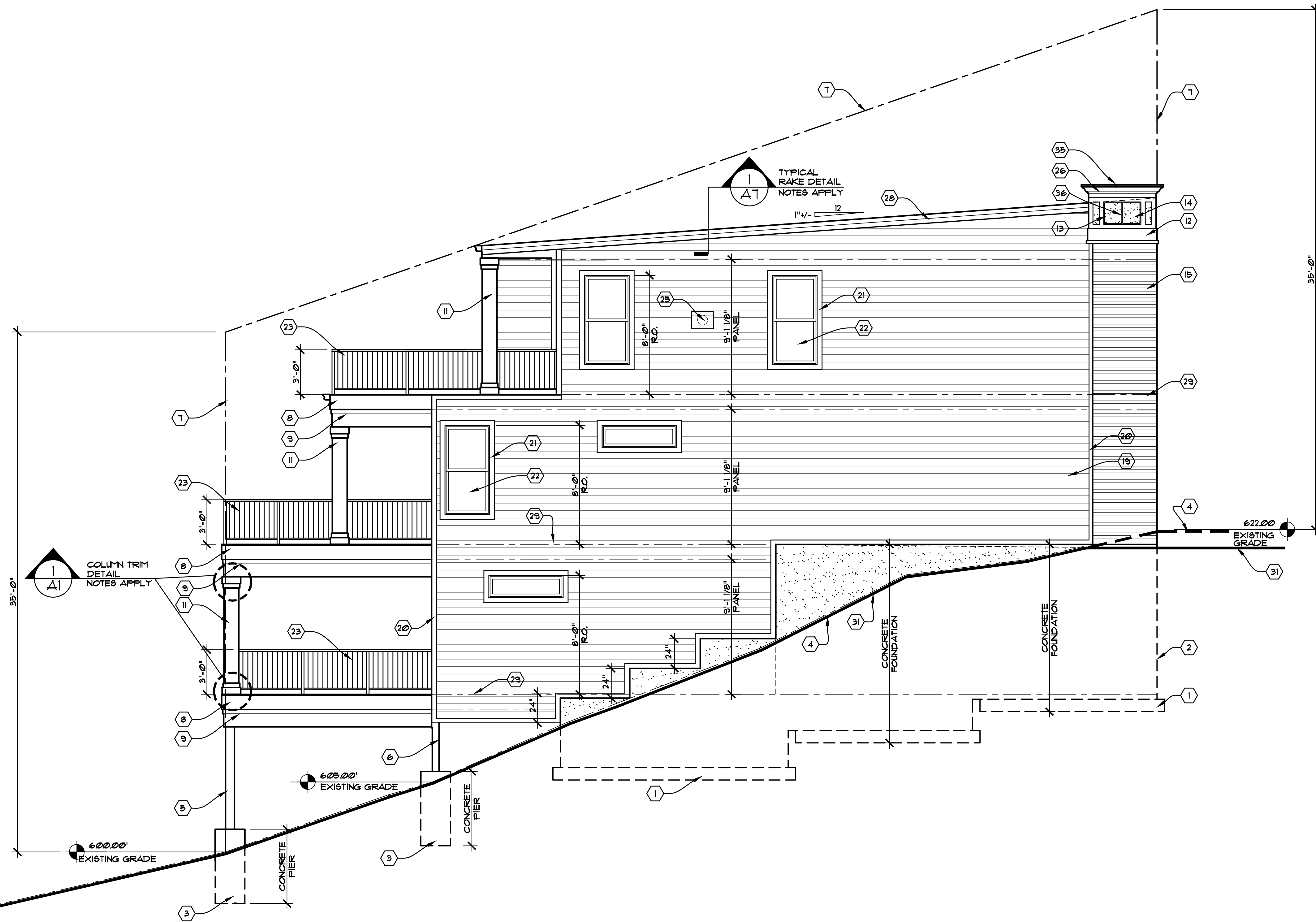
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- A2 REAR AND RIGHT SIDE ELEVATIONS, TYPICAL RAKE DETAIL
- A5 FIRST FLOOR PLAN, FRAMING AND DIMENSIONING PLAN, FIRST FLOOR PLAN
- A6 SECOND FLOOR FRAMING AND DIMENSIONING PLAN, SECOND FLOOR PLAN

ELEVATION NOTES

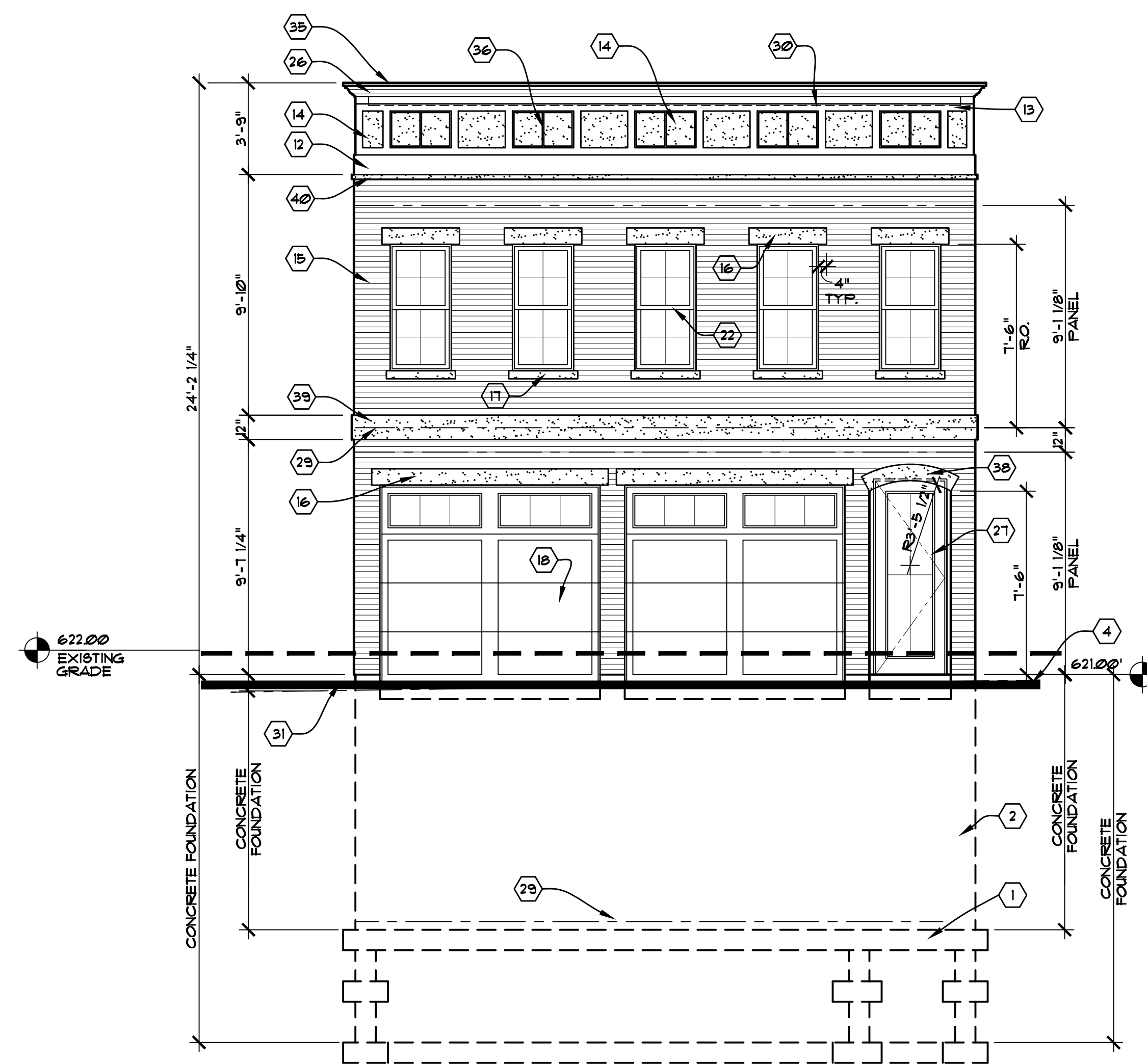
- | | |
|--|---|
| 1 CONCRETE FOOTING (TYPICAL) - SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION | 22 FELLA SERIES INSULATED WINDOW (TYPICAL) |
| 2 CONCRETE FOUNDATION (TYPICAL) - SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION | 23 36" HIGH GUARDRAIL SYSTEM |
| 3 CONCRETE PIER (TYPICAL) - SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION | 24 METAL INSULATED SLIDING DOOR UNIT |
| 4 APPROXIMATE LINE OF EXISTING GRADE (TYPICAL) | 25 PREFABRICATED WALL CHIMNEY FLUE TERMINATION CAP |
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| 6 STEEL TUBE COLUMN - SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS AND DETAILS | 27 SOLID WOOD DOOR W/ INSULATED TEMPERED GLASS |
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| 8 1x2 SMOOTH-FACED HARDIETRIM SKIRT BOARD | 29 OUTLINE OF FLOOR BEYOND (TYPICAL) |
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| 14 9/16" THICK SMOOTH-FACED HARDIPANEL | 35 PREFABRICATED ALUMINUM METAL PARAPET COPING W/ SLOPED TOP - MINIMUM #32 GAUGE |
| 15 BRICK VENEER | 36 3/4" x 3/4" HARDIETRIM |
| 16 8" HIGH LIMESTONE LINTEL W/ 4" OVERHANG EACH SIDE - PROJECT OUT 1/2" | 37 CONCEALED PREFABRICATED ALUMINUM FLASHING @ WALL/ROOF JUNCTURE (TYPICAL) - MINIMUM #32 GAUGE |
| 17 LIMESTONE SILL - MINIMUM 15° SLOPE | 38 8" HIGH ARCHED LIMESTONE LINTEL - PROJECT OUT 1/2" |
| 18 CLOPAY COACHMAN COLLECTION SERIES 1, DESIGN II, REC 13 INSULATED OVERHEAD DOOR | 39 12" HIGH LIMESTONE BAND - PROJECT OUT 1/2" |
| 19 HARDIEFLANK SMOOTH-FACED LAP SIDING W/ 6" EXPOSURE (TYPICAL) | 40 MINIMUM 2-1/4" HIGH LIMESTONE SILL MINIMUM 15° SLOPE |
| 20 1x4 SMOOTH FACED HARDIETRIM CORNER BOARD | |
| 21 1x4 SMOOTH FACED HARDIETRIM WINDOW BOARD | |



COLUMN TRIM DETAIL
SCALE: 3" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

DATE: AUGUST 17, 2020

REVISIONS:

SCALE: AS NOTED

DRAWN BY: AMU
CHECKED BY: MJD

FRONT & LEFT SIDE ELEVATIONS / COLUMN TRIM DETAIL

NOT FOR CONTRACT BIDDING OR BUILDING PERMITS OR CONSTRUCTION

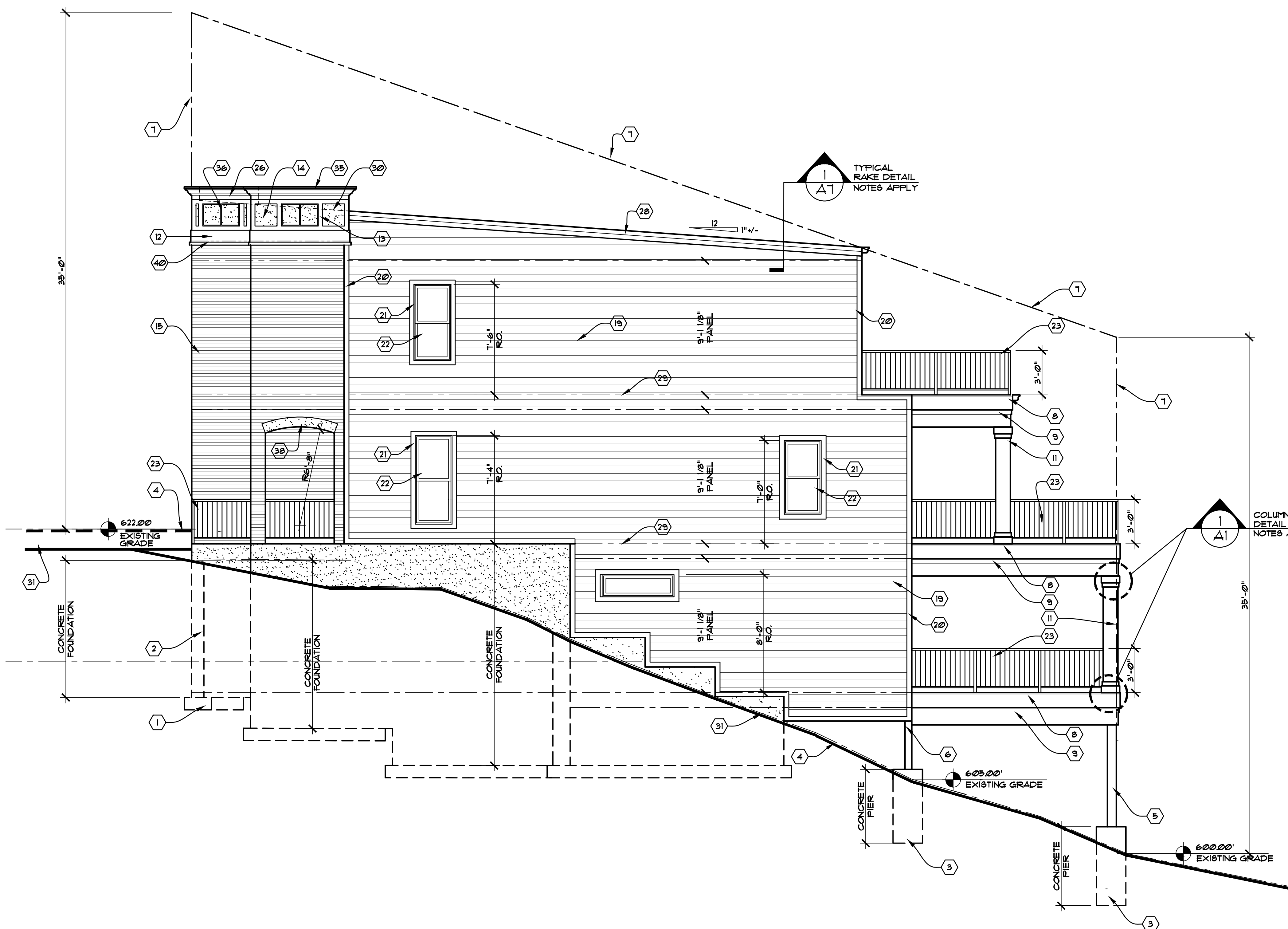
A1

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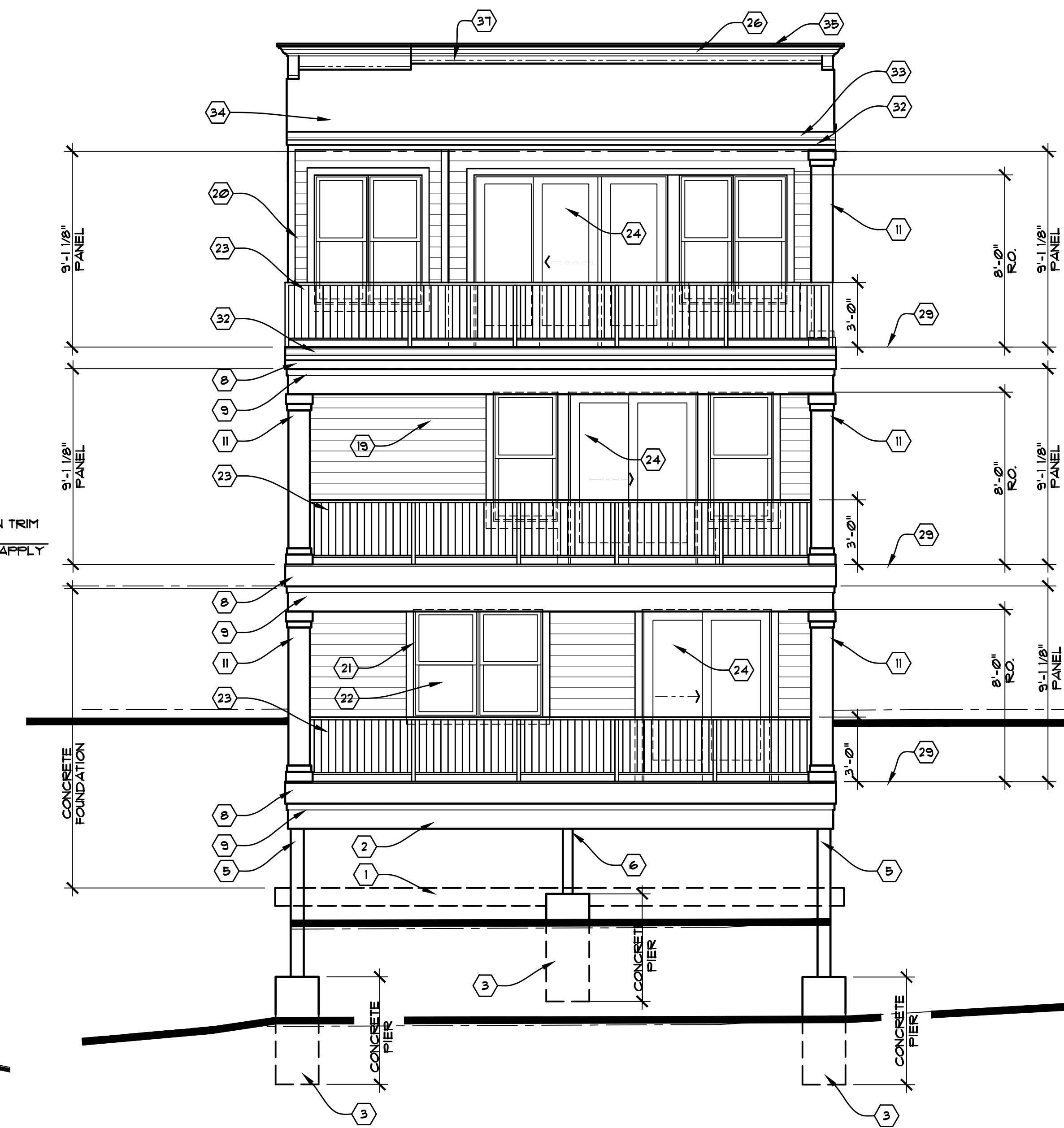
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| 15 BRICK VENEER | 36 3/4" x 3/4" HARDIETRIM |
| 16 8" HIGH LIMESTONE LINTEL W/ 4" OVERHANG EACH SIDE - PROJECT OUT 1/2" | 37 CONCEALED PREFABRICATED ALUMINUM FLASHING @ WALL/ROOF JUNCTURE (TYPICAL) - MINIMUM #32 GAUGE |
| 17 LIMESTONE SILL - MINIMUM 15° SLOPE | 38 8" HIGH ARCHED LIMESTONE LINTEL - PROJECT OUT 1/2" |
| 18 CLOPAY COACHMAN COLLECTION SERIES 1, DESIGN II, REC 13 INSULATED OVERHEAD DOOR | 39 12" HIGH LIMESTONE BAND - PROJECT OUT 1/2" |
| 19 HARDIETRIM 8" SMOOTH-FACED LAP SIDING W/ 6" EXPOSURE (TYPICAL) | 40 MINIMUM 2-1/4" HIGH LIMESTONE SILL MINIMUM 15° SLOPE |
| 20 1x4 SMOOTH FACED HARDIETRIM CORNER BOARD | |
| 21 1x4 SMOOTH FACED HARDIETRIM WINDOW BOARD | |



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

DATE: AUGUST 7, 2020

REVISIONS:

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

DRAWN BY: AMU
CHECKED BY: MJD

REAR & RIGHT SIDE ELEVATIONS / TYPICAL RAKE DETAIL

NOT FOR CONTRACT BIDDING OR BUILDING PERMITS OR CONSTRUCTION

A2

Ahouse, Emily

From: John Wulsin <jwulsin@gmail.com>
Sent: Tuesday, February 9, 2021 5:06 PM
To: Ahouse, Emily
Cc: Owen, Douglas
Subject: Re: [External Email] Fwd: HCB Notice of Hearing 3.8.21

Follow Up Flag: Follow up
Flag Status: Flagged

I'll try to attend, but if I can't you can include my feedback/questions below.

I live at 61 E Clifton with my wife and two kids. Previously, we lived at 51 E Clifton directly across the street from the proposed project at 48 E Clifton. We love our neighborhood, and we are excited to see the property developed since it means a) more people will be living in the neighborhood, and b) a previously blighted property will be better maintained. The vacant lot at 48 E Clifton has been poorly maintained over the years, frequently covered in litter. Because there are several other empty lots (more than a dozen) on this block, we think it's extra important that this project set the right example for future infill. So, overall, we want this project to succeed so that it can serve as a model for other infill along the street.

My feedback is primarily about how the proposed house is designed towards the surrounding properties and streets. The proposed house will be primarily accessed from Peete St, and I think that makes sense in order to take advantage of the views. But it creates a problematic design in terms of how it "faces" E Clifton. As shown in the schematics, there is ~40' of setback from E Clifton to the rear. The included schematics don't provide any detail about what will happen in those 40', so I'm left to worry that it hasn't been carefully considered. The lowest elevation of the rear, protruding deck is 610' and the highest is 631', which is significantly higher than the 590' elevation at E Clifton. I worry that from the pedestrian experience along E Clifton, the house will feel as if it is "floating above", as opposed to being a part of the streetscape and surrounding neighborhood. Furthermore, because the design uses cheaper materials (Hardie plank lap siding) on the rear, reserving the more premium brick for the Peete St facade, the design seems to "turn its back" on E Clifton. I want to see more design consideration for how the property interacts with E Clifton. Regardless of the materials/design of the building, if there is a significant setback from E Clifton, it's imperative that the landscape design be appropriate to the urban fabric and the surrounding properties, somehow connecting the property to E Clifton. The lower level is partially raised on piers, leaving exposed the hillside which will be unsightly when viewed from E Clifton. A proper landscape design with a pathway/stairs could make the property feel like it "faces" E Clifton in an appropriate fashion. And as a practical matter, having lived on the hillside for many, I can say confidently that the residents will enjoy having pedestrian access from both the "uphill" and "downhill" sides of the property. Currently, if the residents are enjoying their lower deck and decide they want to walk to Findlay Market, they would have to walk *up* to Peete, around the block and then down, as opposed to simply walking down to E Clifton.

Along similar lines (how the property relates to the surrounding properties), I'm worried that the 5'1" (west) and 2'1" (east) side setbacks are too large, conveying a "suburban" feel, where historically the buildings were all constructed up to the side lot line, on at least one side. If current zoning doesn't permit building up to the side lot lines, I would humbly suggest that the City consider changing the zoning and that the petitioner seek a variance for this project (and any others on this street). This would enable more historically appropriate forms, as well as increasing the potential floorplate for the home.

In summary, we are thrilled to be getting new neighbors (and we won't miss the litter and honeysuckle). We hope the design of the house and property can succeed in this historic neighborhood, setting a new bar for high quality, infill architecture!

-John Wulsin

On Tue, Feb 9, 2021 at 2:46 PM Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov> wrote:

Hi John,

Yes, no RSVP is necessary for the prehearing. You can just join via the link in the hearing notice. We can also include any feedback you would like to provide in writing in the record for the item.

Let me know if you need additional information.

Thanks,
Emily

From: John Wulsin <jwulsin@gmail.com>
Sent: Tuesday, February 9, 2021 12:45 PM
To: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Subject: Re: [External Email] Fwd: HCB Notice of Hearing 3.8.21

Thanks for sharing, Emily! Can I attend the pre-hearing? I live across the street from this property and would like to provide my feedback. Thanks!

-John

On Mon, Feb 8, 2021 at 4:16 PM Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov> wrote:

Good afternoon,

Below is a link to the proposed plans:

https://cincinnati-my.sharepoint.com/:f/g/personal/emily_ahouse_cincinnati-oh_gov/EhD4-F4xNsVCrio4KHfVHkgBBxq8AInelVG9pZ3RDC2yFw?e=9PNqeD

Please let us know if you need anything additional or have difficulty accessing the link.

From: John Wulsin <jwulsin@gmail.com>
Sent: Saturday, February 6, 2021 10:56 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Fwd: HCB Notice of Hearing 3.8.21

External Email Communication

I would like to see the application/plans for the project at 48 E Clifton, COA2021002.

Thanks!

-John

----- Forwarded message -----

From: **Maynes, Kasandra** <Kasandra.Maynes@cincinnati-oh.gov>
Date: Fri, Jan 29, 2021 at 11:32 AM
Subject: HCB Notice of Hearing 3.8.21
To:

Good Afternoon:

To keep you informed of cases being heard by the Historic Conservation Board, the notice of hearing for the March 8, 2021 meeting is attached. Materials and staff reports are uploaded to the website on Wednesday before the hearing at www.cincinnati-oh.gov/boards - select Historic Conservation Board.

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this hearing will be conducted using video-conferencing technology. This hearing will be closed to in-person attendance to comply with social distancing requirements. There have been important changes to hearing procedures and rules for participation. Please note that persons with standing, other than the applicant and/or owner, must submit a written request no less than 48 hours in advance of a public hearing to gain access to the hearing. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

For specific information about applications, at any time, please contact the Urban Conservator at 513-352-4848 or by email at urban.conservator@cincinnati-oh.gov. You have the right to review the documents associated with this application, ask questions about this application, and indicate your approval or disapproval at the pre-hearing conference or at the hearing.

General questions about the hearing process can be directed to Kasandra Maynes in the Law Department or by visiting www.cincinnati-oh.gov/boards.

Respectfully,

Kasandra

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

APPLICATION #: COA20210003
APPLICANT: Saint Francis Group/The Port of Greater Cincinnati Development Authority
OWNER: Hamilton County Land Reutilization Corporation
ADDRESS: **2001 Auburn Avenue**
PARCELS: 008800080107
ZONING: CN-M
OVERLAYS: Auburn Avenue Historic District
COMMUNITY: Mt. Auburn
REPORT DATE: February 19, 2021

Nature of Request:

The Applicant is requesting a Certificate of Appropriateness (COA) to demolish the contributing structure located at 2001 Auburn Avenue within the Auburn Avenue Historic District due to an economic hardship claim that the reuse of the building cannot create an economic return on investment due to the deteriorated condition of the building.

MATERIALS SUBMITTED AND USED IN THE FOLLOWING REVIEW:

Materials Presented by Applicant- Attachment A

1. COA Application
2. Adjudication Letter
3. Checklist provided by the City of items required for the review
4. Letter from the Applicant
5. Certificate of Liability Insurance
6. Letter from Peter J. Lahni II, Project Manager Neyer Holdings Corporation
7. Statement of Estimated Market Value
8. Potential Return on Investment Study
9. Cincinnati/Dayton Marketbeat Retail Q2 2020
10. Letter from William S. Fischer, Vice President of Community Development, Port of Greater Cincinnati Development Authority
11. Witness List and Qualifications
12. Hamilton County Auditor's Record
13. Existing Site Plan
14. Existing Conditions Photos

Materials Presented by Staff – Attachment B

1. Ordinance, Designation Report and Auburn Avenue Historic District Guidelines
2. Code Enforcement History
3. Assessing Economic Hardship Article - By Julia Miller

4. Economic Analysis from Department of Community and Economic Development (DCED)

Existing Conditions:

The project location is on the northwest corner of the intersection of Auburn Avenue and Dorchester Street in the Auburn Avenue Historic District. The building is a 1-story Mediterranean revival commercial building from 1927. It has gray colored brick piers between storefront openings and a corner oriented canted entrance with an arched pediment accenting the corner.

Proposed Conditions:

The proposal includes the following work:

1. Demolish the building at 2001 Auburn Avenue to prepare the site for redevelopment.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Zoning
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
Historic Landmark/Reg:	Auburn Avenue Historic District Guidelines	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required: No Zoning Relief has been requested.

Certificate of Appropriateness Review:

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, 24 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.

Auburn Avenue Historic District – Establishment

The district is a collection of mid to late 19th century to early 20th century residential, commercial and mixed-use buildings. On November 9, 1987, the Historic Conservation Board voted to recommend the establishment of the Auburn Avenue Historic District and its related guidelines. The Planning Commission recommended the district on November 13, 1987 and on January 19, 1988 City Council unanimously approved the establishment of the Auburn Avenue 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 Auburn Avenue 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.)”

The Guidelines that were written were based off the Secretary of the Interior's Standards for rehabilitation. They were, and still are, aimed at promoting, not just regulating, appropriate change and economic revitalization in the districts.

The (Local) Auburn Avenue Historic District is also part of the Mt. Auburn National Register Historic District that was established prior to the local designation on March 28, 1973.

Auburn Avenue Historic District – Significance

The Auburn Avenue Historic District is historically significant to the City of Cincinnati as a whole. Mt Auburn was the first suburban residential community, which relied on Cincinnati for industry and commerce, to develop as an outgrowth of the city. As such, it illustrates the development patterns common to Cincinnati's other hillside communities. It contains notable buildings in a variety of architectural styles which date from 1839 to the turn of the century. These buildings have largely retained their historic integrity and together convey a "sense of time and place" which distinguishes the district from its surroundings. In addition, these buildings provide a physical link with the prominent citizens who built them. A large portion of the district is listed on the National Register of Historic Places and the William Howard Taft Birthplace has been designated a National Historic Site.

Auburn Avenue Historic District – Site's Contribution to the District

The Auburn Avenue 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.

Within the Auburn Avenue Historic District Designation Report and Historic Conservation Guidelines, it is stated the district is a collection of buildings which date from 1839 to the turn of the century. In the Historic Conservation Guidelines for the Auburn Avenue Historic District there is a list of non-contributing buildings. While 2001 Auburn Avenue is not listed as a non-contributing building it does fall outside of the stated period of significance as it was built in 1927.

While the building and its location at a corner do contribute to the district, it is not a building that is defining of the district.

DEMOLITION REQUEST ANALYSIS

Auburn Avenue Demolition Guidelines:

Below are the Demolition Guidelines, as outlined in the Conservation Guidelines: Auburn Avenue Historic District (Attachment B), 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. The City has issued multiple notices of violation on the property as detailed in the Code Enforcement Case History Report (Attachment B). The building is currently considered dangerous and unsafe and has been since a fire occurred. A 2007 Notice of Violation notes, "fire has damaged the roof and roof covering, leaving the building exposed to the weather. Cornice is damaged and needs paint. The interior is inaccessible and the fire line is still in place. It is neither habitable nor safe for human occupancy. The roof no longer performs its intended function." In 2008, it was declared a public nuisance. In 2009, the owner at the time applied for a demolition permit but it was never issued. The current Notice of Violation for Historic – Dangerous and Unsafe Building notes that, "fire has damaged the roof and roof covering, leaving the building exposed to weather and vermin. There are open soffits and missing tiles and other roofing materials loose or missing. It is neither habitable nor safe for human occupancy. There have been no permits to improve the condition of the structure since the 2007 condemnation."

There have been multiple owners since the fire, and the current owner has only owned the property since 2019.

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 building. They cite the small scale of the building, prolonged period of neglect, and environmental contamination by a previous dry cleaner use. The applicant notes that The Port received three formal applications for purchase of the property along with the application from the Saint Francis Group. All other applications were eventually withdrawn, due to the redevelopment cost.

The applicant provided extensive proforma cost analysis on the redevelopment of the existing building for 14 different permitted uses. Each potential use produces a negative cash on cash return on investment. The provided proforma analysis incorporates being awarded Historic Tax Credits from the State of Ohio and the Federal Government into the analysis, even though the state awards are competitive and uncertain.

The building is currently not habitable nor safe for human occupancy. Redevelopment of only a part of the building is not viable due to the existing property conditions.

DCED conducted an independent analysis of the possible economic returns for the proposed development at 2001 Auburn Avenue. They concluded that the project would not be financially feasible should the COA be denied. Three scenarios were analyzed in their analysis, included in Attachment B. In all three 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,

"The only way for the applicant to proceed with any of the above scenarios would be to fill the investment gap with developer equity. The equity return (Cash on Cash) for all three scenarios is also too low to attract the necessary private capital to proceed with the project. Finally, in all three scenarios, the project's stabilized Fair Market Value is less than the total investment required to renovate the property, meaning the project creates negative value over time."

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 an 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 Port did not acquire the property with the intention of demolition, but came to the conclusion after

collaboration with stakeholders in the community and review of four formal applications for the property's redevelopment. All but one of the four applications were withdrawn due to the extreme costs associated with the site's redevelopment.

The Port acquired the property in July of 2019 through the process of tax foreclosure. The acquisition was mission based – to facilitate the revitalization and renewal of commercial corridors within neighborhoods. The Port seeks to utilize their resources to make catalytic investments in stressed communities. They identified 2001 Auburn Avenue as vacant, dangerous, and unproductive and contributing to the devaluation of the Mt. Auburn neighborhood, detracting from the quality of life.

The applicant is seeking demolition only after reviewing multiple potential means of redevelopment, including analysis of redevelopment for 14 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 Port acquired the property in July of 2019 through the process of tax foreclosure - not a purchase involving a money exchange. Since acquisition, The Port has spent \$2646.29 on securing the property and cleaning up the site. The acquisition occurred after a prolonged period of vacancy and neglect by previous property owners which included lack of repairs after a fire. The actions of previous owners resulted in a series of notice of violations for property maintenance conditions. Since acquisition, The Port has been working with the neighborhood stakeholders and potential developers on the redevelopment of the site.

The economic hardship was not created or exacerbated by the current property owner.

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;

There is currently no income generated by the property, and it has been declared by the city to be not safe for human occupancy.

(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, and no asking price or rental price has been proposed. As previously noted, the building in its current state is not safe for human occupancy.

(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 fourteen different permitted uses. None of the potential uses produces a reasonable economic return.

As previously discussed, DCED reviewed the application materials and analyzed three 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.

(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

The Port acquired the property in July of 2019 through the process of tax foreclosure. Since acquisition, The Port has spent \$2646.29 on securing the property and cleaning up the site. There is no evidence of self-created hardship through deliberate neglect or inadequate maintenance by the current owner.

(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

Staff asked for a specific statement from the owner as to their knowledge that the property was within the Auburn Avenue Historic District prior to the acquisition of the property. They did not recall if they were aware prior to acquisition, but acknowledged that they should have been as a matter of general due diligence.

(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.

The applicants used state and federal historic tax credits in their proforma analysis, and even with the tax credits the 14 potential uses evaluated did not produce a reasonable economic rate of return.

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 the Hamilton County Land Reutilization Corporation, which is a non-profit entity. The co-applicant is not a non-profit and if approved they would take ownership of the property and redevelop the site after demolition.

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 Auburn Avenue Historic District Guidelines. It is noted however that the building was built in 1927 which is outside of the stated period of significance in the Historic Designation report of 1839 to the turn of the century.

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 they cannot reuse the building 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 14 different potential permitted uses within the building, none of which produce a reasonable rate of return even when including potential awards of state and local 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.

Other Considerations:

Prehearing Results: February 17, 2021 – The applicant was the only attendee.

Comments Provided to Staff: No comments were received at the time that this report was prepared.

Consistency with *Plan Cincinnati (2012)*:

Not consistent with the "Sustain" Initiative Area "Preserve our built history."

Consistency with *Auburn Avenue Corridor Strategic Development Plan (2017)*:

Property is noted as a "redevelopment opportunity site" in the 2017 plan, which identifies the Infill Redevelopment of key corners at Auburn Ave and Dorchester.

Recommendation:

It should be noted that the analysis provided by DCED requests that a demolition permit be withheld from the applicant until a formal redevelopment plan is submitted and

approved by the City. Based on the CN-M Zoning District regulations and Auburn Avenue Historic District Conservation Guidelines, Staff does not find that the Historic Conservation Board has the authority to withhold issuance of the demolition permit pending review of a redevelopment plan if the Board finds that it meets the Auburn Avenue Historic District Conservation Guidelines and COA Standards in 1435-09-2.

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS:

1. **APPROVE** a Certificate of Appropriateness to demolish the building at 2001 Auburn Avenue.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the Applicant and/or the Property Owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That the Applicant and/or the Property Owner has demonstrated by credible evidence that the Property Owner will suffer economic hardship if the Certificate of Appropriateness is not approved.

**ATTACHMENT A:
MATERIALS PRESENTED BY THE APPLICANT**



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2001 Auburn Avenue Cincinnati, OH 45202
 Hamilton Co. Parcel ID No.: 008800080107 Zoning District: CN-M
 Historic District: Auburn Avenue Overlay District: _____

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

Name: Saint Francis Group / The Port of Greater Cincinnati Development Authority
 Contact Person (if legal entity): _____
 Address: 646 Main Street, Suite 200
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-421-3400 E-mail: jback@saintfrancisgrp.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Hamilton County Land Reutilization Corporation
 Contact Person (if legal entity): William Fischer, Vice President of Community Development
 Address: 3 East Fourth Street, Suite 300
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513.621.3000 E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Demolition of a vacant and blighted, single story, three bay retail complex to make way for a denser mixed use commercial development. Applicant will show that because of the many years of neglect suffered by the building, it is no longer financially feasible/commercially reasonable to renovate--amounting to an economic hardship.

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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: DIRECTOR, SAINT FRANCIS GROUP Date: 1/15/2021

ADJUDICATION/DENIAL LETTER

Date: January 14, 2021

Location: 2001 Auburn Ave

Request: Demolition of a contributing building

Zoning District: CN-M/ Auburn Ave 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 from the Historic Conservation Board as it is within a local historic district and is requesting the demolition of a contributing structure.

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.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th 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 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

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. \$ 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)
- You will be required to schedule a site inspection by Building and Inspections Staff.
- _____
- _____

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

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.



Saint Francis Group

Prosperity, through Property & Policy

646 Main Street, Cincinnati, Ohio 45202 • Phone 513.421.3400 • Fax 513.421.2111

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Ave, Suite 500
Cincinnati, OH 45202

January 11, 2021

Dear Ms. Johnson,

The intersection of Auburn Avenue, Dorchester Avenue, and Sycamore Street where the property subject to this application is located, is the gateway to the neighborhood of Mt. Auburn. The neighborhood itself has identified this as a potential commercial hub in the multiple community plans developed over the past 10 years. We believe that this place designated by the community as its front door to downtown, deserves a development that is both profitable for us, and the highest and best use for its neighbors.

As you will see in the following pages, this application demonstrates the financial hardship that requiring us to renovate the existing building on the property would subject us to. The small scale of the building, the decades of neglect that it has endured, and the environmental contamination brought about by a former dry-cleaning business being a tenant, all contribute to making the renovation of this property a poor business decision—and would amount to a taking if not provided the relief by the Historic Conservation Board that we are requesting.

Additionally, we believe the building does not contribute to the surrounding Auburn Avenue Historic District. 2001 Auburn Avenue is a typical Spanish Colonial Revival, single story, commercial building that is seen in many of the Midwest's suburbs that developed commercial districts around the automobile in the 1920s and 1930s. Its detailing, while rather simple and not very rich, is typical of this style as shown by the use of a lighter, vertical-scored brick, and clay roofing tiles, as well as simple, ceramic tile ornament. This building is neither cohesive with the architectural styles that define the district, nor is it a contributing building to the character established by other buildings that are. The Auburn Avenue Historic District Conservation Guidelines define the distinctive character of the district, which is indicative of the "...feeling of the late 19th century in one of Cincinnati's earliest 'suburbs'". The guidelines also state that despite the district enjoying buildings of multiple architectural styles, the contributing buildings hold together, "...as a cohesive, identifiable unit", which create this feeling. The existing building on the subject property, does not add to the feeling of a late 19th century early suburb like, for example, its neighbor the Flat Iron Building which we are currently mobilizing to renovate with our sister company, Neyer Holdings Corporation. The removal of the subject building, would not therefor damage the character of the Historic District.

Finally, we do not believe that a single story, single use building is the highest and best use for the site. The community has repeatedly expressed the desire to develop the Five Points intersection on which this building sits, into a node of sustainable, mixed-use, commercial and residential activity. Both the 2017 Auburn Avenue Corridor Strategic Development Plan as well as the 2015 Mt. Auburn Plan identify this intersection as such, and emphasize the need for a mix of uses at this gateway to the neighborhood business district. A single-story building at this site does not effectively accommodate the growth and density contemplated by these plans created by the community. We propose that the potential development that can be located on this site will provide substantial community benefit in the form of additional housing opportunities, increased commerce and foot traffic to support it, and badly needed parking that does not take up valuable, buildable urban land.

Pursuant to this intention, the following are the applicant's answers to the questions required by your office's document "Demolition Case Sheet Documentation for the Demolition of Historic Properties" Section 2. Please let me know if you require any additional information to support our application, and I'll be happy to provide it as quickly as possible.

1. The property was acquired by the Hamilton County Land Reutilization Corporation by process of tax foreclosure. This process concluded on 7/18/2019, and as it was not a purchase, no money exchanged hands. The previous owner of the property was Pharon Wilson.
2. The property has been vacant for at least 30 years. There is no income generated by the property.
3. To date, the Port has spent \$2,646.29 on securing the property and cleaning up the site. Please see the itemized list of these expenses provided by the Port attached to this application.
4. The property is insured under a bulk policy covering all the properties the Landbank owns. Therefore, a cost for this individual property is not available. A certificate of insurance showing the subject property listed as being insured has been included with this application.
5. There has been no significant improvements made by the Landbank, as there were no plans to improve the property after purchase.
6. Since the Landbank is a tax exempt organization, no real estate taxes have been due since it acquired the property in 2019.
7. There is no mortgage on the property.
8. The assessed value of the land and improvements is \$20,000. This has been the value attributed to the property on the last three assessments performed.
9. No appraisals have been obtained for the property in the previous two years.
10. The Hamilton County Land Reutilization Corporation is a public entity which is managed and operated by the Port of Greater Cincinnati Development Authority.
11. There has been no income generated by the property to report.
12. The Landbank received three formal applications for purchase of the property along with Saint Francis Group's. All three were eventually withdrawn due to the prohibitive cost of redeveloping the property.

13. No real estate broker or firm has been engaged to sell the property.
14. No asking price, or rental price has been proposed for the property in its current condition.
15. There have been no advertisements placed for the sale or rent of the property.
16. The condition of the property when purchased was largely the same as it remains today, except that it was not securely barricaded.
17. Please refer to the letter from Mr. Peter Lahni dated 1/15/2021 for an assessment of the current structural conditions of the building.
18. Saint Francis Group has worked with Model Construction to investigate the costs and potential profitability of all the legal uses for the current building. The results of this study have been included with this application as a separate document. None of the uses presents a reasonable rate of return on investment.
19. The property was vacant when purchased, and there has not been any income produced by it for many years.
20. As mentioned above, there is no income for the property, hence no positive cash flow.
21. Please refer to the other documents in this application, specifically the “**Statement of Estimated Market Value**”, the pro-forma entitled “**Potential Return on Investment Study**” and the supporting market reports.
22. The current condition of the building, caused by 30-plus years of neglect, requires the full renovation of the whole structure to get it to the level that it could be issued a certificate of occupancy. So partial use of the building would only yield less rent (making a non-profitable project even less profitable) to cover the costs of the full repair.
23. The “**Potential Return on Investment Study**” contemplates being awarded Historic Tax Credits from the State of Ohio and the federal government, and incorporates that possible funding in its proforma even though those awards are uncertain.
24. We estimate the market value of the vacant land after the demolition of the structure currently there to be \$92,873. Please refer to the “Estimated Market Value” document included as part of this application for the methodology of determining this price.
25. Please see the letter provided by the Port included with this application.

We believe that development in historic neighborhoods can be profitable, as well as beneficial to the community if done in a thoughtful and professional way. We respectfully ask that you allow us to develop that product that Mt. Auburn wants and deserves, and grant our request for a Certificate of Appropriateness for the demolition of 2001 Auburn Avenue.

Best regards,



John Back
Director
Saint Francis Group



646 Main Street, Cincinnati, Ohio 45202 • Phone 513.421.3400 • Fax 513.421.2111

Itemized List of Operating and Maintenance Expenses Since Acquisition

Financial Edge Data for PPN: 088-0008-0107-00

[Show AP Data](#) [Show Journal Data](#)

Show: 50 entries

Search:

Status	Payment date	Project Description	Grant Description	Post status	Account description_1	Account description	Post date	Fund	Amount
Paid	3/22/2019	2001 Auburn Ave	N/A	Posted	Pre-Acquisition Costs	Pre-Acquisition Costs	3/22/2019	10	\$450.00
Paid	4/23/2019	2001 Auburn Ave	N/A	Posted	Pre-Acquisition Costs	Pre-Acquisition Costs	4/23/2019	10	\$597.00
Paid	5/25/2019	2001 Auburn Ave	N/A	Posted	Pre-Acquisition Costs	Pre-Acquisition Costs	5/25/2019	10	\$11.00
Paid	6/6/2019	2001 Auburn Ave	N/A	Posted	Pre-Acquisition Costs	Pre-Acquisition Costs	6/6/2019	10	\$50.00
Paid	8/22/2019	2001 Auburn Ave	N/A	Posted	Property maintenance	Property maintenance	8/22/2019	10	\$349.34
Paid	1/28/2020	2001 Auburn Ave	N/A	Posted	Property maintenance	Property maintenance	1/28/2020	10	\$750.00
Paid	4/12/2020	2001 Auburn Ave	N/A	Posted	Property maintenance	Property maintenance	4/12/2020	10	\$75.00
Paid	7/7/2020	2001 Auburn Ave	N/A	Posted	Property maintenance	Property maintenance	7/7/2020	10	\$363.95

Showing 1 to 8 of 8 entries

Previous 1 Next

Expenses provided by Port of Greater Cincinnati Development Authority 1/15/2021



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/13/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Roehr Agency 4642 Ridge Ave. Cincinnati, OH 45209 Alvin F. Roehr, Jr.	513-985-0351 CONTACT NAME: Sandy Jones PHONE (A/C, No, Ext): 513-985-0351 FAX (A/C, No): 513-985-0359 E-MAIL ADDRESS: sjones@roehrs.com																					
INSURED Hamilton County Land HCLRC c/o Port of Greater Cincinnati 3 E Fourth St STE300 Cincinnati, OH 45202	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Cincinnati Indemnity</td> <td>23280</td> </tr> <tr> <td>INSURER B :</td> <td>Cincinnati Insurance Company</td> <td>10677</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Cincinnati Indemnity	23280	INSURER B :	Cincinnati Insurance Company	10677	INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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INSURER D :																						
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INSURER F :																						

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPP 0130957	02/15/2020	02/15/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Emp Ben. \$ 1,000,000
A	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			EPP 0130957	02/15/2020	02/15/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			EPP 0130957	02/15/2020	02/15/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
2001 Auburn Ave
Cincinnati, OH 45219

CERTIFICATE HOLDER SPECIMEN ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Alvin F. Roehr, Jr.</i>

1/15/2021

To: John Back
St. Francis Group
646 Main Street, Suite 200
Cincinnati, Ohio 45202

2001 Auburn Avenue

Mr. Back

On 2/21/2020 I had the opportunity to walk through the interior of the building located at 2001 Auburn Avenue with representatives from the Port Authority and the City of Cincinnati Building and Inspections. My impressions of the building from that in-person observation are that there had been a fire inside the building at some time in the distant past. As a result to the fire damage and additional deterioration caused by the years of the remainder of the roof sitting open to the elements, the entire roof structure will need to be removed and replaced. During this process, the exterior walls will need to be braced temporarily during the roof structure replacement.

Another challenge to this stabilization is the Phase 1 and 2 environmental studies that you have provided to me. Typically, the process for remediating the contamination of the sub slab soil takes one of two paths. The first is to remove the problem by excavating and properly disposing of the soil that the dangerous chemicals are trapped in. The second is that a vapor barrier of some specification could be laid on top of the soil and then a new slab poured over this to encapsulate the problem. A fresh air make-up system would then be installed with a specified amount of air exchanges achieved per hour that would remove any potential leakage. The Ohio EPA will be the ultimate judge which solution is required for this specific contamination, but either way, the issue will remain that in this case, the soil and slabs are inside of an existing building. Therefore, the existing concrete slabs would need to be removed and at a minimum an approved vapor barrier installed at the various floor levels and new slabs poured back. We may be in a situation however, where portions of the soil under the structural walls will need to be removed and replaced. This would require extensive trenching and underpinning to support the walls.

▲

In any case, these remediations are extremely expensive due to the complexity added by the existing structure from which the contamination originated. If allowed to demolish this structure, either method would be much easier to accomplish from a construction perspective and therefore much more affordable from a cost perspective.

Peter J Lahni II



Project Manager
Neyer Holdings Corporation
646 Main Street, Suite 200
Cincinnati, Ohio 45202
(513) 678-8998





Statement of Estimated Market Value

The renovation of the existing vacant structure located at 2001 Auburn Avenue, otherwise known as the Storefronts Building, poses significant financial challenges. Saint Francis Group (“SFG”) and Model Construction have examined a multitude of potential uses permissible by the property’s existing entitlements and the associated economic returns of each, while applying reasonable and market rate cost and revenue assumptions throughout the development of its financial model. Through its findings, SFG has found an adaptive reuse of the existing structure to be economically unfeasible, with cash-on-cash returns ranging from -20.3% to -26.5% over a 10-year hold period, based on an estimated year-10 market value of \$461,282 and market rate commercial rent of \$11.50 per square foot.¹

Given the highly unfavorable projected returns associated with the redevelopment of the existing structure, SFG believes that application of conservation guidelines amounts to an economic hardship. Additional information pertaining to specific proposed buildouts and their associated financial returns can be found in the attached ‘Potential Return on Investment Study’ spreadsheet.

When considering the estimated market value of the property post-demolition of the existing structure, SFG has compiled a number of recent vacant land sales comparables within the subject property’s immediate vicinity from publicly available sources. These comparables are as follows:

Address 1883 Walker Street
Size (SF) 2,526
Sale Date 8/24/20
Sale Price \$53,000
Price per SF \$20.98

Address 318 Seitz Street
Size (SF) 4,095
Sale Date 8/23/20
Sale Price \$77,000
Price per SF \$18.80

Address 168 Dorsey Street
Size (SF) 3,049
Sale Date 4/26/18

¹ Market rate commercial rent is based on evidence from Cushman & Wakefield’s Q2 2020 market report, ‘Neighborhood and Community’ retail centers, and Colliers’ Q3 2020 market report for the Avondale/Walnut Hills submarket. These reports have been included as attachments to this application.

Sale Price \$85,000
Price per SF \$27.88
Address 208 Mulberry Street
Size (SF) 2,352
Sale Date 1/15/19
Sale Price \$67,000
Price per SF \$28.49

Address 147 Goethe Street
Size (SF) 3,267
Sale Date 6/10/19
Sale Price \$45,000
Price per SF \$13.77

Average \$/SF \$21.98

Based on an average sales price of \$21.98 per square foot, the estimated fair market value of the subject property as vacant land is approximately **\$92,873**.

Date: 12/11/2020

To: Pete Lahni
Neyer Holdings Corporation
646 Main Street, Suite 200
Cincinnati, Ohio 45202

RE: 2001 Auburn Ave,

Mr. Lahni,

Based on the information provided by Neyer Holdings for 2001 Auburn Ave property, we have performed the attached construction budget estimate on the 14 various uses for the building as requested. These budget estimates are based on both historical data as well as current building trends. Should you have any questions, please don't hesitate to contact us.

Regards,
Daniel J. Boerger



Project Executive
Model Construction
1826 Race Street
Cincinnati, Ohio 45202
(513) 559-4061

Potential Return on Investment Study

2001 Auburn Avenue

Project Cost Summary

REVISED 4 October 2019

			Per Rentable SF	Per Project Cost
			3,332	1,484,974
Acquisition				
Land Bank Purchase		10,000	3.00	0.67%
Environmental Assessments		2,500	0.75	0.17%
Legal / Title Reimbursement		15,000	4.50	1.01%
Primary VBML Stabilization (pre-development)		60,000	18.01	4.04%
Other Diligence		15,200	4.56	1.02%
Incentives Negotiation / Legal		2,500	0.75	0.17%
Stabilization Completion		50,000	15.01	3.37%
Total Acquisition Costs		155,200	46.58	10.45%
Hard Costs				
Allowances		-	-	0.00%
Phase I & 2 ESA		23,000	6.90	1.55%
Environmental Remediation		60,000	18.01	4.04%
Selective Demolition / Fire Damage Abatement		31,750	9.53	2.14%
Water		18,000	5.40	1.21%
Sanitary		34,000	10.20	2.29%
Landscape		10,000	10.20	2.29%
Concrete Curbs, Walks and Paving		6,500	1.95	0.44%
Masonry Restoration		42,500	12.76	2.86%
Misc Carpentry		64,750	19.43	4.36%
Exterior trims		7,600	2.28	0.51%
Finish Carpentry -		25,000	7.50	1.68%
Roof		60,000	18.01	4.04%
Caulking and Sealants		2,000	0.60	0.13%
Doors and Hardware		1,500	0.45	0.10%
Aluminum Entrances/Glazing		56,900	17.08	3.83%
Automatic Door Hardware		4,000	1.20	0.27%
Gypsum Drywall Construction		36,700	11.01	2.47%
Acoustical ceiling		13,700	4.11	0.92%
Interior/Exterior Painting and Finishing		7,500	2.25	0.51%
Fire Extinguishers and Cabinets		680	0.20	0.05%
Toilet Accessories		1,200	0.36	0.08%
Fire Sprinklers		51,200	15.37	3.45%
Plumbing		16,400	4.92	1.10%
Heating, Ventilating & Air Conditioning		12,000	3.60	0.81%
Electrical		38,400	11.52	2.59%
Subtotal Hard Costs		625,280	187.66	42.11%
General Conditions	8.00%	50,022	15.01	3.37%
OH	2.00%	12,506	3.75	0.84%
Profit	6.00%	37,517	11.26	2.53%
Cat.	0.26%	1,626	0.49	0.11%
Contractor Contingency	10.00%	62,528	18.77	4.21%
Value Engineering	0.00%	-	-	0.00%
Total Hard Costs		789,479	236.94	53.16%
Soft Costs				
A & E / Civil, Other Engineering		40,000	12.00	2.69%
Historic/Zoning/Market Consultants		7,500	2.25	0.51%
Building Permits / Inspection Allowance		15,000	4.50	1.01%
Appraisal		2,500	0.75	0.17%
Title Insurance		2,500	0.75	0.17%
Builder's Risk Insurance		8,000	2.40	0.54%
Owner's Rep / Project Mgmt	6%	47,369	14.22	3.19%
Developer Cost, Overhead & Profit	4%	48,000	14.41	3.23%
Developer Contingency	15%	118,422	35.54	7.97%
Community Co-Developer	2%	24,494	7.35	1.65%
Legal / Accounting		20,000	6.00	1.35%
Real Estate Taxes (During Construction)		8,000	2.40	0.54%
Marketing / Pre-Lease (+\$ in Op. Ex.)		7,500	2.25	0.51%
Other Tenant Costs		-	-	0.00%
Market Study		6,000	1.80	0.40%
Environmental Studies / Certifications		2,500	0.75	0.17%
Architectural & Cost Review (HTC)		15,000	4.50	1.01%
Leasing Commission		13,411	4.03	0.90%
Preconstruction Pricing	7%	0	-	0.00%
Total Soft Costs		386,195	115.90	26.01%
Financing Costs				
Financing Fee + legal & costs	2.00%	15,000	4.50	1.01%
Completion Guarantee (.5% of Loan Amt x 3 years)	2.00%	11,500	3.45	0.77%
Construction Period Interest (Pre-opening)	5%	340,000	6.00	1.35%
HTC Bridge Loan Interest	6.00%	280,000	3.78	0.85%
HTC Legal/Accounting/Consulting		45,000	13.51	3.03%
Operating Capital / Reserves		50,000	15.01	3.37%
Total Financing Costs		154,100	46.25	10.38%
Subtotal Project Budget		1,484,974	445.67	100.00%

Total Project Budget

Add Cost for X Buildout

Buildout	\$/SF		Total Project Budget
Club	45	176,400	1,661,374
Comm Facilit	55	215,600	1,700,574
Theatre	90	352,800	1,837,774
Daycare	105	411,600	1,896,574
Church	75	294,000	1,778,974
School	105	411,600	1,896,574
Vet	125	490,000	1,974,974
Bank	100	392,000	1,876,974
Market	65	254,800	1,739,774
Restaurant	140	548,800	2,033,774
Bar	90	352,800	1,837,774
Funeral	120	470,400	1,955,374
Lab	125	490,000	1,974,974
Clinic	145	568,400	2,053,374

Potential Return on Investment Study

Unit Program

REVISED 4 October 2019

Confidential

Residential Revenue

Gross SF			3,920							
Rentable SF			3,332							
Efficiency			85.00%							
	Bed	Bath	Units	SF/Unit	Total Rnt'l SqFt	Rent	Rent/SF	Monthly	Annual	
2nd Floor			0					\$0	\$0	
3rd Floor			0					\$0	\$0	
Other			0					\$0	\$0	
<i>Total</i>			0		-			\$0	\$0	
<i>Garage</i>			0			-		\$0		

Storage Lockers Revenue

	Units	SF/Unit	Total SF	Rent/SF	Monthly	Annual
	0	15	-	\$0	\$0	\$0
<i>Total Storage Lockers</i>	0		-		\$0	\$0

Commercial Retail Revenue

<i>First Floor</i>	Units	SF/Unit	Tot Rnt'l SqFt	Rent/SF	Monthly	Annual
Retail First Floor	1		3,332	11.50 net/yr.	3,193	38,318
Retail Basement	0			- net/yr.	-	-
Other				- net/yr.	-	-
<i>Total Street Commercial NET</i>	1		3,332	11.50 avg.	3,193	38,318

Total Gross Project Revenue

Monthly	Annually
\$3,193	\$38,318

Potential Return on Investment Study

Club Bulldout
Project Cost Summary

Total Project Cost				\$1,661,374
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,329,099
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	19.45%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,131,864
Investor Project Equity Capital (or Fees Contributed)				

2001 Auburn Avenue

Operating Proforma
REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084	36	39,866	40,663	41,477	42,306	43,152	44,015
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			12,350	12,659	12,976	13,300	13,632	13,973	14,323	14,681	
Total Cash Flow After Capital Management Fee			-	3,269	1,515	(5,773)	(5,398)	(5,018)	(4,632)	(4,240)	(3,842)	(3,438)	
Cummulative Net Cash Flow			-	3,269	4,784	(988)	(6,387)	(11,405)	(16,037)	(20,278)	(24,120)	(27,557)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.51%	-0.48%	-0.44%	-0.41%	-0.37%	-0.34%	-0.30%	
Exit Valuation											Cap Rate	Value	
Transaction Costs											8.00%	461,282	
Net Sale Proceeds											6.00%	27,677	
Senior Loan Balance												433,605	
Mezzanine Balance												273,234	
Pre-Tax Cash to Equity												-	
Restore Cummulative Cash Loss or Deferred Fee												160,371	
Net Cash to Distribute												(27,557)	
												132,814	
Global Project-Level Equity Cash Flow	IRR	-20.3%	(1,131,864)	-	3,269	1,515	(5,773)	(5,398)	(5,018)	(4,632)	(4,240)	(3,842)	129,376

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Theatre Buildout
Project Cost Summary

Total Project Cost				\$1,837,774
Historic Tax Credits	Federal	20%	QRE	Net
	Ohio	25%	625,280	70%
				87,539
				118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,470,219
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	17.58%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,308,264
Investor Project Equity Capital (or Fees Contributed)				

2001 Auburn Avenue

Operating Proforma
REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			14,114	14,467	14,829	15,200	15,580	15,969	16,368	16,778	
Total Cash Flow After Capital Management Fee			-	3,269	(249)	(7,581)	(7,252)	(6,918)	(6,579)	(6,236)	(5,888)	(5,534)	
Cumulative Net Cash Flow			-	3,269	3,020	(4,560)	(11,812)	(18,730)	(25,310)	(31,546)	(37,433)	(42,968)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.58%	-0.55%	-0.53%	-0.50%	-0.48%	-0.45%	-0.42%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(42,968)	
Net Cash to Distribute												117,403	
Global Project-Level Equity Cash Flow	IRR	-23.1%	(1,308,264)	-	3,269	(249)	(7,581)	(7,252)	(6,918)	(6,579)	(6,236)	(5,888)	111,869

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Daycare Buildout
Project Cost Summary

Total Project Cost				\$1,896,574
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,517,259
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	17.04%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,367,064
	Investor Project Equity Capital (or Fees Contributed)			

2001 Auburn Avenue

Operating Proforma
REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			14,702	15,070	15,447	15,833	16,229	16,634	17,050	17,476	
Total Cash Flow After Capital Management Fee			-	3,269	(837)	(8,183)	(7,870)	(7,551)	(7,229)	(6,901)	(6,570)	(6,233)	
Cummulative Net Cash Flow			-	3,269	2,432	(5,751)	(13,621)	(21,172)	(28,400)	(35,302)	(41,871)	(48,105)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.60%	-0.58%	-0.55%	-0.53%	-0.50%	-0.48%	-0.46%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cummulative Cash Loss or Deferred Fee												(48,105)	
Net Cash to Distribute												112,266	
Global Project-Level Equity Cash Flow	IRR	-24.0%	(1,367,064)	-	3,269	(837)	(8,183)	(7,870)	(7,551)	(7,229)	(6,901)	(6,570)	106,033

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Church Buildout
Project Cost Summary

Total Project Cost **\$1,778,974**

Historic Tax Credits		QRE	Net	
Federal	20%	625,280	70%	87,539
Ohio	25%	625,280	76%	118,803
				206,342

Loan Sizing

Loan to Cost	80%	\$1,423,179
Loan to Value	80.00%	\$323,167
CAP RATE	8.00%	

Maximum Mortgage Amount

Construction Loan **\$323,167**

LTC	18.17%	
Term	36	mo.
Interest Only	5.00%	
Origination Fee / Costs	150	bps
Construction Loan Payment \$16,158		

Permanent Loan **\$323,167**

Term	120	mo.
Interest Rate	5.50%	
Amortization	300	mo.
Mortgage Insurance Premium	0	bps
Payment (P&I) \$23,814		
\$1,985		

Investor Equity **\$1,249,464**

Investor Project Equity Capital (or Fees Contributed)

2001 Auburn Avenue

Operating Proforma
REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease-Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			13,526	13,865	14,211	14,566	14,931	15,304	15,686	16,079	
Total Cash Flow After Capital Management Fee			-	3,269	339	(6,978)	(6,634)	(6,285)	(5,930)	(5,571)	(5,206)	(4,836)	
Cumulative Net Cash Flow			-	3,269	3,608	(3,370)	(10,004)	(16,288)	(22,219)	(27,790)	(32,996)	(37,831)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.56%	-0.53%	-0.50%	-0.47%	-0.45%	-0.42%	-0.39%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(37,831)	
Net Cash to Distribute												122,540	
Global Project-Level Equity Cash Flow	IRR	-22.1%	(1,249,464)	-	3,269	339	(6,978)	(6,634)	(6,285)	(5,930)	(5,571)	(5,206)	117,704
						Perm Loan Amortization	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
						Beg	323,167	317,127	310,755	304,032	296,939	289,457	281,562
						Int	17,774	17,442	17,092	16,722	16,332	15,920	15,486
						Prin	6,040	6,372	6,723	7,093	7,483	7,894	8,328
						End	317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

School Buildout
Project Cost Summary

Total Project Cost				\$1,896,574
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,517,259
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	17.04%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,367,064
	Investor Project Equity Capital (or Fees Contributed)			

2001 Auburn Avenue

Operating Proforma
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	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			14,702	15,070	15,447	15,833	16,229	16,634	17,050	17,476	
Total Cash Flow After Capital Management Fee			-	3,269	(837)	(8,183)	(7,870)	(7,551)	(7,229)	(6,901)	(6,570)	(6,233)	
Cummulative Net Cash Flow			-	3,269	2,432	(5,751)	(13,621)	(21,172)	(28,400)	(35,302)	(41,871)	(48,105)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.60%	-0.58%	-0.55%	-0.53%	-0.50%	-0.48%	-0.46%	
Exit Valuation											Cap Rate	Value	
Transaction Costs											8.00%	461,282	
Net Sale Proceeds											6.00%	27,677	
Senior Loan Balance												433,605	
Mezzanine Balance												273,234	
Pre-Tax Cash to Equity												160,371	
Restore Cummulative Cash Loss or Deferred Fee												(48,105)	
Net Cash to Distribute												112,266	
Global Project-Level Equity Cash Flow	IRR	-24.0%	(1,367,064)	-	3,269	(837)	(8,183)	(7,870)	(7,551)	(7,229)	(6,901)	(6,570)	106,033

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Veterinarian Bulldout
Project Cost Summary

Total Project Cost				\$1,974,974
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,579,979
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	16.36%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,445,464
	Investor Project Equity Capital (or Fees Contributed)			

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	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			15,486	15,874	16,270	16,677	17,094	17,521	17,959	18,408	
Total Cash Flow After Capital Management Fee			-	3,269	(1,621)	(8,987)	(8,693)	(8,396)	(8,094)	(7,788)	(7,479)	(7,165)	
Cummulative Net Cash Flow			-	3,269	1,648	(7,339)	(16,032)	(24,427)	(32,521)	(40,310)	(47,788)	(54,954)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.62%	-0.60%	-0.58%	-0.56%	-0.54%	-0.52%	-0.50%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cummulative Cash Loss or Deferred Fee												(54,954)	
Net Cash to Distribute												105,417	
Global Project-Level Equity Cash Flow	IRR	-25.2%	(1,445,464)	-	3,269	(1,621)	(8,987)	(8,693)	(8,396)	(8,094)	(7,788)	(7,479)	98,252

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Bank Buildout
Project Cost Summary

Total Project Cost				\$1,876,974
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,501,579
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	17.22%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,347,464
	Investor Project Equity Capital (or Fees Contributed)			

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	Sq.Ft.	Rate	Construction / Lease-Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084	36	39,866	40,663	41,477	42,306	43,152	44,015
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			14,506	14,869	15,241	15,622	16,012	16,413	16,823	17,243	
Total Cash Flow After Capital Management Fee			-	3,269	(641)	(7,982)	(7,664)	(7,340)	(7,012)	(6,680)	(6,342)	(6,000)	
Cummulative Net Cash Flow			-	3,269	2,628	(5,354)	(13,018)	(20,358)	(27,370)	(34,050)	(40,392)	(46,392)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.59%	-0.57%	-0.54%	-0.52%	-0.50%	-0.47%	-0.45%	
Exit Valuation											Cap Rate	Value	
Transaction Costs											8.00%	461,282	
Net Sale Proceeds											6.00%	27,677	
Senior Loan Balance												433,605	
Mezzanine Balance												273,234	
Pre-Tax Cash to Equity												-	
Restore Cummulative Cash Loss or Deferred Fee												160,371	
Net Cash to Distribute												(46,392)	
												113,978	
Global Project-Level Equity Cash Flow	IRR	-23.7%	(1,347,464)	-	3,269	(641)	(7,982)	(7,664)	(7,340)	(7,012)	(6,680)	(6,342)	107,978

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Market Buildout
Project Cost Summary

Total Project Cost				\$1,739,774	
Historic Tax Credits	Federal	20%	QRE	Net	87,539
	Ohio	25%	625,280	70%	118,803
				206,342	
Loan Sizing					
	Loan to Cost	80%			\$1,391,819
	Loan to Value	80.00%			\$323,167
	CAP RATE	8.00%			
Maximum Mortgage Amount					
Construction Loan				\$323,167	
	LTC	18.58%			
	Term	36	mo.		
	Interest Only	5.00%			
	Origination Fee / Costs	150	bps		4,848
Construction Loan Payment				\$16,158	
Permanent Loan				\$323,167	
	Term	120	mo.		
	Interest Rate	5.50%			
	Amortization	300	mo.		
	Mortgage Insurance Premium	0	bps		-
Payment (P&I)				\$23,814	
				\$1,985	
Investor Equity				\$1,210,264	
	Investor Project Equity Capital (or Fees Contributed)				

2001 Auburn Avenue

Operating Proforma
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	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			13,134	13,463	13,799	14,144	14,498	14,860	15,232	15,613	
Total Cash Flow After Capital Management Fee			-	3,269	731	(6,576)	(6,222)	(5,863)	(5,498)	(5,127)	(4,751)	(4,370)	
Cummulative Net Cash Flow			-	3,269	4,000	(2,576)	(8,798)	(14,661)	(20,158)	(25,286)	(30,037)	(34,407)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.54%	-0.51%	-0.48%	-0.45%	-0.42%	-0.39%	-0.36%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cummulative Cash Loss or Deferred Fee												(34,407)	
Net Cash to Distribute												125,964	
Global Project-Level Equity Cash Flow	IRR	-21.5%	(1,210,264)	-	3,269	731	(6,576)	(6,222)	(5,863)	(5,498)	(5,127)	(4,751)	121,595

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Restaurant Buildout
Project Cost Summary

Total Project Cost				\$2,033,774
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,627,019
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	15.89%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,504,264
	Investor Project Equity Capital (or Fees Contributed)			

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	Sq.Ft.	Rate	Construction / Lease - Up		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			6 Months	12 Months										
			2020	2021										
Retail Revenue														
Retail Program	3,332													
Net Rent		11.50	-	-	19,159	38,318	39,084	36	39,866	40,663	41,477	42,306	43,152	44,015
Operating Expense Recovery		3.00	-	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996
Potential Retail Gross Rent			-	-	29,155	48,314	49,080	(3,436)	49,862	50,659	51,473	52,302	53,148	54,011
Vacancy		7%	-	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	(3,843)
Rent Escalation		2%	-	-										
Expected Retail Gross Rental			-	-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	51,052
Additional Retail Operating Expenses		4.00	-	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328
Retail Net Operating Income			-	-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	37,723
Total Project Net Operating Income			-	-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	37,723
Performance Based Property Mgmt Fee		5%	-	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	1,885
Total Project Cash Flow Before Debt Service			-	-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	35,838
Construction Loan (1st 6 months in Project Budget)			-	-	16,158	16,158								
Permanent Loan			-	-			23,814	23,814	23,814	23,814	23,814	23,814	23,814	23,814
Cash Flow After Debt Service			-	-	3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	12,023
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%	-	-		16,074	16,476	16,888	17,310	17,743	18,187	18,641	19,107	19,585
Total Cash Flow After Capital Management Fee			-	-	3,269	(2,209)	(9,590)	(9,311)	(9,029)	(8,743)	(8,454)	(8,161)	(7,864)	(7,562)
Cummulative Net Cash Flow			-	-	3,269	1,060	(8,529)	(17,840)	(26,869)	(35,612)	(44,066)	(52,226)	(60,091)	(67,553)
Senior Lender Debt Service Coverage							1.29	1.32	1.35	1.38	1.41	1.44	1.47	1.50
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash (Investor Project Equity Capital)								-0.64%	-0.62%	-0.60%	-0.58%	-0.56%	-0.54%	-0.52%
Exit Valuation												Cap Rate	Value	
Transaction Costs												8.00%	461,282	
Net Sale Proceeds												6.00%	27,677	
Senior Loan Balance													433,605	
Mezzanine Balance													273,234	
Pre-Tax Cash to Equity													-	160,371
Restore Cummulative Cash Loss or Deferred Fee														(60,091)
Net Cash to Distribute														100,280
Global Project-Level Equity Cash Flow	IRR	-26.2%	(1,504,264)	-	3,269	(2,209)	(9,590)	(9,311)	(9,029)	(8,743)	(8,454)	(8,161)	(7,864)	92,416

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Bar Buildout

Project Cost Summary

Total Project Cost				\$1,837,774
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
Loan Sizing				
	Loan to Cost	80%		\$1,470,219
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	17.58%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,308,264
	Investor Project Equity Capital (or Fees Contributed)			

2001 Auburn Avenue

Operating Proforma

REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease-Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			14,114	14,467	14,829	15,200	15,580	15,969	16,368	16,778	
Total Cash Flow After Capital Management Fee			-	3,269	(249)	(7,581)	(7,252)	(6,918)	(6,579)	(6,236)	(5,888)	(5,534)	
Cumulative Net Cash Flow			-	3,269	3,020	(4,560)	(11,812)	(18,730)	(25,310)	(31,546)	(37,433)	(42,968)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.58%	-0.55%	-0.53%	-0.50%	-0.48%	-0.45%	-0.42%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(42,968)	
Net Cash to Distribute												117,403	
Global Project-Level Equity Cash Flow	IRR	-23.1%	(1,308,264)	-	3,269	(249)	(7,581)	(7,252)	(6,918)	(6,579)	(6,236)	(5,888)	111,869

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Funeral Home Buildout
Project Cost Summary

Total Project Cost				\$1,955,374
Historic Tax Credits	Federal	20%	QRE	Net
	Ohio	25%	625,280	70%
			625,280	76%
				87,539
				118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,564,299
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				
	LTC	16.53%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				
	Investor Project Equity Capital (or Fees Contributed)			\$1,425,864

2001 Auburn Avenue

Operating Proforma
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	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084	36	39,866	40,663	41,477	42,306	43,152	44,015
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			15,290	15,673	16,064	16,466	16,878	17,300	17,732	18,175	
Total Cash Flow After Capital Management Fee			-	3,269	(1,425)	(8,786)	(8,487)	(8,184)	(7,878)	(7,567)	(7,252)	(6,932)	
Cumulative Net Cash Flow			-	3,269	1,844	(6,942)	(15,429)	(23,613)	(31,491)	(39,058)	(46,309)	(53,242)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.62%	-0.60%	-0.57%	-0.55%	-0.53%	-0.51%	-0.49%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(53,242)	
Net Cash to Distribute												107,129	
Global Project-Level Equity Cash Flow	IRR	-24.9%	(1,425,864)	-	3,269	(1,425)	(8,786)	(8,487)	(8,184)	(7,878)	(7,567)	(7,252)	100,197

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Lab Buildout

Project Cost Summary

Total Project Cost				\$1,974,974
Historic Tax Credits	Federal	20%	QRE 625,280	Net 87,539
	Ohio	25%	625,280	76% 118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,579,979
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	16.36%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,445,464
	Investor Project Equity Capital (or Fees Contributed)			

2001 Auburn Avenue

Operating Proforma

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	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			15,486	15,874	16,270	16,677	17,094	17,521	17,959	18,408	
Total Cash Flow After Capital Management Fee			-	3,269	(1,621)	(8,987)	(8,693)	(8,396)	(8,094)	(7,788)	(7,479)	(7,165)	
Cumulative Net Cash Flow			-	3,269	1,648	(7,339)	(16,032)	(24,427)	(32,521)	(40,310)	(47,788)	(54,954)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.62%	-0.60%	-0.58%	-0.56%	-0.54%	-0.52%	-0.50%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(54,954)	
Net Cash to Distribute												105,417	
Global Project-Level Equity Cash Flow	IRR	-25.2%	(1,445,464)	-	3,269	(1,621)	(8,987)	(8,693)	(8,396)	(8,094)	(7,788)	(7,479)	98,252

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

Potential Return on Investment Study

Clinic Buildout
Project Cost Summary

Total Project Cost				\$2,053,374
Historic Tax Credits	Federal	20%	QRE	Net
			625,280	70%
	Ohio	25%	625,280	76%
				87,539
				118,803
				206,342
Loan Sizing				
	Loan to Cost	80%		\$1,642,699
	Loan to Value	80.00%		\$323,167
	CAP RATE	8.00%		
Maximum Mortgage Amount				
Construction Loan				\$323,167
	LTC	15.74%		
	Term	36	mo.	
	Interest Only	5.00%		
	Origination Fee / Costs	150	bps	4,848
Construction Loan Payment				\$16,158
Permanent Loan				\$323,167
	Term	120	mo.	
	Interest Rate	5.50%		
	Amortization	300	mo.	
	Mortgage Insurance Premium	0	bps	-
Payment (P&I)				\$23,814
				\$1,985
Investor Equity				\$1,523,864
	Investor Project Equity Capital (or Fees Contributed)			

2001 Auburn Avenue

Operating Proforma
REVISED 4 October 2019

	Sq.Ft.	Rate	Construction / Lease - Up		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			6 Months	12 Months									
			Year 1	Year 2									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Retail Revenue													
Retail Program	3,332												
Net Rent		11.50	-	19,159	38,318	39,084.36	39,866	40,663	41,477	42,306	43,152	44,015	
Operating Expense Recovery		3.00	-	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	9,996	
Potential Retail Gross Rent			-	29,155	48,314	49,080	49,862	50,659	51,473	52,302	53,148	54,011	
Vacancy		7%	-	(2,041)	(3,382)	(3,436)	(3,490)	(3,546)	(3,603)	(3,661)	(3,720)	(3,781)	
Rent Escalation		2%	-										
Expected Retail Gross Rental			-	27,114	44,932	45,645	46,372	47,113	47,870	48,641	49,428	50,231	
Additional Retail Operating Expenses		4.00	-	6,664	13,328	13,328	13,328	13,328	13,328	13,328	13,328	13,328	
Retail Net Operating Income			-	20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Total Project Net Operating Income				20,450	31,604	32,317	33,044	33,785	34,542	35,313	36,100	36,903	
Performance Based Property Mgmt Fee		5%	-	1,023	1,580	1,616	1,652	1,689	1,727	1,766	1,805	1,845	
Total Project Cash Flow Before Debt Service			-	19,428	30,024	30,701	31,392	32,096	32,814	33,547	34,295	35,057	
Construction Loan (1st 6 months in Project Budget)				16,158	16,158								
Permanent Loan						23,814	23,814	23,814	23,814	23,814	23,814	23,814	
Cash Flow After Debt Service				3,269	13,865	6,887	7,577	8,282	9,000	9,733	10,481	11,243	
Management Fee (Capped at 2% of Invested Capital, + Inflation)		0.50%			16,270	16,677	17,094	17,521	17,959	18,408	18,869	19,340	
Total Cash Flow After Capital Management Fee			-	3,269	(2,405)	(9,791)	(9,517)	(9,240)	(8,959)	(8,675)	(8,388)	(8,097)	
Cumulative Net Cash Flow			-	3,269	864	(8,926)	(18,443)	(27,683)	(36,642)	(45,318)	(53,706)	(61,803)	
Senior Lender Debt Service Coverage						1.29	1.32	1.35	1.38	1.41	1.44	1.47	
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Cash on Cash (Investor Project Equity Capital)						-0.64%	-0.62%	-0.61%	-0.59%	-0.57%	-0.55%	-0.53%	
Exit Valuation										Cap Rate	Value		
Transaction Costs										8.00%	461,282		
Net Sale Proceeds										6.00%	27,677		
Senior Loan Balance											433,605		
Mezzanine Balance											273,234		
Pre-Tax Cash to Equity											-	160,371	
Restore Cumulative Cash Loss or Deferred Fee												(61,803)	
Net Cash to Distribute												98,568	
Global Project-Level Equity Cash Flow	IRR	-26.5%	(1,523,864)	-	3,269	(2,405)	(9,791)	(9,517)	(9,240)	(8,959)	(8,675)	(8,388)	90,471

Perm Loan Amortization		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Beg		323,167	317,127	310,755	304,032	296,939	289,457	281,562
Int		17,774	17,442	17,092	16,722	16,332	15,920	15,486
Prin		6,040	6,372	6,723	7,093	7,483	7,894	8,328
End		317,127	310,755	304,032	296,939	289,457	281,562	273,234

CINCINNATI / DAYTON

Retail Q2 2020

CUSHMAN & WAKEFIELD

YoY Chg 12-Mo. Forecast

\$59,612

Median HH Income



0.6%

Population Growth



14.4%

Unemployment Rate



Sources: BLS, BOC, Moody's Analytics
Q2 2020 data are based on latest available data of combined MSAs. Growth rates are year-over-year.

U.S. ECONOMIC INDICATORS Q2 2020

YoY Chg 12-Mo. Forecast

-9.9%

GDP Growth



-11.0%

Consumer Spending Growth



-10.3%

Retail Sales Growth



Sources: BLS, BOC, Moody's Analytics
Q2 2020 data are based on latest available data. Growth rates are year-over-year.

The COVID-19 pandemic struck the U.S. in March 2020, late in the quarter but with enough time to have a significant impact on first quarter market fundamentals. In the second quarter of 2020, the U.S. economy felt its effects more fully, as government-mandated shutdowns along with shelter-in-place ordinances pushed the country deeper into recession. The situation remains very fluid. Access the most recent information specific to COVID [here](#).

ECONOMIC OVERVIEW

The Bureau of Labor Statistics openly acknowledged that recent unemployment numbers most likely *understate* the actual situation due to classification errors in recent surveys. The Bureau of Economic Analysis took the unusual step of declaring the country is already in a recession, despite the official data so far showing the first quarter of 2020 as the only period of negative GDP growth since the economic expansion began a decade ago. Many unknowns in the U.S. and across the globe are still to be resolved.

SUPPLY AND DEMAND

Despite the recent economic downturn, the shopping center vacancy rate for the combined region declined from 7.8% in Q2 2019 to 7.6% in Q2 2020. The Cincinnati retail market is almost twice as large as the Dayton market and the two metro areas were headed in opposite directions. Cincinnati's vacancy rate fell on a year-over-year (YOY) basis from 7.6% to 6.6%. Conversely, Dayton's YOY vacancy grew from 8.4% to 9.6%. Among the four types of shopping centers in the combined region, vacancy rates ranged between 3.4% (Lifestyle) and 8.4% (Neighborhood & Community). Outside of a YOY vacancy decrease at Power/Regional centers (8.8% to 7.5%), vacancy changes were minimal in most shopping center categories.

Full-year 2019 positive net absorption was greater than 400,000 square feet (sf). However, global economic difficulties impacted regional net absorption in first half of 2020. Year-to-date 2020 net absorption was negative 444,000 sf, and both Q1 2020 and Q2 2020 net absorption exceeded negative 200,000 sf. The majority of negative absorption (226,000 sf) took place at Neighborhood & Community centers.

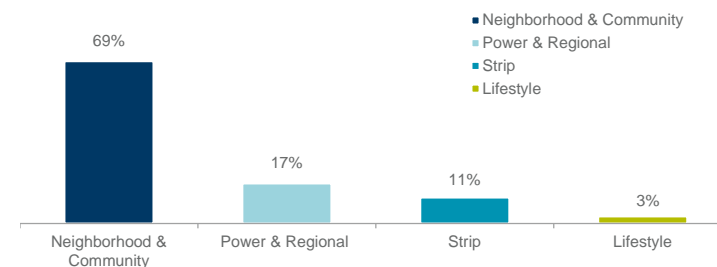
PRICING

Asking rental rates averaged \$10.50 triple net per square foot (psf) per year across all categories. This rate was 3.0% lower on a YOY basis. It should be noted that these figures are used for benchmarking and include all classes and availability sizes.

RENT / VACANCY RATE



AVAILABILITY BY PRODUCT TYPE



CINCINNATI / DAYTON

Retail Q2 2020

CUSHMAN & WAKEFIELD

MARKET STATISTICS

SHOPPING CENTER TYPE*	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION(SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)**
Lifestyle	4,491,317	60,000	92,856	3.4%	58,955	50,307	0	\$13.50
Neighborhood & Community	40,425,275	109,883	3,278,890	8.4%	-172,753	-226,335	0	\$10.27
Power / Regional	11,238,135	38,921	799,677	7.5%	-25,851	-206,583	0	\$9.04
Unanchored Strip	8,301,269	10,225	539,708	6.6%	-74,288	-61,546	0	\$13.57
CINCINNATI TOTALS	64,455,996	219,029	4,711,131	7.6%	-213,937	-444,157	0	\$10.50

*Shopping Center Types do not include malls & outlets

**Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q1 / Q2 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Ridgewater Plaza	Kenwood	Overstock Guys	30,000	New Lease
Tylersville Pointe	Butler County	Ross Dress For Less	22,000	New Lease
Wilmington Plaza	South Central Dayton	Pauer Sports Performance	20,000	New Lease
Western Hills Plaza	Forest Park/West	Old Navy	15,000	New Lease
Westown Shopping Center	West Dayton	Oak Street Health	13,000	New Lease

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q1 / Q2 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
Fair Oaks Plaza	Butler County	Gidon Eldad / Bernard Niederman	156,212	\$7.0M / \$45
Turfway Plaza	Cincinnati Intl Airport	Starwood Property Trust / Cotswold Group	133,985	\$9.2M / \$69
Latonia Plaza II	Outlying N Kentucky	Schottenstein Prop. Group / Covtech Investments LLC	97,170	\$3.8M / \$40
Hobby Lobby	Butler County	Bayrock Investment / NetSTREIT	55,000	\$6.9M / \$125
Family Dollar Center	Reading/Roselawn	America's Realty / Asad Salah Shukri	25,930	\$1.3M / \$50
Gilmore Square	Butler County	Gana Investments LLC / Shoppes At Gilmore LLC	18,900	\$1.9M / \$102
Northgate Mall (Outparcel)	Forest Park/West	Tabani Group / ISO Holdings	15,047	\$3.7M / \$247
Cassinelli Square	Tri-County I-275	Terra Firma Associates / CH Princeton Pike	15,028	\$1.3M / \$87
Walgreens (Miami)burg	South Dayton	The Blackstone Group LP / Exchange Right	13,392	\$5.5M / \$408
614-622 Buttermilk Pike	Cincinnati Intl Airport	Anchor Associates / Downtown Property Mgmt, Inc.	11,800	\$6.7M / \$569

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KNOWLEDGE REPORT

Retail Research & Forecast Report Q3 2020
Colliers International | Greater Cincinnati



Cincinnati Retail Market Remains Slow and Steady

Key Takeaways:

- > The Cincinnati retail market posted 99,923 square feet of positive net absorption during the third quarter of 2020 resulting in a 10 bps decrease in overall market vacancy to 7.5%. This gain can once again be attributed to non-traditional retail users as well as a new freestanding building for Planet Fitness.
- > Area submarkets recorded minimal gains across the board, ranging from 3,798 square feet in Middletown/Monroe to 24,246 square feet in the East submarket.
- > New supply was minimal with two projects totaling 44,783 square feet delivered during the quarter, including the aforementioned Planet Fitness in Liberty Township. Projects currently underway total approximately 384,000 square feet.
- > The market's overall weighted asking rental rate decreased slightly this quarter and now averages \$13.89 per square foot (NNN), but has increased 2.4%, year-over-year. The community center sector recorded an annual increase of 3.5% to \$14.74 per square foot, while neighborhood centers' average asking rate decreased by 1.3% over the year to an average of \$11.91 per square foot.

Market Indicators

Relative to prior period	Q3 2020	Q4 2020*
VACANCY	↓	↔
NET ABSORPTION	+	+
CONSTRUCTION	↑	↔
RENTAL RATE**	↓	↔

* Projected, relative to prior period
** Neighborhood Center rents

MARKET STATS AT A GLANCE



7.5%
VACANCY RATE



\$13.91
MARKET ASKING RENT



419,542
YTD ABSORPTION
(SF)



383,929
UNDER
CONSTRUCTION (SF)

Summary Statistics

Q3 2020 Cincinnati Retail Market

Cincinnati

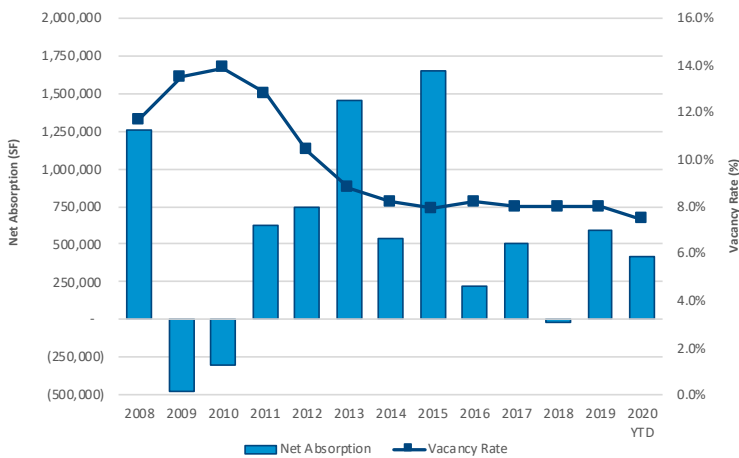
Vacancy Rate	7.5%
Change From Q2 2020 (basis points)	-10
Net Absorption (Square Feet)	99,923
Under Construction (Square Feet)	383,929
Quarterly Completions (Square Feet)	44,783

Asking Rents

Per Square Foot Per Year NNN

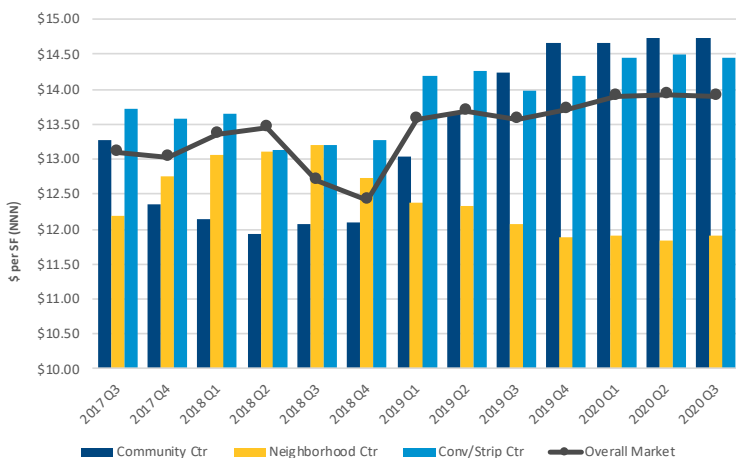
Overall Market	\$13.91
Community Center	\$14.74
Neighborhood Center	\$11.91
Conv/Strip Center	\$14.45

Retail Absorption/Vacancy



Market vacancy has remained virtually steady for the past five years, while absorption can be attributed to the delivery of new fully occupied big-box product and non-traditional uses.

Retail Average Asking Rates



Overall market asking rates have increased 2.4% year-over-year, while neighborhood centers have recorded a decline.



Retail Responds to Evolving Consumer Behavior

Since emerging from the spring-time quarantines and stay-at-home orders, the American consumer has shown surprising resilience in the face of the continuing global COVID-19 pandemic. September marked the [fifth consecutive month of retail-sales growth](#) coinciding with the gradual re-opening of the U.S. economy that began in May. Despite headwinds such as the end of enhanced unemployment benefits and the lack of a new stimulus deal, consumers remain confident.

U.S. Census Bureau data indicates that retail sales [rose a seasonally adjusted 1.9% in September](#) from the prior month. Annualized numbers also show a positive trend. All retail sales are up 7.1% year-over-year [according to a report from GlobalData](#) and pure retail sales, excluding food service, automotive and gas, have increased by 12% year-over-year. Even sectors such as food service and gas stations, while negative in terms of sales growth, are recording steady improvement over time.

Driving this surge in activity are many factors, one of which, at least initially, was pent-up demand. After two months or more of isolation many people completed purchases that had been delayed, while others simply needed to get of the house, visiting stores as a way to re-engage in social life. Many consumers had saved the stimulus money received in the spring and as the job market began recovering, confidence grew creating a higher comfort level to spend this money.

Additionally, while some facets of life are once again available to people, other activities remain locked down, whether by government mandate or peoples' unwillingness to participate. These include events and venues involving crowds. Travel plans have been indefinitely delayed by many. Those working from home have fewer expenses related to commuting, professional wear and normal work day activities. These decreases in expenditures have added to disposable income, further translating to increased retail sales.

Finally, there is evidence that the 2020 Holiday season has been pushed forward as consumers get an early jump on checking items off their shopping lists and taking advantage of retailer discounts and promotions, which have been on the rise. In the apparel sector alone the number of products discounted have increased from 20% a year ago to nearly 60% now, while the average depth of discount has jumped from 17% to 38% according to GlobalData analysis.

While retailers offer more frequent and deeper discounts to drive traffic to struggling physical stores, one clear winner is e-commerce. Online sales [surged during the first half of 2020 by 30.1%](#) and ecommerce's share of total retail sales accelerated to 18.6%. While much of this growth in online sales activity is directly related to lifestyle changes precipitated by the pandemic, consumer preferences for the convenience and safety of online shopping are expected to continue into the future.

One of the biggest contributors to online sales growth were groceries and consumer-packaged goods. In the summer of 2019, only 11% of consumers said they bought groceries online at least once a month. In just four months of 2020, February through May, [that share increased by 54%](#). Post-pandemic, 31% of consumers surveyed are very likely to continue utilizing online grocery delivery or pickup, including 50% of millennials.

Although consumers have exhibited confidence and a willingness to spend, another emerging trend that is expected to grow is the push toward value. Whether in store or online, [the number of consumers seeking deals or discounts](#) to offset essential and non-essential purchases will likely persist. This has created an opportunity in the resale sector, which is growing faster than the broader retail sector. Recently posting double-to triple-digit annual growth, resale is even forecast to outgrow the traditional thrift and donation segments over the next few years. By 2029, [resale will exceed \\$80 billion in value](#), outpacing fast-fashion's estimate of \$43 billion.

As discussed in previous reports, the U.S. remains "over-retailed" in comparison to other countries. The downsizing of retailers' physical store footprint will continue, especially in light of accelerating trends that had previously been forecast to occur five years from today. [Retailers are thinking creatively about how to respond to changes in where and how people shop.](#) Retail centers and malls face a challenging environment, but retailers will always have the need for a physical presence as part of their overall omnichannel strategy. Owners will have to think creatively as well in order to respond to this new way of shopping.

For more information and an in depth look at the rapidly evolving world of retail, [click here to download Colliers Fall Retail Spotlight Report.](#)

Cincinnati | Q3 2020 Retail Trade Area Data

MARKET / TRADE AREA	INVENTORY (SF)	TOTAL AVAILABLE (SF)	TOTAL VACANT (SF)	TOTAL VACANCY RATE (%)	SUBLEASE AVAILABLE (SF)	TOTAL QTRLY NET ABSORPTION	YTD NET ABSORPTION (SF)	AVG WTD ASKING RATES (NNN)
CENTRAL	5,090,429	321,476	238,154	4.7%	3,107	13,818	97,045	\$13.64
Avondale/Walnut Hills	98,557	15,000	15,000	15.2%	0	0	0	\$12.75
Clifton	196,906	18,210	14,578	7.4%	1,907	-2,738	-5,238	\$25.50
Deer Park/Silverton	185,209	15,770	15,770	8.5%	0	22,677	21,429	\$12.60
Evendale/Reading	635,507	0	0	0.0%	0	0	0	\$7.85
Hyde Park/Oakley	2,135,991	75,766	37,448	1.8%	1,200	-1,200	33,755	\$23.97
Norwood	320,368	39,322	0	0.0%	0	0	0	\$7.69
Pleasant Ridge	678,078	91,836	90,236	13.3%	0	-971	70,061	\$13.00
Roselawn	299,754	5,430	5,430	1.8%	0	0	0	\$6.00
Sharonville	406,355	30,870	30,420	7.5%	0	-3,950	6,310	\$13.92
St. Bernard	133,704	29,272	29,272	21.9%	0	0	-29,272	\$14.70
EAST	6,970,776	517,432	471,817	6.8%	31,444	24,246	114,876	\$14.33
Beechmont	1,834,022	179,950	138,306	7.5%	31,444	6,394	45,908	\$16.00
Eastgate	2,116,667	87,049	78,588	3.7%	0	952	16,791	\$13.75
Madisonville/Fairfax	229,788	3,152	1,401	0.6%	0	0	-1,401	\$12.50
Marionmont/Newtown	164,002	10,800	8,500	5.2%	0	-1,600	-1,600	\$11.98
Milford	1,642,313	70,572	70,572	4.3%	0	2,800	8,078	\$14.24
Mt. Washington	221,199	57,809	57,809	26.1%	0	0	0	\$16.46
Withamsville/Amelia	762,785	108,100	116,641	15.3%	0	15,700	47,100	\$14.14
NORTHEAST	8,995,054	609,204	501,280	5.6%	0	6,139	92,113	\$18.41
Blue Ash	754,193	53,669	53,669	7.1%	0	2,657	16,419	\$15.00
Fields Ertel/Symmes	1,943,536	104,815	67,615	3.5%	0	-1,750	-13,309	\$10.16
Kenwood/Madeira	1,383,586	192,707	129,908	9.4%	0	16,439	29,884	\$13.68
Landen/Maineville	444,946	23,612	22,112	5.0%	0	-12,603	-3,899	\$14.14
Lebanon	845,941	77,209	77,209	9.1%	0	0	34,646	\$16.10
Loveland	490,786	27,144	25,944	5.3%	0	0	10,955	\$6.00
Mason	1,890,717	56,011	53,361	2.8%	0	-1,200	25,103	\$12.86
Montgomery	808,092	50,037	47,462	5.9%	0	2,596	-7,686	\$12.87
South Lebanon	433,257	24,000	24,000	5.5%	0	0	0	\$13.63
NORTHWEST	17,413,283	1,904,392	1,690,960	9.7%	81,625	18,879	-137,721	\$10.84
Colerain/Northgate	2,481,951	269,575	334,889	13.5%	0	33,569	-61,596	\$9.31
Fairfield	1,527,021	123,991	123,991	8.1%	0	13,102	19,966	\$14.24
Forest Park	1,338,340	247,920	247,920	18.5%	0	1,526	-71,823	\$18.40
Hamilton	2,150,690	86,199	85,133	4.0%	0	0	23,067	\$11.46
Indian Springs	1,528,441	46,110	35,958	2.4%	0	0	2,335	\$15.63
Liberty Township	1,406,270	164,492	137,844	9.8%	0	28,806	4,003	\$15.17
Oxford	380,145	3,770	3,770	1.0%	0	0	-3,770	\$13.92
Tri-County/Springdale	3,352,499	648,471	489,890	14.6%	0	-61,984	-66,274	\$13.00
Tylersville	1,506,493	30,909	29,309	1.9%	0	-1,750	9,282	\$15.54
Union Centre	707,698	58,631	49,940	7.1%	5,825	2,846	-515	\$8.00
West Chester	822,438	220,904	148,896	18.1%	75,800	1,714	3,404	\$12.33
Wyoming/Woodlawn	211,297	3,420	3,420	1.6%	0	1,050	4,200	\$12.78
NORTHERN KENTUCKY	11,473,735	474,026	423,212	3.7%	0	13,583	197,528	\$14.45
Alexandria	513,509	47,517	47,517	9.3%	0	3,500	11,000	\$20.47
Covington	372,985	32,731	44,099	11.8%	0	18,000	46,400	\$17.88
Erlanger/Elsmere	996,348	29,812	12,112	1.2%	0	1,800	18,295	\$13.83
Florence	2,520,904	60,789	41,298	1.6%	0	-10,234	16,740	\$15.72
Ft. Mitchell/Crescent Springs	755,831	24,088	20,188	2.7%	0	-3,482	669	\$14.78
Hebron	314,774	45,766	42,966	13.6%	0	2,650	14,142	\$14.51
Highland Heights/Cold Spring	968,588	37,845	16,220	1.7%	0	0	-4,293	\$20.33
Independence	223,846	9,800	9,800	4.4%	0	-1,500	2,100	\$13.50
Latonia/Taylor Mill	569,642	32,852	32,852	5.8%	0	0	62,500	\$13.00
Newport	1,777,909	57,708	62,062	3.5%	0	2,849	22,417	\$11.36
Turfway	1,826,895	68,325	67,305	3.7%	0	0	2,852	\$8.00
Union KY	341,160	9,193	9,193	2.7%	0	0	3,806	\$9.42
Walton	291,344	17,600	17,600	6.0%	0	0	900	\$15.06
MIDDLETOWN/MONROE	3,012,915	334,929	329,249	10.9%	0	3,798	93,547	\$9.81
Franklin/Cartisle	616,597	27,918	27,918	4.5%	0	0	0	\$13.59
Middletown	1,521,572	197,445	194,165	12.8%	0	698	87,047	\$15.00
Monroe	253,627	5,000	2,600	1.0%	0	1,000	1,000	\$10.75
Springboro	559,508	103,466	103,466	18.5%	0	2,100	5,500	\$13.00
Trenton	61,611	1,100	1,100	1.8%	0	0	0	\$12.86
WEST	5,729,473	830,347	720,563	12.6%	0	19,460	-37,846	\$13.00
Bridgetown/Dent	551,946	105,252	105,252	19.1%	0	0	0	\$14.98
Cleves	75,675	3,260	3,260	4.3%	0	0	0	\$13.89
Delhi	478,837	69,415	68,025	14.2%	0	11,331	14,331	\$11.00
Finneytown	296,523	22,723	22,723	7.7%	0	-2,240	-2,240	\$14.00
Harrison	738,734	108,385	70,185	9.5%	0	1,560	-18,890	\$12.86
Monfort Heights/White Oak	300,216	27,950	27,950	9.3%	0	0	0	\$13.00
Mt. Airy/Groesbeck	112,523	57,692	57,692	51.3%	0	0	-57,692	-
North College Hill/Mt. Healthy	394,456	0	0	0.0%	0	0	0	-
Price Hill	122,913	0	0	0.0%	0	0	0	-
Seven Hills	91,864	0	0	0.0%	0	0	0	-
Western Hills	2,565,786	435,670	365,476	14.2%	0	8,809	26,645	\$15.08
Grand Total	58,685,665	4,991,806	4,375,235	7.5%	116,176	99,923	419,542	\$13.91



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THE PORT

Making Real Estate Work

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Ave, Suite 500
Cincinnati, OH 45202

January 15, 2021

Dear Ms. Johnson:

I am writing to you in my capacity as Vice President of Community Development at the Port of Greater Cincinnati Development Authority. The Port operates the Hamilton County Land Reutilization Corporation (more commonly known as the Landbank). The Landbank is the current owner of the property located at 2001 Auburn Avenue, which will be the subject of a forthcoming application for the demolition of the vacant building at that address. This letter is intended to serve as not only an explanation of the Landbank's role in the project and our support for it, but also to explain the circumstances regarding its ownership of the property.

An important part of the Port's/Landbank's mission is to facilitate the revitalization and renewal of commercial corridors within neighborhoods. We accomplish this by utilizing the tools of public finance available to a government entity—one of which is the acquisition of vacant, blighted, or underutilized properties through the Landbank. The Landbank works with communities to identify, assemble, and clear the title of vacant, abandoned, and tax foreclosed properties. We are very intentional regarding the properties that we acquire. We proactively collaborate with community stake holders, including government and non-government partners, to make sure that we utilize our resources to make the most catalytic investments in stressed communities.

The property at 2001 Auburn Avenue was one such property acquired through the Landbank. It has been vacant, dangerous, and unproductive for many years, and is actively contributing to the devaluation of the surrounding neighborhood. Every day, it detracts from the quality of life in Mt. Auburn. The extreme neglect it has suffered from over the past 30 years has created a condition that is deeply unattractive, increasingly unsafe, and well beyond the point of economic obsolescence. The Port has received interest from multiple parties interested in redeveloping the property prior to partnering with Neyer/St. Francis. That interest resulted in three formal applications. All three were eventually withdrawn due to the extreme cost in redeveloping the property.



THE PORT

Making Real Estate Work

Before and after acquiring a severely blighted property such as 2001 Auburn Avenue, the Port collaborates with stakeholders in the community to address a neighborhood's priorities. To advance those priorities and the potential inherent in that collaboration, we often choose to collaborate further with private developers who share the community's vision. The idea, of course, is to leverage their experience and expertise in returning unproductive properties to a contributing use. In this case Saint Francis Group and Neyer Holdings Corporation approached the Port, to create a truly catalytic project for Mt. Auburn. Rather than a continued nuisance at that property, we believe bringing the corner back to productive use is an important step to revitalizing the Mt. Auburn community. As the Mt. Auburn community leadership have asserted for decades, that location is the entry gateway to the commercial heart of the neighborhood. A dilapidated, dangerous, single story, single use building does nothing to welcome people to Mt. Auburn. Beyond abating the nuisance of this long vacant shell, we have heard clearly that the development team's vision for a denser, taller, mixed use building at this site matches the community's priorities and goals.

The development plan that St. Francis/Neyer are currently working on will create marketable street-front retail, in addition to new residential units. This will both return an unproductive location to contributing and add significant residents and businesses to Mt. Auburn. Therefore, as the current owners of 2001 Auburn Avenue, we not only support the application for its demolition, but we have agreed to be co-applicants for this Certificate of Appropriateness.

We hope that you will see the increased potential value to the community of Mt. Auburn that new construction can bring to this site. We respectfully request that you affirm our efforts to help this community realize growth, private investment, and revitalization by issuing a Certificate of Appropriateness for the demolition of the existing building.

Thank you for your time and consideration.

Best regards,

William S Fischer

William Fischer,
Vice President of Community Development
Port of Greater Cincinnati Development Authority





Saint Francis Group
Prosperity, through Property & Policy

646 Main Street, Cincinnati, Ohio 45202 • Phone 513.421.3400 • Fax 513.421.2111

Statement of Plans for the Property After Demolition

Pursuant to the stated goal in our narrative/application letter, after the demolition of 2001 Auburn Avenue, the intention of the applicants is to redevelop the site, along with the adjacent former church property into a single, mixed-use building which includes structured parking. Not only does this application demonstrate the financial hardship that requiring us to renovate the building would subject us to, but we believe the potential development that can be located on this site will provide substantial community benefit in the form of additional housing opportunities, increased commerce and foot traffic to support it, and badly needed parking that does not take up valuable urban land.



Saint Francis Group

Prosperity, through Property & Policy

646 Main Street, Cincinnati, Ohio 45202 • Phone 513.421.3400 • Fax 513.421.2111

Witness List/Qualifications

John Back
Director, Saint Francis Group
jback@saintfrancisgrp.com

John joined the Saint Francis Group in 2019, bringing to the team a unique perspective on real estate development and analysis gained through a diverse set of professional experiences over the past 15 years. An architect by training, and an experienced operator/end user and project manager for retail commercial spaces, John focuses on aligning the need for excellence in design, the utility of operations, and the constraints of budget, all while minimizing the risks of the entitlements process that create a successful project for clients, tenants, and communities.

John's passion for development and history in his own community and interests in the process of regulating development have caused him to be involved in several grass-roots planning efforts such as the development of the Over-the-Rhine Infill Guidelines, the formation of the Brewery District Urban Redevelopment Corporation, and the renovation of multiple vacant buildings into a small portfolio of rental properties. John also serves as a board member on the City of Cincinnati Board of Housing Appeals.

Cody Brooks
Director of Finance, Saint Francis Group
cbrooks@neyerholdings.com

Cody recently joined Saint Francis Group in November 2020, bringing a combined experience across both the public and private real estate development sectors. At SFG, Cody performs financial analyses and due diligence activities on potential investment opportunities.

Prior to joining SFG, Cody most recently led underwriting and deal sourcing for a St. Louis, Missouri-based private equity fund, supporting the investment of nearly \$40 million of patient capital across the urban core and advancing the fund's primary goals of increasing population, jobs, and tax base in St. Louis. Additionally, Cody draws from experience from the City of Cincinnati's Department of Community and Economic Development, where he served as a Senior Development Office for the Department's Major Projects division. During his time with the City of Cincinnati, he assisted in shepherding over \$123 million of private real estate investment through the City Council process while supporting the growth of more than 560 jobs comprising nearly \$40 million in payroll across the City. Cody has a BA in Modern Language and International Economics from Xavier University.

Pete Lahni
Project Manager, Neyer Holdings Corporation
plahni@neyerholdings.com

Please see attached resume for qualifications.

Peter J. Lahni II

Southgate, Kentucky

(513) 678-8998

Pete.lahni@gmail.com

Project Manger

Specializing in Small to Medium sized Complex Commercial Construction Projects

Team-Oriented, Problem Solver, Schedule Innovator

Overview

More than fifteen years of professional building and management experience. Exemplify leadership qualities and professionalism

Ability to Manage projects for multiple clients at multiple locations

Managed multiple bid packages on high profile construction sites

Areas of Expertise

- Owner Relations
 - Project Management
 - Scheduling
 - Historic Renovations
 - Estimating
 - Building Information Modeling
 - QA / QC
-

Professional Experience

Project Manager

June 2019 – Present

Neyer Holdings Corporation

- Manages projects from conception to completion for in house construction projects and third-party clients.
- Property inspection and analysis for new projects.

Southgate Construction

September 2010 – June 2018

Project Manager/Owner

- Provide Project Management for Eiler & Associates (provide estimates and manage small construction project at 9 medical office buildings)
- Prepare Bank owned commercial assets for sale (provide property assessment and inspection, estimate cost for repairs, contract subs, manage commercial properties)
- Manage Residential and Small Commercial construction projects

Messer Construction

Project Manager

- Lawrenceburg Hotel and Event Center (concrete and steel structure, QA/QC) – 03/13-06/13
- 21c Museum Hotel (restaurant, public space, QA/QC) – 12/11-02/13
- Banks Partnership Phase 1B (parking garage, mehring way relocation, coordination for riverfront events) – 4/10-11/11

June 2009 - May 2013

Project Engineer

*April 2006 -
June 2009*

- Banks Partnership Phase 1A (parking garage mechanical systems, freedom way, utilities, coordination for riverfront events) – 12/08-05/10
- Fidelity Partnership (office remodel) and 100 Howe (new construction) – 02/06-11/08

**Education &
Qualifications**

Northern Kentucky University

**Bachelor's Degree in Construction Management and Associate's in
Construction Technology 2002-2006**


Dusty Rhodes, Hamilton County Auditor

generated on 1/21/2021 9:53:00 AM EST

Property Report

Parcel ID 088-0008-0107-00	Address 2001 AUBURN AVE	Index Order Parcel Number	Tax Year 2020 Payable 2021
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 02003 - MT AUBURN 03	Land Use 625 - LAND BANK OWNED	Owner Name and Address HAMILTON COUNTY LAND REUTILIZATION CORPORATION 3 E FOURTH ST STE 300 CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address HAMILTON COUNTY LAND REUTILIZATION CORPORATION 3 E FOURTH ST STE 300 CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>
Assessed Value 0	Effective Tax Rate 0.000000	Total Tax	
Property Description 2001-7 AUBURN AVE 70 X 60 IRR PT LOTS 23-24-25 F G & F HUNTINGTON SUB PARS 107-108-109 CONS			

Appraisal/Sales Summary	
Year Built	1927
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	7/18/2019
Last Sale Amount	\$0
Conveyance Number	208922
Deed Type	SF - Sheriff Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.097

Tax/Credit/Value Summary	
Board of Revision	YES(18)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	19,350
CAUV Value	0
Market Improvement Value	650
Market Total Value	20,000
TIF Value	0
Abated Value	0
Exempt Value	20,000
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

** 8/14/18 BOR #17-024171 DECREASE TO 20,000 JW ** 11/2/16 BOR #15-003030 NO CHANGE JW ** BOR #12-605082 DISMISSED FOR FAILURE TO PROSECUTE** 11/2/16 BOR #15-003030 NO CHANGE JW ** BOR #12-605082 DISMISSED FOR FAILURE TO PROSECUTE

Transfer History

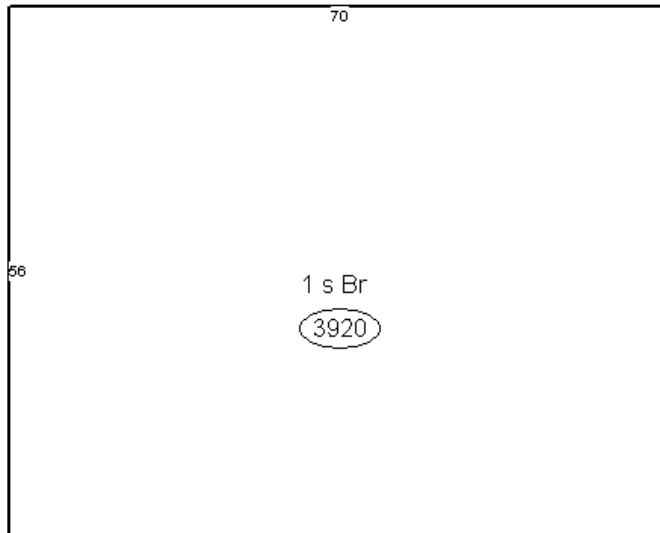
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	208922	0	7/18/2019	WILSON PHARON	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
2011		0	4/12/2011	CINCINNATI CENTRAL CITY PROPERTIES LLC	WILSON PHARON
2010		0	12/13/2010	MOUNT AUBURN GOOD HOUSING FOUNDATION	CINCINNATI CENTRAL CITY PROPERTIES LLC
2003	1809	1,900	12/12/2003	RICE DELISA & LUCIUS III	MOUNT AUBURN GOOD HOUSING FOUNDATION
2003	9376	68,300	6/20/2003	MT AUBURN GOOD HOUSING FOUNDATION	RICE DELISA & LUCIUS III
2002	0	0	2/20/2002	CHURCH OF GODS FORGIVENESS THE	MT AUBURN GOOD HOUSING FOUNDATION
2001	0	0	7/25/2001	MOUNT AUBURN GOOD HOUSING	CHURCH OF GODS FORGIVENESS THE
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	MOUNT AUBURN GOOD HOUSING

Parcel Photo





Parcel Sketch

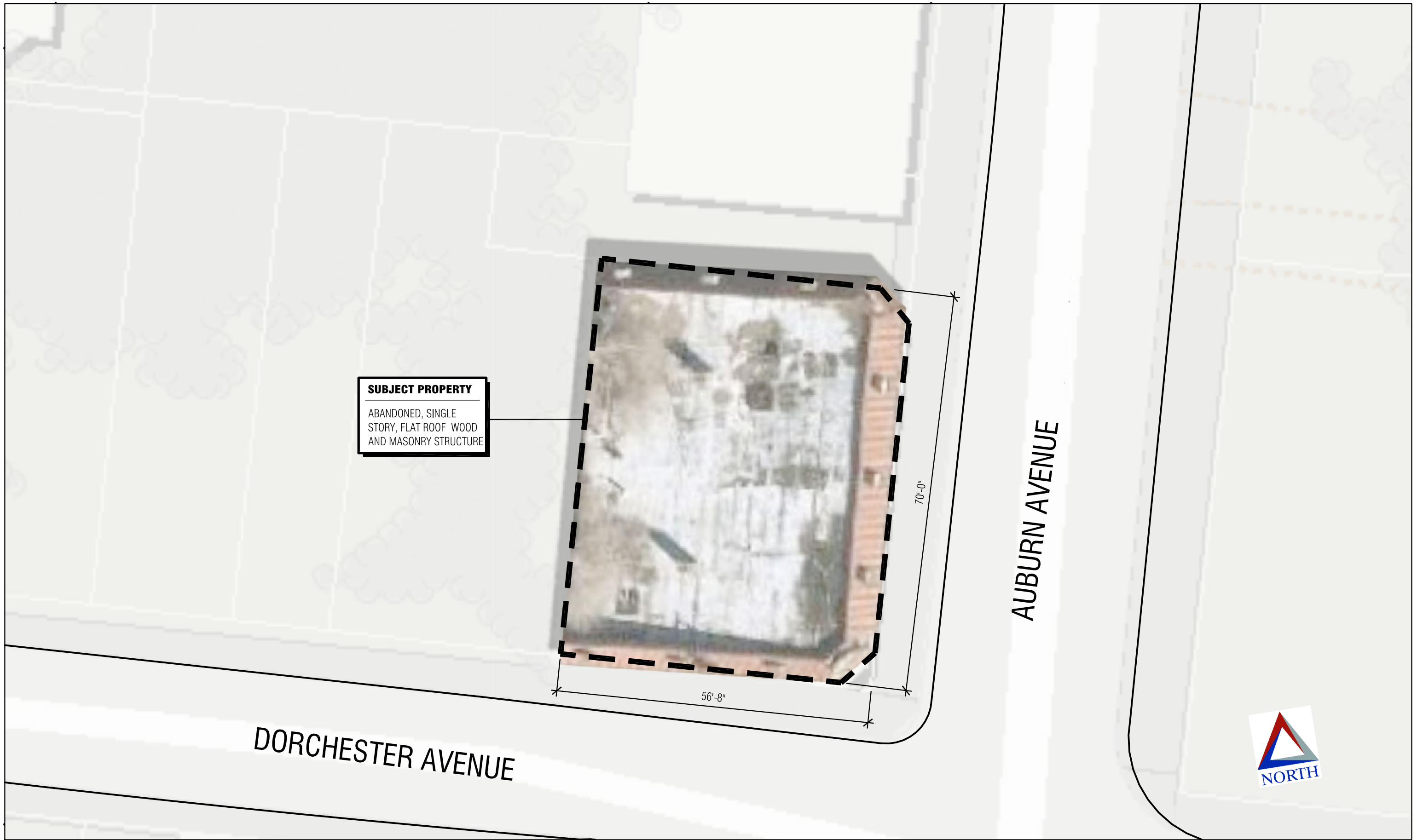


Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current

Detailed Name Information

Full Name HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Type Parcel Owner
Address 3 E FOURTH ST STE 300 CINCINNATI OH 45202	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]



2001 AUBURN AVENUE

1/16" = 1'-0"

OVERALL PLAN - EXISTING CONDITIONS

1-25-2021



Saint Francis Group
Prosperity, through Property & Policy



EXISTING PHOTOS ALONG AUBURN AVENUE LOOKING WEST

SYCAMORE STREET TO ESTELLE STREET



EXISTING PHOTOS ALONG DORCHESTER AVENUE LOOKING NORTH

AUBURN AVENUE TO 150 DORCHESTER AVENUE

2001 AUBURN AVENUE - EXISTING PHOTOS

NOT TO SCALE

SUBJECT STRUCTURE WITHIN BLOCK

1-25-2021





EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXISTING BUILDING ELEVATION PHOTOS

NOT TO SCALE



EAVE AND GUTTER - SOUTHEAST CORNER



EAVE AND GUTTER - SOUTHEAST CORNER



EAVE AND GUTTER - SOUTHWEST CORNER



TYP CONDITION EAVE AND GUTTER - EAST ELEVATION



BRICK CONDITION - NORTH EAST CORNER



BRICK CONDITION - AUBURN AVENUE PILASTER



VIEW OF ROOF CONDITION FROM ESTELLE STREET

PHOTOS OF EXISTING CONDITIONS AT EXTERIOR

NOT TO SCALE

2001 AUBURN AVENUE - EXISTING PHOTOS

SUBJECT STRUCTURE EXISTING CONDITIONS

1-25-2021

**ZONING HEARING EXAMINER
and
OFFICE OF ADMINISTRATIVE BOARDS**



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

Payment Authorization Form

Please complete the information below:

I JANET SULLIVAN (full name) authorize The City of Cincinnati to charge the credit card account indicated below for \$621.60 (amount) on or after 1/21/2021 (date). This payment is a non-refundable application fee for 2001 AUBURN AVE (case number or property address).

Billing Address 646 MAIN ST. SUITE 200
City, State, Zip CINCINNATI, OH 45202

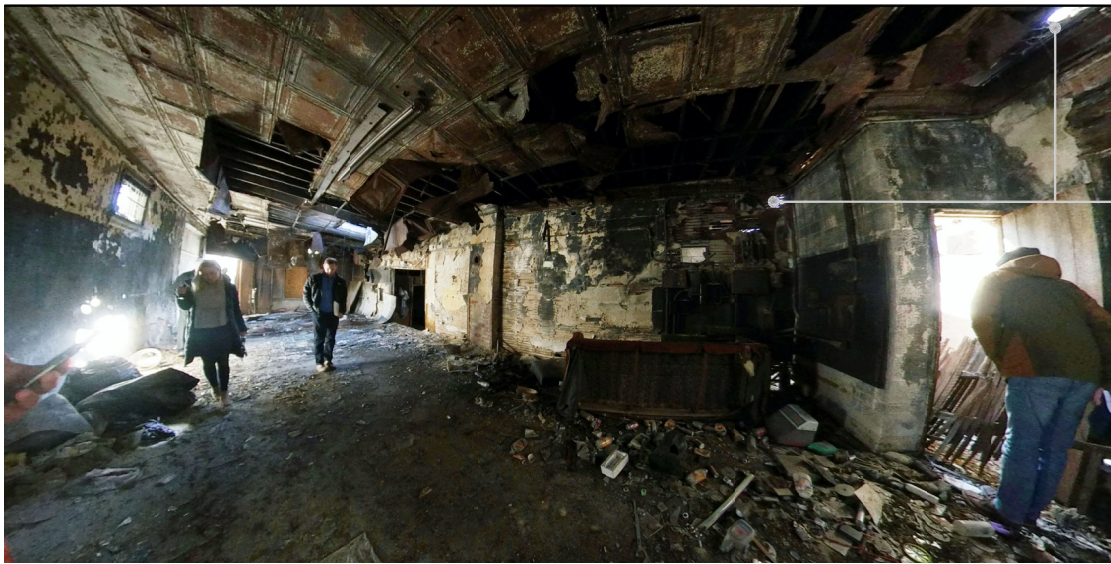
Phone# 513.421.2000
Email jsullivan@negerholdings.com

Account Type:	<input checked="" type="checkbox"/> Visa	<input type="checkbox"/> MasterCard
Cardholder Name	<u>Janet Sullivan</u>	
Account Number	<u>4346 2812 3643 7415</u>	
Expiration Date	<u>05/21</u>	
Security Code	<u>474</u>	

By signing this form, you represent and warrant that you are the cardholder or a duly authorized representative of the cardholder who has actual, implied, or apparent authority to furnish the credit card account and personal information provided on this form and execute this form on behalf of the cardholder. Submission of this form means that the party to this transaction has expressly consented and agreed to the recording of the credit card account information below for the sole purpose of submitting one or more application(s) having associated fees in an amount that is no greater than the amount indicated on this form.

SIGNATURE JA Sullivan

DATE 1/21/2021



FORMER DRY CLEANERS
(NORTHERN MOST BAY)
LOOKING SOUTH

MULTIPLE LARGE AREAS OF ROOF
COLLAPSE LEAVING STRUCTURE
OPEN AND DETERIORATING

ENTIRE SECTION OF ROOF AND
STRUCTURE COLLAPSED LEAVING
REAR EXTERIOR WALL COMPLETELY
EXPOSED

SECOND BAY FROM SOUTH
LOOKING WEST AT REAR OF
BUILDING



FORMER DRY CLEANERS
(NORTHERN MOST BAY)
LOOKING EAST

INTERIOR BEARING PARTITION
PARTIALLY COLLAPSED

LARGE AREAS OF ROOF COLLAPSE
BEYOND CEILING THIS ROOM
LEAVING STRUCTURE OPEN AND
DETERIORATING

SECOND BAY FROM SOUTH
LOOKING WEST

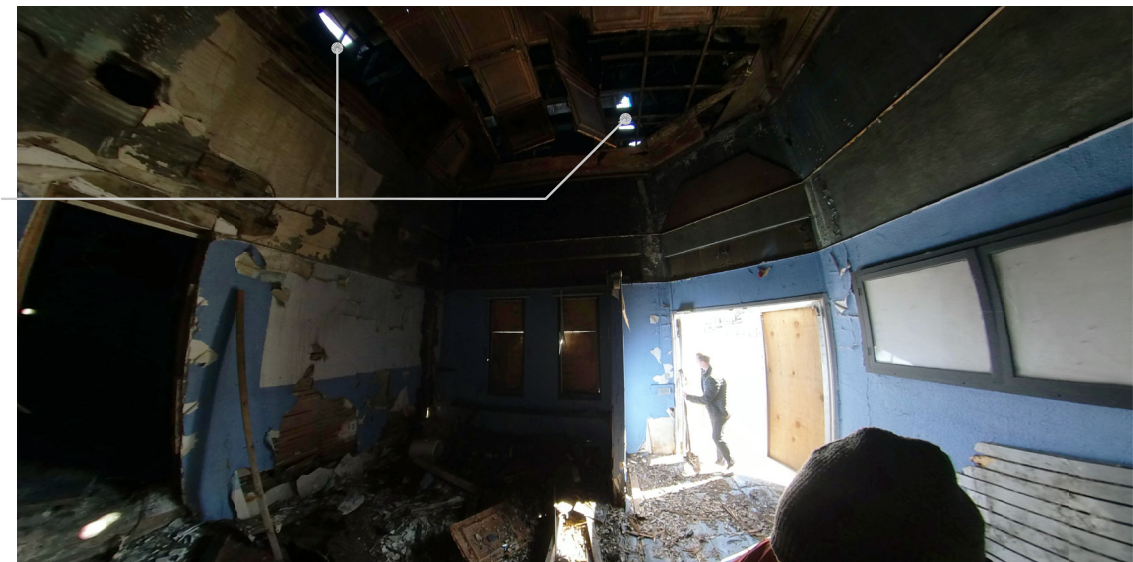


FORMER DRY CLEANERS
(NORTHERN MOST BAY)
LOOKING WEST

MULTIPLE LARGE AREAS OF ROOF
COLLAPSE LEAVING STRUCTURE
OPEN AND DETERIORATING

MULTIPLE LARGE AREAS OF ROOF
COLLAPSE LEAVING STRUCTURE
OPEN AND DETERIORATING

SOUTHERN MOST BAY
LOOKING EAST AT ENTRY



PHOTOS OF EXISTING CONDITIONS AT INTERIOR

NOT TO SCALE

2001 AUBURN AVENUE - EXISTING PHOTOS

SUBJECT STRUCTURE EXISTING CONDITIONS

1-25-2021

ATTACHMENT B:
MATERIALS PRESENTED BY STAFF

City of Cincinnati
An Ordinance No. 1-1988

To establish the Auburn Avenue Historic District, located in the vicinity of Auburn Avenue, Dorchester Avenue, Wellington Place, East Hollister Street, McMillan Street, and Wm. Howard Taft Road, as an overlay district 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, by ordaining supplementary Section 102.1. 1093 of the Zoning Code to amend Building Zone Map Nos. 336 and 337.

WHEREAS:

In 1974, the City Planning Commission adopted the Mt. Auburn Community Development Plan for the community of Mt. Auburn. The community plan identified the Auburn Avenue area as deserving of recognition and local protection.

In 1977, council adopted the Mt. Auburn Urban Design Plan to provide specific proposals for the redevelopment of Mt. Auburn. The Urban Design Plan called for the retention of the architectural character of the neighborhood through the imposition of design guidelines.

The Urban Conservator has prepared a designation report including conservation guidelines for the proposed district.

Following a public hearing, the Historic Conservation Board, at its meeting held November 9, 1987, favorably recommended designation of the Auburn Avenue Historic District including the recommended Conservation Guidelines for such district.

Upon receipt of the decision of the Historic Conservation Board and following a public hearing, the City Planning Commission at its meeting on November 13, 1987, approved the designation of the Auburn Avenue Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code.

Council considers the establishment of the Auburn Avenue Historic District to be in the best interest of the city and the general public.

By the enactment of Ordinance No. 1-1987, Council established Interim Development Control District No. 23 as an overlay district in the vicinity of Auburn Avenue.

Upon passage of this ordinance, there is no longer any 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 Auburn Avenue Historic District. That report, "Exhibit A," attached, is incorporated by this reference as part of this ordinance. Council specifically adopts as its own the findings that the Auburn Avenue 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 35 of the Cincinnati Zoning Code.

Section 2. Supplementary Section 102.1.____ shall read:

Sec. 102.1.____. Building Zone Maps Nos. 336 and 337 are amended to superimpose over the existing 0-1A,0-1,R-6,B-1,R-6(T),B-2, and B-4 Zone Districts the Auburn Avenue Historic District which shall include the following area:

Situate in the city of Cincinnati, Hamilton County, state of Ohio, and being more particularly described as follows:

Beginning at a point in the center line of Auburn Avenue, said point being the point of intersection with the center line of Wm. H. Taft Road; thence eastwardly with the center line of Wm. H. Taft Road to the point of intersection with the northwardly extension of the east parcel line of Parcel 149 Plat Book 92 Page 2 HCAP; thence southwardly along said parcel line extended and said line continuing along the east parcel line of Parcel 197 Plat Book 92 Page 2 HCAP and said line extended of said parcel 197 to the center line of East McMillan Street; thence westwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 43 Plat Book 89 Page 4 HCAP; thence southwardly along said parcel line extended and said line to the north parcel line of Parcel 44 Plat Book 89 Page 4 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; then southeastwardly and southwardly along the east parcel line of said parcel 44 and continuing southwardly, eastwardly and southwardly along the irregular east parcel line of Parcel 55 Plat Book 89 Page 4 HCAP to the northeast corner of Parcel 56 Plat Book 89 Page 4 HCAP; thence southwardly along the east parcel line of said parcel and said line extended to the center line of Kinsey Avenue; thence westwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of parcel 129 Plat Book 89 Page 1 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcels 128, 127, 126, 125, 124, and 123 Plat Book 89 Page 1 HCAP to the southeast corner of said parcel 123; thence westwardly and southwardly along the irregular south parcel line of said parcel to the northeast corner of Parcel 163 Plat Book 89 Page 1 HCAP; thence southwardly along the east parcel line of said parcel to the north parcel line of Parcel 122 Plat Book 89 Page 1 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel and said line extended to the center line of McCormick Place; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 68 Plat Book 89 Page 1 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcels 67, 66, 65, 64, 63, 62, 61 and 60 Plat Book 89 Page 1 HCAP and along said parcel line extended of said parcel 60 to the center line of McGregor Avenue; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 19 Plat Book 89 Page 1 HCAP; thence southwardly along said parcel line extended and said line to the northeast corner of Parcel 18 Plat Book 89 Page 1 HCAP; thence southwardly 51 feet, eastwardly 40 feet and southwardly 38 feet along the irregular east parcel line of said parcel to the southeast corner of said parcel; thence westwardly along the south parcel line of said parcel 18 to the northeast corner of Parcel 17 Plat Book 89 Page 1 HCAP; thence southwardly along the east parcel line of said parcel and continuing along the

east parcel line of Parcel 16 Plat Book 89 Page 1 HCAP and along said parcel line extended of said parcel 16 to the center line of Albion Place; thence westwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 2 Plat Book 89 Page 1 HCAP; thence southwardly along said parcel line extended and said parcel line to the southeast corner of said parcel; thence westwardly along the south parcel line of said parcel to the northeast corner of Parcel 1 Plat Book 89 Page 1 HCAP; thence southwardly along the east parcel line of said parcel and said line extended to the center line of Gilman Street; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 75 Plat Book 88 Page 7 HCAP; thence southwardly along said parcel line extended and said parcel line to the north parcel line of Parcel 74 Plat Book 88 Page 7 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 74 to the northeast corner of Parcel 142 Plat Book 88 Page 7 HCAP; thence along the irregular east parcel line of said parcel and said line extended the following directions and distances. S 105°0'E 50 feet, S 89°0'E 75 feet, S 105°0'E 70 feet, N 89°0'W 25.28 feet, S 10°E 19.11 feet, N 89°0'W 50 feet and S 10°E 127.11 feet plus or minus to the center line of Earnshaw Avenue; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 68 Plat Book 88 Page 7 HCAP; thence southwardly along said parcel line extended and said parcel line and continuing along the east parcel line of Parcel 36 Plat Book 88 Page 7 HCAP to the southeast corner of said parcel 36; thence westwardly along the south parcel line of said parcel to the east parcel line of Parcel 104 Plat Book 88 Page 7 HCAP; thence southwardly along said parcel line and continuing along the east parcel line of Parcels 107, 132, and 97 Plat Book 88 Page 7 HCAP and said line extended of said parcel 97 to the center line of Southern Avenue; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 35 Plat Book 88 Page 7 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcels 34, 47 and 123 Plat Book 88 Page 7 HCAP to the north parcel line of Parcel 101 Plat Book 88 Page 7 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 101 and continuing along the east parcel line of Parcel 143 Plat Book 88 Page 7 HCAP to the southeast corner of said parcel 143; thence westwardly along the south parcel line of said parcel to a point, said point being 100 feet from the east right-of-way line of Auburn Avenue; thence southwardly along a line parallel to and 100 feet from said line of Auburn Avenue to the center line of Bodman Street; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 19 Plat Book 88 Page 7 HCAP; thence southwardly along said parcel line extended and said parcel line to the southeast corner of said parcel; thence westwardly along the south parcel line of said parcel 19 to the northeast corner of Parcel 1 Plat Book 88 page 7 HCAP; thence southwardly along the east parcel line of said parcel and said line extended to the center line of Dorchester Avenue; thence eastwardly with said center line to the point of intersection with the center line of Bigelow Street; thence southwardly with the center line of Bigelow Street to the point of intersection with the eastwardly extension of the south parcel line of Parcel 127 Plat Book 87 Page 4 HCAP; thence westwardly along said parcel line extended and said line and continuing along the south parcel line of Parcels 185, 186, 207, 214, 213, 126 and 125 Plat Book 87 Page 4 HCAP and said line extended of said parcel 125 to the center line of Auburn Avenue;

thence northwardly with said center line to the point of intersection with the eastwardly extension of the south parcel line of Parcel 86 Plat Book 87 Page 4 HCAP; thence westwardly along said parcel line extended, said line and line extended to the center line of Walker Street; thence northwardly with said center line to the point of intersection with the center line of Sycamore Street; thence southwestwardly with the center line of Sycamore Street to the point of intersection with the southwardly extension of the west parcel line of Parcel 224 Plat Book 94 Page 6 HCAP; thence northwardly along said parcel line extended, said line and line extended to the center line of Dorchester Avenue; thence eastwardly with the center line of Dorchester Avenue to the point of intersection with the southwardly extension of the west parcel line of Parcel 107 Plat Book 88 Page 8 HCAP; thence northwardly along said parcel line extended and said line and continuing along the west parcel line of Parcels 108 and 109 Plat Book 88 Page 8 HCAP to the south parcel line of Parcel 110 Plat Book 88 Page 8 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 110 to the south parcel line of Parcel 111 Plat Book 88 Page 8 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 111 and said line extended to the center line of Estelle Street; thence westwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of Parcel 122 Plat Book 88 Page 8 HCAP; thence northwardly along said parcel line extended and said line to the northwest corner of said parcel; thence eastwardly along the north parcel line of said parcel 122 to the southwest corner of Parcel 125 Plat Book 88 Page 8 HCAP; thence northwardly along the west parcel line of said parcel and said line extended to the center line of Huntington Place; thence eastwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of Parcel 220 Plat Book 88 Page 8 HCAP; thence northwardly along said parcel line extended and said line to the south parcel line of Parcel 222 Plat Book 88 Page 8 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 222 and said line extended to the center line of Mason Street; thence westwardly with said center line to a point, said point being 250 feet from the west right-of-way line of Auburn Avenue; thence northwardly along a line parallel to and 250 feet from said right-of-way line a distance of 500 feet to a point; thence eastwardly along a line perpendicular to the west right-of-way line of Auburn Avenue a distance of 125 feet to a point; thence northwardly along a line parallel to and 125 feet from said right-of-way line to the south parcel line of Parcel 191 Plat Book 88 Page 8 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 191 and continuing along the west parcel line of Parcels 192 and 193 Plat Book 88 Page 8 HCAP to the south parcel line of Parcel 3 Plat Book 88 Page 9 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 3 and continuing along the west parcel line of Parcel 4 Plat Book 88 Page 9 HCAP to the south parcel line of Parcel 5 Plat Book 88 Page 9 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcel 6 Plat Book 88 Page 9 HCAP and said parcel line extended to the center line of Glencoe Place; thence eastwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of Parcel 93 Plat Book 88 Page 9 HCAP; thence northwardly along said parcel line extended, said line and

line extended to the south parcel line of Parcel 9 Plat Book 88 Page 9 HCAP; thence westwardly along said parcel line to a point, said point being 150 feet from the west right-of-way line of Auburn Avenue; thence northwardly along a line parallel to and 150 feet from said right-of-way line to a point, said point being 40 feet from the south right-of-way line of Wellington Place; thence westwardly along a line parallel to and 40 feet from said line to the west parcel line of Parcel 9 Plat Book 88 Page 9 HCAP; thence northwardly along said parcel line to the west terminus of Wellington Place; thence northwardly along said terminus and continuing along the west parcel line of Parcels 28, 43 and 42 Plat Book 88 Page 9 HCAP to the southeast corner of Parcel 29 Plat Book 88 Page 9 HCAP; thence westwardly along the south parcel line of said parcel to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 29 and said line extended to the center line of East Hollister Street; thence westwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of Parcel 15 Plat Book 93 Page 1 HCAP; thence northwardly along said parcel line extended and said line to the northwest corner of said parcel; thence eastwardly along the north parcel line of said parcel 15 and continuing along the north parcel line of Parcels 21, 22, 11 and 16 Plat Book 93 Page 1 HCAP and Parcels 75, 76, 77 and 78 Plat Book 89 Page 4 HCAP to the northeast corner of said parcel 78; thence southwardly and eastwardly along the irregular east parcel line of said parcel to the northwest corner of Parcel 73 Plat Book 89 Page 4 HCAP; thence eastwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcel 41 Plat Book 89 Page 4 HCAP to the southwest corner of Parcel 40 Plat Book 89 Page 4 HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcels 39, 38, and 37 Plat Book 89 Page 4 HCAP to the northwest corner of said parcel 37; thence eastwardly along the north parcel line of said parcel to the southwest corner of Parcel 82 Plat Book 89 Page 4 HCAP; thence northwardly along the west parcel line of said parcel to the south parcel line of Parcel 35 Plat Book 89 Page 4 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 35 and continuing along the west parcel line of Parcels 34 and 32 Plat Book 89 Page 4 HCAP and said line extended of said parcel 32 to the center line of East McMillan Street; thence eastwardly with said center line to the point of intersection with the center line of Auburn Avenue; thence northwestwardly with the center line of Auburn Avenue to the point of beginning.

Section 3. "Exhibit B." attached, is a plat of the territory described in Section 2. It is incorporated by this reference as a part of this ordinance.

Section 4. Council adopts and incorporates by this reference as a part of this ordinance the "Auburn Avenue Historic District Conservation Guidelines," "Exhibit C," attached, for the purposes set forth in Section 741-11 of the Cincinnati Municipal Code.

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 Auburn Avenue Historic District. The Solicitor shall cause the designation to be recorded by the Hamilton County Recorder. The Historic Conservation Board shall notify all interested or affected property owners, groups, city departments, boards and commissions.

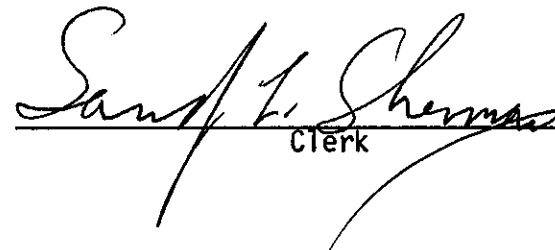
Section 6. Existing Ordinance No. 1-1987, which established Interim Development Control District No. 23 in the vicinity of Auburn Avenue, is hereby repealed.

Section 7. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and shall go into effect forthwith. The reason for the necessity of immediate effect is the need to protect the structures in the Auburn Avenue Historic District from alteration detrimental to their maintenance as part of the city's cultural and historic heritage.

Passed January 6 A.D., 1988

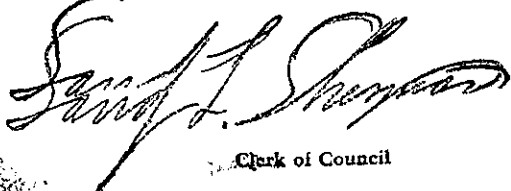


Mayor

Attest: 

Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 1
19 88 WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 1-19-88.



Clerk of Council

Council Meeting Voting Sheet

No. 56

Dated: 1/6/88

	Suspension of rules		Amendments		Passage		Emergency		Indefinitely postponed	
	Yeas	Nays	Yeas	Nays	Yeas	Nays	Yeas	Nays	Yeas	Nays
Blackwell	/				/		/			
Bortz	/				/		/			
Chabot	/					/	/			
Guckenberger	/				/		/			
Luken	/				/		/			
Mann	/				/		/			
Mirlisena	/				/		/			
Sterne	/				/		/			
Strauss	/				/		/			
Total	9				8	1	9			

COUNCIL DATE: _____

COUNCIL ACTION

- Filed
- Approved/File
- Advised/Filed
- Dissapproved/Filed
- Adoption
- Fail of Adoption
- Indef. Postponed
- 1st Reading
- Suspended Rules
- 2nd Reading
- Engrossed
- 3rd Reading
- Passed
- Emergency Clause
- Amendment

ORDINANCE (emergency) to establish the Auburn Avenue Historic District, located in the vicinity of Auburn Avenue, Dorchester Avenue, Wellington Place, East Hollister Street, McMillan Street, and Mrs. Howard Taft Road, as an overlay district pursuant to Chapter 35, Regulations for Historic Structures, Sites and Districts, of the Cincinnati Zoning Code and Chapter 741, Historic Conservation, of the Cincinnati Zoning Code, by ordaining supplementary Section 102.1. _____ of the Zoning Code to amend Building Zone Map Nos. 336 and 337. (APPROVED BY PLANNING COMMISSION)

11/18/87 Submitted to Council by
CITY PLANNING
 Referred to the Executive Committee.

11/18/87 Referred to the UD Committee.

_____ Referred to the City Manager.

_____ Referred to the City Planning Commission.

_____ Referred to the City Solicitor.

RECOMMENDATION
 (Committee Report)

HON. COUNCIL OF THE
CITY OF CINCINNATI

Date: 1/5/88

Gentlemen:

Your UD Committee reporting on the within document recommends:

ORDINANCE	RESOLUTION	REPORT	COMMUNICATION
		MOTION	PETITION/NOTICE
Passage		Filing	
Indefinite Postponement		Approval & Filed	
Without Recommendation		Disapproved & Filed	
		Filed/Clerk to Advise	
REFERRED TO EXECUTIVE COMMITTEE:		Without Recommendation	
_____		Adoption	
_____		Failed of Adoption	
_____		Referred to _____	

Respectfully submitted,

City of Cincinnati



City Planning Department

Room 230, City Hall
Cincinnati, Ohio 45202
Phone (513) 352-3471

November 13, 1987

Honorable Mayor & Members of City Council

Re: Designation of an Auburn Avenue Historic District

City Council, at its session on January 6, 1987, established Interim Development Control District No. 23, Mt. Auburn, to protect the community's historic properties from loss through unsympathetic development and demolition for one year, pending the study and possible adoption of a permanent historic designation. The Historic Conservation Board subsequently directed staff not to limit its study to the IDC district boundaries, but to consider the neighborhood in its larger historic and architectural context. The study area, therefore, included the IDC district and areas adjacent to it. Staff surveyed the buildings within the study area and reviewed property records, city directories, previous designation documentation, and library materials. Three public information meetings were held in Mt. Auburn in order to present the findings to the community and to solicit citizen input.

The Historic Conservation Office of the City Planning Department has concluded that the Auburn Avenue corridor, within a boundary platted by the department staff, is eligible for designation as a local historic district. This conclusion is based on a review of Municipal Code requirements, previous planning efforts, an evaluation of the proposed district's effect on the surrounding area and on the economic development plans of the city, and the findings of the study process. Following a public hearing, the Historic Conservation Board, at its meeting on November 9, 1987, concurred with the staff and favorably recommended the designation of the Auburn Avenue Historic District, including the recommended Conservation Guidelines for such district, to the City Planning Commission and to City Council.

Transmitted herewith is a proposed ordinance to establish the Auburn Avenue Historic District, located in the vicinity of Auburn Avenue, Dorchester Avenue, Wellington Place, East Hollister Street, McMillan Street, and Wm. Howard Taft Road, as an overlay district.

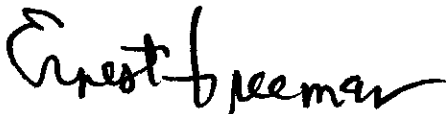
This ordinance was approved by the City Planning Commission, following a public hearing, at its meeting on November 13, 1987. Specifically, the City Planning Commission took the following actions:

- 1) Approved the "Auburn Avenue Historic District Designation Report," dated November, 1987.
- 2) Approved the plat of the proposed district boundaries.
- 3) Approved the proposed "Auburn Avenue Historic District Conservation Guidelines," dated November, 1987.
- 4) Approved the designation of the Auburn Avenue Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code.

Motion to approve: Strauss
 Erb

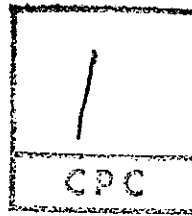
Ayes: Berman
 Bierman
 Huhn
 Mooney

A resolution to set forth the date for a public hearing and a copy of the staff report on the subject are also attached.



Ernest Freeman, AICP
Director
City Planning Department

Attachments



November 13, 1987

SUBJECT: Report and recommendations on the proposed designation of an Auburn Avenue Historic District.

BACKGROUND

On January 7, 1987, City Council established Interim Development Control District No. 23, Mt. Auburn, to protect the community's historic properties from loss through unsympathetic development and demolition for one year, pending the study and possible adoption of a permanent historic designation. The Historic Conservation Board subsequently directed staff not to limit its study to the IDC district boundaries, but to consider the neighborhood in its larger historical and architectural context. The study area, therefore, included the IDC district and areas adjacent to it. Staff surveyed the buildings within the study area and reviewed property records, city directories, previous designation documentation, and library materials. Three public information meetings were held in Mt. Auburn in order to present the findings to the community and to solicit citizen input.

At its meeting on November 9, 1987, the Historic Conservation Board held a public hearing concerning the proposed designation. At the hearing, four persons spoke in favor of the proposed district, including a representative of the Mt. Auburn Community Council. Several people asked about the effect of the designation on their property. The Board was also presented with three letters of support (from people who also spoke in favor of the designation at the hearing) and one letter of opposition which had been received by the staff (see attachments). After discussion, the Board modified the district boundary in one location and made several minor text changes. The Board voted unanimously to recommend to the City Planning Commission and to the City Council the designation of the proposed Auburn Avenue Historic District, as described in the "Auburn Avenue Historic Designation Report" and platted on the accompanying map, including the adoption of the proposed "Auburn Avenue Historic District Conservation Guidelines." The Board's corrections and amendments to the staff's designation documentation are reflected in the attachments to this staff report.

DESCRIPTION AND FINDINGS

Based on the findings of the study process, the HCO staff proposes the designation of an Auburn Avenue Historic District. Attached are the proposed boundaries, conservation guidelines and designation report for the district. Please refer to the attached Designation Report for a discussion of the proposed district boundaries, historical and architectural significance, and historic narrative.

According to Chapter 741 of the Municipal Code, certain findings must be made and other considerations weighed before a historic district can be created by City Council. The attached Designation Report discusses these findings and considerations in detail and concludes that all necessary findings can be made. In short, the district contains structures which have historic significance, which represent one or more periods or styles of architecture typical in Cincinnati's history, and which cause the area to constitute an identifiable area. The proposed district appears to conform to the applicable comprehensive plans for the community and to the Coordinated City Plan. In addition, the district will have a positive impact on the surrounding area and on the economic development plans of the city.

RECOMMENDATIONS

The staff of the City Planning Department recommends that the City Planning Commission:

- 1) Approve the attached "Auburn Avenue Historic District Designation Report," dated November, 1987.
- 2) Approve the attached plat of the proposed district boundaries.
- 3) Approve the proposed "Auburn Avenue Historic District Conservation Guidelines," dated November 1987.
- 4) Approve the designation of the Auburn Avenue Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code.

Respectfully submitted,



Daniel W. Young
City Planner

APPROVED:



Ernest Freeman, AICP
Director
City Planning Department

Attachments

AUBURN AVENUE HISTORIC DISTRICT

DESIGNATION REPORT

November 1987

Prepared by:

Cincinnati City Planning Department
Historic Conservation Office

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AUBURN AVENUE HISTORIC DISTRICT
DESIGNATION REPORT

BACKGROUND

The current study of Mt. Auburn's historic properties is a result of the establishment of Interim Development Control (IDC) District No. 23, Mt. Auburn, by City Council on January 7, 1987. The purpose of the IDC district was to protect the historic resources in the area of Auburn Avenue from unsympathetic renovation, development and demolition for one year, pending the study and possible adoption of a permanent historic designation. The IDC district was established at the request of the Mt. Auburn Community Council, prompted by the demolition of the former residence of A. Howard Hinkle at 2314 Auburn Avenue in July, 1986. This request was endorsed by the Friends of the William Howard Taft Birthplace and the Miami Purchase Association. The City Planning Commission and the Historic Conservation Board approved the IDC district in December, 1986.

Historic preservation is not, however, a new issue in Mt. Auburn. The need to control demolition, monitor new construction, and protect the historic housing stock of the neighborhood was brought to the attention of the City Planning Commission as early as 1970, when the community council requested the establishment of a local historic district to include all of Mt. Auburn. At that time, the vast nature of the request for protection was the primary reason no action was taken.

In 1972, the properties along Auburn Avenue from Ringold Street to William Howard Taft Road were listed on the National Register of Historic Places as the Mount Auburn Historic District. This was the first official recognition of the historic and elegant residential street.

In 1974, the Mt. Auburn Community Development Plan was completed with the full participation of the Mt. Auburn Community Council and the Mt. Auburn Good Housing Foundation. In that plan, both the Auburn Avenue National Register District and a portion of the Liberty Hill (Prospect Hill) area were identified and recommended as historic areas deserving of recognition and local protection.

The Mt. Auburn Design Plan of 1977 called for the retention of the architectural character of the neighborhood through the imposition of design guidelines. Several community meetings were held in 1977 to investigate local historic district designation, but a lack of community interest at that time prevented such action. Also in 1977, a Prospect Hill National Register District nomination was prepared (which was officially accepted in 1982).

In August, 1979, two IDC districts were established, one along the Auburn Avenue corridor and the other in Prospect Hill, while City staff studied local historic designation for both areas. By the end of the year, a consensus on the designations had not been reached, and the IDCs expired. City Council eventually designated the Prospect Hill Historic District in April 1981, but found that there was insufficient community support for an Auburn Avenue district.

As a result of the establishment of IDC District No.23 in January, 1987, the staff of the City Planning Department's Historic Conservation Office began the current study process. The Historic Conservation Board directed staff not to limit its study to the IDC district boundaries, but also to consider areas contiguous to the IDC district in light of the community's larger historical and architectural context. The study area, therefore, included the IDC district and areas adjacent to it. Staff surveyed the buildings within the study area and reviewed property records, city directories, previous designation documentation, and library materials. Three public information meetings were held in Mt. Auburn in order to present the findings to the community and to solicit citizen input. This designation report and the proposed preservation guidelines for the Auburn Avenue Historic District are the products of this study process.

DISTRICT BOUNDARY

The currently proposed Auburn Avenue Historic District extends along much of Auburn Avenue, from the rowhouses south of Hopkins Park to Wm. Howard Taft Road on the north. It includes most of the properties along East Hollister Street, the buildings on the north side of Wellington Place, and several structures on Wm. Howard Taft, East McMillan, and Sycamore. It focuses on Auburn Avenue and those connecting streets which developed at the same time as and in a manner similar to Auburn Avenue. While it does not include every significant structure within the study area, it does contain representative examples of the area's various architectural styles and periods of development.

The district boundaries were drawn to delineate the area of Mt. Auburn which:

1. maintains a cohesive character related to Auburn Avenue;
2. is related historically to the early development of Mt. Auburn;
3. retains its architectural integrity.

The area is predominantly characterized by mid- to late-nineteenth century residences, moderately-large in size and located on appropriately sized lots.

Various boundary options were considered:

- At the southern end of the district, the buildings along Bigelow Street, lower Auburn Avenue, and Walker Street were omitted. Several structures are architecturally and historically significant; however, due to the hilly topography and to intervening buildings of a later period, they are physically and visually isolated from Auburn Avenue. The buildings along lower Auburn Avenue and Walker Street also appear to relate in character more closely to the hillsides below, with their narrow streets and tightly spaced rowhouses, than to Auburn Avenue.

- West of Auburn Avenue, along Dorchester, Estelle, Malvern, Huntington, and Mason, there are several scattered clusters of historic buildings which possess architectural integrity. These were not included in the recommended district for several reasons. The structures are isolated from Auburn Avenue by buildings of a later period which were constructed after the former estates were subdivided and which are not of significant historic merit to tie the clusters to the proposed district. The buildings in this subarea also lack a cohesive identity that would tie them to Auburn Avenue.
- Although there are good examples of several architectural styles along Southern Avenue and Albion Street, these streets were excluded from the district. Several of the structures have been significantly altered. The buildings vary in size, scale, materials and setback from the street. Although individual buildings are compatible with the proposed district, as a group, the buildings lack a cohesive identity which tie them to the avenue.
- The group of rowhouses along Glencoe Place and Leroy Court possess a unique, cohesive identity. This area is characterized by a large number of nearly identical housing units, constructed circa 1890, set in a tight hillside grouping. The remains of the former Glencoe Hotel, which was constructed concurrently with the rowhouses, are also visible at the end of Eastview Court. The area has an obscure history that seems to be unrelated to the larger development patterns of Auburn Avenue. This grouping has not been included in the proposed district, due to its unique character as a single large development project, its hillside setting seemingly removed and unrelated to the development of Auburn Avenue, its late construction date, and its own separate history. The group is architecturally and historically significant to the city, however, and would be eligible for local historic designation as a separate district. Staff is currently preparing the necessary documentation and expects to present this material for official review in early 1988.
- Buildings along Wellington Place and East Hollister Street have been included in the district boundary. Both streets are lined with buildings which are similar in period of development, materials, style, size and siting to buildings found along Auburn Avenue. The streets are tied to Auburn Avenue with significant buildings at the intersections and have cohesive characters which relate well to Auburn Avenue.
- To the north, Wm. Howard Taft Road serves as a physical boundary both to the historic district and to the community of Mt. Auburn as a whole. The north side of Wm. Howard Taft does have buildings of note which should be considered in future historic designations in Corryville.

The proposed boundaries for the Auburn Avenue Historic District differ from those of the National Register district and the IDC district. On the southern end, the proposed district excludes the properties along Bigelow Street and properties on Auburn Avenue and Walker Streets south

of 1933 Auburn Avenue. It excludes properties on Dorchester Avenue and Estelle Street west of those properties that face Auburn Avenue. Unlike the National Register district and the IDC district, it includes the properties on Wellington Place and East Hollister Street. On the northern end, it excludes two buildings along Wm Howard Taft Road east of 121 and 125 William Howard Taft.

The district contains approximately 75 buildings. About 55 (73%) of the buildings contribute to the district's distinctive historic character, and of these, approximately 30 are individually significant. The remaining buildings were either constructed during a later period or are historic buildings that have been substantially altered or have fallen into disrepair.

STATEMENT OF SIGNIFICANCE AND HISTORIC NARRATIVE

The Auburn Avenue Historic District is historically significant to the City of Cincinnati as a whole. Mt. Auburn was the first suburban residential community, which relied on Cincinnati for industry and commerce, to develop as an outgrowth of the city. As such, it illustrates the development patterns common to Cincinnati's other hillside communities. It contains notable buildings in a variety of architectural styles which date from 1839 to the turn of the century. These buildings have largely retained their historic integrity and together convey a "sense of time and place" which distinguishes the district from its surroundings. In addition, these buildings provide a physical link with the prominent citizens who built them. A large portion of the district is listed on the National Register of Historic Places, and the William Howard Taft Birthplace has been designated a National Historic Site.

Development - The first settlement in the area occurred in 1819, the same year that Cincinnati was chartered as a city, with the construction of the James Key residence near the present site of Bigelow Street. About the same time, Gorham Worth, a cashier with the Branch Bank of the United States, also built his home on what is now Auburncrest Avenue. (The Gorham Worth home still stands and is believed to be the oldest wooden frame structure in Cincinnati. Although it is not included in the Auburn Avenue Historic District, it has been individually listed in the National Register.) In 1820 John Bigelow built his home on the land which would become Hopkins Park. The area was known as Key's Hill until about 1837, when its name, according to various accounts, was unofficially changed to Mount Auburn by a Mrs. Sumner of New England.

In a manner similar to other Cincinnati suburbs, early Mt. Auburn developed along a major transportation route. About 1838, the old Mad River Road was relocated to the present location of Auburn Avenue. Although this new road, in itself, was not the start of a new era for Mt. Auburn, it marked the beginning of the community's period of suburban prosperity. Between 1838 and 1870, fine country homes were built along Auburn Avenue, which was then known as Auburn Road, and along its side streets, including Summit Avenue (now Wellington Place) and Evans Avenue

(now East Hollister Street). The wealthy residents moved to this hilltop area to enjoy its fresh air and excellent views and to escape the crowding, epidemics, and filth in the city below. The community's close proximity to downtown, however, made it possible to reside in Mt. Auburn while continuing to conduct business and shop in the city. Because no businesses or industries were established in the neighborhood, Mt. Auburn maintained a distinctly residential character.

Various charitable institutions and churches were also established in the community during this period. The Mt. Auburn Methodist Church, the oldest church in Mt. Auburn, was constructed in 1851 at the southwest corner of Auburn Avenue and McMillan Street and was used as the community's first schoolhouse. The Mt. Auburn Young Ladies Institute was founded in 1856 and stood on the site of the present day Christ Hospital. The Mt. Auburn Baptist Church was also organized in 1856, although the current building on Auburn Avenue was not constructed until 1884. The Cincinnati Orphan Asylum was established in 1861 on the south side of Wellington Place, although the building no longer stands.

Mt. Auburn's reputation as a desirable residential community grew during this period. Charles Dickens cited Mt. Auburn's charm during his travels to the area in 1842. In 1849 Mt. Auburn was annexed to the City of Cincinnati with McMillan Street as the northern boundary. In 1867 the community attracted the attention of James Parton writing in the national magazine, Atlantic Monthly, when he referred to Mt. Auburn as the "Fifth Avenue" of Cincinnati. The local journalist, Sidney D. Maxwell, wrote in the Cincinnati Daily Gazette of August 18, 1868:

"Mount Auburn, to the most of our readers, needs no introduction. Its early settlement, its proximity to Cincinnati, its natural and artificial beauty have all combined to acquaint the people of the city, as well as strangers, with its attractions."

As in other hilltop communities, new modes of transportation further influenced the community's development. In 1867, the horse-drawn street railway connected the neighborhood to downtown; in 1872 Cincinnati's first incline, the Main Street Inclined Railway, was constructed; and in 1887, the Mt. Auburn Cable Railway began operations up Sycamore Street hill and over Saunders Street (Dorchester Avenue). They made the community even more accessible from downtown and brought with them many new residents. In 1870 Cincinnati annexed the remaining portion of the neighborhood north of McMillan. The area flourished during this period, as a growing number of private homes, rowhouses, apartment buildings, hotels, churches, and businesses were constructed. According to a history prepared for the Cincinnati Model Cities program, in 1900 there were four wholesale outlets, eleven retail grocery and dry goods stores, thirteen furniture, hardware and other shops, and fourteen professional offices in Mt. Auburn.

As property values increased, the large old estates were subdivided and the side streets were laid out by the land owners. The Gorham Worth house was purchased by Robert McGregor, whose heirs divided the estate and named McGregor Avenue. Hollister Street was named for Judge George B. Hollister. Developer and dry goods merchant, L. C. Hopkins, donated land for Hopkins Park, built two houses on Auburn Avenue north of McMillan, three houses on Bigelow Street, two on Albion Place, a street which he named for his hometown Albion, N.Y., and one house on Auburn Avenue at Wellington Place. Gilman Avenue was laid out by George F. Davis and named for his son Gilman, and Saunders Street, the present Dorchester Avenue, was named for the family who owned all the property east of Main Street between Saunders and Mason Streets.

Further changes occurred in the community as the century came to a close. In 1893 Christ Hospital moved from its former location on York Street to those buildings on Auburn Avenue occupied by the Mount Auburn Young Ladies Institute. No longer finding Mt. Auburn to be a suitable location, the directors of the Young Ladies Institute moved the school to Avondale in 1897, renaming it the H. Thane Miller School for Girls. In 1898, the Main Street Incline was the city's first inclined railway to cease operations, when that section of the Cincinnati Inclined Plane Railway was sold to the Cincinnati Street Railway Company, and Vine Street became the major transportation route to the communities beyond Mt. Auburn.

By 1900, then, Mt. Auburn was a well developed urban community, one of a diverse group of neighborhoods that together formed the City of Cincinnati. It was no longer only an elegant residential community, but was a place to work and conduct business as well. With the construction of J. Howard Day's chateau at 2421 Auburn Avenue in 1899, the last of the grand homes along the avenue was completed. While Mt. Auburn retained its desirability as a residential community, it had also acquired a diversity in its land use and in its residents.

Between 1900 and 1950, change came slowly but steadily to the community. Christ Hospital demolished all the former Young Ladies Institute buildings and in January, 1930, occupied its new 10-story building. Many of the old estates were further subdivided for the construction of modest homes along the side streets. Large old homes were converted for use as rooming houses and apartment buildings, and new apartment buildings were constructed along Auburn Avenue. The housing stock within the community, once the envy of the rest of the city, began to decline.

As was the case in other communities near the center of the city, the automobile also affected Mt. Auburn by opening up more distant suburbs to residential development. The wealthier hilltop residents took advantage of the tax benefits, privacy, and isolation of these newer suburbs. As middle income residents moved up from the hillsides to the hilltop, lower income groups moved from other congested inner-city areas to the Mt. Auburn hillsides.

About 1950 a medical migration began, as doctors and dentists began to move their practices out of downtown to Auburn Avenue in order to be closer to the hospital complexes and to avoid the high office rentals in the central city. The first building to be converted was the Auburndale Building at 2508 Auburn Avenue (The Auburndale is now being renovated for use as housing once again). The old Heekin family residence at the corner of Auburn Avenue and East McMillan Street was demolished to provide parking spaces for the Auburndale doctors and their patients. This trend has continued to the present, with old buildings along Auburn Avenue and Hollister Avenue being converted to offices and with the construction of new medical office buildings along the avenue.

Between 1955 and 1980, major changes occurred in the community. An influx of additional residents displaced by redevelopment and highway construction projects in other neighborhoods changed the demographic make up of the neighborhood. Within the community, areas of extreme poverty developed. The housing stock seriously deteriorated, and the number of vacant buildings rose alarmingly. The neighborhood's population declined dramatically; in 1980 there were 8,900 residents in Mt. Auburn, only slightly more than half the 16,800 residents of 1960.

Since that time, many people and organizations have worked to stabilize the community and restore it to full vitality. Long-time residents have maintained their homes and have worked together to improve the neighborhood as a whole. Dilapidated housing has been rehabilitated for low income tenants. New residents have come to Mt. Auburn in search of the community's unique hillside views, historic houses, and convenience to the workplace.

Architecture - The district has an excellent assortment of buildings representing various architectural styles and periods of construction. Despite the changes that have occurred in individual buildings and in the neighborhood as a whole over the years, Mt. Auburn has retained much of its historic architectural character.

The district's oldest building is the house at 2411 Auburn Avenue, which was constructed in 1839 for John Wright, one of the founders of the Cincinnati Law School. The building is characterized by a simplicity in form and detail, typical of the Greek Revival architectural style.

The district, however, is perhaps best known for its number of large residences constructed in the mid- to late-nineteenth century. These include:

- The Riddle-Phillips House (2021 Auburn Avenue), an Italian Villa style residence constructed circa 1857 for attorney and legislator Adam N. Riddle,
- "Sunnyside," (2223 Auburn Avenue), an excellent example of an Italian Villa style residence constructed circa 1859 by lumber dealer, Jethro Mitchell.
- The Isaac Graveson/Mordecai M. White Residence (2343 Auburn), an intricately detailed Italian Villa style home constructed in 1871 for one of the founders of I. & W. Graveson, Cincinnati Stone Works.

- The Phillip and Thornton Hinkle Residences (2210 & 2212 Auburn), French Second Empire style residences built in 1874 for two brothers, the first a manufacturer of prefabricated homes and the other a lawyer and publisher.
- The Joseph Bohm Residence (2112 Auburn), an Eclectically designed structure, having elements of the Queen Anne and the Richardson Romanesque styles, built in 1890.
- The John Howard Day Residence (2421 Auburn), a small stone Chateau constructed in 1899 for the president and founder of the well known machine tool company, J.H. Day and Company.

After 1870, rowhouses were also constructed throughout the district. These buildings were constructed to meet the demand for housing created by the influx of new residents who followed the street railway and incline to the community. Excellent examples designed in different architectural styles remain, including the Italianate row at 2356-2362 Auburn Avenue, built around 1873, and the stone rowhouses at Hopkins Park, built in 1882.

Several churches figure prominently in the district's streetscape. The Mt. Auburn Baptist Church (2147 Auburn), dated 1884 by a stone inset in its facade, is designed in a Romanesque-Gothic Revival style that has rock-faced stone walls trimmed in smooth stone. The Mt. Auburn Methodist Church (2439 Auburn), built in 1851, was the first church in Mt. Auburn. It is a Gothic Revival building with octagonal turrets flanking a large pointed-arch window which surmounts four paired windows on the facade. The Mt. Auburn Presbyterian Church (103 Wm. Howard Taft), dedicated in 1891, presents an imposing Romanesque-Gothic rock-faced stone facade. It was designed by H. E. Siter, known locally for his many schools, which have been labelled "fortress schools" because of their large, heavy proportions. In 1875, the Church of Our Savior Episcopal Church was established on Hollister Avenue, with the intimate Gothic Revival building as its home.

In all, the district has approximately thirty buildings that are individually significant and that display a variety of styles including Greek Revival, Italian Villa, Gothic Revival, Italianate, Eclectic, and Georgian Revival.

Significant Associations - In addition to their architectural and developmental significance, the homes and churches in the district provide a physical link to the lives of people who were important to our past. Leaders in government, business, and industry resided in the community. The homes of several of these have already been mentioned: John Wright, Adam Riddle, Jethro Mitchell, Isaac Graveson, Phillip and Thornton Hinkle, Joseph Bohm, and J. Howard Day.

Others also figured significantly in the development of Mt. Auburn and in the history of Cincinnati. Alphonso Taft acquired his home at 2028 Auburn Avenue around 1852. He was an influential judge and statesman in his own right and was largely responsible for the first railway system to connect the community with the downtown basin area. He was also the father of William Howard Taft, who would become President of the United States and Chief Justice of the Supreme Court. Another prominent

citizen, Henry Martin, owner of Cincinnati's first cable-car system up Auburn Avenue, built his home at 2038 Auburn Avenue in 1870. Mordecai M. White, banker and philanthropist, acquired the Graveson residence on Auburn Avenue in 1874. In 1879, William and Fannie Doane purchased "Sunnyside" from Jethro Mitchell. Doane became famous through his inventions of woodworking machines and for his well-known hymn tunes. Eugene Zimmerman, president of the Cincinnati, Hamilton, & Dayton Railroad and one of the founders of Standard Oil of Ohio, bought his home at 2448 Auburn Avenue in 1880.

FINDINGS

Required Findings - According to Chapter 741 of the Municipal Code (Historic Conservation), certain findings must be made before a historic district can be created by City Council. These findings are as follows:

1. The district must contain structures which have historic significance. A district or structure which has historic significance possesses an integrity of design, setting, materials, workmanship, feeling, and association. The district contains approximately 75 buildings. About 55 (73%) of the buildings contribute to the district's distinctive historic character, and of these, approximately 30 are individually significant.
2. The district must represent one or more periods or styles of architecture typical of one or more eras in the city's history, or must represent an assemblage of structures important to the city's history. The district has an excellent assortment of buildings representing various architectural styles and periods of development from 1839 to the early twentieth century. In addition to their architectural and historical significance, the buildings in the district provide a physical link to the lives of people who were important in the development of Mt. Auburn and in the history of the city of Cincinnati.
3. The structures within the proposed district must cause the area, by reasons of historic or architectural factors, to constitute an identifiable area. The buildings within the district represent a variety of architectural styles and periods of development which date from 1839 to the turn of the century. These buildings have largely retained their historic integrity and together convey a "sense of time and place" which distinguishes the district from its surroundings. The district boundaries were drawn to delineate the area of Mt. Auburn which maintains a cohesive character related to Auburn Avenue, which is related historically to the early development of Mt. Auburn, and which retains its architectural integrity.

The documentation within this designation report shows that the Auburn Avenue Historic District is based on historical, architectural and developmental features which distinguish the district from its surroundings and which qualifies it as an identifiable historic district.

Other Considerations - In addition to the above required findings, Chapter 741 of the Municipal Code lists other considerations which must be weighed when historic designation is contemplated:

1. The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed district is located.

As previously noted in the introduction to this designation report, the existing plans for the Mt. Auburn community call for the protection of the community's historic resources. The Cincinnati Coordinated City Plan also supports the adoption of historic districts. The designation of the Auburn Avenue Historic District, therefore, appears to conform to the applicable comprehensive plans.

a. In 1974, the Mount Auburn Community Development Plan identified the Auburn Avenue area as deserving of recognition and local protection. It included the following development objectives:

- The rehabilitation of existing sound structures.
- The enactment of local zoning legislation to establish historic districts and ensure the preservation of structures.
- The employment of preservation as a functional plan element.

b. The Mt. Auburn Design Plan of 1977 called for the retention of the architectural character of the neighborhood through the imposition of design guidelines.

c. As part of the City Planning Department's Uptown Planning project, the community plan for Mt. Auburn is currently being updated. The draft of the plan includes the goal to employ preservation as a functional element within an overall program to improve the community environment and benefit the residents of Mt. Auburn. Preservation objectives include:

- The preservation of unusual landmark buildings.
- The recognition and protection of historic resources through local designation.
- The maintenance of the neighborhood's historic character by encouraging appropriate rehabilitation and compatible new construction.

d. The Cincinnati Coordinated City Plan states that the revitalization of Cincinnati's residential communities is one of its top priorities. It recognizes historic preservation as one possible catalyst for neighborhood revitalization. The plan further states that the economic advantages of adaptive re-use and renovation of the city's wealth of older, sound structures can turn neighborhoods into highly desirable places to live. It also supports rezoning to

protect a neighborhood's special or distinctive environmental characteristics (either natural or man-made) which are of value to the public.

2. The effect of the proposed designation on the surrounding area and economic development plans of the city.

The designation of the Auburn Avenue Historic District will have a positive impact on the community and on the economic development plans of the city. Specifically:

- Recognition and protection of the architectural character of Mt. Auburn will be gained through historic district designation.
 - The protection of Mt. Auburn's architectural character will aid in the maintenance of the area's general desirability as a residential community.
 - The Historic Conservation Board, with community input, will review exterior building alterations to ensure that such modifications are compatible with the district's distinctive character.
 - A review by the Historic Conservation Board will be necessary before any architecturally or historically significant building is demolished.
 - The designation will encourage new construction, where appropriate, which will be compatible with and will take advantage of the district's distinctive character.
 - The historic designation will qualify property owners in the district for special zoning exceptions and variances, where deemed necessary or appropriate by the Historic Conservation Board.
 - No additional cost to the city is anticipated from the district designation.
3. Such other planning considerations as may be relevant to the designation. No other planning considerations were considered relevant to the designation of the Auburn Avenue Historic District.

Conclusion - The designation of the proposed Auburn Avenue Historic District, therefore, meets the requirements of Chapter 741 of the Municipal Code (Historic Conservation). The documentation within this designation report provides conclusive evidence that all required findings may be made for the proposed district. In addition, the proposed Auburn Avenue Historic District is in compliance with the appropriate comprehensive city and community plans and will have a positive effect on the community.

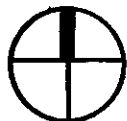


AUBURN AVENUE HISTORIC DISTRICT

CINCINNATI CITY PLANNING DEPARTMENT

HISTORIC CONSERVATION OFFICE

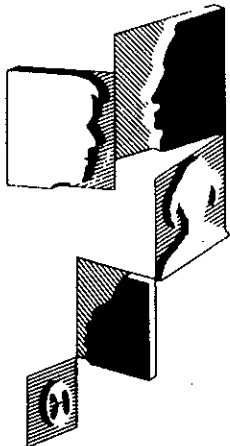
NOVEMBER 1987



NO SCALE

Mt. Auburn Community Council

P.O. Box 19138 • Cincinnati, Ohio 45219



November 10, 1987

City of Cincinnati
City Planning Commission
Daniel Young, City Planning Department
Room 230 City Hall

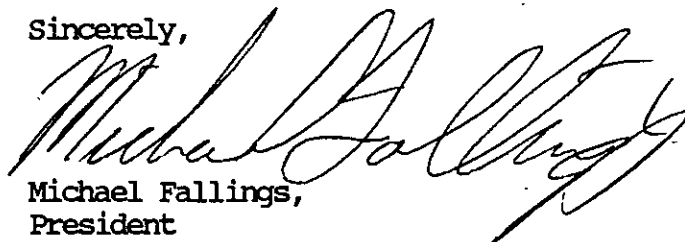
Dear: Mr. Young

I am writing this letter to inform you that the Mount Auburn Community Council (MACC) FULLY SUPPORTS the current IDC/Local Historic District guidelines proposed for Auburn Ave.

As you know, many residents attend the meetings you conducted concerning the local Historic Designation proposal for Auburn Ave. The meetings brought about many viewpoints and suggestion on the proposed guidelines. From what we have hear, and read we feel this proposal is a respectable start for Local Historic Designation in Mt. Auburn.

If you have any question feel free to contact me.

Sincerely,



Michael Fallings,
President



The Christ Hospital

2139 Auburn Avenue | Cincinnati, Ohio 45219 | (513) 369-2000

November 3, 1987

Mr. Daniel Young
City Planning Department
Room 228
City Hall
Cincinnati, OH 45202

RE: Auburn Avenue Historic District

Dear Mr. Young:

You asked that The Christ Hospital provide to you a written statement of position regarding the proposed Auburn Avenue Historic District under consideration by the Cincinnati Planning Department. In general, The Christ Hospital recognizes the unique historic character and architectural integrity of the Mt. Auburn area and, accordingly, supports the establishment of an Auburn Avenue Historic District subject to the considerations discussed in this letter.

As in the past during the establishment of the IDC zone in the Mt. Auburn area, The Christ Hospital again looks forward to working with the City Planning Department to help establish reasonable guidelines and standards for this additional zoning restriction. Accordingly, prior to the public hearings on this matter, The Christ Hospital wishes to provide the City Planning Department and Historic Conservation Office with its position concerning certain necessary elements and issues to be considered before the Auburn Avenue Historic District is established.

During the late 19th century, Mt. Auburn residents used the street railway and incline for most of their transportation needs. Unfortunately, today these two marvelous forms of public transportation no longer exist and have been replaced, for the most part, by a great number of automobiles. The Christ Hospital urges that the goals of

the Auburn Avenue Historic District can and should be furthered by addressing the increasing problem of automobile traffic and parking in this area. Initially, traffic control studies should be conducted to determine how the District can best balance and alleviate the often conflicting problems of traffic flow and on-street parking. It is The Christ Hospital's firm conviction that parking should be prohibited along Auburn Avenue within the Historic District thus making all four lanes available for through traffic. Additionally, traffic signals should be installed at the Auburn Avenue intersections of Dorchester Street and Mason Street to help control and maintain safe traffic patterns. Correspondingly, the traffic study obviously should address and consider the development of appropriate locations for convenient off-street parking facilities for use by Mt. Auburn residents and businesses. Proper control and adjustment of the traffic patterns along Auburn Avenue not only will help to preserve the distinct character of the area, but, more importantly, it will help to ensure safe, adequate and quick access to The Christ Hospital, an essential provider of quality health care to all residents of the Greater Cincinnati area.

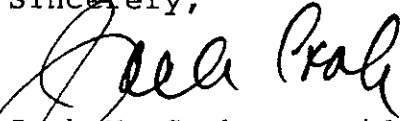
As the Cincinnati City Planning Department and Historic Conservation Office recognized and discussed in its draft of the Proposed Auburn Avenue Historic District Conservation Guidelines, certain buildings within the proposed District are beyond the practical state of restoration. Perhaps these locations could be utilized for establishment of off-street parking as referenced in the preceding paragraph.

Likewise, The Christ Hospital hopes and expects that the Dorchester Street and Auburn Avenue commercial area will continue to develop in a controlled but practical manner. Be assured that The Christ Hospital expects and looks forward to working closely with the City Planning Department and Historic Conservation Office to make sure all its future developments and construction within the Auburn Avenue area will be satisfactory under any and all zoning restrictions.

As a final and practical matter, The Christ Hospital requests that the west boundary of the proposed Auburn Avenue Historic District Zone be clearly determined and indicated prior to the establishment of the District. The Christ Hospital suggests that the placement of such west boundary line be coincident with the west boundary line of the Hospital's Medical Office Buildings I and II (No. II now under construction).

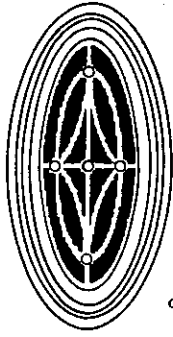
As always, do not hesitate to contact me to discuss these or any other matters further. I wish to thank you in advance for your considerations of these important concerns of the Hospital and I am confident that The Christ Hospital will be able to enthusiastically support the final version of the Auburn Avenue Historic District Conservation Guidelines.

Sincerely,



Jack M. Cook, President
The Christ Hospital

cc: T. Emmerich
J. Head, Graydon Head & Ritchey
R. LaJeunesse, Graydon Head & Ritchey
E. Hoeltke



Miami Purchase Association

FOR HISTORIC PRESERVATION

812 Dayton Street, Cincinnati, Ohio 45214 Tel. (513) 721-4506

November 3, 1987

Daniel Young
City Planning Department, Room 228
City Hall
Cincinnati, OH 45202

Dear Mr. Young,

The proposed historic designation of Auburn Avenue in Mt. Auburn is strongly supported by the Board of Trustees of the Miami Purchase Association for Historic Preservation. Mt. Auburn represents an early influential hilltop community where many of Cincinnati's most important citizens lived during the nineteenth century. The grandeur and elegance of this portion of the city have been gradually eroded even though the area was placed on the National Register of Historic Places ten years ago. Local protection afforded by the city is vitally important to retain the many valuable remaining historic structures that make this neighborhood an attractive place to live.

In addition to being one of the city's showplaces for architectural beauty, Mt. Auburn achieved national recognition in recent years. In 1978 when Cincinnati hosted the national conference, "Historic Preservation and the Minority Community", Auburn Avenue and Glencoe Place exemplified the emergence of black communities who sought to improve their neighborhoods by preserving their historic buildings.

Furthermore, as the boyhood home of William Howard Taft is completed and opened to the public, a protected Auburn Avenue will greatly benefit visitors and tourists. This neighborhood reflects the important role in national history that Cincinnati played in the mid-nineteenth century when it was the sixth largest in the country.

We urge the adoption of the "Auburn Avenue Historic District" with boundaries proposed by the Historic Conservation Office in the plan submitted September 1987. We also encourage the local designation of Glencoe Place which will be considered separately.

Sincerely,

Mary Ann Brown
Executive Director

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United States Department of the Interior

NATIONAL PARK SERVICE

WILLIAM HOWARD TAFT NATIONAL HISTORIC SITE
2038 AUBURN AVENUE
CINCINNATI, OHIO 45219-3025



IN REPLY REFER TO:

A3815(WIHO)

NOV 02 1987

Mr. Daniel Young
City Planning Department
Room 228, City Hall
Cincinnati, Ohio 45202

Dear Mr. Young:


Thank you for the notice of the proposed Historic Conservation District Guidelines for Auburn Avenue.

William Howard Taft National Historic Site, the birthplace and boyhood home of the only person to have served as both President and Chief Justice of the United States, lies within the proposed district. Close to three million dollars will have been spent on the restoration of the site by the time it is opened to the public next summer, a substantial portion of which has come from private donors in this area. It is our intention to conform to both the letter and the spirit of the guidelines in all actions taken at the site.

The boundary of the proposed district reaffirms the historic values found by the State of Ohio and the National Park Service when they listed the area on the National Register of Historic Places in 1973. Part of our mission at the Taft site has been to interpret those values through tours of the neighborhood. We are concerned that as much of the neighborhood as remains from the site's historic period be preserved and that later developments do not derogate the qualities that earned the listing on the National Register.

You are to be congratulated for your thorough work.

Sincerely,


Steven Kesselman
Superintendent

November 6, 1987

Mr. Daniel Young
City Planning Department
Room 228
City Hall
Cincinnati, Ohio 45202

Dear Mr. Young,

I own and have recently rehabilitated the property at 32 East Hollister Street, which is located in the proposed Auburn Avenue Historic District.

I share the city's hope that Mt. Auburn buildings not be demolished and that the neighborhoods historic character be preserved, but I disagree with the city's approach to achieving the goal.

I strongly object to the controls that would be granted to the city by the proposed designation, for the following reasons.

- 1) It is a partial condemnation of my property, without compensation.
- 2) It would greatly increase the cost of exterior rehabilitations. Time is money. Add to the cost of any exterior improvement the added time submitting and reviewing plans, getting approvals, possibly having to redesign the entire project etc. and it means guaranteed added cost to every project.
- 3) It may lower the value of my property. One reason is the added cost of exterior rehabilitations. Also, there are two likely reasons a property in this area would be demolished, a) it was destroyed by fire or another catastrophe and it would be too expensive to rebuild, b) there was another higher and better use for the property. In either case, by restricting an owner from demolishing his building, the property owner is losing his best option, based on economic considerations.
- 4) It would discourage exterior property improvements. I would not have undertaken the major rehabilitation of 32 E. Hollister St. if the proposed legislation was in place. Add the extra time, the delays and the uncertainty of approval in doing an exterior improvement and many needed and worthwhile projects will not take place, simply because of the anticipated aggravation.

In my opinion, the best way to prevent demolitions and to restore Mt. Auburn to it's original glory is to encourage restorations by economic incentives, city cooperation and by the elimination of stifling government red tape. If the city wants to preserve a property's architecture, let the city buy the property or give the property owner some compensating economic benefits in exchange for the controls.

Sincerely,


Richard Navaro

Cincinnati Board of Realtors, Inc.

November 13, 1987

Mr. Donald J. Mooney Jr., Chairman
City Planning Commission
City Hall
801 Plum Street
Cincinnati, Ohio 45202

Dear Don:

The Cincinnati Board of Realtors would like to be on record as opposed to the proposal for an Auburn Avenue Historic District based on our belief that private property owners should not be dictated to by any governmental body on the design or "character" of their holdings.

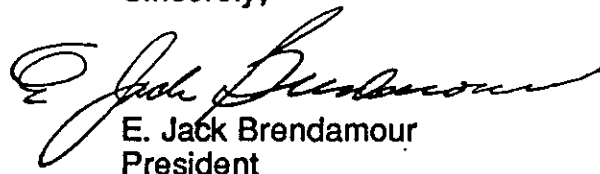
We would certainly support efforts by the local, state or federal government to encourage historic property rehabilitation through the use of incentives, yet we abhor the proposed actions of the Historic Conservation Board that would on a wholesale basis strip a number of private property owners of the right to determine the "character" they want for their structure(s).

Rather than restricting the entire area, we would suggest that all "New Construction" and "Non-Contributing Buildings" be exempted from the District and that only pocketed areas of major historical relevance, if any, be considered for designation, not the entire heart of Mt. Auburn.

In addition, we remind members of the Planning Commission that one of the major issues during the recent City Council campaign was increasing and improving housing within the city limits.

It is our belief that the proposed historic district will certainly hinder the development of additional housing there and will, due to the resulting layers of bureaucracy associated with historic restrictions, discourage residential property owners from making necessary improvements that could enhance living conditions for residents .

Sincerely,



E. Jack Brendamour
President

OFFICERS

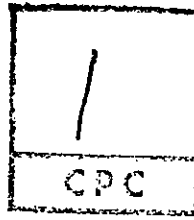
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1213 Tennessee Avenue
Cincinnati, Ohio 45229
(513) 242-1711



November 13, 1987

SUBJECT: Report and recommendations on the proposed designation of an Auburn Avenue Historic District.

BACKGROUND

On January 7, 1987, City Council established Interim Development Control District No. 23, Mt. Auburn, to protect the community's historic properties from loss through unsympathetic development and demolition for one year, pending the study and possible adoption of a permanent historic designation. The Historic Conservation Board subsequently directed staff not to limit its study to the IDC district boundaries, but to consider the neighborhood in its larger historical and architectural context. The study area, therefore, included the IDC district and areas adjacent to it. Staff surveyed the buildings within the study area and reviewed property records, city directories, previous designation documentation, and library materials. Three public information meetings were held in Mt. Auburn in order to present the findings to the community and to solicit citizen input.

At its meeting on November 9, 1987, the Historic Conservation Board held a public hearing concerning the proposed designation. At the hearing, four persons spoke in favor of the proposed district, including a representative of the Mt. Auburn Community Council. Several people asked about the effect of the designation on their property. The Board was also presented with three letters of support (from people who also spoke in favor of the designation at the hearing) and one letter of opposition which had been received by the staff (see attachments). After discussion, the Board modified the district boundary in one location and made several minor text changes. The Board voted unanimously to recommend to the City Planning Commission and to the City Council the designation of the proposed Auburn Avenue Historic District, as described in the "Auburn Avenue Historic Designation Report" and platted on the accompanying map, including the adoption of the proposed "Auburn Avenue Historic District Conservation Guidelines." The Board's corrections and amendments to the staff's designation documentation are reflected in the attachments to this staff report.

DESCRIPTION AND FINDINGS

Based on the findings of the study process, the HCO staff proposes the designation of an Auburn Avenue Historic District. Attached are the proposed boundaries, conservation guidelines and designation report for the district. Please refer to the attached Designation Report for a discussion of the proposed district boundaries, historical and architectural significance, and historic narrative.

According to Chapter 741 of the Municipal Code, certain findings must be made and other considerations weighed before a historic district can be created by City Council. The attached Designation Report discusses these findings and considerations in detail and concludes that all necessary findings can be made. In short, the district contains structures which have historic significance, which represent one or more periods or styles of architecture typical in Cincinnati's history, and which cause the area to constitute an identifiable area. The proposed district appears to conform to the applicable comprehensive plans for the community and to the Coordinated City Plan. In addition, the district will have a positive impact on the surrounding area and on the economic development plans of the city.

RECOMMENDATIONS

The staff of the City Planning Department recommends that the City Planning Commission:

- 1) Approve the attached "Auburn Avenue Historic District Designation Report," dated November, 1987.
- 2) Approve the attached plat of the proposed district boundaries.
- 3) Approve the proposed "Auburn Avenue Historic District Conservation Guidelines," dated November 1987.
- 4) Approve the designation of the Auburn Avenue Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code.

Respectfully submitted,



Daniel W. Young
City Planner

APPROVED:



Ernest Freeman, AICP
Director
City Planning Department

Attachments

1933 Auburn
Cincinnati, OH 45219

C/O Gateway Federal S&L
128 E. Fourth Street
Cincinnati, OH 45202

Sandra Willingham
2510 Gabriel
Cincinnati, OH 45204

Chase Bank of Ohio
520 W. Wyoming Ave.
Cincinnati, OH 45215

Hamilton Cty. Commissioners
Room 224, Courthouse
Cincinnati, OH 45202

White, Getgey & Meyer
2021 Auburn
Cincinnati, OH 45219

Globe Development Company
3 E. Fourth Street
Cincinnati, OH 45202

Andrew J. Green, "TR"
9900 Carver Rd.
Cincinnati, OH 45242

Gamble Realty Company
2139 Auburn Avenue
Cincinnati, OH 45219

Donald F. Forrester
c/o Madison Bldg. & Loan Assn.
7435 Kenwood
Cincinnati, OH 45236

Mt. Auburn Baptist Church
2147 Auburn
Cincinnati, OH 45219

Justine Apartment Company
c/o Reilly Mortgage Group
2300 "M" Street, NW, 7th Flr.
Washington, DC 20037

2210 Auburn Avenue Company
1109 Vine Street
Cincinnati, OH 45202

Aumac Associates
c/o Clark & Eyrich
2800 Carew Tower
Cincinnati, OH 45202

Auburn Apartments, Inc.
c/o Chester Sudbrack,
230 Wm H. Taft Rd.
Cincinnati, OH 45219

Albert D. Cash, Jr., "TR"
c/o Inland Management
2350 Auburn Avenue
Cincinnati, OH 45219

Sylvan P. Reisenfeld
2355 Auburn Avenue
Cincinnati, OH 45219

Elyse Simpson
8501 Beechmont Avenue
Cincinnati, OH 45230

Richard B. Fleming
2403 Auburn Avenue
Cincinnati, OH 45219

Colin M. Zadikoff
111 Wellington Place
Cincinnati, OH 45219

O'Dell M. Owens, M.D.
2421 Auburn Avenue
Cincinnati, Ohio 45219

Lazix Corporation
2427 Auburn Avenue
Cincinnati, OH 45219

Irrene French
5 Huntington Place
Cincinnati, OH 45219

Steven Kesselman, Supt.
Wm. Howard Taft Historic Site
20 Auburn Avenue
Cincinnati, OH 45219

Jimmy ...
Miami Purchase Assn
Dayton Street
Cincinnati, OH 45214

Richard T. LaJeunesse
Raydon, Head, Ritchey
900 Dubois Tower
11 Walnut Street
Cincinnati, OH 45202

Edwin Hoeltke
Christ Hospital
2139 Auburn Avenue
Cincinnati, OH 45219

Jack Cook, President
Christ Hospital
2139 Auburn Avenue
Cincinnati, OH 45219

van L. Tamarin
Suite 1400
105 East 4th Street
Cincinnati, OH 45202

Physician Assoc. Inc.
71 E. Hollister St.
Cincinnati, OH 45219

Auburn Avenue Historic District
Filing List 9/16/87
Revisions 10/30/87

Parish of Cincinnati c/o Holy Name Church 448 Auburn Cincinnati, OH 45219	Property Properties 2433 Auburn Cincinnati, OH 45219	Auburn Mechanical 2439 Auburn Cincinnati, OH 45219
Edward Sawyer 1 Wm. H. Taft Rd. Cincinnati, OH 45219	Park Place Apartments, Inc. First National Bank P.O. Box 1038 Cincinnati, OH 45201	Leo H. Gerbus 824 Kingfisher Ln. Cincinnati, OH 45246
Wellington Place c/o Practice Mgmt. Consultants 821 Summit Road Cincinnati, OH 45237	Robert B. Maddox 130 Wellington Pl. Cincinnati, OH 45219	Cynthia M. Senefeld c/o Edward Sawyer 61 Wm. H. Taft Cincinnati, OH 45219
St. Auburn Presbyterian Church 103 Wm. H. Taft Cincinnati, OH 45219	Olsten of Cincinnati 300 Dixie Terminal Cincinnati, OH 45202	Richard P. Navaro 2200 Victory Pkwy #2604 Cincinnati, OH 45206
Luise Gross 2 E. Hollister Cincinnati, OH 45219	Episcopal Diocese of S. Ohio 412 Sycamore Cincinnati, OH 45202	Rosalind K. Bullard 47 Hollister Street Cincinnati, OH 45219
Church of Our Savior 5 E. Hollister Cincinnati, OH 45219	Thomas R. Warner, "TR" 58-60 E. Hollister Cincinnati, OH 45219	Frank Ricketts 2284 Donnington Ln. Cincinnati, OH 45244
Hollister Realty 18 E. Hollister Cincinnati, OH 45219	Melanie M. Hunt 66 E. Hollister Cincinnati, OH 45219	Joseph F. Wright 71 E. Hollister Cincinnati, OH 45219
Assesious Enterprises 2415 Auburn Avenue Cincinnati, OH 45219	William E. Hillard 79 E. Hollister Cincinnati, OH 45219	Hidy Transportation Company 5400 Graves Rd. Cincinnati, OH 45243
L. Rawson Collins c/o Richard Rasner 18 E. Hollister Cincinnati, OH 45219	Mr. & Mrs. Emmett Cooper 3720 Washington Avenue Cincinnati, OH 45219	Dr. James Lytle 8815 Indian Hill Rd. Cincinnati, OH 45243
Beatrice Clark 268 McCormick Place Cincinnati, Ohio 45219	Cincinnati Board of Realtors 1213 Tennessee Ave. Cincinnati, OH 45229	Carl Westmoreland 1901 Auburn Terrace Cincinnati, OH 45219
Michael Fallings Mt. Auburn Community Council P.O. Box 19138 Cincinnati, OH 45219	Dannis Powell 109 Huntington Place Cincinnati, OH 45219	Frederick Sanders 1907 Auburn Avenue Cincinnati, OH 45219

k Place Apartments, Inc.
st National Bank
. Box 1038
cincinnati, OH 45201

Leo H. Gerbus
824 Kingfisher Ln.
Cincinnati, OH 45246

ert B. Maddox
Wellington Pl.
cincinnati, OH 45219

Cynthia M. Senefeld
c/o Edward Sawyer
61 Wm. H. Taft
Cincinnati, OH 45219

ten of Cincinnati
Dixie Terminal
cincinnati, OH 45202

Richard P. Navaro
2200 Victory Pkwy #2604
Cincinnati, OH 45206

scopal Diocese of S. Ohio
Sycamore
cincinnati, OH 45202

Rosalind K. Bullard
47 Hollister Street
Cincinnati, OH 45219

mas R. Warner, "TR"
60 E. Hollister
cincinnati, OH 45219

Frank Ricketts
2284 Donnington Ln.
Cincinnati, OH 45244

anie M. Hunt
E. Hollister
cincinnati, OH 45219

Joseph F. Wright
71 E. Hollister
Cincinnati, OH 45219

2300 Auburn Partnership
6252 Joyce Ln.
Cincinnati, OH 45237

liam E. Hillard
E. Hollister
cincinnati, OH 45219

Hidy Transportation Company
5400 Graves Rd.
Cincinnati, OH 45243

Mt. Auburn Partnership
2343 Auburn Avenue
Cincinnati, OH 45219

& Mrs. Emmett Cooper
3 Washington Avenue
cincinnati, OH 45219

Dr. James Lytle
8815 Indian Hill Rd.
Cincinnati, OH 45243

KGW Investments
2367 Auburn Avenue
Cincinnati, OH 45219

cincinnati Board of Realtors
3 Tennessee Ave.
cincinnati, OH 45229

Carl Westmoreland
1901 Auburn Terrace
Cincinnati, OH 45219

Allegro Realty Company
2411 Auburn Avenue
Cincinnati, OH 45219

nis Powell
Huntington Place
cincinnati, OH 45219

Frederick Sanders
1907 Auburn Avenue
Cincinnati, OH 45219

Medical Assoc. of Internal Med.
11490 Springfield Pk.
Cincinnati, OH 45246

CINCINNATI
COUNCIL
HALL
OHIO 45202
25

Robert V. Bernhard
2554 Ridgeland Pl.
Cincinnati, OH 45213

CINCINNATI
COUNCIL
HALL
OHIO 45202
25

Carl W. Alexander
6694 Iris Avenue
Cincinnati, OH 45213

CINCINNATI
COUNCIL
HALL
OHIO 45202
25

Park Place Apartments, Inc.
First National Bank
P.O. Box 1038
Cincinnati, OH 45202

CINNATI
COUNCIL
HALL
OHIO 45202
25

David S. Tolle
2 Woodside Ct.
Cincinnati, OH 45246

CINNATI
COUNCIL
HALL
OHIO 45202
25

Sharrock & Sharrock
2828 Vernon Pl.
Cincinnati, OH 45219

CINNATI
COUNCIL
HALL
OHIO 45202
25

Leonard Rand
2100 Auburn Avenue
Cincinnati, OH 45219

73001404

STATE:	Ohio
COUNTY:	Hamilton
FOR NPS USE ONLY	
ENTRY DATE	3-28-73

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

1. NAME

COMMON:	Mt. Auburn Historic District
AND/OR HISTORIC:	Key's Hill

2. LOCATION

STREET AND NUMBER: (see continuation sheet)			
CITY OR TOWN: Cincinnati	CONGRESSIONAL DISTRICT: 1	Wm. J. Keating	
STATE: Ohio	CODE: 039	COUNTY: Hamilton	CODE: 061

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input checked="" type="checkbox"/> Both	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple Public and Private			STATE: Ohio
STREET AND NUMBER:			
CITY OR TOWN: Cincinnati	STATE: Ohio	CODE: 039	

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Hamilton County Court House			COUNTY: Hamilton
STREET AND NUMBER: Court and Main Streets			
CITY OR TOWN: Cincinnati	STATE: Ohio	CODE: 039	

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Inventory and Appraisal of Historic Sites, Buildings and Areas				ENTRY NUMBER
DATE OF SURVEY: 1960 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: Cincinnati City Hall				
STREET AND NUMBER: 801 Plum Street				
CITY OR TOWN: Cincinnati	STATE: Ohio	CODE: 039	DATE	

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The overall character of a majority of the buildings in the district can be described as Italianate with large towers a notable feature. There are also examples of architecture from earlier and later periods. The structures in Sub-area I set the mood for all three Sub-areas. At the summit of Sycamore Street is the Henry Martin House. The area also contains a fine Gothic Revival residence on Bigelow Street. Diagonally across the street is the James Key House, and one block north is the General Noyes House. Unfortunately, they have been substantially altered. The Martin House, however, retains its original integrity. This three story structure is now the Mt. Auburn Community Center and has been recently rehabilitated to reveal buff-brown brick walls with stone quoins and stone trim around the round-arched windows and entry. The imposing scale and character of this building represents the architectural style which was favored by the early owners of many homes in the area.

A distinguishing feature of many of the homes is a tower. The Thomas Phillips House, now the Auburn View Rest Home, is an example of a home incorporating this element. Built on a prominent site above the surrounding residences, it is representative of the large, dignified homes in this district. The slope of the front yard leads to the two-story white brick facade. The tower, located on the south side, is square and rises a full three stories. This tower was once matched directly across the street in the Reakirt and Bodmann homes built in the same Italianate style with large towers. Both homes were demolished for the construction of the Hamilton County Juvenile Court building. Adjacent to this facility is the house which was the birthplace of President William Howard Taft. This building, a National Historic Landmark, is already on the National Register of Historic Places, and it is being restored by the National Park Service.

In Sub-area II the feeling of quiet repose and dignity is quite evident. This was a residential area in addition to the public buildings it once contained. The Mt. Auburn Female College and the Cincinnati Orphan Asylum and Mt. Auburn Baptist Church once occupied the same one-block area. The Church, dated 1884 by a stone inset in its facade, is in a Romanesque-Gothic Revival style popular in rural English churches. Many of the early settlers were of British extraction so this style would seem appropriate to their tastes. The Church has rock-faced stone walls trimmed in smooth stone which gives an air of solidity and strength to the block. Next to this structure, to the north, is a residence which is a good example of the modest but substantial homes which were once more numerous in the area. This white brick structure contains notable details such as the third floor central dormer window with its heavily ornamented segmental cornice.

These two buildings and the next one to the north, Sunnyside, the home of William Doane, form a strong focal point at a midway point along the street. Sunnyside is a two-story white brick building with a three-story tower and is a classic example of Italian Villa design.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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Mt. Auburn Historic District

2. Location

Starting at the point of intersection of Edinburg Place and Walker St., go south 785 feet along the centerline of Walker St., then east 430 feet to a point 135 feet north of the centerline of Ringgold St. From that point, go north 850 feet to a point in the center of Dorchester Avenue, then west 45 feet along the centerline of Dorchester Avenue, then north 130 feet, then west 60 feet. From there go north 940 feet to a point on the centerline of Earnshaw Avenue, then west 25 feet, then north 1390 feet to a point in the center of McCormick Place, then west 80 feet along the center line of McCormick Place. Then go north 870 feet to a point in the center of McMillan Street, then east 285 feet along the centerline of McMillan Street, then north 410 feet to a point in the center of Wm. Howard Taft, then southwest 350 feet along the centerline of Auburndale Place, then southeast 195 feet along the centerline of Auburn Avenue, then west 135 feet along the centerline of McMillan St. From there, go south 2595 feet along a line approximately parallel to the centerline of Auburn Avenue to a point in the center of Mason St. then south 400 feet further along a line parallel to Auburn Avenue, then west 230 feet to a point in the center of Audrey Terrace, then south 480 feet to the intersection of Edinburg Place and Sycamore St. From there, go east-northeast 295 feet along the centerline of Edinburg Place to the point of beginning.

7. Description (con't.)

These buildings are complemented on the other side of the street by a small neo-Gothic Revival residence, and the residences at 2210 and 2212 Auburn Avenue. The latter two are good examples of Second Empire Style buildings. They are identical in detail, with the house at 2212 about half the width of the other house.

The tower of Sunnyside has its equal in the Ehrman House at 2314 Auburn. This white brick house, privately owned and occupied, is in very good condition. The central tower rises a full two stories above the double-door entry which has etched decorations in the frosted glass.

The ample proportions of the Ehrman House are reflected in Sub-area III in the home of Mordecai White, now occupied by the Family Service Agency of Cincinnati. This two and one-half-story building is dark red painted brick with white stone trim. There is also a three-story tower on the south side. The two stone pillars at the sidewalk which mark the entry are not unique on the street but are notable for their ornateness. The elegance of this Italianate home is achieved through the stone ornamentation around the double-door entry, rusticated quoins, and windows, which are trabeated on the main facade and arched on the side elevations. The heavily bracketed double cornice is continued around the tower integrating it with the rest of the building.

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1819-1900

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input checked="" type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

From the time Mt. Auburn was first settled, about 1819, it has been an important residential area for the civic, social, industrial, business, cultural and religious leaders of Cincinnati. The first settlement occurred with the construction of the home of James Key in 1819 near the present site of Bigelow Street. About this time, Gorham Worth, a cashier of the Branch Bank of the U.S., also built his home on what is now Auburncrest Avenue. (This building has already been nominated to the National Register). In 1820 John Bigelow built his home in the area of Hopkins Park.

The whole area was known as Key's Hill until about 1837 when its name, according to various accounts, was unofficially changed to "Mount Auburn" by a Mrs. Sumner from New England. She was thinking either of a poem by Goldsmith or Mt. Auburn Cemetery outside of Boston. However named, it became popular as a residential area and was cited by Charles Dickens in his travels in the area in 1842.

In 1849 Mt. Auburn, with McMillan Street as a northern boundary, was annexed to the city of Cincinnati. The area north of McMillan Street was annexed in 1870. Mt. Auburn was first plotted in 1837, and within five years, settlement extended to McMillan Street. It was a desirable area because of its picturesque views of the city in the Basin, easy access to the city, enhanced later by an incline in 1872, and its fine country air. The area still retains the first two characteristics and the latter in the form of three parks - Hopkins, Jackson Hill and Inwood.

The main thoroughfare of the area is Auburn Avenue, which is located just east of the crest of the hill and runs in a north-south direction. It was on this street that the community leaders built their massive Italianate homes. This street gave the community its distinct appearance so that it was described as the "Fifth Avenue" of Cincinnati. Among the former homes along the street which are still extant are those of Henry Martin, owner of the first cable railway (incline) to Mt. Auburn; Judge Alphonso Taft, father of President William Howard Taft (a National Historic Landmark); Thomas Phillips, iron manufacturer and banker; Judge John Stallo, jurist and philosopher; William Doane, industrialist, inventor and religious music composer; Philip Hinkle, portable home builder, and Thornton Hinkle, lawyer and publisher; Mordecai Morris White, banker and philanthropist; John C. Wright, co-founder of the Cincinnati law school;

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Mt. Auburn Historic District

7. Description (con't.)

North of the White House is one of more modest proportions and restrained ornamentation along Romano-Tuscan lines. This simplicity is also evident in the John Wright House at 2411 Auburn Avenue. It was built in 1839 in Greek Revival Style which contrasts with the ornate White House. The Wright House is a small two and one-half-story white brick structure. It has a recessed entry with flanking pilasters and glazed transom over the door. The buildings to the north, originally three-story red brick apartments have been partially demolished so that the scale of the Wright House is shown to greater advantage.

There are other significant buildings in proximity to the Wright House. These include the houses at 2421 and 2448 Auburn Avenue, the former is a rough-faced limestone chateau with a three-story rounded tower; the latter is Eugene Zimmerman's home constructed in 1860 and remodeled in 1889 in a neo-Georgian style. There are two churches in this part of the district. The Mt. Auburn Methodist Church, built in 1851, was the first church built in Mt. Auburn. It is a Gothic Revival building with octagonal turrets flanking a large pointed arch window which surmounts four paired windows on the facade. The Mt. Auburn Presbyterian Church dedicated in 1891, presents an imposing Romanesque-Gothic rock-faced stone facade. It was designed by H.E. Siter, known locally for his many schools which have been labelled "Fortress schools" because of their large, Richardsonian proportions.

This district, as has been shown, reflect its long history as a residential area in the various styles of its architecture. The buildings are evidence of the financial accomplishments and social aspirations of the early settlers in terms of size, style and ornamentation. Their remaining presence attests to the early grandeur of the area, provides important visual interest, and historic significance to the area, the city and the region.

8. Significance (con't.)

and Eugene Zimmerman, oil tycoon and railroad magnate. The streets which emanate from Auburn Avenue also contain the still extant homes of General E.F. Noyes, former Ohio Governor and Ambassador to France; General Jacob Cox, Civil War Officer and author (already nominated to the National Register); Leopold Stokowski, conductor of the Cincinnati Symphony Orchestra; and Alexander McGuffey, educator and author in conjunction with his brother.

The area, because of the types of people who settled there, was also important in the social life of the city. The Prince of Wales visited at the home of Gorham Worth. Eugene Zimmerman's daughter, Helena, became the Duchess of Manchester when she married. Her father had their home

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Mt. Auburn Historic District

8. Significance (con't.)

extensively refurnished and remodeled for her debut in 1896. The two daughters of Judge Stallo who lived at 2107 Auburn Ave married European princes.

The large green areas- Hopkins Park, Jackson Hill Park, and Inwood Park, provided recreation areas. George Schoenberger, one of the "beer barons of Clifton" maintained a hunting lodge in what is now Inwood Park.

Auburn Ave. in the area now occupied by Christ Hospital was the site of the Mount Auburn Female College (Mt. Auburn Young Ladies Institute) which was organized by the residents of Mt. Auburn in 1856. There was also another school for women, operated by Miss Gibson, in the area of Bodmann Street.

The first church in the area, Mt. Auburn Methodist, was built in 1851 by the residents even though there was no minister available. It became a Methodist Church when the first minister, a Methodist, was secured. The basement of the church served as the first school room, and its bell was used for fire alarms.

Mt. Auburn still retains much of the visual character of its earlier days because many of the early structures remain. Today these structures, in addition to residential use, house social agencies and medical offices.

Unfortunately, Mt. Auburn's convenience to many of Cincinnati's hospitals has led to the destruction of some of the older residences for construction of one-story, drive-in medical buildings. The medical buildings at 121-125 Wm. Howard Taft serve this purpose, but they still retain their original integrity. The original qualities of picturesque views and convenience, which first drew settlers to the area, remain and offer a viable alternative to suburban uniformity. The future use of Mt. Auburn's early structures and the environmental quality of the area will be enhanced by the protection of its visual and historic character.

9. Major Bibliographical References (con't.)

Kenny, Daniel J., Illustrated Cincinnati, R. Clarke & Co., Cincinnati, Ohio: 1875 and 1879.

Kenny, Daniel J., Guide to Cincinnati and the Columbian Exposition, R. Clark & Co., Cincinnati, Ohio: 1893.

Maxwell, Sydney D., The Suburbs of Cincinnati, S.E. Stevens and Co., Cincinnati, Ohio: 1870.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Ohio	
COUNTY	
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(Number all entries)

Mt. Auburn Historic District

Notes for Map

Gray-shaded area marks the boundaries of the Mt. Auburn Historic District.

Black squares indicate significant buildings for which no photographs are being submitted.

Key to numbers on map:

1. Mt. Auburn House (Henry Martin House), 1947 Auburn Avenue
2. Private Residence, 1902 Bigelow Street
6. Auburn View Rest Home (Thomas Phillips House), 202~~1~~ Auburn Avenue
7. The Taft Home, 2038 Auburn Avenue (a National Historic Landmark)
8. Dr. John C. Fleming's Office (Judge John Stallo House), 2107 Auburn Avenue
10. Mt. Auburn Baptist Church, 2147 Auburn Avenue
11. The Christ Hospital, 2139 Auburn Avenue (not within the Mt. Auburn Historic District boundaries)
12. Former residence, 2149 Auburn Avenue
13. William H. Doane House (Sunnyside), SW corner Auburn & Glencoe Place
14. Private residence, 2206 Auburn Avenue
15. Private residences, (Philip Hinkle House), 2210 Auburn Avenue and (Thornton Hinkle House), 2212 Auburn Avenue
16. Private residence (Dr. George Ehrman House), 2314 Auburn Avenue
18. Family Service Agency (Mordecai White House), 2343 Auburn Avenue
19. Private residence, 2355 Auburn Avenue
22. Private residences (Auburn House), 2356-2362 Auburn Avenue
25. Private residence (John Wright House), 2411 Auburn Avenue
26. Doctor's Building, 2421 Auburn Avenue
27. Rectory, Church of the Holy Name (Eugene Zimmerman House), 2448 Auburn Avenue
28. Mt. Auburn Methodist Church, 2439 Auburn Avenue
29. Private residences (The McMillan House), 112-120 East McMillan Street
30. Auburndale Building, Auburndale Avenue
31. Mt. Auburn Presbyterian Church, 103 William Howard Taft Road
32. Medical Arts Building, 121-125 William Howard Taft Road

Key to letters on map:

- A. Cox, Jacob D., House, 241-243 Gilman Avenue (already nominated to the National Register and not within the Mt. Auburn Historic District boundaries)
- B. Worth, Gorham A., House, 2316 Auburncrest Avenue (already nominated to the National Register and not within the Mt. Auburn Historic District boundaries)

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
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Hamilton	
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(Number all entries)

2. LOCATION (Description of boundaries marked on maps)

Starting at the point of intersection of Edinburg Place and Walker Street, go south 785 feet along the centerline of Walker Street, then east 430 feet to a point 135 feet north of the centerline of Ringgold Street. From that point, go north 850 feet to a point in the center of Dorchester Avenue, then west 45 feet along the centerline of Dorchester Avenue, then north 130 feet, then west 60 feet. From there, go north 940 feet to a point on the centerline of Earnshaw Avenue, then west 25 feet, then north 1390 feet to a point in the center of McCormick Place, then west 80 feet along the centerline of McCormick Place. Then go north 870 feet to a point in the center of McMillan Street, then east 285 feet along the centerline of McMillan Street, then north 410 feet to a point in the center of Wm. Howard Taft. From that point, go west 285 feet along the centerline of Wm. Howard Taft, then southwest 350 feet along the centerline of Auburndale Place, then southeast 195 feet along the centerline of Auburn Avenue, then west 135 feet along the centerline of McMillan Street. From there, go south 2595 feet along a line approximately parallel to the centerline of Auburn Avenue to a point in the center of Mason Street, then south 400 feet further along a line parallel to Auburn Avenue, then west 230 feet to a point in the center of Audrey Terrace, then south 480 feet to the intersection of Edinburg Place and Sycamore Street. From there, go east-northeast 295 feet along the centerline of Edinburg Place to the point of beginning.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cist, Charles, Sketches and Statistics of Cincinnati in 1851, William H. Moore & Co., Cincinnati, Ohio: 1851.
 Greve, Charles Theodore, Centennial History of Cincinnati and Representative Citizens, Biographical Publishing Co., Chicago, Ill.: 1904.
 Harlow, Alvin F., The Serene Cincinnatians, E.P. Dutton & Co., Inc., New York, New York: 1950.
Historic Preservation, National Trust for Historic Preservation, Washington, D.C., April-June, 1972, pp. 31-37.
 Joblin, Maurice, Cincinnati Past and Present, Elm St. Publishing Co., Cincinnati: 1872.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39 ° 07 ' 39 "	84 ° 30 ' 32 "		° ' "	° ' "	
NE	39 ° 07 ' 41 "	84 ° 30 ' 24 "				
SE	39 ° 06 ' 56 "	84 ° 30 ' 29 "				
SW	39 ° 06 ' 56 "	84 ° 30 ' 34 "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 41.4 acres

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Gale Brooks, Environmental Preservationist

ORGANIZATION: Ohio Arts Council DATE: Nov. 17, 1972

STREET AND NUMBER:
Mercantile Library Building - Room 801

CITY OR TOWN: Cincinnati STATE: Ohio CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

 Director, Office of Archeology and Historic Preservation

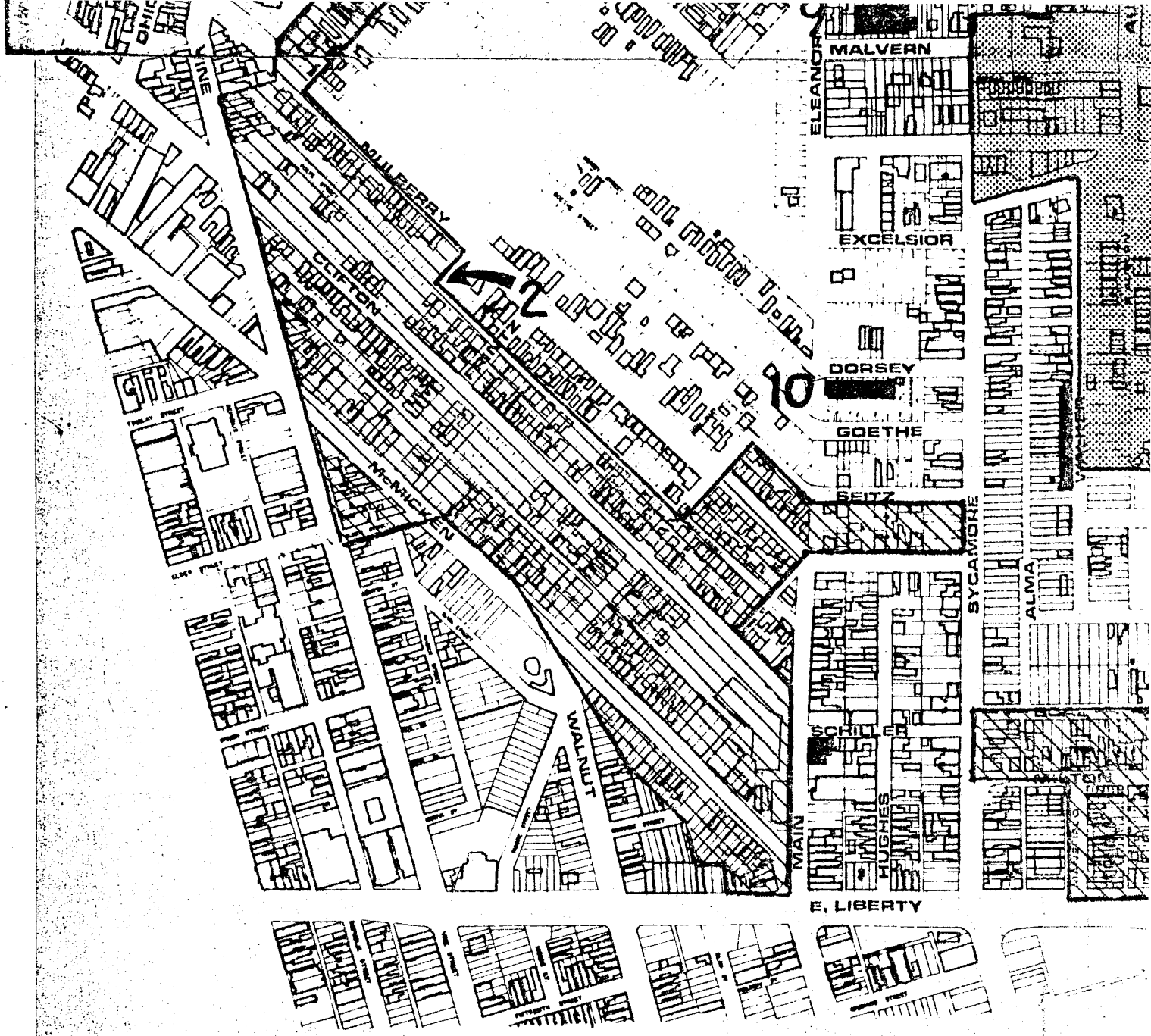
Date _____

ATTEST:

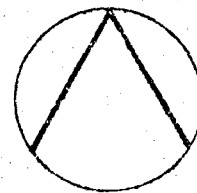
 Keeper of The National Register

Date _____

SEE INSTRUCTIONS



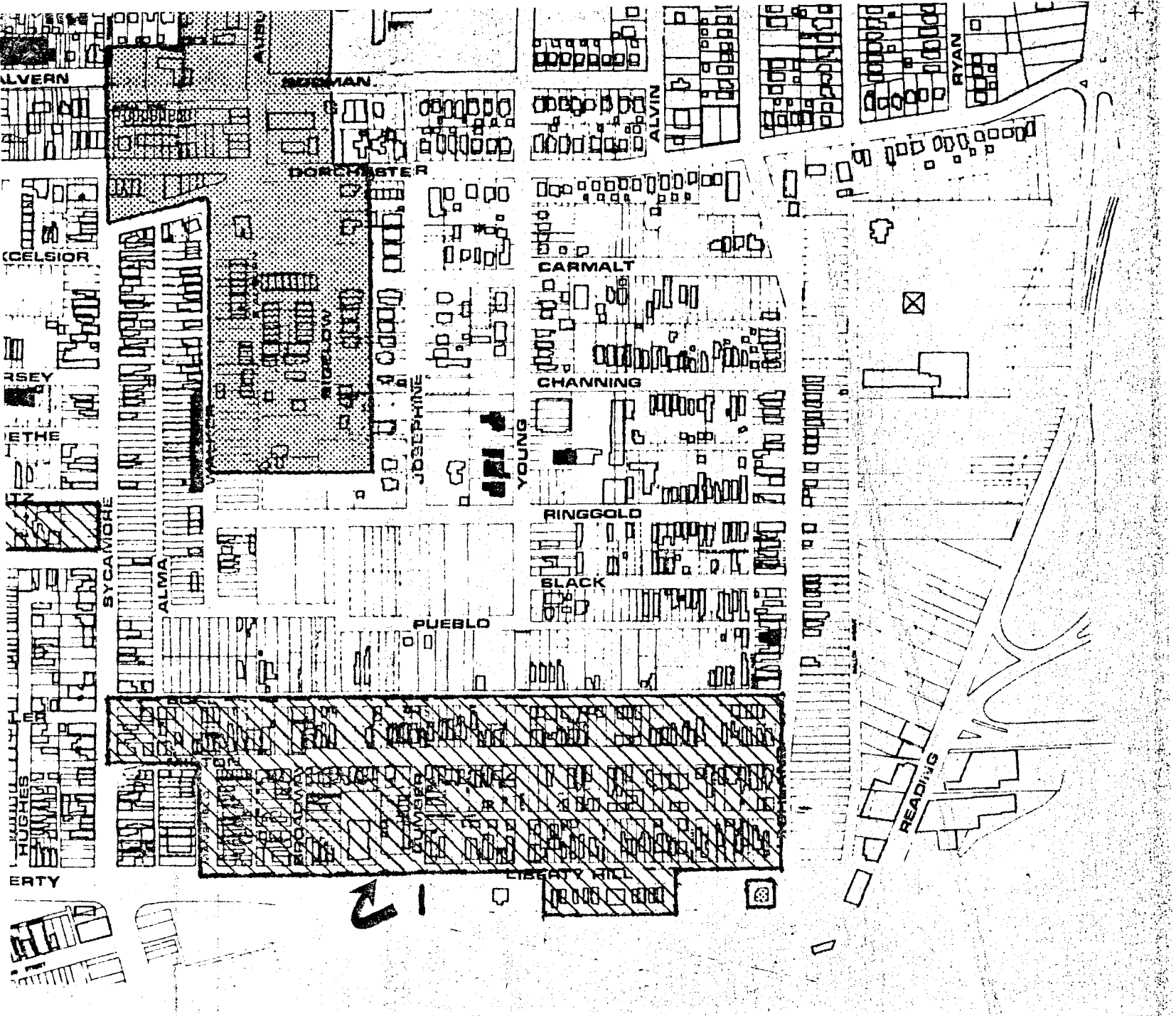
MOUNT AUBURN



0 100 M

0 400 FT

MODEL CITIES PHYSICAL PLANNING PROGRAM - PREPARED



ON REGISTER

Mt. Auburn Historic District

Gorham Worth House (Architecture)

Pendleton House (History & Architecture)

100 M

400 FT

AM - PREPARED BY THE CITY PLANNING COMMISSION

LEGEND



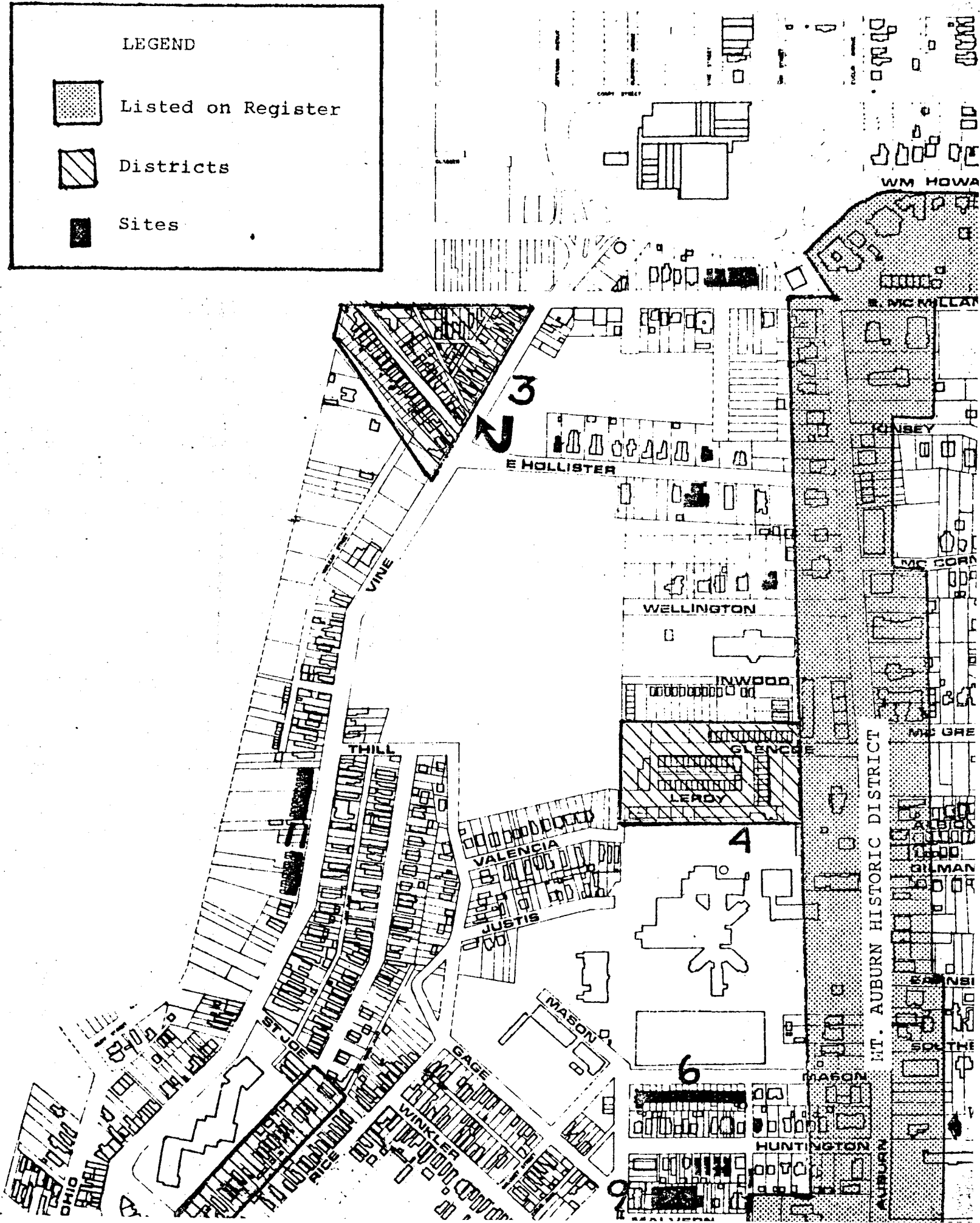
Listed on Register

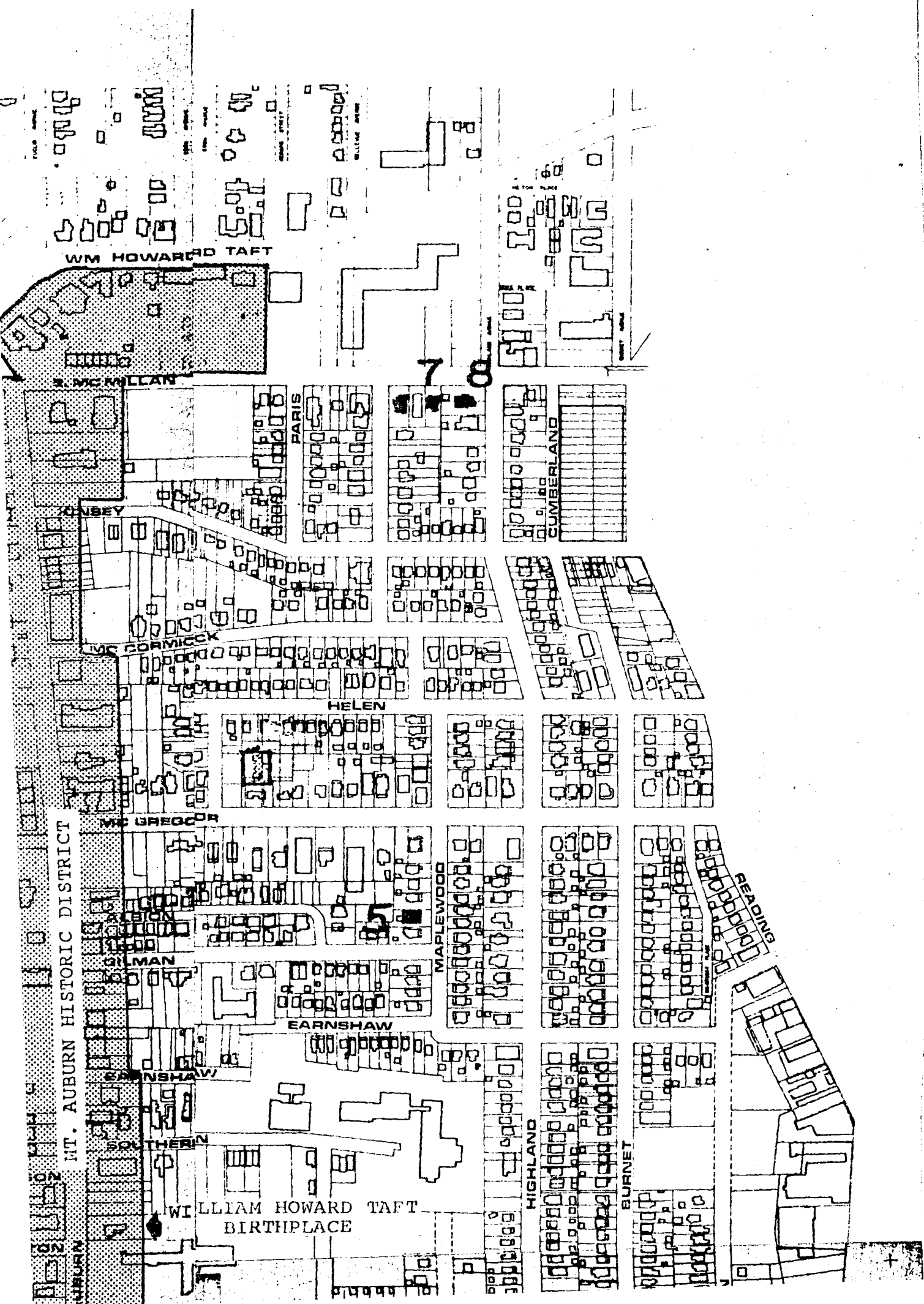


Districts



Sites





WM HOWARD TAFT

R. MC MILLAN

ANSEY

PARIS

CUMBERLAND

MC CORMICK

HELEN

MC GREGOR

MT. AUBURN HISTORIC DISTRICT

MAN

EARNSHAW

MAPLEWOOD

READING

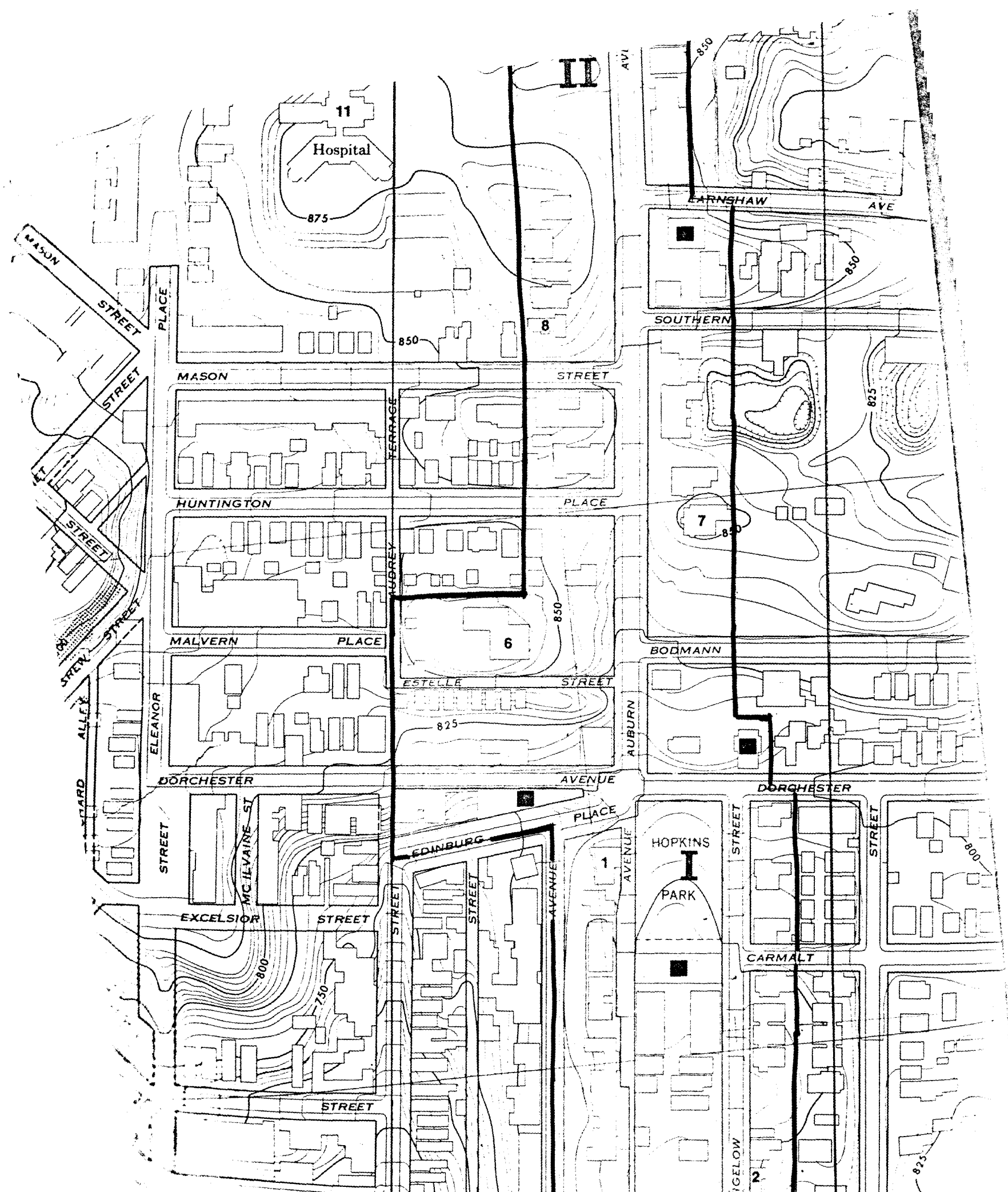
EARNSHAW

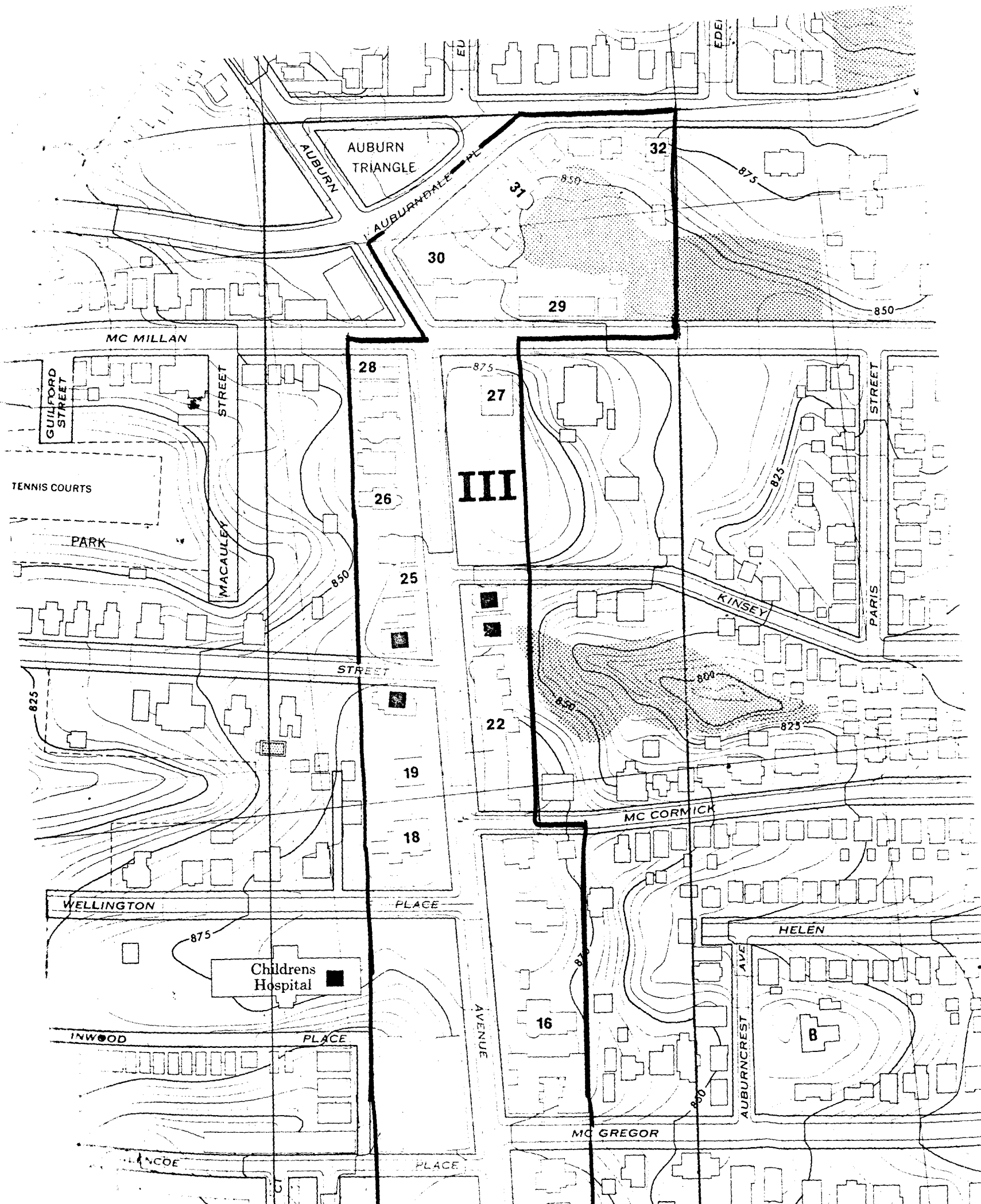
THERIN

WILLIAM HOWARD TAFT
BIRTHPLACE

HIGHLAND

BURNET





AUBURN TRIANGLE

30

31

32

29

MC MILLAN

GUILFORD STREET

MACAULEY STREET

28

27

III

26

25

TENNIS COURTS

PARK

STREET

22

KINSEY

PARIS STREET

19

18

MC CORMICK

WELLINGTON

PLACE

Childrens Hospital

INWOOD

PLACE

AVENUE

16

HELEN

AUBURNCREST AVE

B

MC GREGOR

LANCOE

PLACE

April 18, 1973

President, Mt. Auburn Community Council
Henry Martin House
1947 Auburn Ave.
Cincinnati, Ohio

45219

Dear Sir:

I am pleased to inform you that Mt. Auburn Historic District has been entered in the National Register of Historic Places by the National Park Service, United States Department of Interior.

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966. All nominations are approved by the Ohio Historic Site Preservation Advisory Board.

Enclosed is a brochure explaining the purposes and goals of the National Register of Historic Places.

Congratulations for recognizing the importance of, and the need for, the careful and sensible preservation of Ohio's landmarks. Your farsightedness will surely serve as an example to other individuals and organizations in this state.

Sincerely,

Judith Kitchen
Architectural Historian

JK/glk
enclosure

Ohio Historic Preservation Office

National Register of Historic Places File Checklist

The following materials are contained in this file of the National Register form for:

Name: Mount Auburn Historic District

County: Hamilton

Original National Register of Historic Places nomination form

Multiple Property Nomination form

Photographs

Photographs (copies)

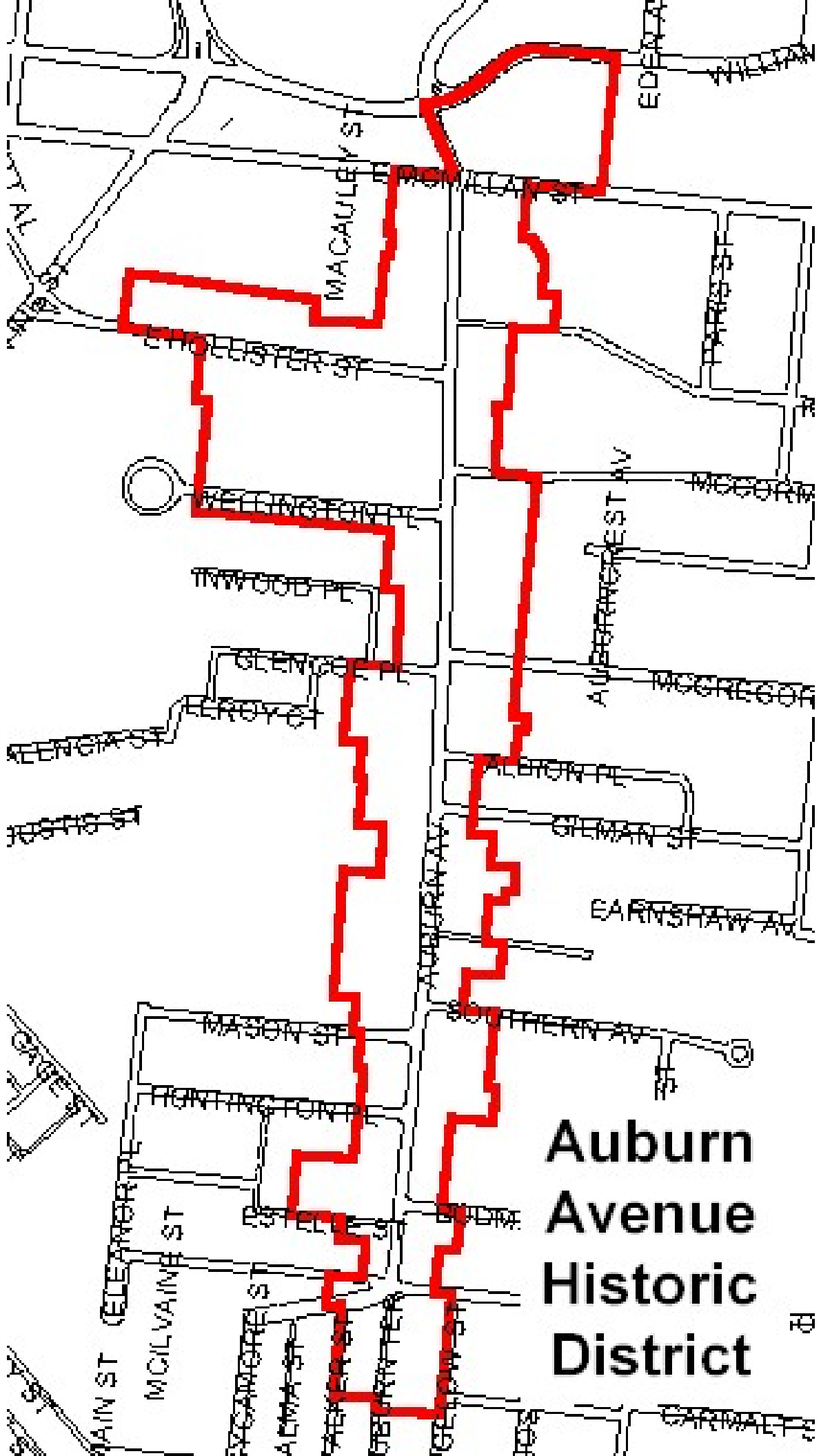
USGS maps

USGS maps (copies)

Sketch map(s)/figure(s)/exhibit(s)

Correspondence

Other news clips, brochures



**Auburn
Avenue
Historic
District**

CONSERVATION GUIDELINES: AUBURN AVENUE HISTORIC DISTRICT

Introduction to Guidelines

General Characteristics

General Guidelines

Building Rehabilitation and Alteration

New Construction

Additions

Demolitions

Site Improvements and Alterations

Non-Contributing Buildings

(Click on small map above to enlarge.)

INTRODUCTION TO GUIDELINES

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

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

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

The following points are extremely important:

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

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

GENERAL CHARACTERISTICS

Mt. Auburn has long been a desirable community due to its excellent views and its proximity to downtown Cincinnati. As early as 1819, wealthy Cincinnatians moved to this hilltop area to enjoy its fresh air and to escape the crowding in the city below. They made Mt. Auburn one of Cincinnati's earliest and most beautiful suburban communities. About the year 1838, the old Mad River Road was relocated to the present location of Auburn Avenue. Although the new road was not, in itself, the start of a new era for Mt. Auburn, it marked the beginning of the community's period of suburban prosperity. During this period, Mt. Auburn was home to some of Cincinnati's most famous citizens, including Gorham Worth, Alphonso Taft, Henry Powell, Eugene Zimmerman, and William Doane. In 1867 the street railway connected the neighborhood to downtown, and in 1872 Cincinnati's first incline, the Main Street Inclined Railway, was constructed. The street railway and the incline opened the area to further development and brought with them many new residents. The area flourished during this period, as a growing number of private homes, apartment buildings, hotels, churches, and businesses were constructed. By 1900, Mt. Auburn was a well developed urban community, fully a part of the City of Cincinnati, much as we know it today.

The Auburn Avenue Historic District contains a mixture of building styles and dates of construction, reflecting Mt. Auburn's rich history. Victorian-era mansions stand next to more modest residences. Late nineteenth century rowhouses share the streets with early twentieth century apartment buildings. Imposing churches contrast with modern medical office buildings. Many private homes have been rehabilitated as offices. The district extends along most of Auburn Avenue, the spine of the community, and includes buildings on Wellington Place, East Hollister Street, East McMillan Street, and Wm. Howard Taft Road.

Although the Auburn Avenue Historic District contains an assortment of building styles, it holds together as a cohesive, identifiable unit. This is due to the similarity of its historic buildings in terms of materials, scale and form, height, detailing, and siting. These buildings are all constructed with natural materials: wood, stone, and brick. Most are two and three-story structures with openings scaled to match the building. The height, width and general proportions of the buildings tend to be similar. Most display distinctive architectural features such as a cornice or some other form of definition at the roof line, interior cornices, banding, quoins, window hoods, bay windows, and a distinctive detailing at the front door. Most are relatively large buildings set away from the street on equally large lots. Stone steps, stone walls, and wrought iron fences throughout the district add to its historic character. Walking through the district can give the viewer a real feeling of the late nineteenth century in one of Cincinnati's earliest "suburbs."

The oldest building in the district is the Greek Revival structure located at 2411 Auburn Avenue, which was constructed in 1839 as the residence of John C. Wright. Greek Revival structures are characterized by a simplicity in form and detail. They are likely to have a plain, rectangular "lintel" over the window and door, rather than the more elaborate hoodmold of later styles.

Other architectural styles commonly found in the district's historic buildings include Gothic Revival, Italian Villa, Italianate, Second Empire and Eclectic. The Gothic Revival style, as demonstrated by the Mt. Auburn Methodist Church constructed in 1851, is generally characterized by large pointed windows with tracery and steeply pitched roofs. The Italian Villa style can usually be recognized by a tower rising above the roof line and by the ornate detailing around the doorways and windows, as in the building at 2223 Auburn Avenue, which was constructed in 1859. Italianate structures are often rectangular, two or three-story buildings with wide eaves usually supported by large brackets and with rich ornamentation around their openings, as in the rowhouses located at 2356-2362 Auburn Avenue, constructed about 1873. The Second Empire style, as demonstrated by the buildings constructed in 1874 at 2210 and 2212 Auburn Avenue, is similar to the Italianate style but is further characterized by a mansard roof with protruding dormer windows. Late in the nineteenth century, buildings often were styled in an Eclectic manner, borrowing forms and ornamentation from earlier styles. The building at 2112 Auburn Avenue, which was built in 1890, is representative of Eclectic styling.

Not all buildings within the Auburn Avenue Historic District, however, contribute to the distinctive quality of the district. There are approximately twenty buildings which were constructed after the majority of the buildings in the district and which possess a different architectural character. These "non-contributing" buildings vary widely in their scale, material, and detailing in comparison to one another and to the district's historic structures. The district's non-contributing buildings are treated separately in these conservation guidelines (See the Non-Contributing Buildings section of this booklet for specific guidelines).

GENERAL GUIDELINES

- 1) Avoid removing or altering historic material or distinctive architectural features: if it's original and in good shape, try to keep it.
- 2) Repair rather than replace whenever possible. If replacing, replicate the original based on existing materials. Do not invent something that "might have been."
- 3) When extensive replacement of missing or severely deteriorated materials is necessary and replication to exactly match the original is not feasible, the new work should match the general character of the original in terms of scale, texture, design and composition.
- 4) Don't try to make the building look older than it really is. Rehabilitation work should fit the character of the original building. If your building has been substantially altered, nearby buildings of similar age and style may indicate what its original character was.
- 5) Your building may contain clues to guide you during rehabilitation. Original detailing may be covered up with other, later materials, or there may be physical evidence of what original work was like and where it was located.
- 6) If no evidence of original materials or detailing exists, alterations should be detailed in a simple manner and contemporary in design, yet fit the character of the building.
- 7) A later addition to an old building or a non-original facade may have gained significance on its own. It may be significant as a good example of its style or as evidence of changing needs and tastes. Don't assume it's historically worthless just because it's not part of the original building.
- 8) Original openings should not be altered. Enlarging or reducing the size of an opening can dramatically change the character of the building.
- 9) Surface cleaning should be done by the gentlest means possible. Never sandblast or use other abrasive methods. Cleaning or paint removal may not be necessary at all.
- 10) Original building materials and architectural detailing should not be covered by other materials.

BUILDING REHABILITATION AND ALTERATION

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

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

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

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

3) **ROOF: MAINTAIN THE ROOFLINE**

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

4) **ORNAMENTATION: RETAIN DISTINCTIVE DETAILING**

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

5) **EXTERIOR ACCESSORIES: AVOID OUT-OF-CHARACTER FEATURES**

The addition of out-of-character features should be avoided. If shutters are appropriate, they should be the right size and should shut, meeting in the middle of the window and covering the whole window. Other outside attachments to the house, such as light fixtures, should be compatible. In general, the "colonial" light fixture should be avoided; something simple and modern is usually more appropriate. It is generally inappropriate to attach signs to buildings which were originally private homes, although small identification signs may be acceptable. (See the Site Improvements and Alterations section of this booklet for additional guidelines for signs.)

6) **MECHANICAL SYSTEMS: PLACE THEM INCONSPICUOUSLY**

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

7) **CLEANING: NEVER SANDBLAST**

The cleaning of existing material should be done by the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent.

Chemical cleaning is effective, but must be followed immediately by a neutralizing acid wash. If chemical cleaning is used, test cleaning patches should be carried out in inconspicuous places to ensure that appropriate results are obtained. In any case, sandblasting and other abrasive cleaning methods are not acceptable. Sand-blasting destroys the surface of the brick and stone and shortens

the life of the building. Wire brushes can also damage the masonry surface, and their use is also not acceptable.

8) **REPOINTING MASONRY: USE THE PROPER MORTAR AND JOINT**

The mortar joints (spaces between the bricks) found in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. This mortar is much softer than the portland cement-based mortar of today. If a hard, modern mortar is used, the softer bricks may crack or break during the freeze/thaw cycle. When repointing an existing wall, use a mortar mix that is high in lime content and try to match the color and consistency of the sand as closely as possible, and match the type and thickness of the joint. (The City's Historic Conservation Office can suggest a typical mortar mixture.)

9) **WATER-REPELLENT COATINGS: AVOID IF POSSIBLE**

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

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

The majority of the brick buildings in the district (generally built prior to 1890) were faced with a relatively soft brick requiring paint for protection. Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. Paint color was also part of the overall design scheme. Although the HCB does not review paint colors, general recommendations do apply. Paint colors selected should be compatible with the district and appropriate for the style of the particular building. The color selected to paint the body of the building should contrast with the structure's decorative elements so that these architectural features stand out (Historic color charts are available at the City's Historic Conservation Office).

11) **SIDING: TRY REPLACEMENT WITH WOOD FIRST**

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

NEW CONSTRUCTION

The general aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the 19th and early 20th century buildings found in the district rather than compatibility with more recent structures identified as "non-contributing." The language of the guidelines, therefore, is keyed to the district's contributing buildings. Exceptions to this

general rule may be found, however, where a new structure is proposed adjacent to other more recent structures. In these cases, review will also consider the new building's response to adjacent buildings. In all cases, the compatibility of the proposed structure with its natural and built environment will be considered in review, as will the following:

1) **MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE**

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

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

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

3) **HEIGHT: CONSIDER THE SURROUNDINGS**

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

4) **DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES**

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

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

5) **SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS**

New structures should be sited with setbacks similar to those of adjacent buildings and should be sited to respect current topographic and neighborhood development patterns. Where applicable, they should be located to respect views and hillside constraints. Site improvements and changes should comply with the guidelines for site improvements and alterations. (Refer to the Site Improvements and Alterations section of this booklet for applicable guidelines.)

ADDITIONS

1) **COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION**

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

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

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

3) **IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING**

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

4) **CONNECTIONS: KEEP THEM SIMPLE**

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

DEMOLITIONS

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

- 1) Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency.
- 2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.
- 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.
- 4) The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB.
- 5) The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

SITE IMPROVEMENTS AND ALTERATIONS

1) **SIGNS: AVOID CLUTTER**

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

permitted, and internally-illuminated signs are strongly discouraged. Wood, metal, and fabric signs are encouraged; plastic and other synthetic materials are inappropriate.

2) **PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED**

New parking lots along Auburn Avenue are discouraged. If new lots are necessary, they should be placed to the side or rear of buildings and should be as small as possible. Parking lots should relate well to the natural slopes and site contours, avoiding excessive cutting and filling. They should be sufficiently screened to minimize the view of parked cars. Screening can incorporate landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings

and landscape elements. Lots with space for ten or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.

3) **WALLS AND FENCES: RETAIN THE ORIGINAL**

Stone retaining walls and wrought iron fences are distinctive characteristics of the Auburn Avenue Historic District. Existing historic walls, gates, and fences should be repaired and retained wherever possible. New fences should be of wood, iron, or stone and should be simple and contemporary in design. These should not exceed four (4) feet in height in the front yard, so that views of the contributing buildings within the district are not obstructed. Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas. New retaining walls should be of dry stone or stone masonry. In some instances, planted hedges may be more appropriate than new fences or walls.

4) **LANDSCAPING: SIMPLE AND CONTEMPORARY**

Landscaping, special lighting, seating, and decorative paving are encouraged as part of rehabilitation and new construction projects. The design of these features should be simple and contemporary. Antiques or historic reproductions are not generally encouraged. Mature trees should be retained, as should other significant features such as steps, retaining walls, walks, and fences which contribute to a property's character.

NON-CONTRIBUTING BUILDINGS

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

2000 Auburn Ave	2328 Auburn Ave
2009-2011 Auburn Ave	2340 Auburn Ave
2010 Auburn Ave	2350 Auburn Ave
2123 Auburn Ave	2438 Auburn Ave (church)
2020 Auburn Ave	2439 Auburn Ave (addition only)
2031 Auburn Ave	42 E Hollister
2058 Auburn Ave	47 E Hollister
2108 Auburn Ave	71 E Hollister
2230 Auburn Ave	103 William Howard Taft
2314 Auburn Ave	

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

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district; any new construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Auburn Avenue Historic District.

CASE HISTORY REPORT

Complaint Summary

glass looks like it going to fall in the street

The case status is: **Case Closed Inactive**

The case type is: **Housing Code Enforcement**

The complaint was entered by **09/13/2005**

This complaint recieved on: **BHARTIG**

The initial inspection was conducted: **09/19/2005**

Orders Issued

Compliance due on:

Case Closed: **09/20/2005**

2001 AUBURN AV - GJ1535932625

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV OWNER MOUNT AUBURN GOOD HOUSING FOUND,

09/19/2005
GBERLING C110-No violations observed. Complaint Unsubstantiated: Close out.
6190 Y
B200504488

09/19/2005
GBERLING Fire dept took care of removing Piece of glass
6210 Y
B200504488

09/20/2005
DSCHNEIDER Entered at Supevisr Status Chng
7070 Y
B200504488

CASE HISTORY REPORT

Complaint Summary

The case status is:

Case Closed Inactive

The case type is:

Housing Code Enforcement

The complaint was entered by

06/13/2006

This complaint recieved on:

VLONGMIRE

The initial inspection was conducted:

06/16/2006

Orders Issued

Compliance due on:

Case Closed:

06/20/2006

1

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV

OWNER

MOUNT AUBURN GOOD HOUSING FOUND,

06/16/2006
GBERLING
6190 Y
B200603662
C110-No violations observed. Complaint Unsubstantiated: Close out.

06/16/2006
GBERLING
6210 Y
B200603662
C110-No violations observed. Complaint Unsubstantiated: Close out.

06/20/2006
DSCHNEIDER
7070 Y
B200603662
Entered at Supevisr Status Chng

3

CASE HISTORY REPORT

Complaint Summary

The case status is: **Orders were re-issued to update or new owner**

The case type is: **Housing Code Enforcement**

The complaint was entered by: **07/17/2007**

This complaint recieved on: **SMINIHAN**

The initial inspection was conducted: **07/17/2007**

Orders Issued: **08/13/2007**

Compliance due on: **09/13/2007**

Case Closed:

1

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV

OWNER

MOUNT AUBURN GOOD HOUSING FOUND,

07/17/2007
DLOCKHORN
6190 Y
B200704646

This is a condemnation after a fire. Ownership is not clear. MAGHF may have sold the property. Residents are attempting to confirm.

07/17/2007
SMINIHAN
6207 Y
B200704646

auditor Secretary of State and accurint search done no better address or owner information can be found

08/07/2007
DLOCKHORN
6206 Y
B200704646

08/10/2007
VHUNTER
6208 Y
B200704646

Issued to owners cert 7001 2510 0003 3521 4619, 5302

08/09/2007
SMINIHAN
7063 Y
B200704646

Entered at Supevisr Status Chng

08/16/2007
VHUNTER Returned cert and reg mail Notice of Violation Vacant Building dated 08.13.07 [MOUNT AUBURN GOOD HOUSING FOUNDATION P O BOX 19334 45219] no forwarding address
6188 N
B200704646

08/13/2007
VHUNTER Mailed Notice of Violation Vacant Building and copy forwarded to scanning
6208 Y
B200704646

08/28/2007
DLOCKHORN posted building
6240 Y
B200704646

08/28/2007
DLOCKHORN posted building
6242 Y
B200704646

09/13/2007
DLOCKHORN
6250 Y
B200704646

09/14/2007
SMINIHAN Pre-Pros Notice printed@ORDERS
6251 Y
B200704646

09/14/2007
SMINIHAN Entered at Supevisr Status Chng
7065 Y
B200704646

09/17/2007
VHUNTER Issued to owners
6251 Y
B200704646

09/18/2007
DLOCKHORN No work at building
6318 Y
B200704646

10/05/2007
SGATTO Returned - Unable to Forward - Final Notice-PPH sent to MOUNT AUBURN GOOD HOUSING FOUNDATION PO BOX 19334 CINCINNATI OH 45219. Copy sent to scan.
6251 N
B200704646

10/04/2007
DLOCKHORN No show for PPH
6318 Y
B200704646

10/04/2007
DLOCKHORN No show for PPH
6319 Y
B200704646

11/02/2007
DLOCKHORN Discussed this case with Pauline Van Der Haer while doing an inspection on Inwood.
6324 Y Her company owns the property after an extended legal dispute with the Mount Auburn Good Housing Foundation. After they get clear title, the building will be rezoned.
B200704646

03/25/2008
S MINIHAN since owner representative cannot be found Start DBL proceedings
6259 Y
B200704646

08/18/2008
S GATTO Returned Unclaimed - Notice of Violation sent to PAULINE VANDERHAAR 617 FLEMING RD APT D CINCINNATI OH 45231-4011, CERT 70012510000335215302. Copy sent to
6208 N scan.
B200704646

08/18/2008
DLOCKHORN Building is visibly secure.
6324 Y
B200704646

11/04/2008
DLOCKHORN Building has been found to be a public nuisance. No work on City demo.
6324 Y
B200704646

12/23/2008
DLOCKHORN DBL hearing in June of 2008 but no decision letter and no posting of the decision.
6240 Y
B200704646

12/23/2008
DLOCKHORN DBL hearing in June of 2008 but no decision letter and no posting of the decision.
6324 Y Case shows a nuisance but some items missing. Emailed Minihan for clarification.
B200704646

06/22/2009
A TAYLOR Entered at Supervisor Status Chng
7078 Y
B200704646

08/06/2009
DLOCKHORN Under contract, no work yet.
6324 Y
B200704646

01/04/2010
SMINIHAN ITB case started
6338 N
B200704646

03/05/2010
CTAGGART Building still up. Recently barricaded by the City.
6324 Y
B200704646

07/19/2010
CTAGGART Same owner.
6324 Y
B200704646

01/07/2011
CTAGGART There is a new owner name as of 12/10. It is a HAZARD case in an historic area.
6324 Y
B200704646

03/15/2011
CTAGGART Will this building in an historic area remain in HAZARD?
6324 Y
B200704646

07/18/2011
CTAGGART Secure. Hazard. Administrative stay. No active permits.
6324 Y
B200704646

11/18/2011
CTAGGART Newer owner. Hazard - Al Taylor case (?). Administrative stay. No active permits.
6324 Y
B200704646

01/11/2012
CTAGGART The 2011 owner is Pharon Wilson, 5303 Orchard Ridge Ct, Cincinnati OH 45239. This is in HAZARD.
6324 Y
B200704646

05/02/2013
DLOCKHORN Assigned tract May 1, 2013 un DI Taggart's return.
6324 Y
B200704646

CASE HISTORY REPORT

Complaint Summary

The case status is: **Other**

The case type is: **Other**

The complaint was entered by: **03/25/2008**

This complaint received on: **SMINIHAN**

The initial inspection was conducted:

Orders Issued

Compliance due on:

Case Closed: **05/14/2015**

One story masonry commercial structure

Barricade all of sidewalk and eight feet of street on Auburn Avenue for 70 lineal feet and all of sidewalk and eight feet of street on Dorchester Avenue for 56 lineal feet

Description of repair work to abate hazard
Work as described in proposal to bring building into compliance with the Vacated Building Maintenance License's (1101-77 CMC) minimum standards of safety and structural integrity set forth in 1101-79 CMC

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV OWNER MANY COLORS OF MT AUBURN

06/20/2008
SGATTO
6948 N
B200802102
Returned mail notice of public hearing to MOUNT AUBURN GOOD HOUSING FOUNDATION at P O BOX 19334 CINCINNATI OH Cert CERTIFIED MAIL 70080150000119859471, MAJOR FEDERAL SAVINGS & LOAN ASSOC 2945 GILBERT AV CINCINNATI OH 45206 Cert 70080150000119859488
Copy sent to be scanned.

06/16/2008
ATAYLOR
6956 Y
B200802102
Posted hearing notice on building.

07/02/2008
SMINIHAN
6954 Y
B200802102
I inspected the building for DBL hearing

07/23/2008
ATAYLOR
6954 Y
B200802102
No work on required repairs. Building appears secure. No contact from owner.

08/04/2008
SGATTO
6954 N
B200802102
Returned Mail - Not Deliverable as Addressed - Decision-Public Hearing sent to MAJOR FEDERAL SAVINGS & LOAN ASSOC 2945 GILBERT AV CINCINNATI OH 45206 Cert 70080150000119855053. Copy sent to be scanned.

08/19/2008
SGATTO N
6948
B200802102

Returned mail notice of public hearing to MOUNT AUBURN GOOD HOUSING FOUNDATION at P O BOX 19334 CINCINNATI OH Cert CERTIFIED MAIL 70080150000119855046.
Copy sent to scan.

12/12/2008
ATAYLOR Y
6954
B200802102

Building is open. Set up barricade case.

12/30/2008
ATAYLOR Y
6958
B200802102

Posted decision letter on building. No work on required repairs

03/18/2009
ATAYLOR Y
6957
B200802102

Notice to proceed with demolition sent to contractor

03/20/2009
ATAYLOR Y
6977
B200802102

Posted intent to raze letter on building. No work on required repairs.

05/27/2009
ATAYLOR Y
6954
B200802102

No work on required repairs.

06/26/2009
ATAYLOR Y
6954
B200802102

Met on site with Keep Cincinnati Beautiful to discuss barricades on building.

06/29/2009
ATAYLOR Y
6952
B200802102

Met on site with Ron Taylor to discuss required repairs.

01/06/2010
SGATTO N
6952
B200802102

Mailed Intent to Repair by Gov Action mailed to Major Federal S&L and to Many Colors of Mt. Auburn via certified mail. Copies sent to scan.

01/07/2010
ATAYLOR Y
6977
B200802102

Intent to repair letter sent on January 5, 2010. Work may proceed on February 4, 2010

01/13/2010 DNEWTON 6977 N B200802102	RETURN TO SENDER - INTENT TO REPAIR BY GOVERNMENTAL ACTION - CERT 70092820000379535097 - COPY SENT TO SCAN.
01/25/2010 DNEWTON 6977 N B200802102	RTS - NOT DELIVERABLE AS ADDRESSED - UNABLE TO FORWARD - INTENT TO REPAIR BY GOVERNMENTAL ACTION - CERT 70092820000379535073 - COPY SENT TO SCAN.
02/09/2010 MFEHN 6952 Y B200802102	Met with Eric Taylor Inspected building Exterior, Roof, and Interior. Building heavily damaged by fire and water; there are several holes cut in roof by CFD and Vandals; the mansard roof is damaged and leaking into fire and water damaged soffit; interior is extensively damaged by water and fire approx 1/3 rd of roof rafters need to be repaired and /or replaced; approx 1/3 of roof decking has 1/4" or more of char and needs to be replaced; bearing wall are burned and need repair; there is small rear window open; flashing and counter flashings need to be repaired at parapete walls and chimneys : chimneys need tuckpointing and existing stone cap replaced
02/09/2010 MFEHN 6962 Y B200802102	Inspected building to write contract Specs.
05/18/2010 ATAYLOR 6954 Y B200802102	No change in conditions.
10/12/2010 ATAYLOR 6954 Y B200802102	No change in conditions
12/21/2010 ATAYLOR 6952 Y B200802102	Building appears secure. No work on required repairs by owner. Building is in Local Historic district and can not be demolished at this time.
05/23/2011 ATAYLOR 6952 Y B200802102	Building appears to be secure. Unable to demolish due to historic issues.
08/22/2011 ATAYLOR 6952 Y B200802102	No change
09/06/2011 ATAYLOR 6952 Y B200802102	No work on required repairs.

12/23/2011

ATAYLOR

6957 Y

B200802102

05/14/2015

ATAYLOR

7307 Y

B200802102

Return for additional enforcement. Building is historic.

9

CASE HISTORY REPORT

Complaint Summary

The case status is: **Orders were re-issued to update or new owner**

The case type is: **Housing Code Enforcement**

The complaint was entered by: **05/10/2012**

This complaint recieved on: **DSCHNEIDER**

The initial inspection was conducted: **05/11/2012**

Orders Issued: **05/16/2012**

Compliance due on: **06/15/2012**

Case Closed: **10/30/2019**

Reissue condemnation, case #B200704646, to new owner
1) Is this a RESIDENTIAL building? YES 2) Is the Building standing open to trespassers? NO 3) What side of the building is open? The vacant building is not open

1

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV OWNER WILSON PHARON

05/11/2012
CTAGGART Reissue Historic/Dangerous and Unsafe orders to the new owner.
6190 Y
B201202889

05/11/2012
CTAGGART Reissue Historic/Dangerous and Unsafe orders to the new owner.
6206 Y
B201202889

05/17/2012
SGATTO Mailed Notice of Violation to Pharon Wilson, both addresses. Copies sent to scan.
6208 Y
B201202889

05/14/2012
DSCHNEIDER Entered at Supevisr Status Chng
7063 Y
B201202889

06/01/2012
CTAGGART Posted building with orders.
6240 Y
B201202889

06/15/2012
CTAGGART HBIO - 2211 - Exterior only
6188 N
B201202889

06/15/2012
CTAGGART Same owner. No response regarding the orders. No VBML. This is also a HAZARD CASE in an historic district.
6242 Y
B201202889

05/02/2013
DLOCKHORN Appears secure. Civ did not go out because it is printing in DI Taggart's name.
6242 Y
B201202889

05/06/2013
DLOCKHORN Issue Civ1, no license.
6254 Y
B201202889

05/08/2013
SGATTO Mailed Civil1 to owner/s; copy to OAH, inspector and scan.
6255 Y
B201202889

05/08/2013
DLOCKHORN Posted Civ1
6376 Y
B201202889

05/06/2013
SMINIHAN Entered at Supevisr Status Chng
7073 Y
B201202889

06/12/2013
DLOCKHORN No one attends the Civ. Default.
6380 Y
B201202889

06/12/2013
DLOCKHORN No one attends the Civ. Default.
6382 Y
B201202889

06/25/2013
DLOCKHORN Decision for City, \$1000.00.
6382 Y
B201202889

07/30/2013
DLOCKHORN No demo, issue Civ2
6384 Y
B201202889

07/30/2013
DLOCKHORN No demo, issue Civ2
6394 Y
B201202889

08/01/2013
SGATTO
6396 Y
B201202889

08/02/2013
DLOCKHORN Posted Civ2
6410 Y
B201202889

07/30/2013
SINIHAN Entered at Supevisr Status Chng
7074 Y
B201202889

08/07/2013
SGATTO Mailed Civil2 to owner/s; copy to OAH, inspector and scan.
6396 Y
B201202889

10/17/2013
DLOCKHORN No VBML, No work
6411 Y
B201202889

05/23/2014
MFEHN OAH----no request for hearing owner defaulted
6412 Y
B201202889

06/15/2015
DLOCKHORN Building is visibly secure.
6242 Y
B201202889

07/17/2015
DLOCKHORN Posted Civ3.
6410 Y
B201202889

07/15/2015
DLOCKHORN Clay roof tiles damaged and missing, brick in chimney is missing on the exterior, open to flue, Gutters are leaking with soffits now rotted out - open to sky at one point, needs
6414 Y paint. Owner has not purchased a VBML.
B201202889 WILSON PHARON
5303 ORCHARDRIDGE CT
CINCINNATI, OH 45239 USA

07/17/2015
EBELL Mailed Civil 3 to Pharon Wilson 5303 Orchardridge Ct Cincinnati OH 45239, 2340 Laredo Ave Cincinnati OH 45206 & 4158 6th Ave Los Angeles CA 90008-3914; copy to OAH,
6417 Y inspector & scan.
B201202889

07/16/2015
SMINIHAN civil 3 sent
6420 N
B201202889

08/10/2015
DLOCKHORN Third Civil hearing, owner attends. Found for City. Owner declined to come up for information on VBML (Parking meter)
6412 Y
B201202889

02/19/2016
SMINIHAN 3 picture taken
6414 Y
B201202889

02/17/2016
SMINIHAN i agree with the inspectors recommendations
6500 Y
B201202889

05/27/2016
DLOCKHORN No VBML, same ownership, issue the next Civil.
6414 Y WILSON PHARON 2340 LAREDO AVE CINCINNATI OH 45206
B201202889

05/27/2016
DLOCKHORN No VBML, same ownership, issue the next Civil.
6420 Y WILSON PHARON 2340 LAREDO AVE CINCINNATI OH 45206
B201202889

05/31/2016
EBELL
6418 Y
B201202889

05/31/2016
SMINIHAN done
6420 N
B201202889

09/01/2016
DLOCKHORN No VBML, same owner.
6414 Y
B201202889

11/08/2016
DLOCKHORN Building is visibly secure. Ownership is the same.
6414 Y
B201202889

12/12/2016
DLOCKHORN Inspection of 2001 Auburn AC. Owner, Al Taylor and Law Dept reps made a walkthrough of the structure.
6414 Y
B201202889

01/20/2017
DLOCKHORN Building is visibly secure.
6414 Y
B201202889

04/20/2017
DLOCKHORN Building is visibly secure.
6414 Y
B201202889

05/03/2017
KRHODES No compliance and civil # 5 posted.
6414 Y
B201202889

05/04/2017
EBELL Mailed Civil 4 to Wilson Pharon 4158 6th Ave Los Angeles CA 90008-3914, 5303 Orchardridge Ct Cincinnati OH 45239, 2337 Victory Pkwy Cincinnati OH 45206, 2340 Laredo Ave
6418 Y Cincinnati OH 45206 & Pharon D Wilson 7734 Belfast St New Orleans LA 70125-3402; copy to OAH, inspector & scan.
B201202889

05/04/2017
EBELL Not printed. Civil 4 sent instead, no record in docslink of civil 4.
6419 Y
B201202889

05/03/2017
ATAYLOR Civil five approved for printing.
6420 N
B201202889

07/20/2017
KRHODES Reasonably secure.
6414 Y
B201202889

01/08/2019
ATAYLOR Print civil five
6419 Y
B201202889

01/08/2019
ATAYLOR Civil five approved
6420 N
B201202889

04/11/2019
JBASS Contacted by Representative named Shawn this morning for a same day meeting regarding 13 standards of the VBML. He apologized for last minute request, but needed it due to a deadline he was up against. Agreed to met him between 10:30 -11:30. I arrived at property at 11:00 and waited 20 minutes, but no show for appointment.
6414 Y
B201202889

06/04/2019
KRHODES No compliance or contact from the owner.
6414 Y
B201202889

06/06/2019
ATAYLOR This building is under receivership, therefore Pharon Wilson may not be in control. Contact Jackie Martin in City Law Department for additional information. Additional civil citations not appropriate at this time.
6420 N
B201202889

08/21/2019
KRHODES Secure and remains in poor condition.
6414 Y
B201202889

10/15/2019
KRHODES No compliance or contact.
6414 Y
B201202889

10/30/2019
ATAYLOR Orders issued to new owner. Close
6422 Y
B201202889

CASE HISTORY REPORT

Complaint Summary

The case status is: **Case Closed Inactive**

The case type is: **Housing Code Enforcement**

The complaint was entered by: **10/18/2012**

This complaint recieved on: **CSRWEB**

The initial inspection was conducted: **10/19/2012**

Orders Issued

Compliance due on:

Case Closed: **10/19/2012**

DORCHESTER AV & AUBURN AV

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV

OWNER

WILSON PHARON

1) Is the Building standing open to trespassers? YES 2) What side of the building is open? Facing the house, the right side 3) Please provide additional information that may help us serve you. This building has been an eye sore for over 10 years, that's how long my husband and I have been looking at it, living on Walker Street. It's in direct violation of CBC Section 1117-47.1 and 1117-45. The building is completely deteriorated, the roof and exterior walls are crumbling, most of the windows are knocked out, and now I've noticed that it seems people have access to the inside. It looks like it used to be such a beautiful building, but come on already! There is actually a cluster of structures at this intersection that could use some major upkeep...

10/19/2012
DSCHNEIDER
6210 Y
B201206192
Condemnation pending, refer to case #B201202889

10/19/2012
DSCHNEIDER
7070 Y
B201206192
Entered at Supevisr Status Chng

10/24/2012
CTAGGART
6190 Y
B201206192
Condemnation pending, refer to case #B201202889

CASE HISTORY REPORT

Complaint Summary

The case status is: **Case Closed Inactive**

The case type is: **Housing Code Enforcement**

The complaint was entered by: **12/02/2012**

This complaint recieved on: **CSRWEB**

The initial inspection was conducted: **12/04/2012**

Orders Issued

Compliance due on:

Case Closed: **12/06/2012**

SYCAMORE ST & DORCHESTER AV

HOUSING INSPECTOR'S LOG:

2001	AUBURN AV	OWNER	WILSON PHARON
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1) Is the Building standing open to trespassers? YES 2) What side of the building is open? Front 3) Please provide additional information that may help us serve you. This building is repeatedly broken in to. I think it's time for the owner to, well, take ownership of the building and actually get it properly maintained. It's been in terrible shape since we moved to Walker Street in 2006. The doors are always kicked in, and it's a complete eye sore in a neighborhood that is improving all around it. It's the corner building (old building, built to fit in the corner of a five-point intersection).

12/04/2012
CTAGGART This is a duplicate case. Close this intake.
6190 Y
B201206908

12/06/2012
DSCHNEIDER VBML orders pending, refer to case #B201202889
6210 Y
B201206908

12/06/2012
DSCHNEIDER Entered at Supevisr Status Chng
7070 Y
B201206908

CASE HISTORY REPORT

Complaint Summary

The case status is: **Case Closed Inactive**

The case type is: **Housing Code Enforcement**

The complaint was entered by: **01/10/2013**

This complaint recieved on: **CSRWEB**

The initial inspection was conducted: **01/14/2013**

Orders Issued

Compliance due on:

Case Closed: **01/17/2013**

SYCAMORE ST & DORCHESTER AV

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV OWNER WILSON PHARON

1) Please describe the condition of the building. West side, south facing exterior is collapsing and in danger of falling into the road/on pedestrians. Particular portion is on Sycamore - you can see the side pulling away from the house and there are materials that have fallen on the street and sidewalk. 2) Please provide additional information that may help us serve you. I believe this is a time-sensitive issue, as it appears to me the side is in imminent danger of falling.

01/11/2013
GDUESING I called and left a message for Charles Lane @ 919-3528, asking him to call and schedule an inspection.
 6188 Y
 B201300158

01/14/2013
GDUESING I spoke to Charles Lane, Mr. Lanes complaint was refering to the address of 1833 Sycamore, not 2001 Auburn Ave. At this time Cheryl Taggart has a case on this building
 6190 Y BAR2011391.
 B201300158

01/14/2013
GDUESING spoke to Charles Lane, Mr. Lanes complaint was refering to the address of 1833 Sycamore, not 2001 Auburn Ave. At this time Cheryl Taggart has a case on this building
 6210 Y BAR2011391.
 B201300158

01/17/2013
LWISE Entered at Supevisr Status Chng
 7070 Y
 B201300158

CASE HISTORY REPORT

Complaint Summary

The case status is: **Orders have been issued to correct violations/awaiting compl**

The case type is: **Commercial Code Enforcement**

The complaint was entered by: **10/17/2019**

This complaint recieved on: **ATAYLOR**

The initial inspection was conducted: **10/22/2019**

Orders Issued: **10/31/2019**

Compliance due on: **12/02/2019**

Case Closed:

1

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV

OWNER

HAMILTON COUNTY LAND REUTILIZATION

10/22/2019
KRHODES Issue orders.
 6190 Y
 BC20190698

10/22/2019
KRHODES Issue orders.
 6206 Y
 BC20190698

11/01/2019
EBELL Mailed Notice of Violation-VB to Hamilton Co Land Reutilization Corp 3 E 4th St Ste 300 Cincinnati OH 45202 & Hamilton Co Land Reutilization Corp c/o Jessica Powell 3 E 4th St Ste 300 Cincinnati OH 45202; copy to inspector & scan.
 6208 Y
 BC20190698

10/30/2019
ATAYLOR Entered at Supevisr Status Chng
 7063 Y
 BC20190698

11/18/2019
KRHODES Orders posted and not in compliance.
 6240 Y
 BC20190698

11/26/2019
KRHODES No change and reasonably secure.
6242 Y
BC20190698

03/30/2020
KRHODES Secure
6242 Y
BC20190698

05/04/2020
KRHODES Inspected on 05-04-2020 - building is reasonably secure, ownership same and building continues to decline
6242 Y
BC20190698

07/06/2020
KRHODES This building is reasonably secure, ownership same and building continues to decline
6242 Y
BC20190698

08/06/2020
JDRAKE 1
6150 Y
BC20190698

08/07/2020
KRHODES Reasonably secure and PORT owned.
6242 Y
BC20190698

09/30/2020
JDRAKE 3
6150 Y
BC20190698

10/02/2020
KRHODES Reasonably secure and PORT owned.
6242 Y
BC20190698

11/16/2020
KRHODES Reasonably secure and PORT owned.
6242 Y
BC20190698

12/14/2020
JDRAKE 4
6150 Y
BC20190698

CASE HISTORY REPORT

Complaint Summary

MT AUBURN SWEEP

The case status is: **Case Closed Inactive**

The case type is: **Concentrated Code Enforcement**

The complaint was entered by: **11/02/2005**

This complaint recieved on: **DSCHNEIDER**

The initial inspection was conducted: **11/04/2005**

Orders Issued

Compliance due on:

Case Closed: **11/04/2005**

HOUSING INSPECTOR'S LOG:

2001 AUBURN AV OWNER MOUNT AUBURN GOOD HOUSING FOUND,

11/04/2005
DSCHNEIDER
1 N
CC20052377

11/03/2005
GBERLING
6190 Y
CC20052377

11/03/2005
GBERLING
7041 Y
CC20052377

11/04/2005
DSCHNEIDER
7043 Y
CC20052377

11/04/2005
DSCHNEIDER
7070 Y
CC20052377

Entered at Supevisr Status Chng

{APD_BASE.DATE_A} > Date (2000, 05, 19) and
{APD_PEO.RELATIONSHIP} in ["OWNER"] and
{APD_INSP.RECORD_TYPE} = "IN" and
not ({APD_BASE.DATA_STATUS} in ["CLOSE RF", "CLOSE RG", "CLOSE RH", "CLOSE RM", "VOID"]) and
{APD_ADR.STREET_NAME} like "AUBURN AV*" and
{APD_ADR.STREET_NO} = 2001.00 and
{APD_BASE.COMP_TYPE} in ["CBHHAZ_R", "CBHCCE", "CBHCODE", "CBHCODEC", "CBHWEEDL", "CBHZONE", "CBHZONEC", "CJUNKV-R",
"HTECCE", "HTECODE", "HTEWEEDL", "HTEZONE"]

City of Cincinnati



Department of Buildings & Inspections
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 E FOURTH ST STE 300
CINCINNATI OH 45202

Re:2001 AUBURN AV

BPP: 008800080107

NOTICE OF VIOLATION- VACANT BUILDING

Case number: BC20190698

NOTICE DATE October 31, 2019

To: HAMILTON COUNTY LAND REUTILIZATION CORPORATION,

This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC). Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by December 02, 2019. **Please call the Inspector at 352-3425 between 7:00 to 9:00 a.m., or E-Mail: kevin.rhodes@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

You have a right to appeal orders under Section 1101-81 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner. Persons subject to the Vacated Building Maintenance License (VBML) requirements may petition the Director of Buildings & Inspections for suspension of fees and/or maintenance standards as prescribed under CBC Section 1101-80.1.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,

Kevin Rhodes

District Inspector

E-Mail: kevin.rhodes@cincinnati-oh.gov

E. Cunningham, OBBS Certified Building Official

Cert # 310



VIOLATION LISTING

INSPECTION FEES CHARGED- Notices of Violation issued after July 1, 2018, are subject to inspection fees pursuant to CMC Section 1101-64. Failure to correct the following violations within the time specified in this notice subjects the premises to an escalating quarterly inspection fee for each quarter the premises remains non-compliant. Unpaid fees may be assessed to the property tax bill for the premises and collected along with the biannual property taxes due.

1: HISTORIC -DANGEROUS & UNSAFE BUILDING

HISTORIC -DANGEROUS & UNSAFE BUILDING - Fire has damaged the roof and roof covering, leaving the building exposed to the weather and vermin. There are open soffits and missing tiles and other roofing materials loose or missing. It is neither habitable nor safe for human occupancy. There have been no permits to improve the condition of the structure since the 2007 condemnation. 1101-63.1 (1)(2)(3)(4)(5) Cincinnati Building Code

You are ordered to promptly cause the dangerous and unsafe condition to be remedied in accordance with the Cincinnati Building Code. The building is an historic structure and any alteration of the exterior requires a Certificate of Appropriateness, required permits must be obtained and plans and specifications may be required. Submit plans and obtain the required permits prior to starting work. You are ordered to cause the dangerous and unsafe conditions to be remedied within 30 days of the date of this notice.

You are further ordered to barricade broken doors, windows and openings in the building to prevent entry by trespassers within 15 days of the date of this notice and keep it vacant effective immediately pursuant to Section 1101-65 Cincinnati Building Code. Please refer to the enclosed information on barricading buildings. If the building is not made to conform to the Cincinnati Building Code and is not approved for occupancy within 30 days of the date of this notice, you are ordered to comply with the obligations of owners of vacated buildings per Section 1101-77. Cincinnati Building Code within the time provided for in the portion of Section 1101-77. Cincinnati Building Code shown in the attachments.

Cincinnati Building Code: 1101-63. Dangerous and unsafe premises.

All buildings having defects as set forth herein shall be deemed dangerous or unsafe buildings as follows:

- (1) Those whose walls, floors, foundations or other members are so out of plumb, level, original position, deteriorated, or overloaded as to be unlikely to perform their intended functions, or are in such condition or of such size as to cause stresses in any structural members likely to result in failure or collapse; or
- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the Cincinnati Building Code or into compliance with the terms and conditions of a current vacant building maintenance license.

Any such dangerous or unsafe building is herewith declared to be a public nuisance.

This building is located within a National and/or Local Historic District and may qualify for financial assistance for rehabilitation through grants or tax credits. When a building is located within a historic district the Historic Conservation Board (HCB) must review applications for permits. A Certificate of Appropriateness must be obtained from the HCB prior to issuance of a permit to demolish or repair a building under Section 1101-15- Cincinnati Building Code.



THIS IS A NOTICE OF VIOLATION AND ORDER TO:

1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;

2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;

3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. **NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.**

1101-79.4 Vacated Building Maintenance Standards: A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

- (1) **Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.
- (2) **Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.
- (3) **Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.
- (4) **Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.
- (5) **Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.
- (6) **Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.
- (7) **Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- (8) **Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- (9) **Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- (10) **Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- (11) **Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.
- (12) **Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.
- (13) **Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.



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Remit To:

INVOICE

City of Cincinnati
Code Enforcement, Attn: L. Briede
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 E FOURTH ST STE 300
CINCINNATI OH 45202

Case Number: BC20190698
Invoice Date: November 01, 2019
Amount Due: \$3,640.00
Due Date: December 02, 2019

Please detach this stub and return with your signed application and payment

IN RE: VBML APPLICATION- 2001 AUBURN AV

To: HAMILTON COUNTY LAND REUTILIZATION CORPORATION

The subject building was originally ordered to be vacated or kept vacant on August 13, 2007. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Kevin Rhodes, at 352-3425, between, 7:00 to 9:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,640.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,
Code Enforcement, Attn: L. Briede
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

Persons subject to the Vacated Building Maintenance License (VBML) requirements may petition the Director of Buildings & Inspections for suspension of fees and/or maintenance standards as prescribed under Section 1101-80.1. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



City of Cincinnati



Department of Buildings & Inspections
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

HAMILTON COUNTY LAND REUTILIZATION CORPORATION
C/O JESSICA POWELL
3 E FOURTH ST STE 300
CINCINNATI OH 45202

Re:2001 AUBURN AV

BPP: 008800080107

NOTICE OF VIOLATION- VACANT BUILDING

Case number: BC20190698

NOTICE DATE October 31, 2019

To: HAMILTON COUNTY LAND REUTILIZATION CORPORATION,

This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC). Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by December 02, 2019. **Please call the Inspector at 352-3425 between 7:00 to 9:00 a.m., or E-Mail: kevin.rhodes@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

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Sincerely,

Handwritten signature of Kevin Rhodes in black ink.

Kevin Rhodes
District Inspector
E-Mail: kevin.rhodes@cincinnati-oh.gov

Handwritten signature of E. Cunningham in black ink.

E. Cunningham, OBBS Certified Building Official

Cert # 310



VIOLATION LISTING

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1: HISTORIC -DANGEROUS & UNSAFE BUILDING

HISTORIC -DANGEROUS & UNSAFE BUILDING - Fire has damaged the roof and roof covering, leaving the building exposed to the weather and vermin. There are open soffits and missing tiles and other roofing materials loose or missing. It is neither habitable nor safe for human occupancy. There have been no permits to improve the condition of the structure since the 2007 condemnation. 1101-63.1 (1)(2)(3)(4)(5) Cincinnati Building Code

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- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the Cincinnati Building Code or into compliance with the terms and conditions of a current vacant building maintenance license.

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This building is located within a National and/or Local Historic District and may qualify for financial assistance for rehabilitation through grants or tax credits. When a building is located within a historic district the Historic Conservation Board (HCB) must review applications for permits. A Certificate of Appropriateness must be obtained from the HCB prior to issuance of a permit to demolish or repair a building under Section 1101-15- Cincinnati Building Code.



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2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;

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1101-79.4 Vacated Building Maintenance Standards: A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

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- (4) **Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.
- (5) **Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.
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Remit To:

INVOICE

City of Cincinnati
Code Enforcement, Attn: L. Briede
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

HAMILTON COUNTY LAND REUTILIZATION CORPORATION
C/O JESSICA POWELL
3 E FOURTH ST STE 300
CINCINNATI OH 45202

Case Number: BC20190698
Invoice Date: November 01, 2019
Amount Due: \$3,640.00
Due Date: December 02, 2019

Please detach this stub and return with your signed application and payment

IN RE: VBML APPLICATION- 2001 AUBURN AV

To: HAMILTON COUNTY LAND REUTILIZATION CORPORATION

The subject building was originally ordered to be vacated or kept vacant on August 13, 2007. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Kevin Rhodes, at 352-3425, between, 7:00 to 9:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,640.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,
Code Enforcement, Attn: L. Briede
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

Persons subject to the Vacated Building Maintenance License (VBML) requirements may petition the Director of Buildings & Inspections for suspension of fees and/or maintenance standards as prescribed under Section 1101-80.1. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



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.

February 19, 2021

Mr. Art Dahlberg
Director of Buildings & Inspections
City of Cincinnati
805 Central Ave, Suite 500, Cincinnati, OH 45202

RE: 2001 Auburn Avenue, Cincinnati, OH 45202

Mr. Dahlberg:

Please find below DCED's analysis of the possible economic returns for the proposed development at 2001 Auburn Avenue in the Mt. Auburn neighborhood of Cincinnati. We believe based on the information provided in the application, that the project would not be financially feasible should the Certificate of Appropriateness requested be denied. However, we ask that a demolition permit be withheld from the applicant until a formal redevelopment plan is submitted and approved by the City. At a minimum, the redevelopment plan should include a construction schedule, site and building plans, project financial information such as a detailed development budget, a ten-year cash flow proforma, and evidence of project financing.

Three scenarios in which the applicant renovates the historic property have been analyzed. The first (labeled A) analyzes a scenario in which the building is renovated to be a community club. B and C are scenarios in which the proposed end uses are a restaurant and a market, respectively. The assumptions above are based off market data specific to the project type and location.

Assumptions	A	B	C
Total sq. ft.	3920	3920	3920
Leasable sq. ft.	3332	3332	3332
Hard Costs \$ / sq. ft.	201.40	201.40	201.40
Market Rent / sq. ft.	14.50	14.50	14.50
Uses			
Acquisition	155,200	155,200	155,200
Hard Costs	789,479	789,479	789,479
Tenant Build Out	176,400	254,800	548,800
Soft Costs	540,295	540,295	540,295
Total Uses	1,661,374	1,739,774	2,033,774
Sources			
Tax Credit Equity	206,342	206,342	206,342
Permanent Loan	323,167	323,167	323,167
Equity	1,131,865	1,210,265	1,504,265
Total Sources	1,661,374	1,739,774	2,033,774

Proforma			
Rental Revenue	48,314	48,314	48,314
Less Vacancy (7%)	3,382	3,382	3,382
= Gross Revenue	44,932	44,932	44,932
Less Operating Expenses	13,328	13,328	13,328
= Net Operating Income	31,604	31,604	31,604
Less Debt Service	20,818	20,818	20,818
= Projected Cash Flow	10,786	10,786	10,786
Economic Returns	A	B	C
Debt Coverage Ratio	1.52	1.52	1.52
Cash on Cash	1.0%	0.9%	0.7%
Cap Rate	8%	8%	8%
FMV	407,129	407,129	407,129
Created Value Margin	(1,254,245)	(1,332,645)	(1,626,645)

The analysis illustrates that in all three scenarios, the project's Net Operating Income is too low to attract the debt needed for the project to be financially feasible. The only way for the applicant to proceed with any of the above scenarios would be to fill the investment gap with developer equity. The equity return (Cash on Cash) for all three scenarios is also too low to attract the necessary private capital to proceed with the project. Finally, in all three scenarios, the project's stabilized Fair Market Value is less than the total investment required to renovate the property, meaning the project creates negative value over time.

Therefore, it is my belief that the denial of the requested Certificate of Appropriateness would deprive the property in question of its economic use. Furthermore, a denial of the requested COA would result in sustained vacancy and blight at the property, which decreases the overall wellbeing of the neighborhood and by extension City. Although the analysis indicates that renovation of the property is not financially feasible, DCED respectfully requests that a demolition permit be withheld from the applicant until a formal redevelopment plan for the property is submitted and approved by the City.

Sincerely,

Markiea L. Carter

Markiea L. Carter, Interim Director
Department of Community & Economic Development

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

APPLICATION #: COA2021001
APPLICANT: James Groh, Mobius Investments
OWNER: Mobius Investments, LLC
ADDRESS: **247 Renner Street**
PARCELS: 095-0002-0046
ZONING: RM-1.2
OVERLAYS: Sohn-Mohawk Historic District/ Hillside Overlay
COMMUNITY: Over-the-Rhine
REPORT DATE: February 19, 2021
HEARING DATE: March 8, 2021

Existing Conditions

The subject property is situated on the south side of Renner Street between its intersection with Hamburg Street (a.k.a. Stonewall Street) on the west and the eastern terminus of Renner Street on the east in the Over-the-Rhine neighborhood. The existing building, built ca. 1875, is a 2-story, wood-frame, Italianate-style building. The building has been vacant for many years, most recently serving as a single-family residence. The building features asbestos siding and a cornice with small brackets and has windows in a state of advanced deterioration.

Proposed Conditions

The applicant is proposing to renovate the existing single-family residence. The renovation will include a new roof addition for additional third-floor living space. The addition will take the form of a mansard roof. A roof deck will be added to the rear of the building on the newly created third-floor. The applicant also proposes new windows and doors and new Hardie fiber-cement siding may be added throughout the building; although the owner has noted that the existing asbestos siding may remain in place and be painted if it is found to be in good condition. The rear decks and interior renovation were previously approved at the Staff level (permit 2020P07806).



Figure 1: Location of subject property. Image from CAGIS.

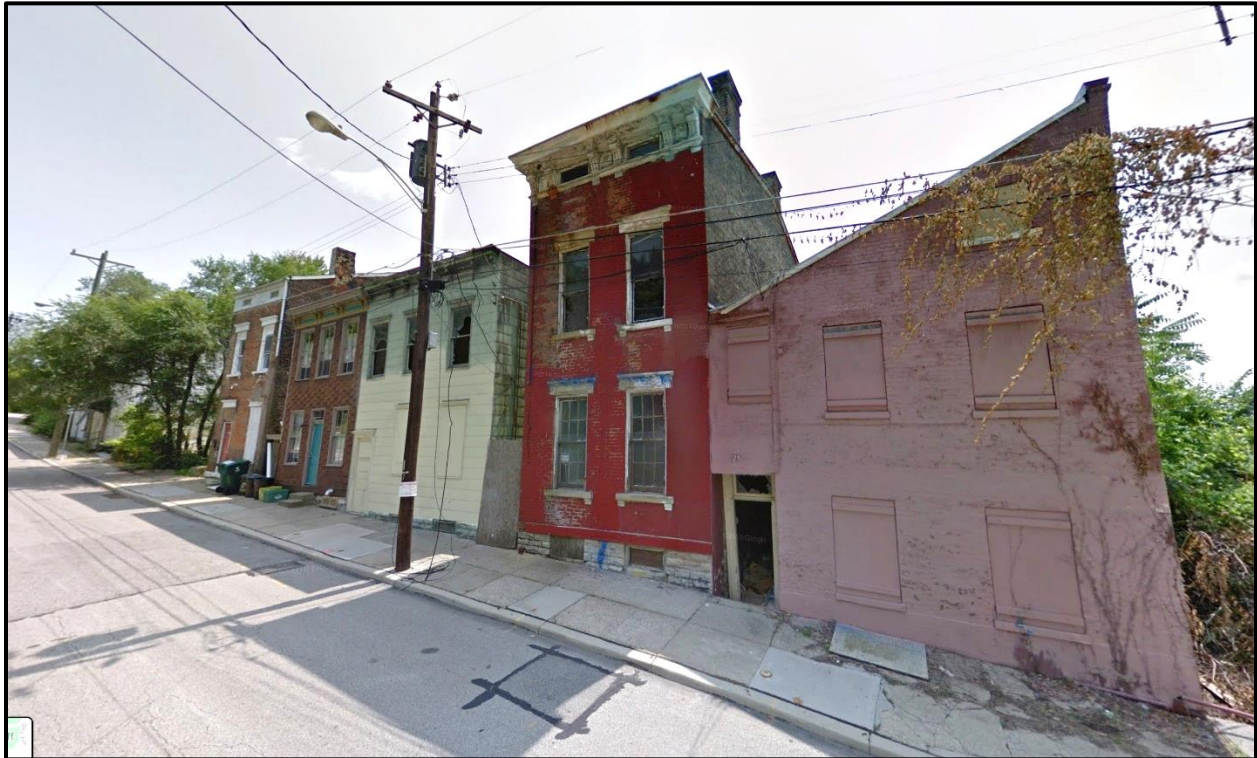


Figure 2. Subject property (third from right), ca. July 2014. Image from Google.



Figure 3: Current conditions of subject property, facing south. Image from applicant.

Previous Reviews: This property has not appeared before the Historic Conservation Board. The interior renovation and rear decks were approved through a Staff review under permit 2020P07806.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM-1.2
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Sohn-Mohawk Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The property is located in an RM-1.2 Zoning District and a Hillside Overlay. The proposed addition complies with the Maximum Building Envelope and all other Zoning regulations. No Zoning Relief is required.

Certificate of Appropriateness Review:

A COA is required for the proposed rooftop addition and replacement windows.

Comments on Applicable Guidelines

The Sohn-Mohawk District is separated into two separate Zones. Zone One has a higher standard for new construction, while Zone Two notes that “More design latitude will be given to new construction... Greater latitude is given in Zone Two to encourage the inclusion of great, contemporary architecture that is inspired by and that complements the existing historic structures.” While the subject property is located in Zone Two, it is Staff’s opinion that the majority of the proposed changes substantially conform to the Sohn-Mohawk Historic Conservation Guidelines, with the exception of the proposed vinyl replacement windows discussed below.

Applicable Guidelines

Room Additions

MATERIALS: *New construction will use materials that are found in the historic buildings in the district. The dominant material in the district is brick, and uniform brick will be used as the primary material for all facades in Zone One. Brick must be single-color, non-textured brick. Other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are used in sashes, for lintels, cornices and in decorative features. These materials as well as formed concrete, fiberglass and other synthetic materials that are designed to convincingly replicate the appearance of these original materials may be used in decorative features. Synthetic materials may only be used in decorative or accent features and cannot be the primary material used on any facade in Zone One. Materials such as stucco, synthetic stucco, vinyl siding, simulated brick panels, plastic and other materials that are not original to the district and that do not convincingly replicate historic elements will not be appropriate as exposed finish materials for new construction in this district. Minor deviations may be permitted at the HCB’s discretion.*

The existing building is wood-frame construction. The applicant proposes a wood-frame addition on the top of the building to create a mansard roof that will allow additional third-floor living space and access to the rear roof deck, discussed below. The addition will allow for a new Master Bedroom, expanding the building to a three-bedroom residence. The side-walls of the addition will be clad with Hardie fiber cement siding. The front slope of the mansard roof is proposed with Novikshake RS Rough Sawn Shake shingles. While this material is a vinyl product, it is a well-made product that effectively simulates an actual shake shingle without the typical glossy finish of a vinyl product. While vinyl materials are typically discouraged on historic buildings, Staff feels that this particular installation will not diminish the integrity of the building and will have a visual appearance that is superior to a standard asphalt shingle, which would be the most likely alternative cladding material. The color of the material has not been defined, but should be dark in color and can be approved at the Staff level.

The applicant will assess the condition of the existing asbestos siding. If found to be in good condition, it will be retained and painted. If in poor condition, the applicant proposes covering the asbestos siding with Hardie fiber cement siding.

While it is generally preferred to remove the previous cladding material prior to installing new, Staff understands there are issues with asbestos material and abatement. If new siding is necessary, Staff would want to see more detailed information on how the additional layer will affect the windows and cornice line. If the overall affect is found to be negligible, the additional layer of fiber cement cladding would be acceptable.

STYLE: *Additions should not overpower the original building. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are part of in particular. Good room addition design should balance the utilitarian needs and practical goals of the addition with: 1) how well the proposed design relates to the original building and neighboring buildings; 2) how closely the proposal meets the intent of these guidelines generally; and 3) how closely the proposal meets the intent of the new construction guidelines for the zone that the original structure is located in within the district.*

The proposed mansard roof addition will not overpower the building. Other examples of mansard roofs can be found elsewhere in the district, including the rowhouses at 221-227 Renner Street. The roof type is compatible with the period of significance for the district and allows the applicant to provide the desired third-story addition without an obvious room addition on the top of the building. As a Zone Two contributing building, Staff feels that the proposed addition is appropriate to the district.

LOCATION: *Room additions to historic buildings are permitted on the side and rear of the building. They may only be added to the top of the building if the addition will not be seen from ground level. The habitable space addition will not result in the building being taller than the tallest adjacent structure. Habitable space does not include rooftop access.*

Room additions are never permitted onto the primary street-facing facade. No addition to the top will be permitted if it is visible from 40 feet from street level vantage point, positioned immediately across the street from the primary street facing facade. Neither railings, access structures or any element of the deck can be seen from within 40 feet from a street-level vantage point, positioned immediately across the street from the primary street-facing facade. This same criteria is to be applied to the secondary street side of corner buildings.

While the addition will be placed on the top of the building, it is designed in a way to mimic a mansard roof, avoiding a standard top addition that would continue the existing plane of the front wall. The existing cornice will remain and the mansard roof addition will begin above this line. The addition will be generally in line with the height of the adjacent building to the west, which is approximately one-story taller than the existing building. While the mansard roof will be seen from ground level, Staff feels that the design is appropriate to the district and meets the general intent of the guidelines by hiding the third-story addition within a mansard roof form, which can be found throughout the district. It is not possible to build an addition 40'

from the street, as the building itself is only 35' deep.

A portion of the existing breezeway that runs from the Renner Street to the rear of the building will be enclosed at the rear. This work is appropriate as the breezeway will remain off Renner Street and the enclosed portion at the rear of the building will not be visible from the street.

Rooftop Decks

MATERIALS: *Railing is of a material and design that minimizes the visibility of the deck from all vantage points.*

The proposed railings of the rooftop deck will be a wire rope system, which is unobtrusive. As the deck will be directly behind the third story mansard roof addition, it will not be visible from the street.

STYLE: *Modifications to the existing structure are minimal and do not alter the roofline or slope, chimneys or cornices.*

The roofline will not be altered as a result of the rooftop deck. The mansard roof addition, discussed above will be placed at the front of the building with the roof deck built onto the existing flat roof behind the addition.

LOCATION: *Neither railings, access structures or any element of the deck can be seen from within 40 feet from a street-level vantage point, positioned immediately across the street from the primary street-facing facade. This same criteria is to be applied to the secondary street side of corner buildings.*

No elements of the proposed rooftop deck will be visible from Renner Street as it will be screened by the proposed mansard roof from directly in front of the building, and the adjacent properties to the east and west will screen the deck when viewed from the sides.

VARIANCES: *Some modifications to these requirements may be permissible on a case-by-case basis if they are consistent with the overall goals of these guidelines. Some modification to existing roof-walls or rooflines on the back of the structure or sides that are not adjacent to a street (i.e. the street-side of corner buildings) may be permitted if consistent with the overall goals of these guidelines.*

The roof deck itself will not require variances, as it meets the guidelines above.

Flat Roofs

MATERIALS: *Provided that the rooftop is not visible from the primary, street-facing facade, and changes in weight do not necessitate modification of character defining features, "green roofs" (rooftops covered in organic materials) or other non-traditional roofing materials may be used, particularly if their use enhances energy efficiency in a manner that assists the preservation of character defining interior features.*

STYLE: *Original roof style may not be modified.*

The original flat roof of the building is proposed to be modified by the addition of the mansard roof. While the guidelines state that original roof styles may not be modified, the unique circumstances of this property should be considered. The existing building is relatively small with a footprint of 20' in width by 35' in depth. While it may be possible to build a room addition on the rear of the building, it would be more difficult and costly due to the existing topography of the parcel, which slopes significantly to the south. The property is within a Hillside Overlay and in a "moderately high" to "high" landslide susceptibility area, which would require further geotechnical engineering for the excavation and fill. The addition would also need to be built up off grade in order to meet the floor levels of the existing building. By adding the addition to the roof, the applicant avoids the problematic issues arising from expanding the footprint in the Hillside Overlay while still adding the additional living space to create a three-bedroom residence. It is Staff's opinion that, because of the unique circumstances of this property, including the topography and small existing footprint, the alteration of the existing flat roof is warranted, and will not significantly impact the character of the district.

Windows (HCB Approval – Modifications Requiring Special Circumstances)

ADVANCED DETERIORATION: *The expense of repairing or restoring key windows where possible will be taken into favorable consideration in the approval of window materials. Replacement windows should replicate the division of light of existing windows or, if all are missing, the division of light that is believed to have been used based on the age and style of the building. If window openings have been modified, they will be restored to their original proportions. Adding or filling in window openings is never appropriate on the primary facade; and is inappropriate on non street-facing facades without demonstrating that the window(s) to be modified display at least intermediate deterioration and that there is a compelling design reason for modification.*

Existing windows in the building are in a state of Advanced Deterioration. Most windows have been removed from the building and openings boarded over. In fact, an image of the subject property is shown on page 21 of the Conservation Guidelines as an example of a property with "Replacement Windows Needed." No new openings will be created or original openings infilled. Certain window openings on the rear elevation were approved at the Staff level to be extended vertically to create door openings for the new rear decks (permit 2020P07806).

The applicant has proposed vinyl replacement windows throughout the building. Due to a misunderstanding on the original permit for the interior renovation, the applicant was under the impression that the vinyl windows had been approved and has already purchased the replacements. The drawings did show numbers on the windows, but no other information was provided. There were no demolition notes for the windows on the existing plans, no window schedule or cut sheets, and no mention of replacement windows in the application description or drawings, other

than the numbers on the elevations and floor plans.

Because of the language in the guidelines noting that the windows on the primary elevations are of the most importance and a priority is placed on views from street-level, Staff would recommend that the windows on the front (Renner Street) elevation be replaced with a historically appropriate wood or fiberglass window to be approved by Staff. Because the windows on the rear elevation will not be visible from any surrounding streets and will be further screened by the previously approved rear decks, Staff feels that the proposed vinyl windows would not be detrimental to the character of the building or the district if installed on the rear elevation only. The proposed vinyl windows will feature a dark bronze or black colored frame. The applicant has agreed to use historically appropriate replacement windows on the primary elevation, if the vinyl windows may be used on the rear.

MATERIALS: *Replacement windows, manufactured with more modern materials: fiberglass, PVC-U, and aluminum, etc. Glass blocks and non-transparent glass are not permitted for replacement windows.*

STYLE: *The style of replacement windows is of similar design to existing historic windows; differences cannot be noticed at street-level. The design and size of replacement windows cannot vary from existing windows enough to be visible from the street.*

The applicant is proposing custom-built vinyl window replacements by Vinylmax Windows (Edison series). While the guidelines allow some modern materials such as fiberglass, PVC-U and aluminum, vinyl windows are not appropriate to the district on the primary elevation. Staff feels that the windows would be acceptable on the rear elevation as discussed above.

LOCATION: *Existing window openings must be maintained. Adding windows or changing the location of existing windows on any secondary nonstreet-facing facade is permitted; only permitted on primary street facing facade for compelling reasons. New windows cannot alter existing window openings or internal grids. Adding windows or changing location of existing windows or internal grids on the primary street-facing facade is not permitted.*

The proposed new windows that will be placed in the mansard roof are taller than they are wide and will maintain the existing grid pattern of the windows on the lower levels. All window openings, with the exception of the rear door access to the decks, will retain their original size and will not be altered or infilled.

Replacement Residential Doors

MATERIALS: *Replacement door may be of any material.*

STYLE: *The style of replacement doors is of similar design to existing historic doors OR*

the design of replacement doors follows a contemporary interpretation of historic styles. Blank or completely flush doors are permitted only on the secondary non-street-facing facade.

LOCATION: *Existing door openings must be maintained. If additional doors are required by safety codes, they must be added to the secondary non-street-facing facade.*

The applicant is proposing to replace the deteriorated front door with a contemporary paneled door with a fanlight. While the paneled door is appropriate and the door should not be blank, the fanlight is a feature typically seen in Colonial Revival styles, which is not otherwise represented in the district. The replacement door should eliminate the fanlight. The applicant may submit a revised door design for approval by Staff and has agreed to this approach.

Other Considerations:

Prehearing Results: A prehearing was held on February 17, 2021. No members of the public were in attendance.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 247 Renner Street per plans by Joseph Groh dated 8.18.2020 including any revisions submitted for permit subject to staff review and approval with the following conditions:
1. Historically appropriate windows shall be installed on the Renner Street elevation, to be approved by Staff.
 2. The Novikshake shingles proposed for the mansard roof shall be dark in color, to be approved at the Staff level.
 3. The proposed replacement front door shall be submitted to Staff for approval without the fanlight.
 4. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



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: 247 RENNER 45214
 Hamilton Co. Parcel ID No.: 095-0002-0046-00 Zoning District: _____
 Historic District: _____ Overlay District: _____

PRIMARY CONTACT INFO PROPERTY OWNER OTHER _____ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: JAMES GROH, MANAGING PARTNER, MORGAN INVESTMENTS
 Contact Person (if legal entity): JAMES GROH
 Address: 6720 WINDWARD ST
 City: CINT State: OH Zip Code: 45222
 Phone: 513-623-8843 E-mail: JIM.GROH@GMAIL.COM

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
OWNER ROOM ADDITION + ROOF DECK

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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: 1-3-21

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. \$ 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

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.

ADJUDICATION/DENIAL LETTER

Date: December 16, 2020

Location: 247 Renner Street

Request: Certificate of Appropriateness

Zoning District: RM-1.2/ Hillside/ Sohn-Mohawk 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.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th 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 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

Historic Application

Statement of Intent

247 Renner Street, Cincinnati, OH 45214

Property Owner: Mobius Investments, LLC

Pursuant to the Over The Rhine (OTR) Historic District Guidelines, project at 247 Renner Street, Cincinnati, OH 45214 complies in the following ways:

MASSING HEIGHT AND SCALE

Existing structure being preserved as-is, with the exception of a third-floor addition and roof deck. Proposed building height will be within 10% of the average buildings within the same block. Will not exceed the tallest building on the block.

SETBACK

Proposed plans make no changes to existing zero setback.

COMPOSITION

Base and middle remain unchanged from existing structure. Proposed construction of third floor addition will be built with third-floor Mansard style roof consistent with other buildings in the area, including on the same block (property at 221 & 227 Renner Street). Top components will have height within 10% of average height of top components of buildings located in the same block face.

RHYTHM

Proposed addition window openings will be similar to other buildings in the area and will have a minimum of 10% variance from neighboring building.

OPENINGS

Windows on proposed addition will be taller than they are wide and will match existing windows in building. They will occupy between 30% and 60% of street-facing wall. Will not have internal grids. They will be evenly spaced over existing windows.

ROOF

Roof will be built using a roof profile found on similar buildings on the same block. It will be a side-gabled roof (Mansard style), consistent with corresponding roofs on the same block. Rooftop deck and roof access will not be readily visible from contiguous streets and will not be highly visible from public realm. Mechanical systems will not be visible within 40-feet of building.

MATERIALS

All materials have been chosen to meet the quality standards found on contributing buildings in the district. Refer to brochures submitted with application.

247 Renner Auditor

Dusty Rhodes

**Dusty Rhodes
Hamilton County Auditor
Transfer Verification Letter**

Parcel Number: **095-0002-0046-00** Property Address: **247 RENNER ST**

Transfer Date: **07/21/2020** Sale Amount: **\$ 25,000**

This is the date the deed was presented to the Auditor for transfer. This may differ from your closing date. If this property is a residential rental property, you have 60 days (including weekends and holidays) from this date to complete a Residential Rental Property Registration Form (DTE 100R) to avoid an assessment of a penalty. The Sale Amount listed is the total sale price. If your transaction included multiple parcels, the total sale price will appear on each letter you receive. If you have any questions please contact our office.

Name(s): **MOBIUS INVESTMENTS LLC**

Immediately above you see how the name(s) were presented on the deed. Please check your deed and if the name(s) appear(s) incorrect on the deed, contact your attorney or title company who prepared your deed to have corrective deed prepared. If your name(s) are correct on your deed but incorrect on this Transfer Verification letter, please correct it above and return this letter to our office.

Owner's Mailing Address: **6720 WINDWARD ST
CINCINNATI OH 45227**

Future mailing from the Auditor's office will be mailed to this address.

Tax Bill Mailing Address: **MOBIUS INVESTMENTS LLC
6720 WINDWARD ST
CINCINNATI OH 45227**

Future tax bills will be mailed to this address. In the event you have money in escrow to pay your tax bill, please review the name and address provided to us. If your mortgage is ever sold to another lender or if you need to change this address in the future, please contact the Hamilton County Treasurer's office at (513) 946-4900 to provide updated tax bill mailing information.

IF ANY OF THIS INFORMATION IS INCORRECT, PLEASE NOTE CORRECTION ON THIS FORM AND RETURN AS SOON AS POSSIBLE IN THE ENCLOSED ENVELOPE.

IF ALL OF THIS INFORMATION IS CORRECT THERE IS NO NEED TO CONTACT US OR RETURN THIS FORM.

THANK YOU!

HAMILTON COUNTY AUDITOR'S OFFICE MISSION STATEMENT

To perform professionally the statutory duties of County Auditor with integrity, independence, and a spirit of technological innovation while emphasizing outstanding customer service, excellent public information, and efficient use of taxpayer resources with a streamlined, well-trained and appropriately compensated staff.

Parcel ID 095-0002-0046-00
 Address 247 RENNER ST
 Index Order Parcel Number
 Tax Year 2020 Payable 2021

Property Information			
Tax District	001 - CINTI CORP-CINTI CSD		Images/Sketches 
School District	CINCINNATI CSD		
Appraisal Area	Land Use		
01801 - OVER THE RHINE 01 Sales	510 - SINGLE FAMILY DWLG		
Owner Name and Address	Mailing Name and Address		
MOBIUS INVESTMENTS LLC 6720 WINDWARD ST CINCINNATI OH 45227 (call 946-4015 if incorrect)	MOBIUS INVESTMENTS LLC 6720 WINDWARD ST CINCINNATI OH 45227 (call 946-4800 if incorrect)		
Assessed Value	Effective Tax Rate		Total Tax
11,680	75.946900		\$819.17
Property Description			
247 RENNER ST 20 X 90 LOT 39 WOODRUFES-MUNSONS SUB			

Appraisal/Sales Summary	
Year Built	1875
Total Rooms	4
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	7/21/2020
Last Sale Amount	\$25,000
Conveyance Number	239388
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.040

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	12,320
CAUV Value	0
Market Improvement Value	21,070
Market Total Value	33,390
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	2.576%

Notes

I Want To...

- [🔍 Start a New Search](#)
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- [? View the Online Help](#)
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- [Payment Detail](#)
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- [Aerial Imagery](#)
- [Owner Names](#)

Print:

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DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
07/08/2020	202019005662	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	100.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

JAMES E GROH
6720 WINDWARD ST
CINCINNATI , OH 45227

**STATE OF OHIO
CERTIFICATE**

**Ohio Secretary of State, Frank LaRose
4500559**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

MOBIUS INVESTMENTS LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG
Effective Date: 07/13/2020

Document No(s):

202019005662



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
8th day of July, A.D. 2020.

Ohio Secretary of State

Notes: Smoke Detectors:

Smoke Alarms in Bedrooms are Ionization Technology, Outside of Bedrooms and on Other stories use Photo-electric + Ionization Technologies.

APPLICABLE CODE: 2013 Residential Code of Ohio (RCO)

2019 Residential Code of Ohio (RCO) for Tracer lengths + Beams.

2 Cincinnati Building Code.

Railings:

- Ⓜ All Interior Handrails to be 36" high
- Ⓜ All Deck Rails to be 36" high and wire rope spacing to be 4" Max Spacing

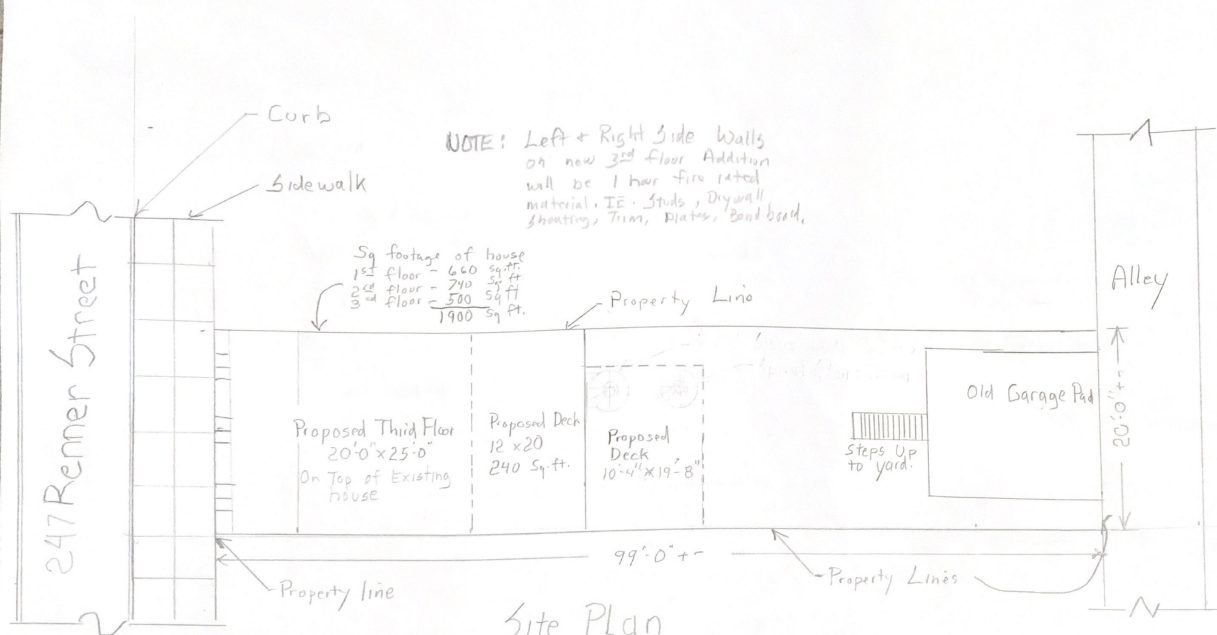
Framing:

- Ⓜ All Floor Joist to have (2) Rows of Bridging
- Ⓜ All New Doors are 2-2x8 headers on bearing walls + 2x4 Blocking on non-bearing walls. Unless Other wise Posted

Pg #	PAGE LEGEND
1	Notes, Page Legend
2	Site Plan
3	Old Front Elevation + New Front Elevation
4	Right Side Elevation + Deck Side Elevation
5	Basement Old Plan + Proposed Plan
6	1 st floor Old Plan + Proposed 1 st floor Plan
7	2 nd floor Old Plan + Proposed 2 nd floor Plan
8	Proposed 3 rd floor Plan w/ Roof Top Deck + 3 rd floor Joist Plan
9	Existing Rear Elevation + Proposed Rear Elevation
10	Sections AA, Deck Joist Layout + 1 st floor LVL detail
11	3 rd floor Wall Section + Row ² layout
12	Wall Section BB + Deck Connection Details + Deck
12A	3 rd floor Stair detail



Page: 1 of 12	Address: 247 Renner St., Cin, Ohio 45214	Scale: 1/4" = 1'-0"	Date: 8-18-20
	Drawn by: James Groh, 6720 Windward Ave, Cin, Oh, 45227	Checked by: Joseph Groh	



NOTE: Left + Right Side Walls on new 3rd floor Addition will be 1 hour fire rated material. IE: Studs, Drywall, sheathing, Trim, Plates, Band board.

Sq footage of house
 1st floor - 660 sq ft
 2nd floor - 240 sq ft
 3rd floor - 500 sq ft
 1900 sq ft.

Proposed Third Floor
 20'-0" x 25'-0"
 On Top of Existing house

Proposed Deck
 12 x 20
 240 Sq. ft.

Proposed Deck
 10'-4" x 19'-8"

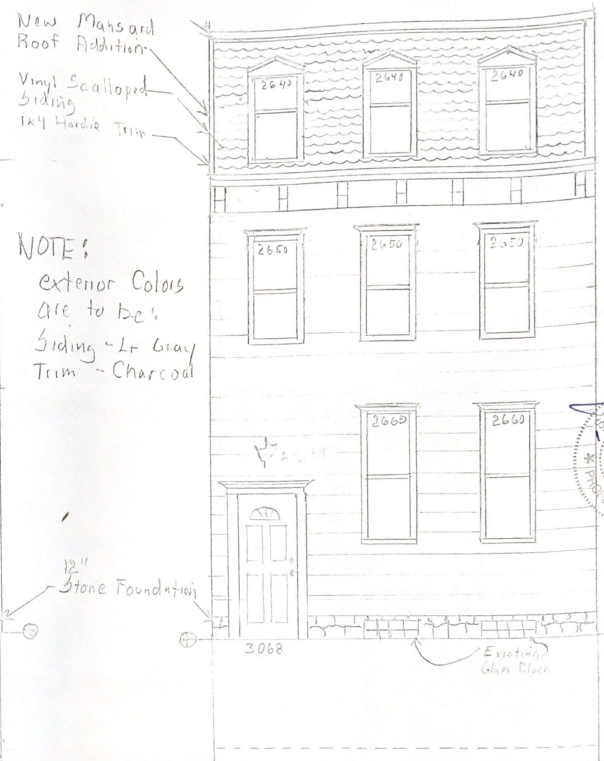
Old Garage Pad
 Steps Up to yard.

Site Plan
 Scale: 1/8" = 1'-0"

Page:	Address:	Scale:	Date:
2 of 12	247 Renner St., Cin, Ohio 45214	1/8" = 1'-0"	8-18-20
	Drawn for:	Drawn by:	
	James Grah, 6720 Woodward Ave, Cin, Oh 45227	Joseph Grah	



Existing Front Elevation
Scale: 1/4" = 1'-0"



Proposed Front Elevation
Scale: 1/4" = 1'-0"

New Mansard
Roof Addition
Vinyl Scalloped
Siding
1x4 Hardie Trim

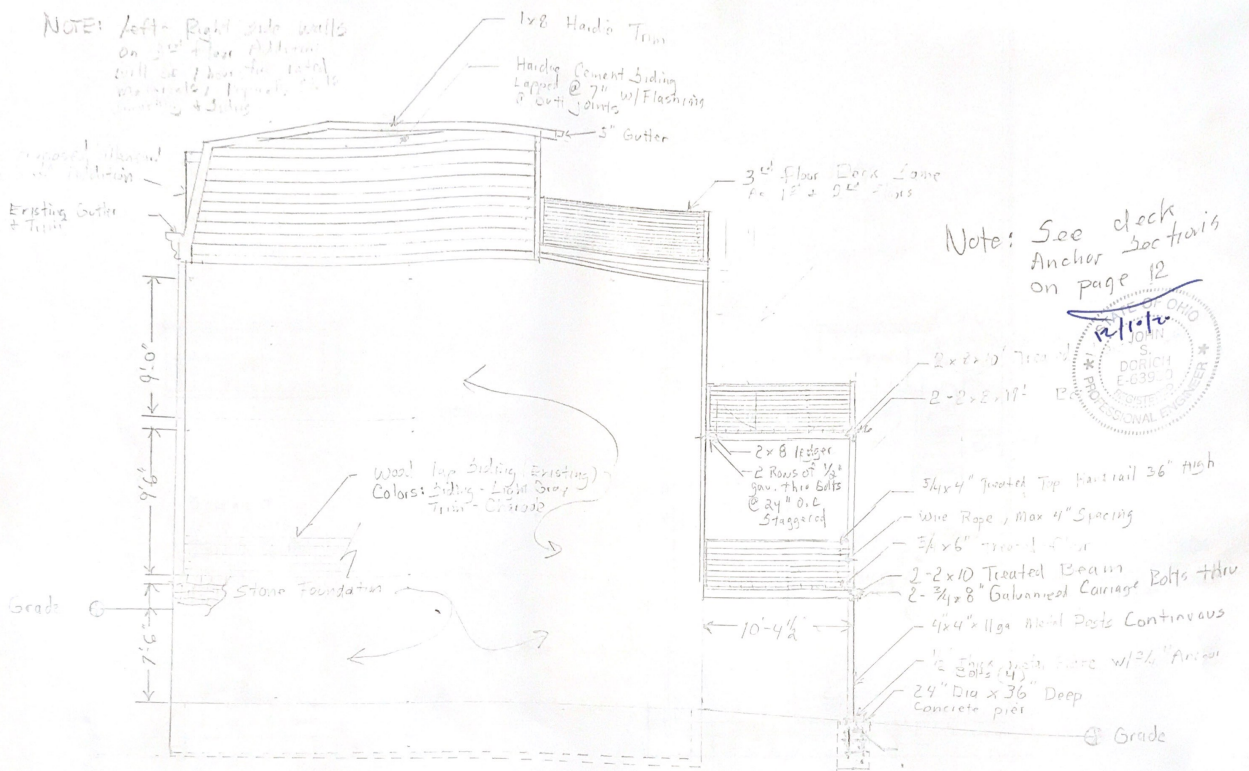
NOTE:
exterior Colors
are to be:
Siding - Lt Gray
Trim - Charcoal

12" Stone Foundation



Grade

Page: 3 of 12	Address: 247 Renner, Cin. Ohio 45214	Scale: 1/4" = 1'-0"	Date: 8-18-20
	Drawn for: James Cook, 6710 Wintward Ave, Cin, Oh 45227	Drawn by: Joseph H. Cook	

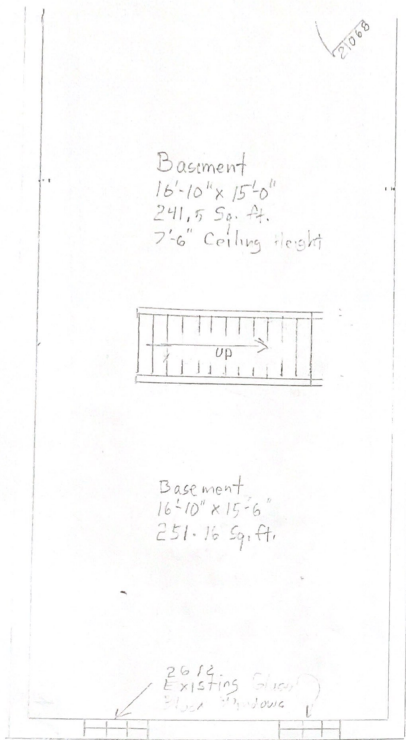


NOTE: Left-Right side walls on 30' base Address will be 7 base for total 37' base. 1/2" gap between siding & siding

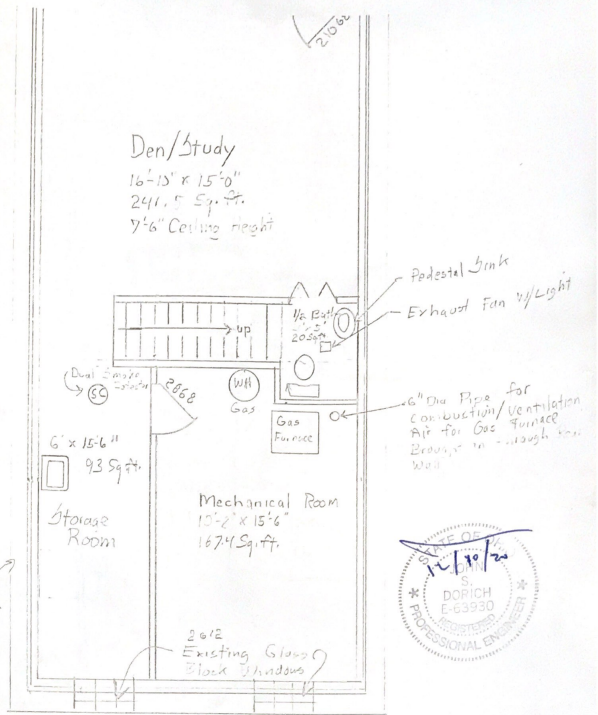
Note: See deck Anchor Section on page 12

Right Side Elevation
Scale: 3/8" = 1'-0"

Page:	Address:	Scale:	Date:
4 of 12	247 Renner St, Cin, Ohio 45219	3/8" = 1'-0"	5-15-21
	Drawn for:	Drawn by:	
	James Groh, 6700 Windwood Ave, Cin, Oh 45219	Joseph Groh	



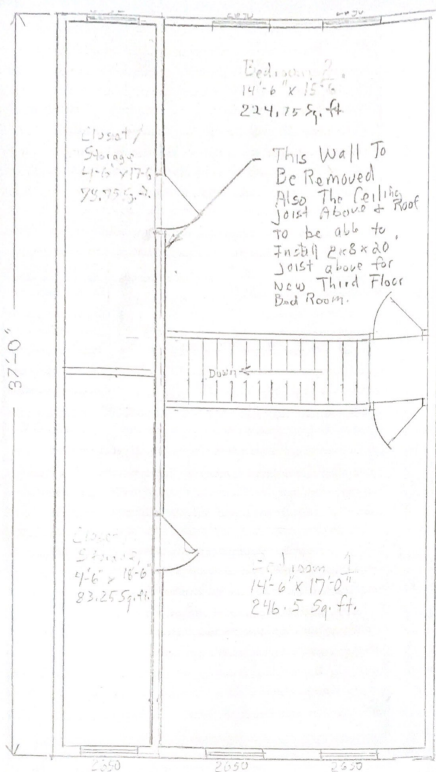
Existing Basement Plan
Scale: 1/4" = 1'-0"



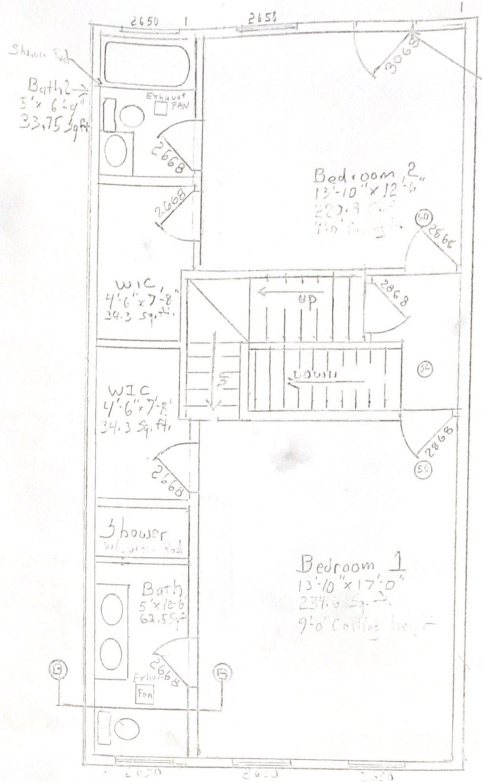
Proposed Basement Plan
Scale: 1/4" = 1'-0"



Pg.	Address	Scale	DATE
5 of 12	247 Renner St., Cin., Ohio 45214 Drawn For: James Grech, 6720 Windward Cir, Oh 45227	1/4" = 1'-0"	8-18-20
		Drawn by:	
		Joseph Grech	



Existing Second Floor Plan
Scale: 1/4" = 1'-0"



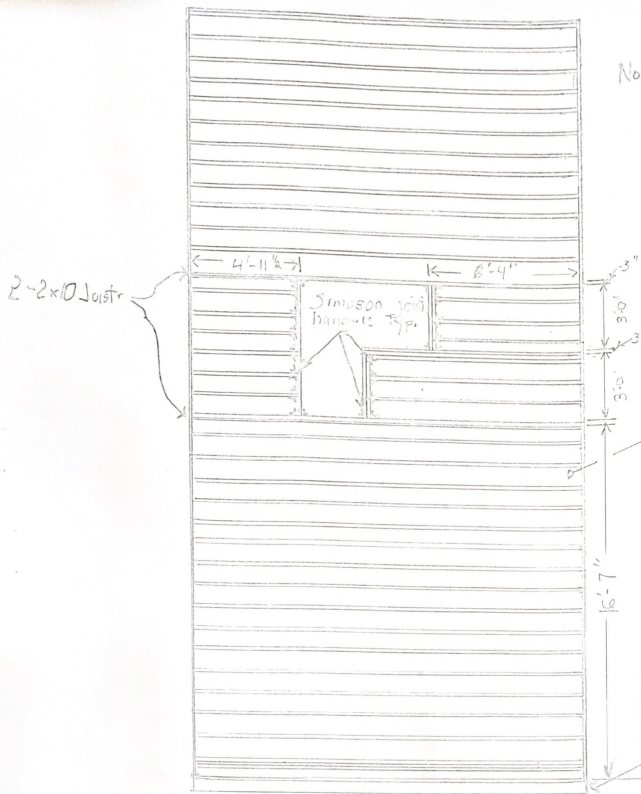
Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

Remove Window
add 3000 door
for access to
attic and Jack
w/ 2-2x10 Header

Note:
All new doors
to be 2'-0"
Heads at
walls & 2x4
studs
with 1/2" girth
nails



NO. 7 of 12	Address: 247 Renner Ave, Cin. Ohio 45214	Scale: 1/4" = 1'-0"	Date: 8-18-20
	Drawn For: James Grech, 6720 Woodward Ave, Cin. Oh 45227	Drawn By: Joseph Blah	



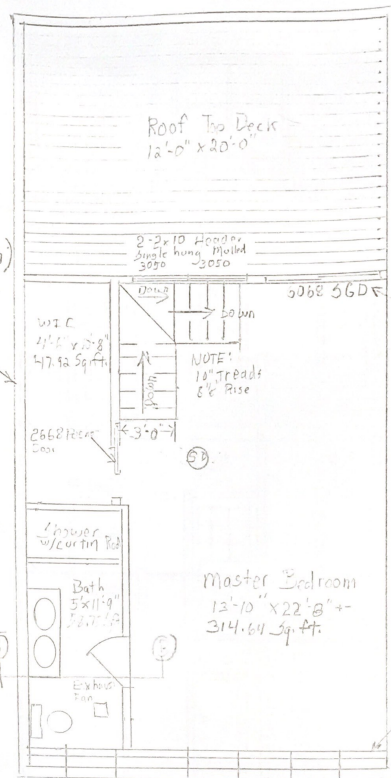
Note: Floor Joist Spacing & Span are From 2019 Residential Code of Ohio, Chapte 5. Use South. Pine @ 12" O.C. for a Span of 20'-8" (2x10) Table R502.3.1(1)

This Side of Addition is from the Rural Zoning New Subfloor to be 5/8" T&G OSB Nailed & Glued

Floor Joist 2x10 @ 12" O.C. unless noted otherwise.

Existing Front Wall

New Third Floor Joist Scale: 1/4" = 1'-0"

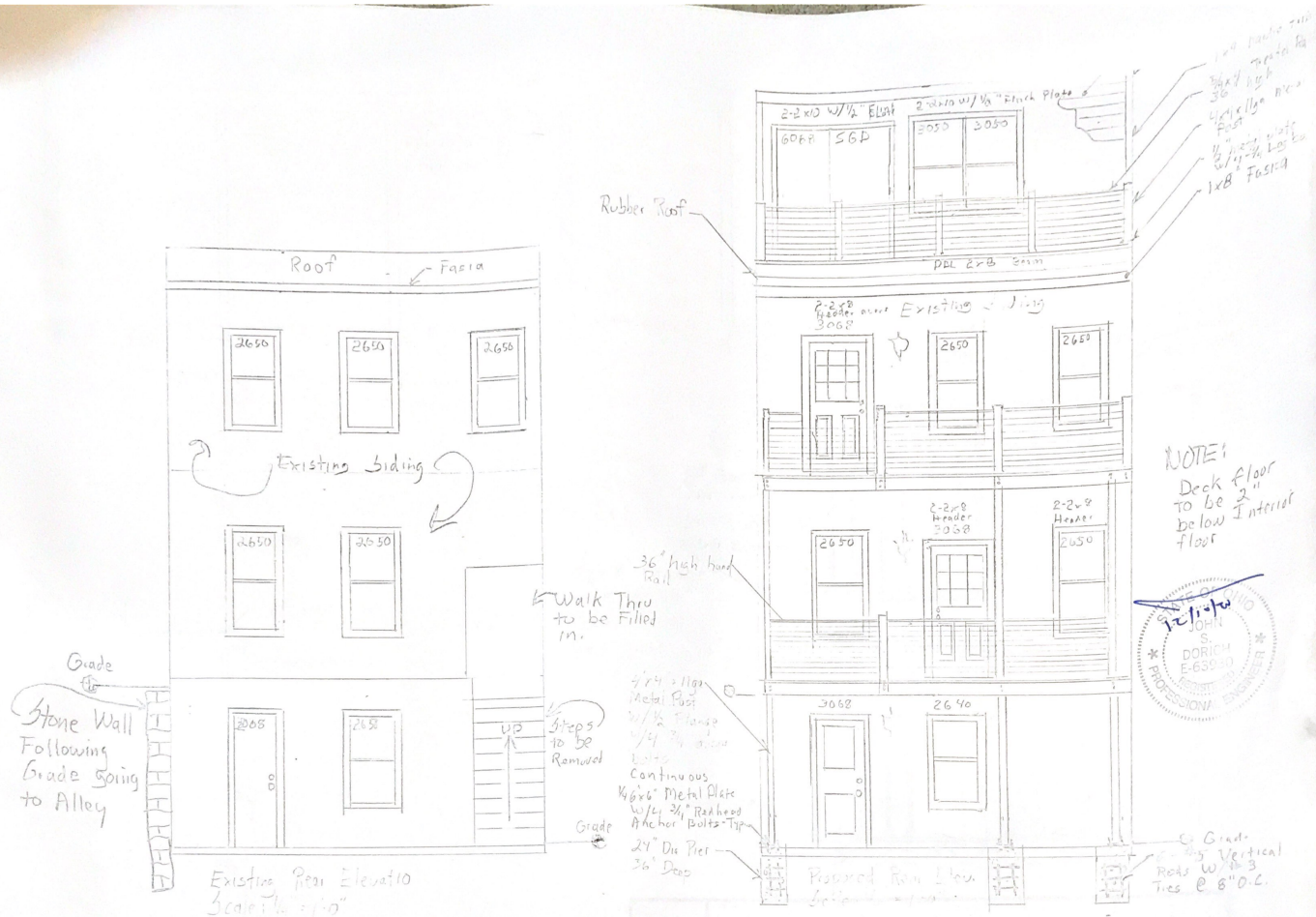


NOTE: Left & Right Side Walls are to be constructed w/ 1 hour Fire Rated Material, Drywall, Stud, Sheeting, Siding & Trim.



2x4 Wall for Kitchen Spnd Part w/ Double 2x10 Joist Below with 2x4 Studs Bearing to Foundation (3) 2x4 W.I.P.s.

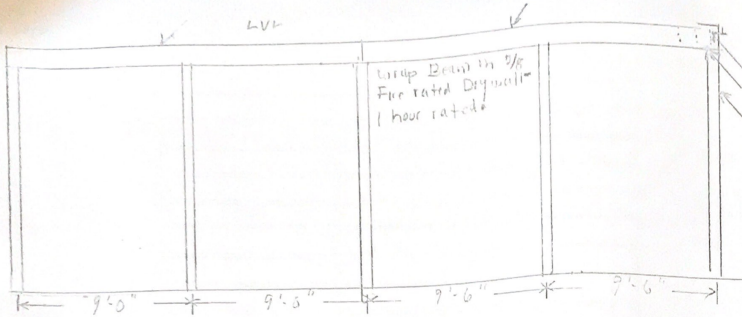
Page: 1	Address: 247 Reaner St., Cin., Ohio 45214	Scale: 1/4" = 1'-0"	Date: 8-18-20
8 of 12	Drawn For: James Cook, 6700 Windward Ave., Cin., Ohio 45237	Drawn by: Joseph Cook	



NOTE:
Deck floor
to be 2"
below
interior
floor

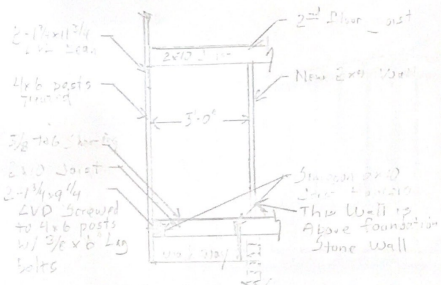
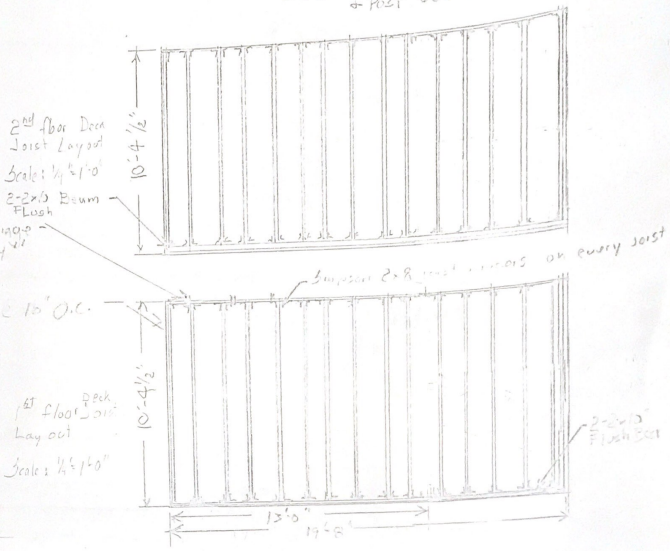


Plan	247 Renner Sts. Cin., Ohio 45214	Scale	1/4" = 1'-0"
Set 12	Division for James Cook, 622 Westwood Ave. Cin., Oh 45227	Date	5-18-38
		Drawn up	J. Woodcock



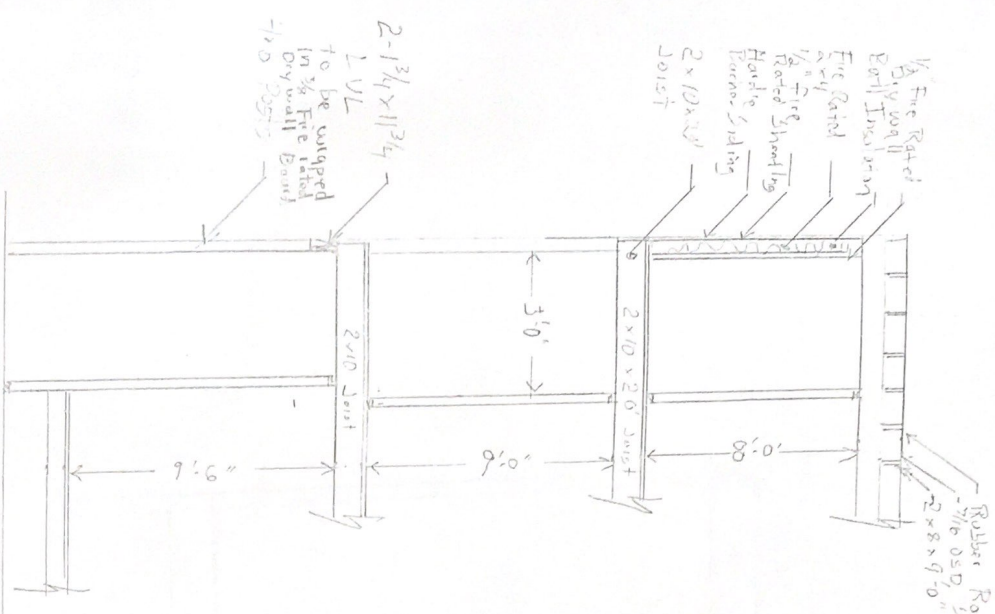
Note:
See Deck anchor connections
+ Post Connection on page

New LVL Beam to Replace Beam
in Entrance to Support 2nd floor
& New Ramp.
Scale: 1/4" = 1'-0"



Page: 10 of 18	Address: 247 Renner St., Cin., Ohio 45219	Date: 8/15/20	Scale: 1/4" = 1'-0"
	Drawn By: James Grah, 6720 Windward Ave, Cin, Oh 45237	Checked By: Joseph Grah	

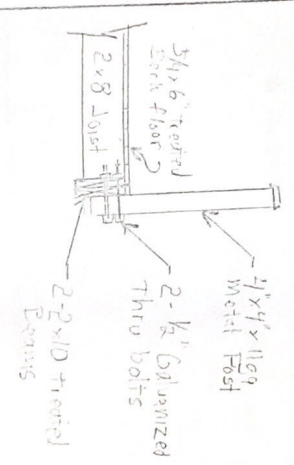
Section BB
Scale: 1/4" = 1'-0"



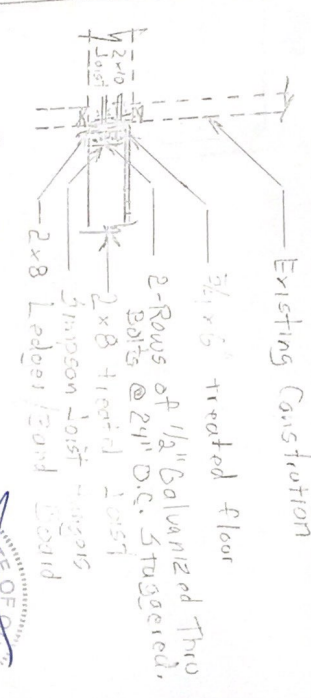
Design Loads:

- Roof Live Load - 20 PSF
- Roof Snow Load - 20 PSF
- Third Floor Live Load - 40 PSF
- Decks/Balcony Live Load - 40 PSF
- Guardrail/Railing Load - 200 lbs force @ Top Rail
- 50 PIF @ Top Rail + All Components
- Wind Load - 15 PSF

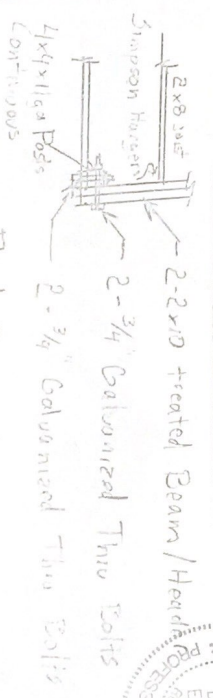
Guardrail Connection @ Deck
Scale: 1/2" = 1'-0"



Deck Connection @ House
Scale: 1/2" = 1'-0"

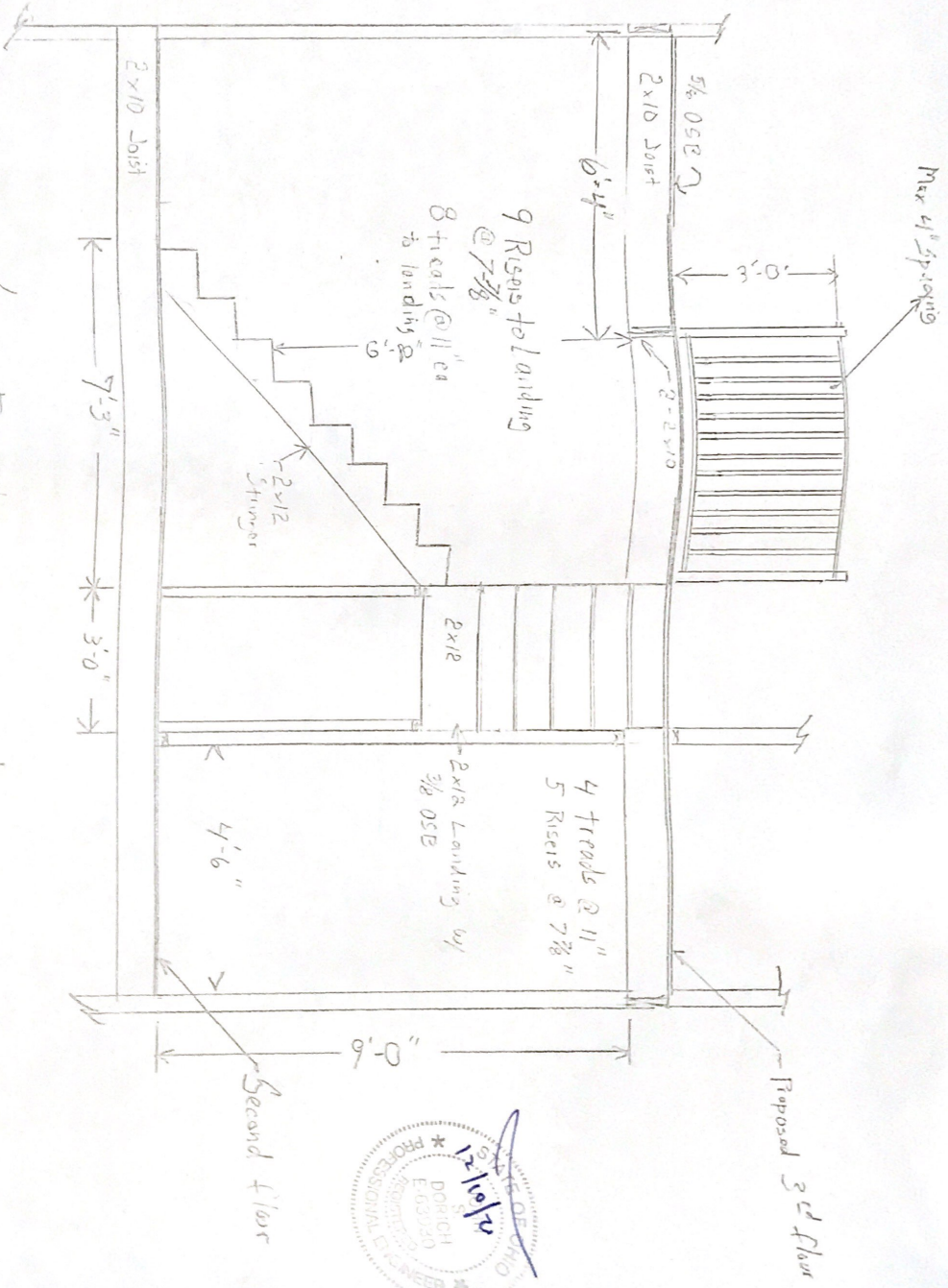


Post Connections
Scale: 1/2" = 1'-0"



Pages: 12 of 12	Address: 247 Renner St., Cin, Ohio 45214	Date: 11-10-20	Drawn by: Joseph Gsch
	Design for: James Gsch, 6780 Windward Ave, Cin, Oh, 45237		





Stair Detail to Proposed 3rd Floor
 Section 1/2" = 1'-0"

Project: 12 A	Address: 247 Renner St. Cincinnati, Ohio 45214	Scale: As Shown	Date: 10-15-26
	Drawn by: Joseph Gosh		





shot on moto g⁶



shot on moto g⁶



SECTION 06 05 73.13
FIRE RETARDANT WOOD SHEATHING

Display hidden notes to specifier. (Don't know how? [Click Here](#))

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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Fire-retardant wall sheathing.
- B. Fire-retardant roof sheathing.

1.2 RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry.
- B. Section 06 20 00 - Finish Carpentry.
- C. Section 07 46 34 - Cellular PVC Siding.

1.3 REFERENCES

- A. ASTM International (ASTM):
 1. ASTM D 1037 - Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials.
 2. ASTM D 5516 - Standard Test Method for Evaluating the Flexural Properties of Fire Retardant Treated Softwood Plywood Exposed to Elevated Temperatures.
 3. ASTM D 6305 - Standard Practice for Calculating Bending Strength Design Adjustment Factors for Fire-Retardant- Treated Plywood Roof Sheathing.
 4. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
 5. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.
 6. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
 7. ASTM E 661 - Standard Test Method for Performance of Wood and Wood-Based Floor and Roof Sheathing Under Concentrated Static and Impact Loads.
 8. ASTM E 2126 - Standard Test Methods for Cyclic (Reversed) Load Test for Shear Resistance of Vertical Elements of the Lateral Force Resisting Systems for Buildings.
- B. California Department of Forestry & Fire Protection - Office of State Fire Marshal Fire Engineering (CSFM):
 1. CSFM 12-7A-1 - Fire Resistive Standard for Exterior Wall Siding and Sheathing
 2. CSFM 12-7A-3 - Fire Resistive Standard for Soffited Eaves of Exterior Walls.
 3. BML No. 8140-2027:0005 - LP FlameBlock & LP SmartSide Siding.
 4. BML No. 8140-2027:0006 - LP FlameBlock & solid wood siding.
 5. BML No. 8140-2027:0007 - LP FlameBlock & cedar or redwood siding.

- C. City of LA - Research Report (RR):
 - 1. RR 25875 - LP FlameBlock Fire-Rated OSB Sheathing.
- D. ICC Evaluation Service (ICC-ES):
 - 1. ICC-ES Acceptance Criteria for Foam Plastic Insulation (AC12).
 - 2. ICC-ES Acceptance Criteria for Wood Structural Panels Laminated with an Inert, Inorganic Fire Shield (AC264)
 - 3. ESR-1365 - LP FlameBlock Fire-Rated OSB Sheathing
- E. Material-Method Approval No. for City & County of Honolulu, Hawaii (MM):
 - 1. MM2011-0017 - LP FlameBlock Fire-Rated OSB Sheathing.
- F. National Fire Protection Association (NFPA):
 - 1. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials.
 - 2. NFPA 286 - Standard Test Method of Fire Test for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth, National Fire Protection Association.
- G. NYC Building - Office of Technical Certification and Research (OTCR):
 - 1. Material Acceptance #29-18 - LP FlameBlock Fire-Rated OSB Sheathing.
- H. PEI Evaluation Services - Product Evaluation Report (PER):
 - 1. PER-06013 - LP FlameBlock Fire-Rated OSB Sheathing.
- I. Underwriters Laboratories (UL) & Underwriters Laboratories Canada (ULC):
 - 1. UL 723 - Standard for Surface Burning Characteristics of Building Materials.
 - 2. UL 790 - Standard for Tests for Fire Resistance of Roof Covering Materials.
 - 3. UL 1715 - Standard for Fire Test for Interior Finish Material.
 - 4. ULC S101 - Standard Method of Fire Endurance Tests of Building & Construction Material
- J. Uniform Building Code (UBC):
 - 1. UBC 26-2 - Test Method for the Evaluation of Thermal Barriers.
- K. US Voluntary Product Standard (PS):
 - 1. PS 2-10 - Performance Standard for Wood-Based Structural-Use Panels.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data:
 - 1. Manufacturer's data sheets on each product to be used.
 - 2. Preparation instructions and recommendations.
 - 3. Storage and handling requirements and recommendations.
 - 4. Typical installation methods.
- C. Test Reports: Certified test reports from recognized testing laboratories showing compliance with specified structural fire sound and performance characteristics and physical properties.
- D. Shop Drawings: Include details of materials, construction and finish. Include relationship with adjacent construction.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum five years documented experience.

- B. Installer Qualifications: Company specializing in performing Work of this section with minimum two years documented experience with projects of similar scope and complexity.
- C. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.
- D. Mock-Up: Construct a mock-up with actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
 - 1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
 - 2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
 - 3. Retain mock-up during construction as a standard for comparison with completed work.
 - 4. Do not alter or remove mock-up until work is completed or removal is authorized.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
- B. Protect from damage due to weather, excessive temperature, and construction operations.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.8 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.9 WARRANTY

- A. Manufacturer's Warranty: Provide manufacturer's standard limited warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: LP Building Products, which is located at: 414 Union St. Suite 2000; Nashville, TN 37219; Toll Free Tel: 888-820-0325; Fax: 877-523-7192; Email:[request info \(customer.support@lpcorp.com\)](mailto:request_info(customer.support@lpcorp.com)); Web:<https://lpcorp.com>
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 PERFORMANCE REQUIREMENTS

- A. Flame Spread and Smoke Developed Performance:
 - 1. Flame Spread: Less than 25 when tested in accordance with ASTM E 84, UL 723, or NFPA 255.
 - 2. Smoke Developed: Less than 100 when tested in accordance with ASTM E 84, UL 723, or NFPA 255.
 - 3. Advance of Flame: Not to exceed 10.5 feet (3200 mm) after 30 minute test duration.

- B. Thermal Barrier Index: Minimum 20 minutes when tested in accordance with ASTM E 119, UBC 26.2, and UL 1715.
- C. Structural Performance:
 - 1. Meet or exceed structural and Exposure 1 requirements for Category indicated.
 - 2. Meet or exceed bond durability and weather resistance requirements of ICC Acceptance Criteria AC264.

2.3 FIRE-RETARDANT WALL SHEATHING

- A. Basis of Design: LP FlameBlock; as manufactured by LP - Building Products. Fire-rated OSB sheathing certified to meet building code requirements for fire resistant construction and provide designs values greater than or equal to FRT plywood of the same thickness.
 - 1. Exterior Wall Sheathing:
 - a. Coating location: 2 sides, reference assemblies.
 - b. Coating location: 1 side, reference assemblies.
 - 2. Interior Wall Sheathing:
 - a. Coating location: 1 side, reference assemblies.
 - b. Coating location: 2 sides, reference assemblies.

2.4 FIRE-RETARDANT ROOF SHEATHING

- A. Basis of Design: LP FlameBlock; as manufactured by LP - Building Products.
 - 1. Fire-rated OSB sheathing certified to meet building code requirements for fire resistant construction and provide designs values greater than or equal to FRT plywood of the same thickness.
 - 2. Roof Sheathing:
 - a. Coating location: 1 side.
 - b. Panels lie flat with no delamination.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly constructed and prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect in writing of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions approved submittals and in proper relationship with adjacent construction.
 - 1. Accurately fit, align, securely fasten, and install free from distortion or defects.
 - 2. Impose no loads other than the weight of the erectors on the structure before it is permanently sheathed.
 - 3. Exercise caution when removing temporary bracing to apply sheathing.
 - 4. After sheathing, do not exceed design loads on members with construction materials.

3.4 CLEANING AND PROTECTION

- A. Clean products in accordance with the manufacturers recommendations.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

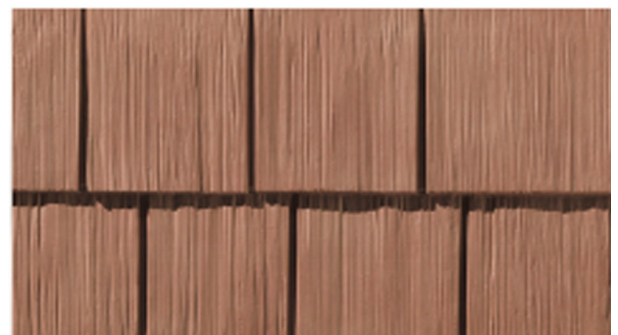
Imagine... a look that lasts forever!



Siding Systems

**NOVIKSHAKE™ RS
ROUGH SAWN SHAKE**

INSTALLATION GUIDE



NOVIKSHAKE™ RS - ROUGH SAWN SHAKE INSTALLATION GUIDE

GENERAL INFORMATION

CAUTION: REMEMBER THAT POLYMER UNDERGOES EXPANSION/CONTRACTION DUE TO VARIATIONS IN TEMPERATURE. THE FOLLOWING INSTRUCTIONS WILL ALLOW FOR THE EXPANSION / CONTRACTION OF THE MATERIAL.

1-Always begin the installation at the lowest part of the structure, from left to right.

2-Always nail through the installation holes. These holes include a polymer film, which permits for precise centering of the nail, allowing the expansion and contraction of the material. Each complete panel must be nailed through the center hole, at both extremities and have a minimum of 5 nails in the nailing channel at maximal intervals of 16" (40,64cm) or less and one nail in the lateral hole (Figure 1). If panels are installed on a furring wall, furring strips should be at 8" (20,32cm) center to center and a furring strip is required behind each nail. Always use non-corrosive nails or screws with a head of 0.4" (1cm) in diameter and a body of 0.150" (0,38cm) in diameter and penetrate a minimum of 1 1/4" (3,18cm) into a solid surface.

3-Never hammer the nails in completely; leave a gap of 1/16" (0,16cm). The stoppers located around the holes stop the hammer from driving the nails in too far, and provides the required gap (Figure 2).

4-Make sure that all pieces are properly joined together (Figure 3).

5-When using finition trim (i.e. NovikTrim1, J-trim, etc.) leave a gap of 1/4" (0,64cm) between the trim and the siding (Figure 4). The required opening for finition trim is 5/8" (1,59cm).

Note:

- To cut the material, it is recommended to use a circular saw with a finishing blade.
- Keep the R-E-L number of your products (ex: REL-123456) for future references.

Figure 1

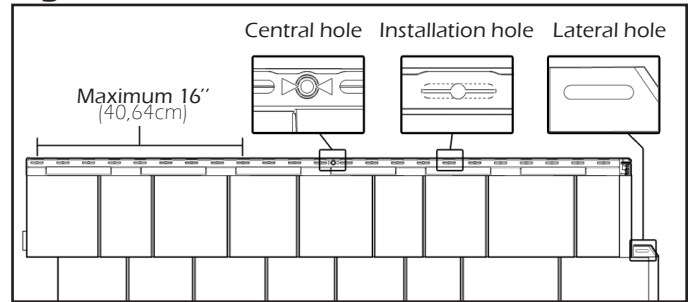


Figure 2

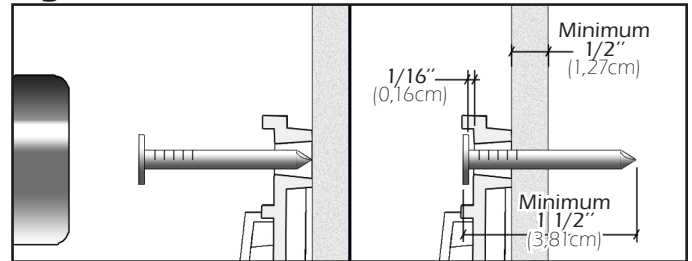


Figure 3

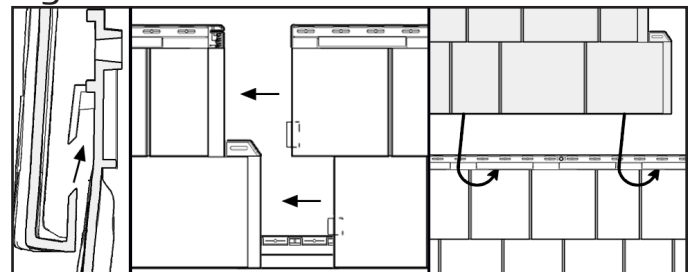
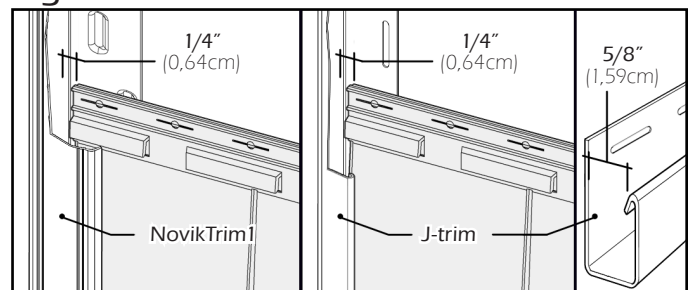


Figure 4



Some elements of the image above were partly removed to facilitate understanding.

NOVIKSHAKE™ RS - ROUGH SAWN SHAKE INSTALLATION GUIDE

INSTALLATION STEPS

1-First install the starter strips at the lowest point of the structure. Make sure that the horizontal starting line is perfectly leveled and square with the wall. Leave a 1" (2,54cm) gap at each end of the wall when using decorative corners (1). If a floor is against the wall you must leave a gap of 3/4" (1,91cm) between the starter and the floor (2). If there is no floor, starter strips should be flush with the base of the wall. Nail the starter strips through the nailing holes at maximal intervals of 8" (20,32cm) or less. Do not forget to nail in the center hole (3). Install the next starter strip by sliding it leftward to the stopper in the previous one and nail it as mentioned above (4)(Figure A).

2-When using decorative corners, cut the left side of a panel in a straight line, insert panel into starter strip and nail the panel at 2 1/4" (5,7cm) from the wall edge. When using outside corner or J-trim, cut the left side of a panel in a straight line, insert panel into starter strip and slide it in the trim corner. Leave a space of 1/4" (0,64cm) between inside wall of the trim and the siding (Figure B). Measure the wall length to determine where to cut your first panel in order to avoid having a very small piece at the right end of the wall. Be sure to align adjacent walls.

3-On each panel, hammer a nail into the center hole of the panel, this will ensure even movement of panel in both directions during expansion/contraction. Also hammer a nail into the last hole on both ends, into the lateral hole and 2 other nails into nailing channel (Figure C). Each full length panel should be secured with a minimum of 6 nails. If the panel is installed on a furring wall, a furring strip is required behind these holes.

- N.B.: If a panel piece does not have the initial center hole in the middle, drill a new center hole of 1/8" (0,32cm) diameter at the same height as the other installation holes.

Figure A

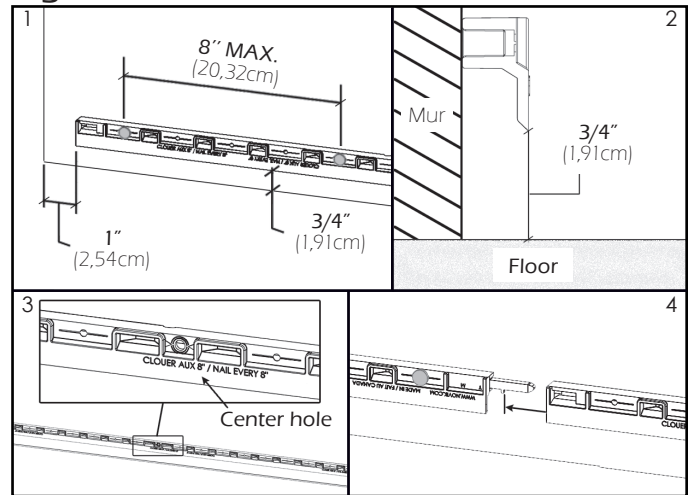


Figure B

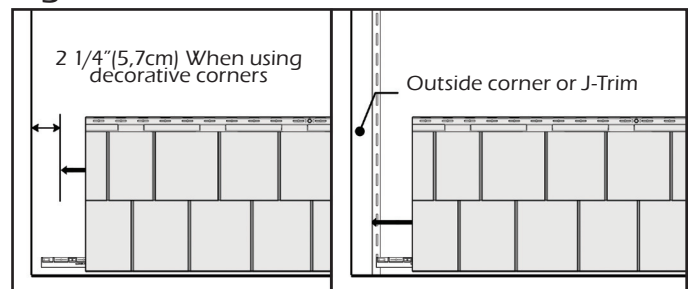
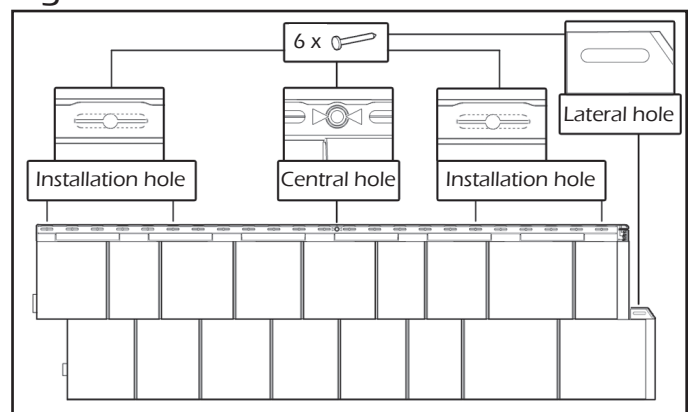


Figure C



NOVIKSHAKE™ RS - ROUGH SAWN SHAKE INSTALLATION GUIDE

INSTALLATION STEPS (CONTINUATION)

4-Install the following panel by hooking it into the starter strip and sliding it to the left. Make sure that the panels are spaced equally. See the stopper and temperature lines on panels (Figure D). Once the panel is correctly positioned, nail it as previously indicated. Redo this step until the end of the row.

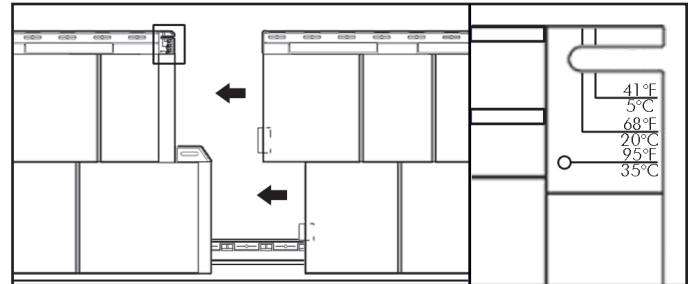
Installation:

35°C (95°F) spacing between panels 0.125" / 3,2mm

20°C (68°F) spacing between panels 0.200" / 5mm

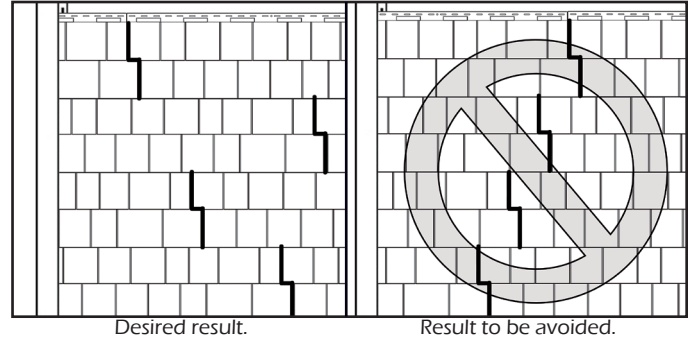
5°C (41°F) spacing between panels 0.300" / 7,6mm

Figure C



5-Begin the second row by cutting the first panel with 16" (40,64cm) increment from the cutting line of the first row. Hooking the lower panel section with the top hooks of the last installed row. To eliminate stacking seams, alternate the cut positions for the following rows. (Figure E)

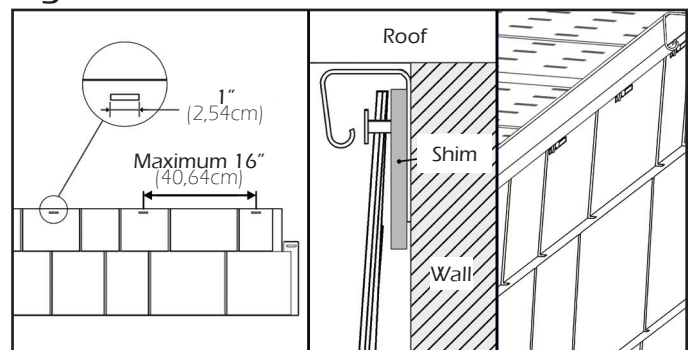
Figure E



6-For the last row or places where you may need to attach siding other than in installation holes at a concealed spot on the panel use a knife to create new 1" (2,54cm) slots; the slot must be wider than the nail but not as wide as the nail head. (Figure F) Although not set in installation holes, this type of cutting will allow the expansion/contraction movement of siding.

-N.B.: For proper installation & optimal appearance, shim as required to adjust the angle of the last row.

Figure F



Note: Do not set accessories directly on the siding. The fasteners must be fixed on a solid surface. If you need to set accessories on siding, at a concealed spot on the panel create a new 1" (2,54cm) slot larger than the nail body but smaller than the nail head to permit expansion/contraction of siding.

NOVIKSHAKE™ RS - ROUGH SAWN SHAKE INSTALLATION GUIDE

DECORATIVE CORNERS INSTALLATION

1-The installation of corners begins once you have completed two adjacent walls.

-N.B.: For proper installation & optimal corner appearance, make sure that rows of adjacent walls are at 2 1/4" (5,7cm) from corner wall and at an equivalent height.

2-The corner is adjustable as the height of the siding shingles varies. While installing, slip the two external hooks (at rear of part) under the starter strip (A). *For the first row only, you may have to cut the two internal hooks to avoid interference with the starter strip.* Push the corner upwards on siding shingles until proper fit (B). Nail into slots at the top (Figure G).

3-For all the other corners, insert the two internal hooks into the two openings (A). Ensure they are locked in place by pushing firmly near hooks to fully engage the corners. Push corner upwards on siding shingles until proper fit (B). Nail into the slots at the top (Figure H).

4-For the last corner only, cut excess from part. On each side of the corner, make a hole wider than the shaft of the nail, but smaller than the head. Affix a nailing strip behind these locations to fasten corners firmly. Fold back the top of the corner and nail it down. (Figure I)

INSTALLATION TIP (INSIDE CORNERS) / ASTUCE D'INSTALLATION (COINS INTÉRIEURS)

1-Many solutions are possible to finish an inside corner: inside corner post (A), two J-trims (B) or two NovikTrim1 (C) (Figure J). It is important to seal the inside corner of the wall prior to installation the trims.

Figure G

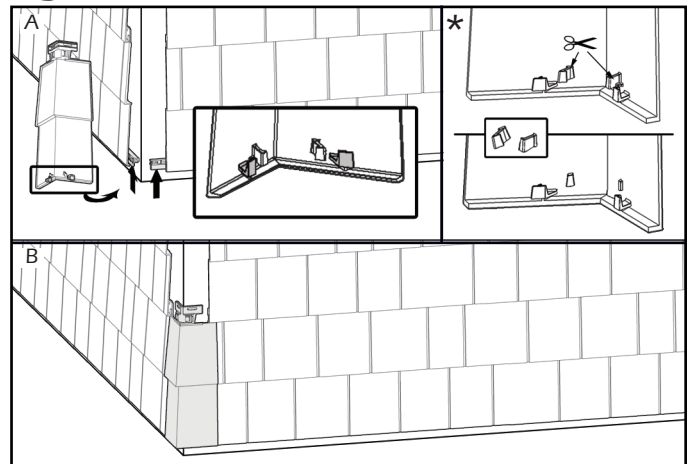


Figure H

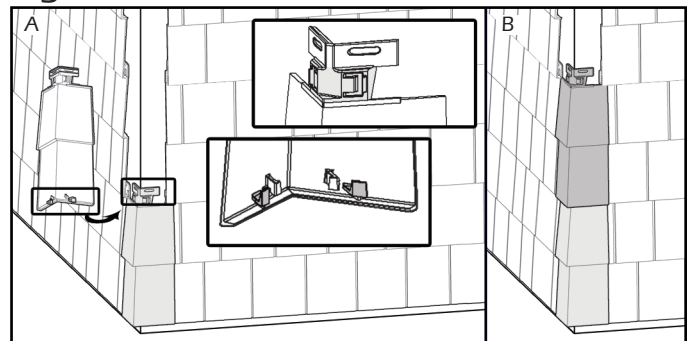


Figure I

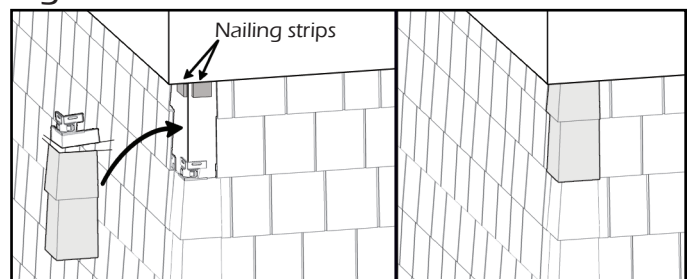
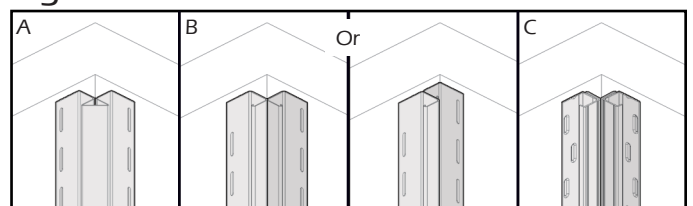


Figure J



For details, see the respective installation guide of each product.





shot on moto g⁶



shot on moto g⁶



Product Data Sheet

MULE-HIDE POLY ISO2™ ROOF INSULATION

PRODUCT DESCRIPTION

Revision Date: June-2020

Mule-Hide Poly ISO 2™ (flat) and Poly ISO 2™ Tapered (Poly ISO 2™ insulations consist of a closed-cell polyisocyanurate foam core laminated to heavy, (non-asphaltic) glass fiber reinforced felt facers. Poly ISO 2™ insulations are compatible with all Mule-Hide membranes and accessories and are available in 20 and 25 psi densities



BASIC USES

Mule-Hide Poly ISO 2™ insulation boards may be used for ballasted, mechanically attached and fully adhered single-ply roofing systems. Poly ISO 2™ insulation board may be installed over approved decks and substrates on new construction, tearoffs, and recover (retrofit) projects. Rated for use in UL Class A and FM Class 1 assemblies

BENEFITS & SUPPLEMENTAL STATEMENTS

- Approved for direct application to steel decks
- Mule-Hide Poly ISO 2™ is manufactured using CFC-, HCFC-, and HFC-free foam blowing technology with zero ozone depletion potential (ODP) and virtually no (negligible) global warming potential (GWP).
- Available as 4' x 4' or 4' x 8' panels in Grade 2 (20 psi) or Grade 3 (25 psi)
- Thicknesses range from 1" to 4.5"
- Contains between 52.9% and 27.6% recycled materials by weight

TYPICAL PHYSICAL PROPERTIES (flat and tapered)

Property*	Test Method	Typical Results
Dimensional Stability	ASTM D-2126	Less than 2% Linear Change
Compressive Strength	ASTM D-1621 (10% deformation)	20 PSI or 25 PSI
Water Absorption	ASTM C-209, ASTM D-2842	< 1.5%, < 3.5%
Moisture Vapor Transmission	ASTM E-96	Less than 1.5 Perm
Product Density	ASTM D-1622	Nominal 2.0 lbs per cubic foot
Flame Spread (foam core)	ASTM E-84 (full 10 min. test)	40 to 60*
Smoke Developed	ASTM E-84 (full 10 min. test)	50 to 170*
Service Temperature	---	-100°F to +250°F Max**
Tensile Strength	ASTM D-1623	>730 psf (35 kPa)

* The numerical ratings are determined by ASTM Test Method E-84 are not intended to reflect hazards presented by this or any other material under actual fire conditions. A flame spread index of 75 or less and smoke development of 450 or less meet code requirements regarding flame spread and smoke development for foam plastic roof insulation. However, the codes exempt foam plastic insulation when used in roof deck constructions that comply as an assembly with FM 4450 or UL 1256 (see IBC, NBC, UBC and SBS Sections on Foam Plastic Insulation (Chapter 26). Smoke development does not apply to roofing.

**ASTM C1289 Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation. The physical properties above are presented as typical average values as determined by accepted ASTM test methods and are subject normal manufacturing variation.

MULE-HIDE POLY ISO2™ ROOF INSULATION

TYPICAL PHYSICAL PROPERTIES – Continued

Mule-Hide Poly ISO 2™ (flat)					
LTTR R-Value ¹	Thickness ²		RSI ⁴	Flute Spanability	
	Inches	mm		Inches	mm
5.7	1.0	25.4	1.00	2.625	66.68
8.6	1.5	38.1	1.51	4.375	111.13
11.4	2.0	50.8	2.01	4.375	111.13
14.4	2.5	63.5	2.53	4.375	111.13
17.4	3.0 ³	76.2	3.06	4.375	111.13
20.5	3.5 ³	88.9	3.61	4.375	111.13
23.6	4.0 ³	101.6	4.16	4.375	111.13

1. LTTR (Long Term Thermal Resistance) values were determined in accordance with CAN/ULC-S770 and ASTM C1289 (Revised Jan-2014), Annex A1. All test samples were third-party selected and tested by an accredited material testing laboratory. The LTTR results were reviewed and authorized by FM Approvals and certified by the PIMA Quality Mark Program
2. Other thicknesses available upon special request
3. Multi-layer application is suggested when the insulation thickness exceeds 2.7".
4. RSI is the metric expression of R-value ($m^2 * K/W$)

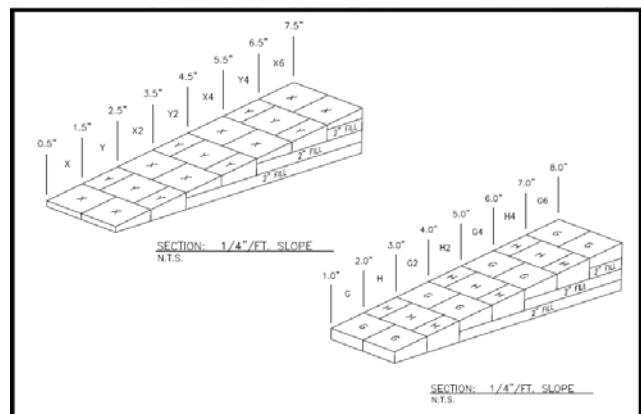
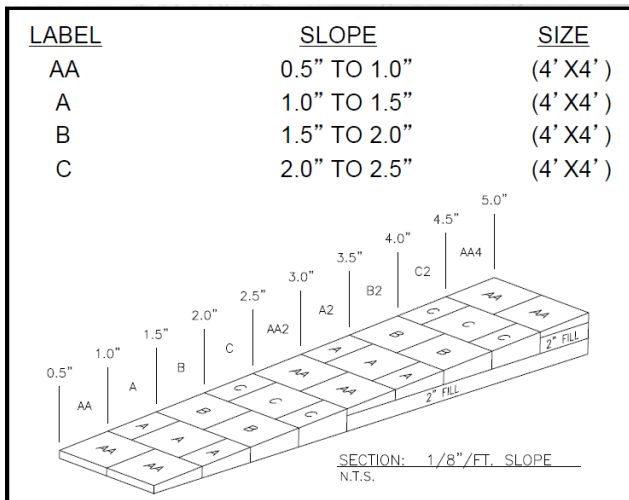
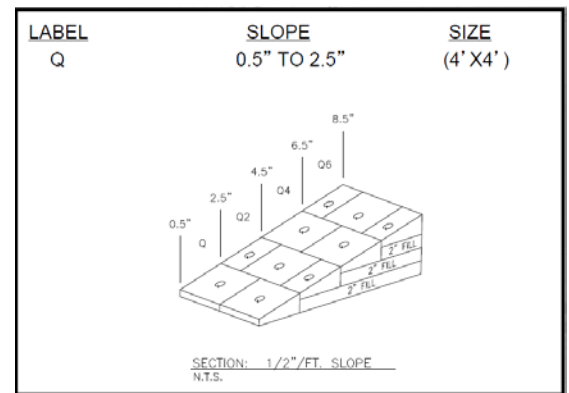
LTTR Value	ASTM C1289-11
20	2 layers of 1.8" Poly ISO
25	2 layers of 2.2" Poly ISO
30	2 layers of 2.6" Poly ISO
35	2 layers of 3.1" Poly ISO
40	2 layers of 3.5" Poly ISO

TYPICAL PHYSICAL PROPERTIES – Continued

SUPPLEMENTAL INFORMATION

Mule-Hide Poly ISO 2™ Tapered						
Panel Label	AVERAGE		THICKNESS ³		SLOPE	
	LTTR ¹	RSI ²	IN	MM	Per Ft.	Percent
AA	4.3	0.76	0.5 – 1.0	12 - 25	1/8"	1%
A	7.1	1.25	1.0 – 1.5	25 - 38	1/8"	1%
B	10.0	1.76	1.5 – 2.0	38 – 50	1/8"	1%
C	12.9	2.27	2.0 – 2.5	50 – 63	1/8"	1%
X	5.7	1.00	0.5 – 1.5	12 – 38	1/4"	2%
Y	11.4	2.01	1.5 - 2.5	38 – 63	1/4"	2%
Q	8.6	1.51	0.5 – 2.5	12 – 63	1/2"	4%

1. LTTR (Long Term Thermal Resistance) values were determined in accordance with CAN/ULC-S770 and ASTM C1289 (Revised Jan-2014), Annex A1. All test samples were third-party selected and tested by an accredited material testing laboratory. The LTTR results were reviewed and authorized by FM Approvals and certified by the PIMA Quality Mark Program
2. RSI is the metric expression of R-value ($m^2 * K/W$)
3. Other thicknesses MAY available upon special request



MULE-HIDE POLY ISO2™ ROOF INSULATION

PACKAGING

Factory applied packaging is only intended for protection during transit. When stored outside or at the job site, the insulation must be stored at least 4" above ground level and completely covered with a weatherproof covering such as a tarpaulin. Warning - Do Not Leave Exposed: This product will burn if exposed to an ignition source of sufficient heat and intensity, or an open flame.

CODE APPROVALS/COMPLIANCE

Poly ISO 2™ complies with the requirements of the following specifications, test and code requirements when properly installed.

- * ASTM C 1289, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi)
- * CAN/ULC-S704 Type 2, Class 3 or Type 3, Class 3
- * CCMC No. 12464-L
- * FM Standard 4450/4470 Approval, Class 1
- * UL Standard 1256 Classification
- * UL Standard 790 Classification
- * UL Standard 263 Fire Resistance Classification
- * UL Standard 1897 Uplift Resistance
- * IBC Chapter 26 and NBC Sections on Foam Insulation
- * California State Insulation Quality Standards and Title 25 Foam Flammability Criteria (license #T1231)
- * Has achieved GREENGUARD GOLD Certification UL 2818

Mule-Hide Poly ISO 2™ is manufactured using CFC-, HCFC-, and HFC-free foam blowing technology with zero ozone depletion potential (ODP) and virtually no (negligible) global warming potential (GWP).

INSTALLATION INSTRUCTIONS

Ballasted Single-Ply Membrane Systems - Mule-Hide Poly ISO 2™ does not require attachment to the deck in this system. All boards must be tightly fitted together to prevent movement, separation or damage during the installation of the membrane system. All gaps greater than 1/4" must be filled. After the membrane is installed, sufficient amounts of ballast must be applied to prevent membrane and insulation movement. Refer to the Mule-Hide Manual and FM Loss Prevention Data Sheet 1-29 for information regarding ballasting guidelines.

Mechanically Attached Single-Ply Membrane Systems - Mule-Hide Poly ISO 2™ should be attached with Mule-Hide fasteners and insulation plates (or FM Approved fasteners) using a minimum of 4 fasteners per 4'x 4' board (1 fastener per 4 square feet) and a minimum of 6 fasteners per 4'x 8' board (1 fastener per 5.33 square feet). Refer to the Mule-Hide Manual for proper fastener placement.

Fully Adhered Single-Ply Membrane Systems - Mule-Hide Poly ISO 2™ should be installed with the perforated side down. Insulation attachment will vary depending upon insulation thickness and job requirements. If the top layer is less than 2" thick, install a minimum of 8 fasteners per 4'x 4' board (1 fastener per 2 square feet) and a minimum of 16 fasteners per 4'x 8' board (1 fastener per 2 square feet). If the top layer is 2" thick or thicker, install 4 fasteners per 4' x 4' or 8 fasteners per 4' x 8' insulation board. Refer to the Mule-Hide Manual for proper fastener density and placement. Additional fastening may be required for certain job conditions.

In some instances hot steep asphalt or insulation adhesive may be used to attach the Mule-Hide Poly ISO 2™ to approved concrete decks. Only 4'x 4' boards may be used. Contact Mule-Hide's Technical Department for specific requirements and procedures.

MULE-HIDE POLY ISO2™ ROOF INSULATION

PROTECTION & SAFETY

Mule-Hide maintains Safety Data Sheets on all of its products. Safety Data Sheets contain health and safety information for your development of appropriate product handling procedures to protect your employees and customers. Mule-Hide's Safety Data Sheets should be read and understood by all of your supervisory personnel and employees before using Mule-Hide products in your facilities.

ADDITIONAL INFORMATION

The information given on this PDS is subject to change without notice. Always check the Mule-Hide website at www.mulehide.com for the latest information, changes and updates or contact Mule-Hide Products Company at 800-786-1492.

DISCLAIMER

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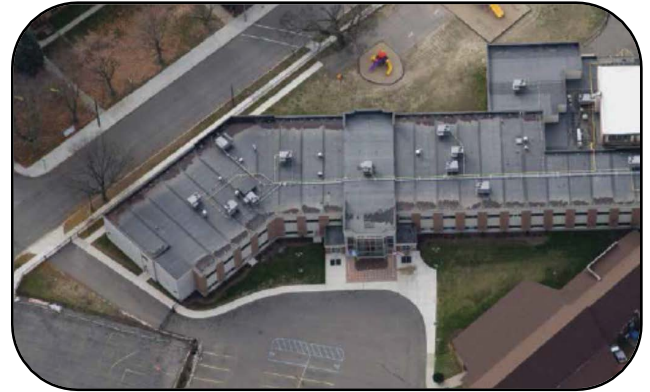


Product Data Sheet

MULE-HIDE STANDARD REINFORCED AND FR REINFORCED EPDM MEMBRANE

PRODUCT DESCRIPTION

Mule-Hide Standard Reinforced EPDM is a high performance, polyester reinforced membrane that stands up to tearing, impacts, punctures and normal roof traffic. The elastomeric properties of the EPDM membrane compensate for thermal shock and building movement. EPDM membranes provide excellent resistance to ozone and aging. The membrane is manufactured in accordance with the guidelines established by the RMA (Rubber Manufacturers Association) and meets or exceeds the ASTM Standard Specification D 4637, Type II. Also available as a Fire retardant (FR) membrane that is specially formulated to inhibit spread of flame and meet or exceed code body testing criteria for fire retardant roofing membranes.



Mule-Hide STANDARD REINFORCED and FR REINFORCED EPDM membranes are available with in-seam tape that is pre-applied to the sheet. See below for sizes available.

BASIC USES

The Standard Reinforced and FR Reinforced EPDM membrane is used in mechanically attached and fully adhered roofing systems in new construction, reroofing and recover (retrofit) applications. It may also be used as flexible membrane flashings for walls, curbs, etc, when installing an EPDM membrane roofing systems. The system must be installed over acceptable roof insulation or other suitable substrate. See the Mule-Hide EPDM Specifications Manual for complete specifications and details.

SPECIFICATIONS

Physical Properties*	Test Method	SPEC. (Pass)	Typical Standard
Tolerance on Nominal Thickness, %	ASTM D 751	± 10	± 10
Thickness Over Scrim, min, in.(mm) .045 .060 .075	ASTM D 4637 Annex	0.015 (0.381)	0.016 (0.406) 0.020 (0.508) 0.032 (0.810)
Weight, lbf/ft ² (kg/m ²) .045 .060 .075			0.27 (1.3) 0.39 (1.9) 0.48 (2.3)
Elongation, Ultimate, min, % .045 & .060 .075	ASTM D 412 Die C	250**	480*** 500***
Tear Strength min, lbf (N) .045, .060 & .075	ASTM D 751 B Tongue Tear	10 (45)	70 (311)
Breaking Strength, min, lbf(N) .045, .060 .075	ASTM D 751 (Grab Method)	90(400)	140(623) 177 (787)
Factory Seam Strength, min.	ASTM D 816 (Modified)	Membrane Rupture	Membrane Rupture
Brittleness point, max, deg.F (deg.C)*	ASTM D 2137	-49(-45)	-49(-45)
Resistance to Heat Aging* Properties after 4 weeks @ 240°F(116°C) Breaking Strength, min, lbf(N) Elongation, Ultimate, min, % Linear Dimensional Change, max, %	ASTM D 573 ASTM D 751 ASTM D 412 Die C ASTM D 1204	80(355) 200** ± 1.0	182 (823) 250** -1.0

Product Data Sheet

MULE-HIDE STANDARD REINFORCED AND FR REINFORCED EPDM MEMBRANE

SPECIFICATIONS - Continued

Ozone Resistance** Conditions after exposure 100 pphm Ozone in air for 168 hrs @ 104oF(40oC) Specimen wrapped around 3 inch mandrel	ASTM D 1149	No Cracks	No Cracks
Resistance to Water Absorption* After 7 days immersion @ 158oF (70oC), Change in mass, max, %	ASTM D 471	+8, -2**	5.5**
Resistance to Outdoor (Ultraviolet) Weathering - Xenon-Arc, exposure, 0.70 W/m ² irradiance, 176°F (80°C) black panel temperature	ASTM G 155	No Cracks No Cracking 7,560 kJ/m ² 3,000 hours	No Cracks No Cracking 33,320 kJ/m ² 14,000 hours
At 0.35 W/m ² irradiance, 176°F (80°C) black panel temperature		6,000 hours	28,000 hours
Fungi Resistance	ASTM G21	N/A	0 (no growth)
*Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.			
*Not a Quality Control Test due to the time required for the test or the complexity of the test. However, all tests run on a statistical basis to ensure overall long-term performance of the sheeting.			
***Specimens to be prepared from coating rubber compound, vulcanized in a similar method to the reinforced product.			

LEED Information	
Pre-consumer Recycled Content	5%
Post-consumer Recycled Content	0%
Manufacturing Location	Carlisle, PA or Greenville, IL
Solar Reflectance Index (SRI)	9

PACKAGING

Mule-Hide Standard Reinforced and FR Reinforced EPDM Membranes (with and with-out tape) are available in a variety of sizes with widths up to 10' and lengths up to 100' long. Contact Mule-Hide Products for available roll sizes.

BENEFITS & SUPPLEMENTAL STATEMENTS

- Can be installed over a variety of roof decks
- Outstanding weatherability
- Sheets can be pre-taped for labor savings and consistent seam placement
- Requires no special equipment to install
- Available as a lightweight system
- Full line of pre-taped accessories available

CODE APPROVALS/COMPLIANCE

A variety of Factory Mutual Ratings and Underwriter Laboratory Classifications are available. Contact Mule-Hide Technical Department for additional information. Meets or exceeds ASTM D4637, Type II for reinforced EPDM single-ply membranes.

INSTALLATION INSTRUCTIONS

- 1) Approved insulation shall be attached to the roof deck with an approved insulation adhesive or approved fasteners and plates. Install insulation with its largest dimension perpendicular to the direction of the membrane seams where possible.

Product Data Sheet

MULE-HIDE STANDARD REINFORCED AND FR REINFORCED EPDM MEMBRANE

INSTALLATION INSTRUCTIONS - Continued

- 2) Mechanically Attached Roofing System
 - a) Perimeter sheets to be installed in an approved pattern along all exterior roof edges.
 - b) Mechanical fasteners and plates are installed in the seams of both the perimeter sheets and field sheets and into the roof deck. Use approved fasteners and maintain proper penetration for specific roof deck.
- 3) Fully Adhered Roofing System
 - a) Perimeter sheets are not required.
 - b) The membrane is required to be mechanically attached at the base of all vertical surfaces, roof edges, and angle changes.
 - c) The field of the roof is fully adhered to the substrate with Mule-Hide membrane adhesive.
- 4) All seams are made with Mule-Hide Tape Primer and In-Seam Tape.
- 5) All details will be done in accordance with Mule-Hide details.
- 6) On projects where a Mule-Hide Standard or Premium Warranty is requested, an authorized Mule-Hide representative shall inspect all completed work. This is only a brief summary and not the complete specification. Mule-Hide Specifications, Details, Technical Bulletins, and associated documents should be thoroughly reviewed prior to starting any project. Contact Mule-Hide Products for additional information.

PRECAUTIONS

- Use proper stacking procedures to ensure sufficient stability of the materials.
- Surfaces may be slippery when wet, or due to frost and ice build-up. Exercise caution to prevent falls.
- Exercise care when working near edge of roof.
- Store Mule-Hide membrane in original wrappings in a cool, shaded area. Cover with light colored, breathable, waterproof tarpaulins.
- Pre-Taped membranes should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C), otherwise the shelf life of the Pre-Tape may be affected.
- When using pre-taped membranes in warm, sunny weather, shade the tape end of the rolls until ready to use.

STORAGE & HANDLING

- Use proper stacking procedures to ensure sufficient stability of the materials.
- Surfaces may be slippery when wet, or due to frost and ice build-up. Exercise caution to prevent falls.
- Exercise care when working near edge of roof.
- Store Mule-Hide membrane in original wrappings in a cool, shaded area. Cover with light colored, breathable, waterproof tarpaulins.
- Pre-Taped membranes should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C), otherwise the shelf life of the Pre-Tape may be affected.
- When using pre-taped membranes in warm, sunny weather, shade the tape end of the rolls until ready to use.
- Mule-Hide Pre-Tape has a shelf life of one year.

PROTECTION & SAFETY

Mule-Hide maintains Safety Data Sheets on all of its non-exempt products. Safety Data Sheets contain health and safety information for your development of appropriate product handling procedures to protect your employees and customers. Mule-Hide's Safety Data Sheets should be read and understood by all of your supervisory personnel and employees before using Mule-Hide products in your facilities.

ADDITIONAL INFORMATION

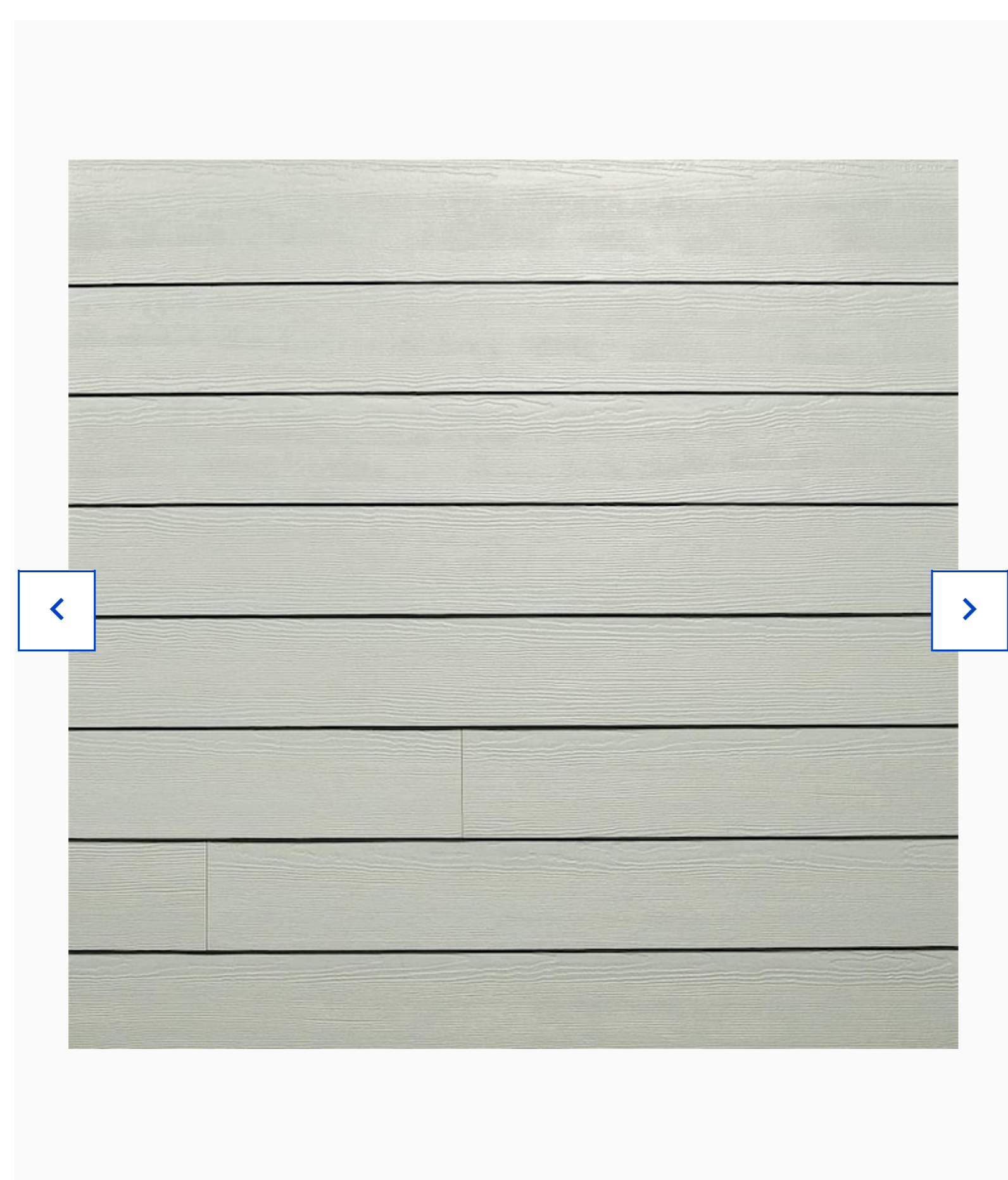
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Product Data Sheet

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Images depict product family; contact store for color, texture, and size availability

★★★★★ 39

View Q&A

James Hardie 8.25-in x 144-in HZ5 HardiePlank Cedarmill Fiber Cement Lap Siding

Item #122359 Model #6000265

Get Pricing and Availability ⓘ

Search box for Zip Code or City, State

Use Current Location

- Use James Hardie® Fiber Cement Siding to design or remodel a home's exterior
HardiePlank® fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh...
Use a 2-1/2 in. siding gun or siding nailer to attach to wood, steel or masonry substrates

OVERVIEW

James Hardie HardiePlank® Cedarmill® Fiber Cement Lap Siding has a woodgrain appearance making it ideal for exteriors where a traditional wood siding look is desired.

- Use James Hardie® Fiber Cement Siding to design or remodel a home's exterior
HardiePlank® fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions in the environment where it is installed
Use a 2-1/2 in. siding gun or siding nailer to attach to wood, steel or masonry substrates

Installation Guide PDF, Warranty Guide PDF, Use and Care Guide PDF, How to Guide PDF, CA Prop 65 PDF

CA Residents: Prop 65 Warning(s)

SPECIFICATIONS



+ Show All

REVIEWS



+ Show More

COMMUNITY Q & A



+ Show More

COMPARE



+ Show All

RELATED SEARCHES

- Gray Fiber Cement Siding, HZ5 Hardieplank Fiber Cement Siding, Lap Siding Fiber Cement, Cedarmill Fiber Cement

Deals, Inspiration and Trends

We've got ideas to share. Enter your email and ZIP code.

email address

ZIP code

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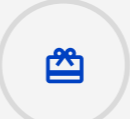
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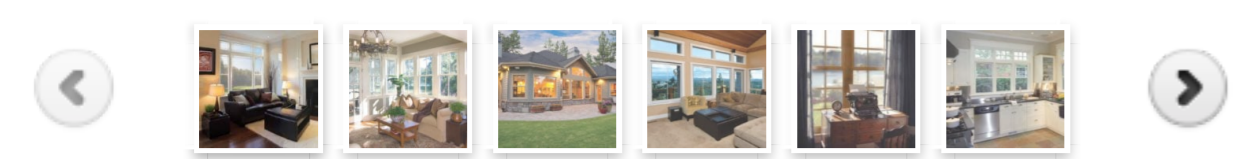


Online

Ask me anything! I am here to help.



Feedback



Edison

A versatile, high performance, **classic vinyl window** with stylist beauty and complementary design.

Features

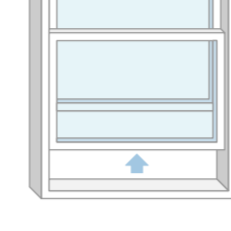
- ✓ IdeaSeal™ triple protection weather seal keeps the indoor and outdoor environments separate with an integral interlock, sill compression seal, and multiple rows of weatherstripping.
- ✓ Edison's Dual Function partitioned sloped sill forms a negative pressure pocket that keeps sashes securely in place and water flowing away from your home, even in the most adverse weather conditions.
- ✓ Bio-Maxx advanced composite locks and keepers are 50% stronger than typical die-cast hardware while remaining lead-free, color-true, without fading, warping or chipping.
- ✓ Ashland G3 pivot true balance system utilizes stainless steel coils making sash operation smooth, effortless and whisper-quiet.
- ✓ Integral lift and pull rails are ergonomically engineered for smooth operation while remaining aesthetically appealing.
- ✓ Full balance covers hide internal systems while eliminating unsightly visible sash stops.

+ [Additional Features](#)

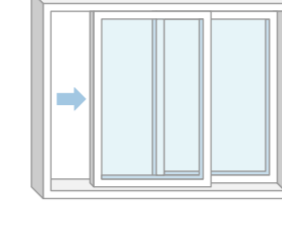
+ [Options](#)

+ [Resources](#)

Window Styles



Double Hung



Horizontal Slider



Picture

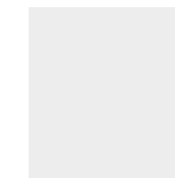


Shapes

Vinyl Color

Customize your home by selecting a vinyl color that complements its style and look. Optional decorative exterior paint finishes create the perfect curb appeal.

Color Choices

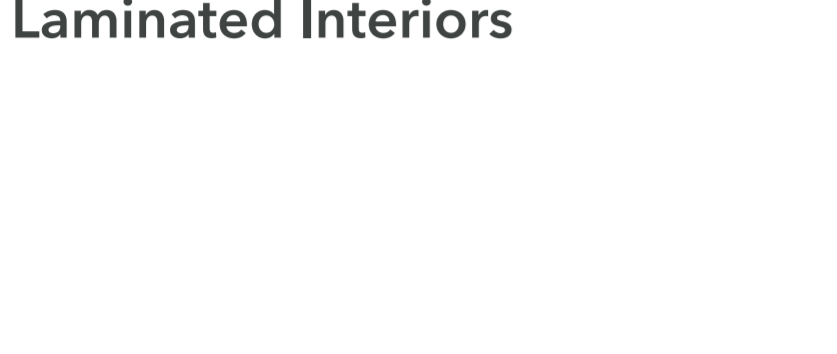


White

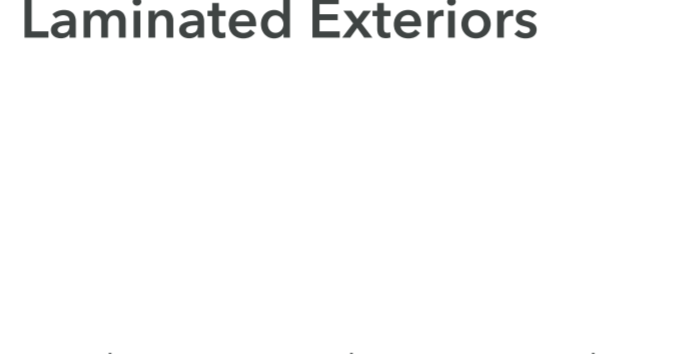


Tan

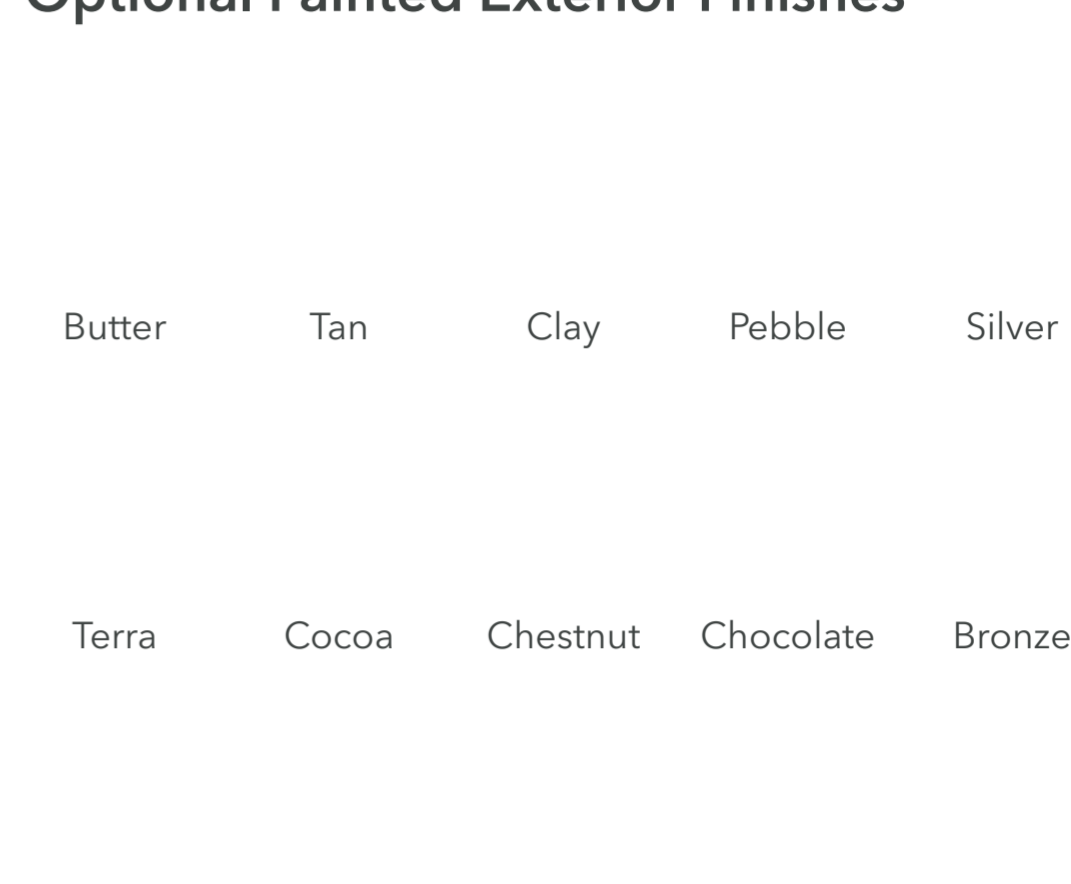
Laminated Interiors



Laminated Exteriors



Optional Painted Exterior Finishes



IntelliGlass Packages

The needs of every home are different and with our specialized glass packages you can find the perfect fit. We offer both dual and triple pane glass options and can meet the EPA's stringent **ENERGY STAR®** criteria depending on your geographic location. And by selecting our IntelliGlass Plus or IntelliGlass Supreme triple pane options, many of our products may qualify for **Energy Star's Most Efficient 2020®**.

Climate Zones: N, NC	Climate Zones: NC, SC, S	All four climate zones	All four climate zones	All four climate zones
Glass Panes: 2	Glass Panes: 2	Glass Panes: 3	Glass Panes: 3	Glass Panes: 3
Low-E Surfaces: 1	Low-E Surfaces: 1	Low-E Surfaces: 1	Low-E Surfaces: 2	Low-E Surfaces: 2
Airspace Filling: Argon	Airspace Filling: Argon	Airspace Filling: Argon	Airspace Filling: Argon	Airspace Filling: Krypton

Screens

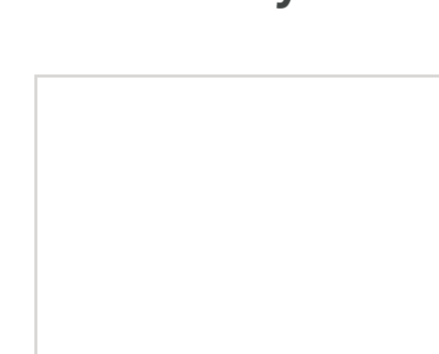
Edison windows come standard with a half screen with BetterVue™ mesh



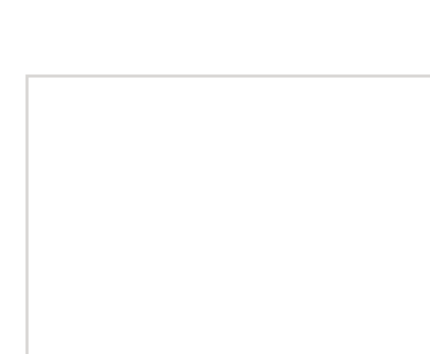
Upgrade Options

Heavy Duty Half Screen with BetterVue™
Full Screen with BetterVue™
Half or Full FlexScreen with BetterVue™
Aluminum screen mesh

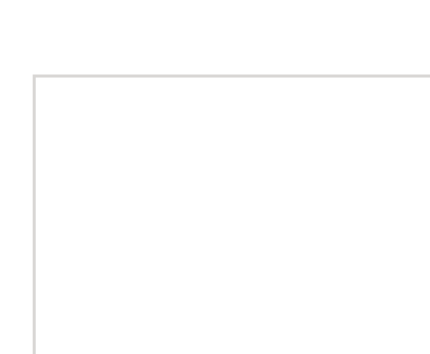
Screen Styles



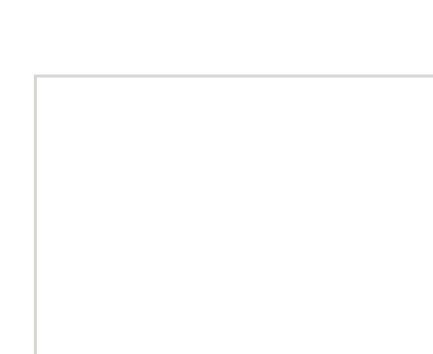
Standard 1/2 Screen



Heavy Duty 1/2 Screen



Full Screen



FlexScreen

Hardware

Bio-Maxx locks are color matched to your window unit.

Colors

Hardware is color-matched to the window interior. Bronze hardware is standard on Cavalier Oak, Colonial Cherry, and Vintage Pecan. Tan hardware is standard on Natural Oak.

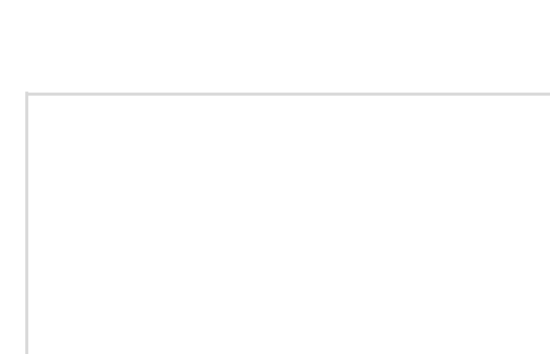
Modern White

Modern Tan

Modern Bronze

Upgrade Options

Sentry System multi-function locking hardware integrates the lock and tilt functions into the same housing.



Sentry System

Grid Pattern

Available in multiple profile and configurations, grid patterns are designed to further showcase your home's architectural style. Additional decorative options are available, including simulated divided lites.

Styles

Colonial

Prairie

Double Prairie

Perimeter

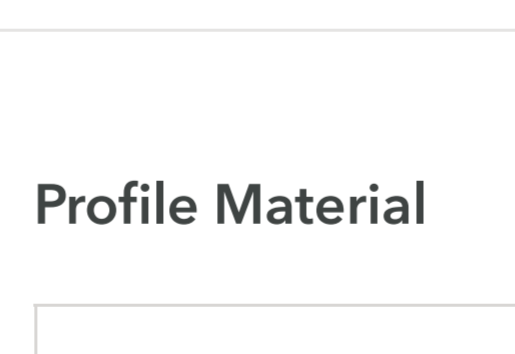
Double Perimeter

Valance

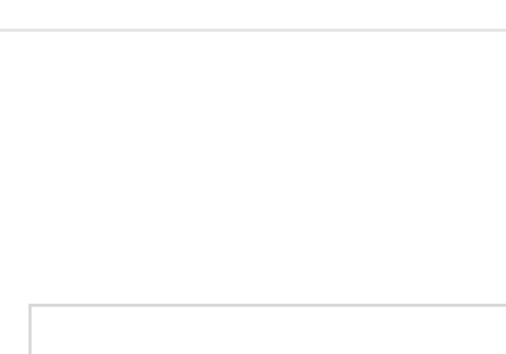
Grid Profile

Profiles give the stylistic appearance of individual glass panes and are offered in multiple colors and styles.

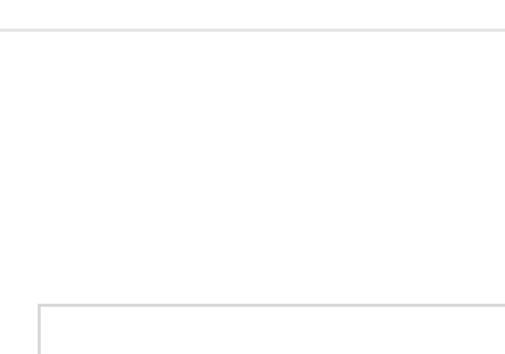
Profile Material



Flat (white & tan only) 5/8"



Georgian (color matched, interior/exterior) 3/4"



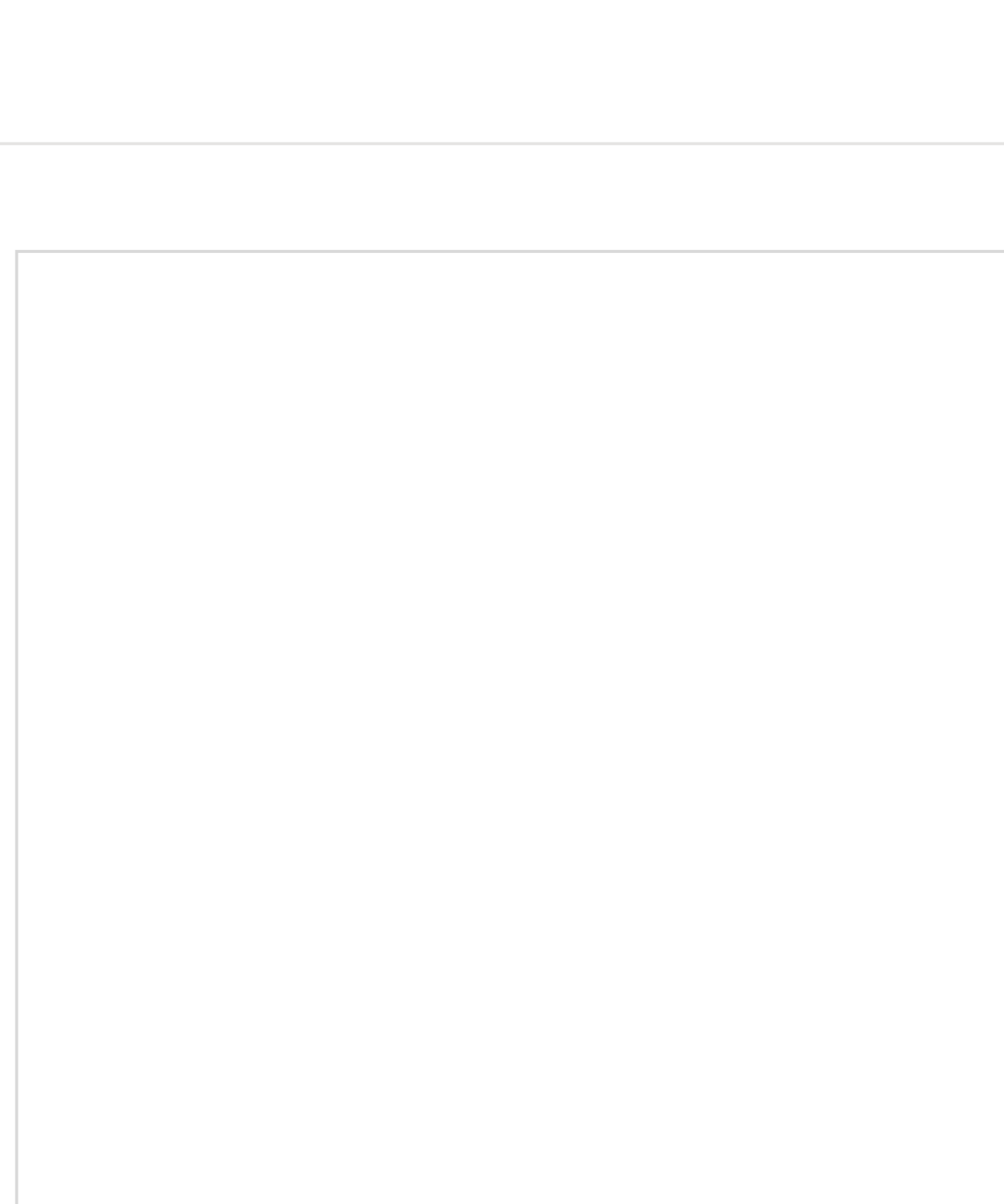
Pencil Pewter 3/16"

Optional Foam Filled Frame

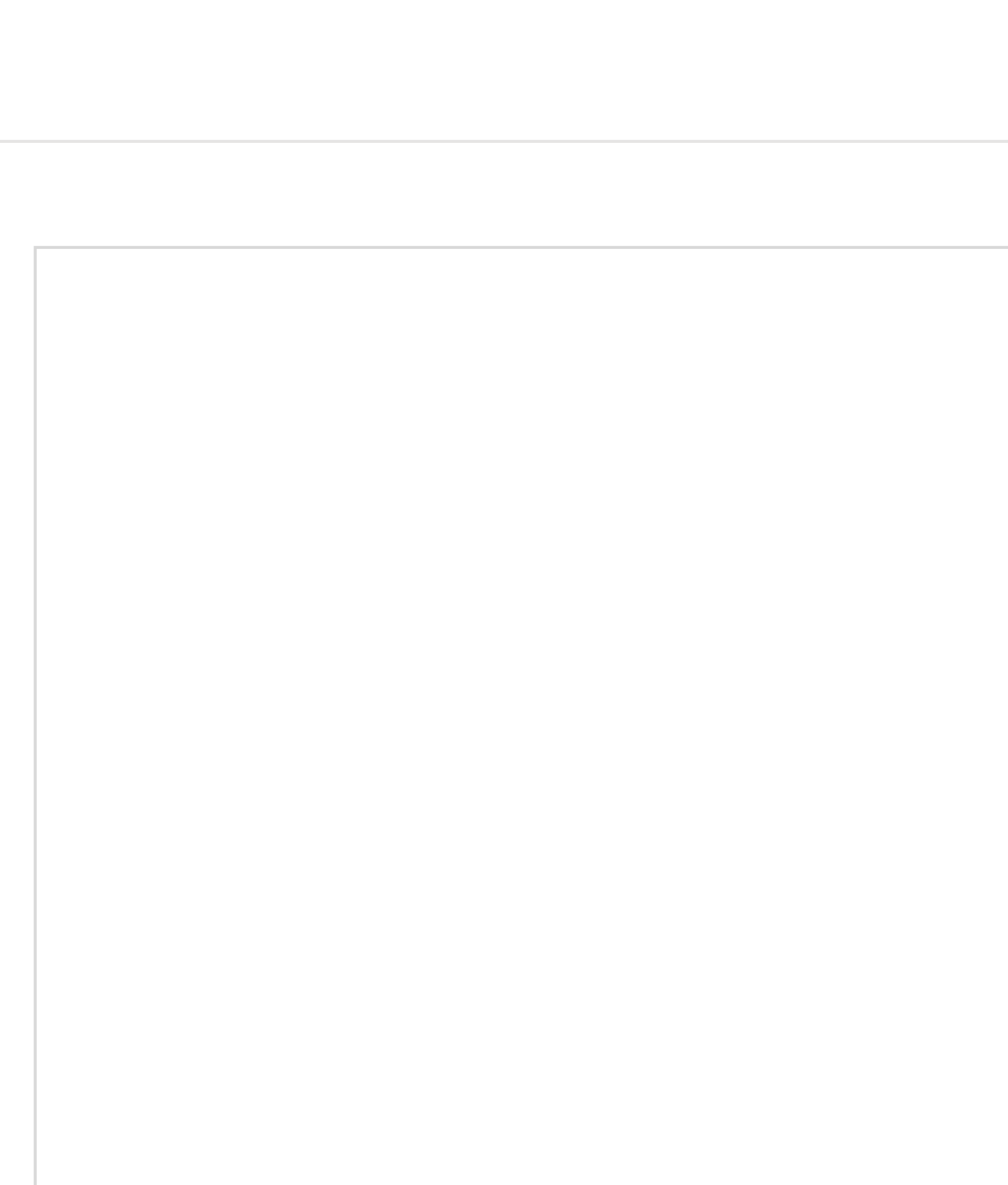
Neopor® rigid thermal frame insulation combines fluorocarbon-free foam with graphite particles that reflect radiant heat, improving strength and insulation efficiency.

Complementary Products

A wide variety of coordinating products are available to complete your home improvement project.



Elegance Patio Door



Prestige

CONTACT US

2921 McBride Ct.
Hamilton, OH 45011

513.772.2247

(800)847.3736

info@www.vinylmax.com

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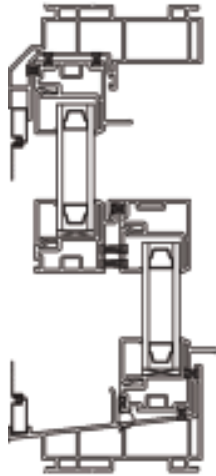


THE
EDISON
SERIES

VINYL REPLACEMENT WINDOWS



4600
Double Hung



NFRC values on flip side

PRODUCT FEATURES

- 3 1/4" Frame with beveled exterior
- Maintenance-free multi-chambered fusion welded vinyl
- IdeaSeal™ triple protection - integral interlock, sill compression seal and weatherstripping
- Dual function partitioned sloped sill
- Chisel bevel interior sash profiles
- Double weatherstripping on sashes
- Integral lift rails
- BioMaxx lead-free composite locks and keepers
- Flush mount tilt latches
- Double vent latches
- Concealed sash stop system
- Stainless steel constant force balances
- Metal drop in pivot cam
- Full balance covers
- Aluminum screen frame
- BetterVue screen mesh
- Intelliglass high performance glass
- Dual (3/4") or triple (1-1/8") pane glass
- Tape glazed
- Intercept Spacer System
- Limited Lifetime Warranty

OPTIONAL FEATURES

- Sentry System hardware including dual-action tilt/lock & forced entry resistant night locks
- WOCD field applied "angel locks"
- 1-5/8" integral nailfin with 1" setback
- Super Spacer flexible warm-edge spacer system
- Tempered and STC rated glass
- Neopor™ foam filled frame
- Heavy duty, full or FlexScreen
- Woodgrain interior laminates
- Clay, tan, or bronze exterior laminates on white
- Thirteen painted exterior finishes
- Interior & exterior SDL packages

SIZE LIMITS

	Width	Height	UI*
Minimum	14"	24"	38
Maximum	52"	98"	132

MAXIMUM TRIPLE PANE SIZE 50"width x 80" height
*United Inches = Width + Height

vinylmax
windows





THE
EDISON
SERIES

PERFORMANCE DATA

4600 Double Hung	No Grids					With Grids						
	Intercept		Super Spacer		VLT	Energy Star	Intercept		Super Spacer		VLT	Energy Star
U Value	SHGC	U Value	SHGC	U Value			SHGC	U Value	SHGC			
IntelliGlass Low E / Argon	.28	.38	.27	.29	.53	N NC	.28	.34	.27	.26	.47	N NC
IntelliGlass X Low E / Argon	.28	.22	.27	.22	.50	NC SC S	.28	.20	.27	.20	.45	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.24	.21	.23	.21	.46	N NC SC S	.25	.19	.23	.19	.41	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.24	.18	.24	.40	N NC SC S	.20	.22	.18	.22	.35	N NC SC S
IntelliGlass Supreme Triple Pane Low E / Krypton	.18	.24	.16	.24	.40	N NC SC S	.18	.22	.16	.22	.35	N NC SC S

4650/4653 Slider	No Grids					With Grids						
	Intercept		Super Spacer		VLT	Energy Star	Intercept		Super Spacer		VLT	Energy Star
U Value	SHGC	U Value	SHGC	U Value			SHGC	U Value	SHGC			
IntelliGlass Low E / Argon	.28	.37	.27	.29	.52	N NC	.28	.34	.27	.26	.47	N NC
IntelliGlass X Low E / Argon	.28	.22	.27	.22	.50	NC SC S	.28	.20	.27	.20	.44	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.24	.21	.23	.21	.46	N NC SC S	.24	.19	.23	.19	.41	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.24	.18	.24	.39	N NC SC S	.20	.22	.18	.22	.35	N NC SC S
IntelliGlass Supreme Triple Pane Low E / Krypton	.17	.24	.16	.24	.39	N NC SC S	.18	.22	.16	.22	.35	N NC SC S

4670 Picture Window	No Grids					With Grids						
	Intercept		Super Spacer		VLT	Energy Star	Intercept		Super Spacer		VLT	Energy Star
U Value	SHGC	U Value	SHGC	U Value			SHGC	U Value	SHGC			
IntelliGlass Low E / Argon	.27	.39	.26	.30	.55	N NC	.27	.36	.26	.27	.49	N NC
IntelliGlass X Low E / Argon	.27	.23	.26	.23	.52	N NC SC S	.27	.21	.26	.21	.47	N NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.23	.22	.22	.22	.48	N NC SC S	.23	.20	.22	.20	.43	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.18	.25	.17	.25	.41	N NC SC S	.18	.23	.17	.23	.37	N NC SC S
IntelliGlass Supreme Triple Pane Low E / Krypton	.16	.25	.15	.25	.41	N NC SC S	.16	.23	.15	.23	.37	N NC SC S

2020 Energy Star Most Efficient

Product Rating	Up to this size window*	Design Pressure PSF	Water Resistance PSF	Air Infiltration cfm/ft ²
Double Hung R-PG45	40" x 63" SS glass	45	7.5	0.12
Double Hung R-PG50	40" x 63" DS glass	50	7.5	0.09
Slider R-PG25	63" x 44" SS glass	25	4.5	0.13

The lower the **U-value**, the greater a window's resistance to heat flow and the better its insulating value
 The lower the **SHGC**, the more a product is blocking solar heat from coming through the window.
VLT - Visible Light Transmittance - lower values mean less light passing through the window.

* windows outside these size limits have not been structurally tested

Historic Application

List of Witnesses and Expert Witnesses

247 Renner Street, Cincinnati, OH 45214

Property Owner: Mobius Investments

- James & Amanda Groh - Owners (DBA Mobius Investments, LLC)
- Joseph Groh - Designer
- John S. Dorich - Registered Professional Engineer

Historic Application

List of Witnesses & Expert Witnesses

247 Renner Street, Cincinnati, OH 45214

Property Owner: Mobius Investments, LLC

- James & Amanda Groh - Owners (DBA Mobius Investments, LLC) - jimgrohgt@gmail.com; amanda.groh.11@gmail.com
- Joseph Groh - Designer - JEGroh57@gmail.com
- John S. Dorich - Registered Professional Engineer, GOP Ltd., 644 Linn St, Cincinnati OH, 45203, 513-621-7073, <https://www.linkedin.com/in/john-dorich-74687612>

Owen, Douglas

From: Jim Groh <jimgrohgt@gmail.com>
Sent: Wednesday, February 24, 2021 7:54 AM
To: Owen, Douglas
Subject: [External Email] Fwd: Addition of 3rd floor

External Email Communication

Letter of support from my neighbor

----- Forwarded message -----

From: Gregory Edwards <gredwar@yahoo.com>
Date: Fri, Feb 19, 2021, 10:50 AM
Subject: Addition of 3rd floor
To: <jimgrohgt@gmail.com>

Hi,

My name is Greg Edwards and I own the home at 243 Renner St. I have seen the plans that Jim has to add another floor onto the home at 247 Renner. I support the project and am excited to see it moving forward.

If there are any questions, I can be contacted at my home or 513-205-6532

Sincerely,
Greg Edwards

JANUARY 2021- Staff Approved COAs

NUMBER_KEY	DATE COMPLETE	ADDRESS	COMP_TYPE	DESCRIPTION	ENTRY_COMMENTS
2019P11436	01/07/2021	112 E MCMICKEN AV	CBPCWALL	Excavation/Fill	APPROVE A RETAINING WALL WITH ALLAN BLOCK AND FENCE ON TOP OF THE RETAINING WALL.
2019P11425	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STAFF APPROVAL. EXISTING GARAGE AND APARTMENT. NEW GARAGE DOOR, WINDOWS, AND EXTERIOR REPAIR AND REPLACE WHERE NECESSARY. ALUM CLAD WOOD WINDOWS AND GARAGE DOOR IS A CARRIAGE STYLE DOOR.
2021P00677	01/26/2021	1303 CYPRESS ST	CBPCBCP	Alteration	COA STAFF APPROVAL APPROVE THE MOVING OF AN OPENING AND INFILLING AN OPENING ON THE REAR OF THE BUILDING TO ACCOMODATE FOR KITCHEN AND BATHROOM, OPENINGS ARE ON THE REAR AND DO NOT NEGATIVELY IMPACT THE ARCHITECTURE OF THE BUILDING OR THE DISTRICT.
2020P10379	01/29/2021	420 E 12TH ST	CBPCBCP	Alteration	COA STAFF APPROVAL INSTALLATION OF A NEW HISTORICALLY APPROPRIATE STOREFRONT. EXISTING STOREFRONT IS NOT HISTORIC/ORIGINAL TO THE BUILDING, HTC PROJECT.
2020P10765	01/29/2021	214 E CLIFTON AV	CBPCWALL	Misc. Structures	COA STAFF APPROVAL REAR STEPS FENCE AND RETAINING WALL. NOT VISIBLE FROM CLIFTON AND ALL APPROPRIATE TO THE LOT AND MEET SITE IMPROVEMENT GUIDELINES.
2019P11424	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STFF APPROVAL \$118.56 REPLACE WINDOWS WITH NEW ONE OVER ONE ALUMINUM CLAD WOOD WINDOWS. REMOVE AND REPLACE REAR STAIR CASE. THIS IS NOT VISIBLE FROM THE STREET.
2021P00931	01/27/2021	1618 MANSFIELD ST	WINDOWS	Alteration	Approve the installation of Pella Architect series aluminum clad wood windows to fill the entire opening.
2020P10111	01/07/2021	1900 CENTRAL PKWY	CBPCBCP	Repair	HISTORIC REVIEW FEENEW FIRE ESCAPE ON REAR OF BUILDING WHERE EXISTING FIRESCAPE IS. SIMPLE, METAL FIRE ESCAPE.
2020P10518	01/07/2021	161 E MCMICKEN AV	CBPCBCP	Alteration	MECHANICAL RAILING ON THE ROOF. IT IS SIMPLE BLACK METAL AND WON'T BE VISIBLE FROM THE STREET.
2020P08321	01/15/2021	1130 RACE ST	CBPCBCP	Alteration	-RESTRICTIVE COVENANT RECORDED AND SUBMITTED-PERGOLA IS APPROVABLE AT STAFF LEVEL AS IT IS NOT VISIBLE FROM STREET- 6' FENCE SHOWN ON PLANS COMPLIES WITH ZONING AND HISTORIC
2019P11435	01/07/2021	110 E MCMICKEN AV	CBPCWALL	Misc. Structures	RETAINING WALL AND FENCE ARE PERMITTED AND MEET MATERIAL GUIDELINES
2021P00815	01/21/2021	47 E HOLLISTER ST	CBPCWALL	Misc. Structures	STAFF APPROVAL COA-APPROVE AN ALLAN BLOCK RETAINING WALL. NON-CONTRIBUTING SITE, BUT MATERIALS ARE STILL APPROPRIATE FOR THE HISTORIC DISTRICT,

2021P00597	01/21/2021	300 MAIN ST	CBPCBCP	Alteration	STAFF APPROVAL:EXTERIOR REHABILITATION OF THE BUILDING. ALL WORK MEETS THE 3RD AND MAIN STREET HISTORIC DISTRICT GUIDELINES, WORK APPROVED INCLUDES NEW STOREFRONT, NEW WINDOWS (TO MATCH THE ORIGINAL CODITION- MUST BE WOOD OR ALUMINUM CLAD WOOD), OUTDOOR DINING AREA RAILING, AND NEW DECORATIBE ORANAMENTATION ON THE BLANK WALL ON THE SOUTH FACE.
2020P10759	01/22/2021	1430 CENTRAL PKWY	CBPCBCP	Alteration	STAFF APPROVAL-NON-CONTRIBUTING BUILDING FACADE CHANGES. REMOVAL OF NON-HISTORIC MATERIAL AND INSTALLATION OF A COMMERCIAL /INDUSTRIAL TYPE FACADE ON THE FRONT. EXPOSED CMU UNITS ALREADY EXISTING. NEW ROOF TOP DECK AND RAILING VISIBLE BUT APPROVALBLE AS ON A NC BUILDING.CHANGES TO HISTORIC BUILDING ARE APPROVABLE. ALL CHANGES ARE IN KEEPING WITH THE HISTORIC BUILDING. ALL OPENINGS REMAINING AND TWO OPENINGS ARE REMAINING BUT BECOMING UNUSEABLE FROM THE INSIDE.
2020P10396	01/29/2021	424 E 12TH ST	CBPCBCP	Alteration	STAFF LEVEL COAHTC PROJECT. EXTERIOR WORK INCLUDES NEW STOREFRONT THAT IS HISTORICALLY APPROPRIATE. ORIGINAL/HISTORIC STROEFRONT HAD PREVIOUSLY BEEN REMOVED.
2021P00490	01/21/2021	71 E CLIFTON	MURAL	Alteration	Approve the installation of a mural on the north side of the building. The facade had previously been parged over with concrete and a was a former party wall between 2 buildings.