

APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: NA
APPLICANT: City Studios Architecture
OWNER: The Manse Apartments LLC
ADDRESS: 926 Chapel Street and 1004 Chapel Street
PARCELS: **066-0003-0023 and 066-0003-0029**
ZONING: RM 1.2
OVERLAYS: N/A
COMMUNITY: Walnut Hills
REPORT DATE: October 23, 2018
HEARING DATE: November 5, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 926 Chapel Street and 1004 Chapel Street known as the Manse Hotel and Annex. The landmark designation is sought for the entire property within the boundaries of the tax parcels **066-0003-0023 and 066-0003-0029**.

The property is also seeking a National Register Designation for the properties.

Summary and Background:

The buildings are located on the north side of Chapel Street at the intersection on Monfort Street.

The building is historically significant for its association under Criterion 1, an association with events that have made a significant contribution to the broad patterns of our history, in Cincinnati's African American social history. (Exhibit D)

Attached to this Staff report are:

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

Applicable Zoning Code Sections:

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

Designation Review

Historic Significance

Staff finds that, based on the attributes and architectural integrity as set forth in the Designation Report, that the application for the nomination for the Manse Hotel and

Annex meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

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

The applicant is nominating the Manse Hotel and Annex under Criterion 1. Staff concurs that the buildings are eligible for listing due to their association with Cincinnati African American social history. While there have been some architectural changes to the buildings over the years and the buildings are not in themselves eligible under Criterion 3, the buildings still do retain architectural integrity that reflect how the building looked during its period of significance from 1931-1968.

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

Staff concurs that the Manse Hotel and Annex are eligible under Criterion 1. The following paragraphs from the designation report state the significance of the buildings.

"Due to segregation in public accommodation the Manse Hotel and Annex became a destination for African Americans visiting Cincinnati. The hotel was also a popular spot for local blacks to celebrate weddings and other special events. The hotel provided a meeting place for Cincinnati's African American clubs, fraternities, and sororities. In addition, the Manse provided a place for African American groups such as the National Dental Association, the National Bowling Association, and the National Negro Business League to convene in a style otherwise only available in Cincinnati's whites-only hotels.

The Manse Hotel and Annex also represents owner Horace Sudduth's philosophy and methods of overcoming discrimination in Cincinnati. Sudduth established the Manse Hotel and Annex to serve not only as a hotel for celebrities and dignitaries but as a gathering spot for leading figures in African American business and civil rights. The Manse Hotel and Annex allowed ordinary African Americans to experience a lifestyle usually reserved for whites through its society functions and events. The Manse Hotel is a testament to its founder's creativity and business prowess in overcoming prejudice through black enterprise."

Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

“Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.

Staff finds that the proposed Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the Historic Structure while allowing a compatible reuse of the building. The proposed Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the Manse Hotel and Annex while allowing for changes that would provide for a continued adaptive reuse of the building. The proposed Conservation Guidelines cover changes to the exterior of the building. The interior is not proposed to be subject to local review and at the rear is a one-story noncontributing addition.

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

Other Considerations:

Prehearing Results

- October 17, 2018 A Joint Staff Conference was held with the Department of City Planning. The applicant and a neighbor were present at the meeting. There were no objections to the application.

Comments Provided to Staff: A letter of support from the Walnut Hills Area Council has been received by staff.

Proposed Work

The applicants are proposing to turn the properties into a senior living facility. They will be using both Low Income Housing Tax Credits and Historic Tax Credits. All work will comply with the Secretary of the Interiors Standards for Rehabilitation through the Historic Tax Credit project.

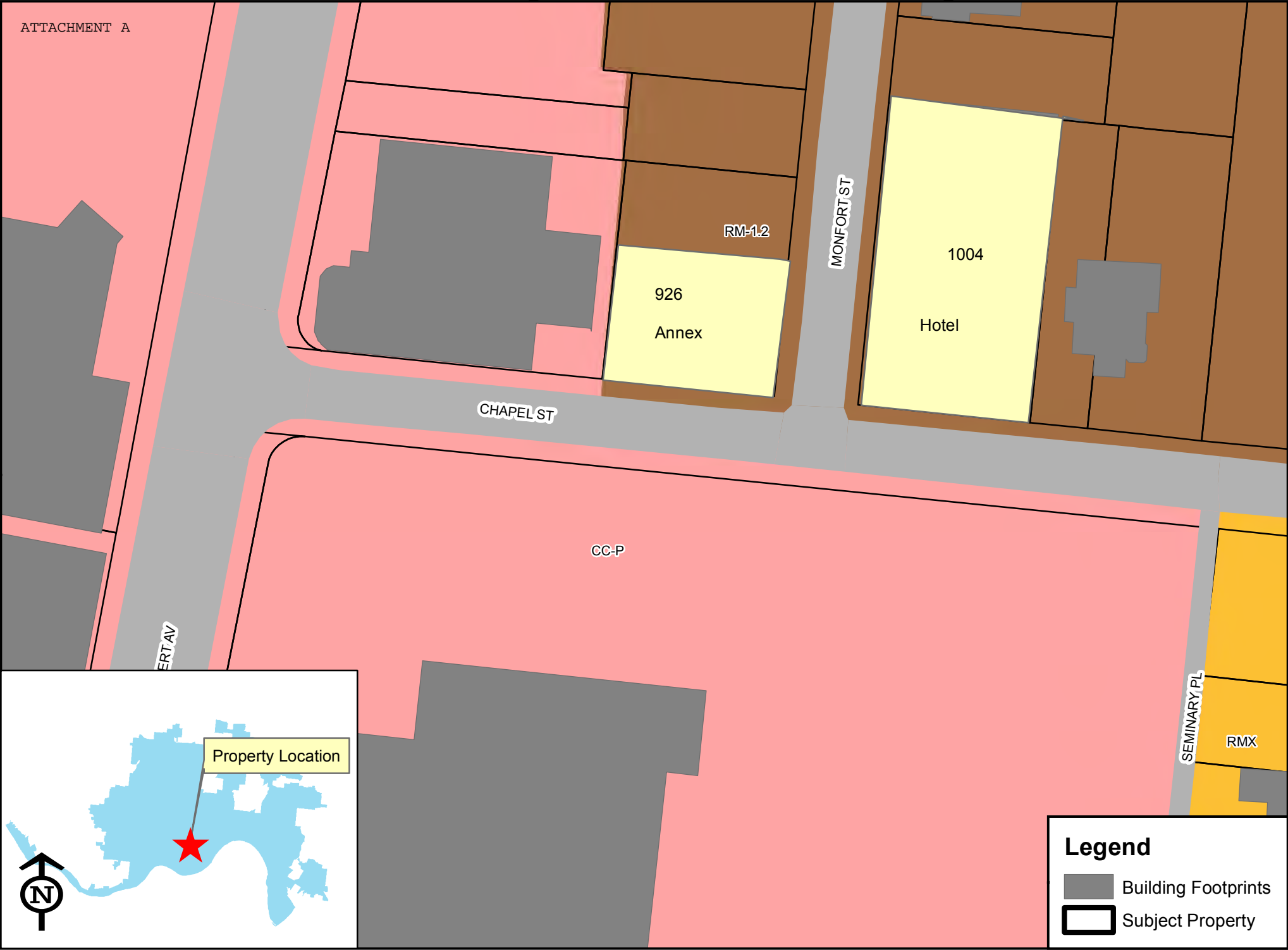
Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the entire Tax Parcels # **066-0003-0023 and 066-0003-0029**, also referred to as 926 and 1004 Chapel Street/Manse Hotel and Annex buildings, as a Historic Landmark, subject to the following conditions:
 - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Exhibit B).
2. **RECOMMEND** to the Ohio Historic Site Preservation Board that the for the designation of the entire Tax Parcels # **066-0003-0023 and 066-0003-0029**, also referred to as 926 and 1004 Chapel Street/Manse Hotel and Annex buildings, be listed individually on the National Register of Historic Places.
3. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the Manse Hotel and Annex meets the conditions of §1435-07-1(a)(1) as the building maintains integrity with an *“Association with events that have made a significant contribution to the broad patterns of our history.”*
 - (b) That the Board recommends a proposed Historic Conservation Guidelines, October 24, 2018 as required by §1435-07-2C.
 - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Guidelines for Historic Preservation.

Manse Hotel & Annex Building Local Landmark Designation Walnut Hills



Historic Conservation Guidelines

Manse Hotel and Annex

October 25, 2018

Owen & Eastlake Ltd

Historic Conservation Guidelines

Manse Hotel and Annex

Rehabilitation

General Terminology

Within these guidelines, the "Manse Hotel" refers to 1004 Chapel Street. The "Manse Hotel Annex" refers to 926 Chapel Street. The term "Manse Hotel and Annex" refers to both buildings. The Manse Hotel primary façades are the south and west elevations. The north and east Manse Hotel elevations are secondary façades. The Manse Hotel Annex primary façade is the south elevation. The north, east, and west Manse Hotel Annex elevations are secondary façades.

Intent and General Guidelines

The following guidelines are adapted and comply with the *Secretary of the Interior's Standards for Rehabilitation*. When a proposed change is not addressed by the guidelines, The *Secretary of the Interiors Standards for Rehabilitation, Interpreting the Standards Bulletins* and *Preservation Briefs* will be used as guiding documents.

These guidelines are intended to ensure that rehabilitation will maintain significant features of the Manse Hotel and Annex. Guidelines are intended not as strict rules but are to be used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Historic Conservation Board are restricted to exterior changes proposed for this building. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines do not require board review. Interior alterations are not the purview of the Historic Conservation Board and are not subject to review.

The following general approaches are recommended:

1. Repair and maintenance: Ordinary repair and maintenance of like and kind for matching the original construction, where visible, and that does not change the appearance of the buildings, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.

2. Maintenance: Existing visible features that contribute to the building's overall character and are in good condition should be maintained, preserved, or conserved, where possible. Damaged visible features which can be repaired should be repaired whenever possible.
3. Replacements: Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing significant features should sensitively harmonize with the characteristics or the original feature. Replication is appropriate but not required.

Specific Guidelines

The following specific approaches to exterior elements, features, and visible components are recommended:

1. Materials: Materials for significant features on primary façades visible from the street that are badly damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement, and detailing should be appropriate for the building. Synthetic materials, where closely matching the existing characteristics, may be utilized.
2. Masonry Repointing: Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing. Refer to Preservation Brief for general approach to undertaking masonry repointing.
3. Masonry Cleaning: Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to PB # 1 for general approach to masonry cleaning.

4. **Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Window and door openings:** Window and door openings are important features of these buildings. The size and location of openings are an essential part of the overall design and an important feature of these buildings' architecture. Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.
6. **Window replacement:** New windows should be appropriate in material, scale, configuration, style, and size.
7. **Ornamentation:** Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.
8. **Roofs:** Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. On primary façades, vents, skylights, rooftop utilities, and equipment such as elevator mechanicals and other new roof elements should be placed so that they are inconspicuous from the street. New asphalt shingles are acceptable for the Manse Hotel Annex roof.
9. **Painting:** Repainting existing features that were historically painted is acceptable. Existing exterior elements that were historically not painted, such as brick, stone, and terra cotta, should be left unpainted. Use colors that are appropriate to the buildings' age, history, and style.
10. **Outside attachments:** Exterior light fixtures should be appropriate for the building's style and should be simple and contemporary.

11. Awnings: Awnings are acceptable provided they adhere to the National Park Service Preservation Brief 44 for the use of awnings on historic buildings.¹
12. Signs: Signs should be designed for clarity, legibility, and compatibility with the building or property on which they are located. Signs should not cover or obscure architectural features. Temporary signage is permitted without review by the Historic Conservation Board.

Additions and Exterior Alterations

Intent and General Guidelines

1. Additions: Additions should follow new construction guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building.
2. Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant features.
3. Appropriateness: The appropriate addition and alteration design solutions should include:
 - a. How well the proposed design for the addition or alteration relates to the original building and neighboring buildings.
 - b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

¹ Chad Randl, "The Use of Awnings on Historic Buildings, Repair, Replacement and New Design," accessed September 7, 2018, <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>.

Site Improvements

Intent and General Guidelines

1. Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.
2. The design of any new site improvement construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.
3. Any design of site improvements should capitalize on the unique setting and location of the Manse Hotel and Annex Buildings. The existing views towards the facades should be maintained as an important visual contribution to the integrity of the building.

Demolition

Any demolition, alterations, or modifications to the Manse Hotel and Annex Building, and minimum maintenance requirements, are governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the “Historic Preservation Code,” shall be considered the governing law.

Manse Hotel and Annex

Historic Designation Report

September 17, 2018

Owen & Eastlake Ltd

Summary Statement

This report represents the findings and recommendations for the local historic designation of the Manse Hotel located at 1004 Chapel St. (HAM-7497-31) and the Manse Hotel Annex (HAM-7486-31) located at 926 Chapel St.

The properties are historically functionally related and therefore are being nominated as one Historic Landmark. The National Park Service certified both properties as historic in 2016 and eligible as a single nomination for the National Register of Historic Places in 2016.

Rory Krupp and Roy Hampton, Owen and Eastlake Ltd, prepared this report for City Studios Architecture.

Boundary Descriptions

Manse Hotel, 1004 Chapel Street, (Tax Parcel 066-0003-0029)

Situated in Section 8, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio being the west half of Lot 230 and all of Lot 231 of the Lane Seminary Subdivision as recorded in Plat Book 3, Page 66 being all of Tract A, Parcel II of Nassau Avenue Investments, LLC as recorded in Official Record 13295, Page 1051 of the Hamilton County Recorder's Office containing 0.4037 acres and being further described as follows:

Begin at the northeast corner of the intersection of the east right of way of Monfort Street and the north right of way of Chapel Street, said corner being the True Point of Beginning:

thence, from the True Point of Beginning, departing the north right of way of said Chapel Street and with the east right of way of said Monfort Street, North 06° 13' 43" East, 175.00 feet to the southwest corner of Tract A, Parcel IV of the same Nassau Avenue Investments, LLC as recorded in Official Record 13295, Page 1051

thence, departing the east right of way of said Monfort Street and with the north line of said Tract A, Parcel IV of the same Nassau Avenue Investments, LLC, South 84° 21' 17" East, 100.50 feet to the northwest corner of Cincinnati Federation of Colored Women's Clubs Holding Company as recorded in Official Record 3895, Page 657;

thence, departing the north line of said Tract A, Parcel IV of the same Nassau Avenue Investments, LLC and with said Cincinnati Federation of Colored Women's Clubs Holding Company, South 06° 13' 43" West, 175.00 feet to the north right of way of said Chapel Street; thence, departing said Cincinnati Federation of Colored Women's Clubs Holding Company, and with the north right of way of said Chapel Street, North 84° 21' 17" West, 100.50 feet to the True Point of Beginning containing 0.4037 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

Manse Hotel Annex, 926 Chapel Street (Tax Parcel 066-0003-0023)

Situated in Section 8, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio being part of Lot 103 of the Lane Seminary Subdivision as recorded in Plat Book 3, Page 66 being all of Tract A, Parcel 1 of Nassau Avenue Investments, LLC as recorded in Official Record 13295, Page 1051 of the Hamilton County Recorder's Office containing 0.2869 acres and being further described as follows:

Begin at the northwest corner of the intersection of the west right of way of Monfort Street and the north right of way of Chapel Street, said corner being the True Point of Beginning:

thence, from the True Point of Beginning, departing the west right of way of said Monfort Street and with the north right of way of said Chapel Street, North $84^{\circ} 21' 17''$ West, 100.00 feet to the southeast corner of 2900 Investments, LLC as recorded in Official Record 9221, Page 2790;

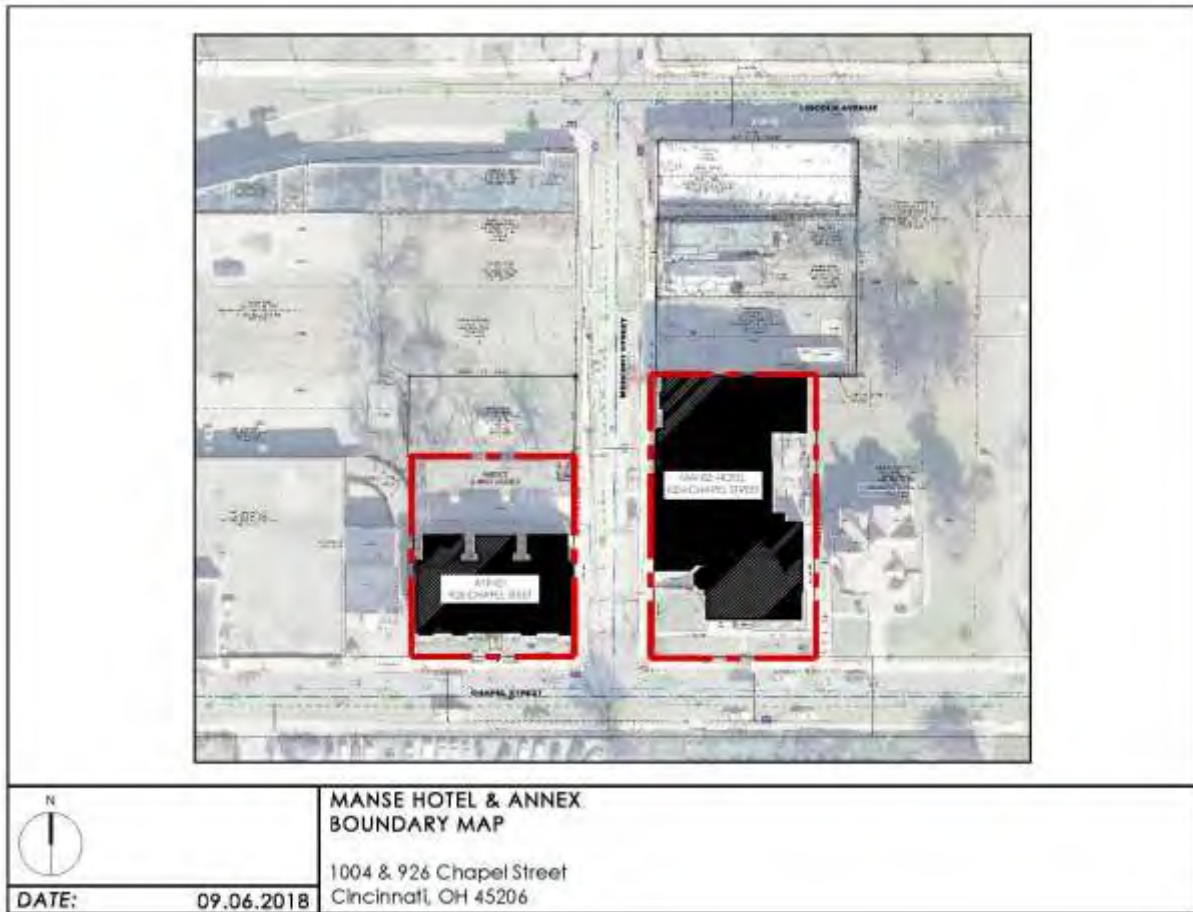
thence, departing the north right of way of said Chapel Street and with the east line of said 2900 Investments, LLC, North $06^{\circ} 13' 43''$ East, 125.00 feet to the south line of Hamilton County Land Reutilization Corporation as recorded in Official Record 13547, Page 2213;

thence, departing said 2900 Investments, LLC, and with the south line of said Hamilton County Land Reutilization Corporation, South $84^{\circ} 21' 17''$ East, 100.00 feet to the west right of way of said Monfort Street;

thence, departing said Hamilton County Land Reutilization Corporation and with the west right of way of said Monfort Street, South $06^{\circ} 13' 43''$ West, 125.00 feet to the True Point of Beginning containing 0.2869 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

Map



Manse Hotel and Annex Boundary Map

Justification of Boundary

The boundary reflects the parcels of the Manse Hotel and Manse Hotel Annex which is the property's historic boundary.

Statement of Significance

The Manse Hotel and Annex is significant under Criterion 1, an association with events that have made a significant contribution to the broad patterns of our history, in Cincinnati's African American social history. Due to segregation in public accommodation, the Manse Hotel and Annex became a destination for African Americans visiting Cincinnati. The hotel was also a popular spot for local blacks to celebrate weddings and other special events. The hotel provided a meeting place for Cincinnati's African American clubs, fraternities, and sororities. In addition, the Manse provided a place for African American groups such as the National Dental Association, the National Bowling Association, and the National Negro Business League to convene in a style otherwise only available in Cincinnati's whites-only hotels.

The Manse Hotel and Annex also represents owner Horace Sudduth's philosophy and methods of overcoming discrimination in Cincinnati. Sudduth established the Manse Hotel and Annex to serve not only as a hotel for celebrities and dignitaries but as a gathering spot for leading figures in African American business and civil rights. The Manse Hotel and Annex allowed ordinary African Americans to experience a lifestyle usually reserved for whites through its society functions and events. The Manse Hotel is a testament to its founder's creativity and business prowess in overcoming prejudice through black enterprise.

Description and Documentation On How Landmark Meets the Criteria

The Manse Hotel and Annex meets Criterion 1 of the Cincinnati Zoning Code 1435-07-01 because it is an integral part of the African American social history of the city. The documentation includes local and regional newspapers that outline the events that made the Manse Hotel and Annex significant in African American history.

Statement on integrity

The Manse Hotel and Annex has good historic integrity. The location remains the same as during the period of significance. The historic property has not been moved. The setting is consistent with the period of significance, with a mix of surrounding residential, commercial, and industrial properties. The Manse Hotel and Annex retains Horace Sudduth's original design elements and subsequent design changes. The buildings retain the original sense of workmanship. The Manse Hotel and Annex retain the sense of materials. No significant exterior materials have been removed or covered.

Landmark Historic and Architectural Overview

Period of Significance and History of Landmark

The period of significance for the Manse Hotel and Annex runs from 1931, when Horace Sudduth purchased the Hotel Terry and renamed it the Manse Hotel, to 1968, the fifty-year cut-off for historic designation under the Cincinnati Zoning Code Chapter 14-7-01(b)(2)(F). The Manse Hotel and Annex continued to operate as a hotel until 1972; however, the end of the period of significance corresponds to the fifty-year closing date of 1968.

Historic Narrative

History of Walnut Hills

Walnut Hills' first recorded resident landowner was James Kemper. In 1794, Rev. Kemper established a farm named Walnut Hill. The first Presbyterian minister in Cincinnati, Kemper had arrived from Virginia in 1791, and moved to Turtle Creek (Lebanon), Ohio, to start a new parish in 1798. Kemper fell into a doctrinal dispute with Kentucky New Light Presbyterian minister Richard McNemar in 1803, to whom he lost most of his parishioners. McNemar and others of Kemper's congregation became Shakers and founded Union Village in 1805. Kemper remained in the Miami valley for a few more years after his congregation abandoned him, "gathering the fragments."¹ After living in Kentucky for a year, he then appears to have made his way back to Cincinnati.

In 1819, Kemper founded the Walnut Hills Academy, a school based on the then-fashionable manual labor system.² Proponents maintained that vigorous manual labor built cheerful enthusiasm that could be channeled not only to improving their students' studies but to life and health itself.³ The Presbyterian Lane Theological Seminary was established in 1829 in the same general location as Kemper's Walnut Hills Academy, by that time defunct. By 1932 the seminary had closed, and the last building was demolished in 1956.

Before the Civil War, African Americans established a small community in Walnut Hills east of Kemper Lane and north of William Howard Taft; it had over fifty residents in 1856.⁴ African Americans were also attracted to Walnut Hills by Lane Seminary, which granted land leases to blacks, enabling them to build houses. The first houses were constructed on Chapel between Myrtle and Preston. A separate black business district sprang up west of Victory Parkway, north

¹ J. G. Monfort, *Presbyterianism North of the Ohio* (Cincinnati: Elm Street Printing, 1872), 10.

² Charles Theodore Greve, *Centennial History of Cincinnati and its Representative Citizens*, Vol. 1 (Chicago: Biographical Publishing Company, 1904), 619.

³ "Manual Labor," *American Quarterly Register* VIII: 1 (August 1834), 66.

⁴ Cissie Dore Hill, *Walnut Hills, City Neighborhood* (Cincinnati, OH: Cincinnati Historical Society, 1983), 8.

of Myrtle, east of Kemper and Melrose, and south of Altoona. They included barber shops and beauty parlors, furniture stores, restaurants, professional services, and grocery stores.

African American coal entrepreneur Robert Gordon purchased real estate in Walnut Hills after the Civil War with money he had invested in bonds during the war. Gordon had made a fortune in the antebellum period by cornering the Cincinnati coal market. When white coal dealers attempted to drive him out of business by undercutting his prices, Gordon sent mulatto straw buyers to purchase the coal for him, and resold it at a tidy profit. He reserved the coal he had previously purchased, and when the Ohio River froze solid the next winter, halting barge traffic, Gordon was the only one in Cincinnati with coal to sell. He controlled the market, and the price, that winter.⁵

Cincinnati annexed Walnut Hills in portions between 1856 and 1870. The community's schools became part of Cincinnati's school system, which maintained separate black and white districts until the passage of the Arnett Law in 1887. Frederick Douglass elementary school, which joined the Cincinnati school system in 1870, moved into a new building in 1872. Though now a single district, Cincinnati maintained a segregated school system even after 1887 with the acquiescence of the black community. Separate schools ensured that black teachers, who held elite positions in the African American community, would continue to be employed, since no black teachers were allowed in mixed or white schools. Middle-class African Americans also worried that mixed schools would attract only lower-class whites and diminish their children's educational experience. This was not a universally shared view in Cincinnati's African American community; some black leaders, such as the *Cincinnati Union* publisher Wendell P. Dabney, were staunch integrationists.

Walnut Hills established a number of segregated institutions so African Americans would not have to enter white establishments yet would still have access to services and amenities. In 1921, the Cincinnati Real Estate Board officially adopted a segregation policy for its agents, forbidding them to sell houses or property in established white or hilltop sections of Cincinnati.⁶ YMCA activities were segregated and the Cincinnati Enquirer listed dances specifically for African Americans.⁷ The Cincinnati Library established a branch in the Douglass School a few blocks from the whites-only Walnut Hills branch.⁸ The Colored Orphan Asylum was established in 1845 at Melish and Van Buren. In 1916, white philanthropist Joseph Schmidlapp established the Hotel Gordon at Ashland and Chapel. It was not a success and was converted to apartments during the Depression.

The neighborhood received international recognition in 1924 when Walnut Hills High graduate DeHart Hubbard became the first African American to receive a gold medal in the Olympic Games. Competing in Paris, Hubbard medaled in the long jump. However, international

⁵ Juliet E. K. Walker, *The History of Black Business in America* (Chapel Hill: University of North Carolina Press, 2009) 161

⁶ John Emmaus Davis, *Contested Ground: Collective Action and the Urban Neighborhood* (Ithaca: Cornell University Press, 1991), 110–11.

⁷ "Boost to Be Given to Games," *Cincinnati Enquirer*, September 7, 1919, 18.

⁸ Dore Hill, *Walnut Hills*, 25.

accolades did not protect him from Cincinnati's segregation. After he graduated from the University of Michigan with honors he worked as a supervisor in the Department of Colored Work for the Cincinnati Recreation Commission.

By this time Walnut Hills was a middle-class black community. The *Cincinnati Enquirer* firmly established a separate identity for the area by referring to the "Walnut Hills Negro District" in matters of sport, politics, and general news in its reporting. The neighborhood differed financially and politically from Cincinnati's African American West End. During the Great Depression, when many blacks switched their electoral support to Roosevelt's New Deal Democrats, Walnut Hills still voted solidly Republican. West Enders referred slightly to the voting pattern as the "Pullman Porter Polls," a reference to an elite employment position that required an accommodating attitude towards whites in return for status and financial gain.⁹

Walnut Hills suffered in the post-war period under the pressure of urban renewal and highway construction. Walnut Hills, Avondale, and Evanston formed a depressed area. Discrimination caused by "redlining," which meant not having access to conventional mortgages or often to mortgages of any kind at all, led to property deterioration. Insurance companies charged higher rates or refused service outright. The area's difficulties were compounded by continued residential segregation that led to higher prices in African American neighborhoods as supply diminished and demand skyrocketed, combined with lackadaisical code enforcement and rental property owners who, with a captive market, had no incentive to maintain properties. As a result, the neighborhood sharply declined during the 1950s and 1960s. These conditions, combined with persistent unemployment and police brutality, led to urban rebellions in 1967 and 1968, which further hampered neighborhood rehabilitation and revival.

History of the Manse Hotel and Annex

The history of the Manse Hotel and Annex is inextricably tied to its founder and owner, Horace Sudduth, a proponent of the views of Booker T. Washington. Washington, who founded Alabama's Tuskegee Institute in 1881, surmised that African Americans could only be free when they achieved economic parity with whites. The path to less prejudice and discrimination was through increased economic activity. The history of the Manse is also inextricably tied to segregation in Cincinnati and the individual and community response to it. Together, these forces and reactions caused both the building and eventual demise of the Manse Hotel and Annex.

Horace Sudduth was born in 1888 in Covington, Kentucky. Sudduth attended the segregated William Grant High School and graduated around 1906. He became a porter with the Pullman Company, traveling as far west as Oklahoma.¹⁰ While Sudduth felt that Oklahoma held promise for African American enterprise in general and his interest in real estate in particular, his high school sweetheart, Melvina Jones, thought otherwise. They were married around 1909. In 1910, Sudduth founded the Creative Real Estate Company. He focused on service and not a quick profit, correctly surmising that if customers were satisfied his company's financial success would

⁹ "Political Portents Haywire in Cincinnati, Dean Finds," *Cincinnati Enquirer*, October 27, 1940, 20.

¹⁰ Steven Middleton, "We Must Not Fail!!!: Horace Sudduth, Queen City Entrepreneur," *Queen City Heritage* 49, no. 2 (1991): 4.

follow.¹¹ In 1919, at a time of increasing discrimination due to the Great Migration, Sudduth founded the Industrial Federal Savings and Loan Association when local financial institutions refused to make loans to African Americans.¹²

During this period Sudduth became interested in the racial and economic advancement philosophies of Booker T. Washington. Sudduth met Washington in 1913 and was profoundly affected; Washington's philosophy of economic self-sufficiency clearly resonated with Sudduth's own business ambitions. Sudduth became involved in the National Negro Business League (NBBL), founded by Washington in 1900, which acted as an African American Chamber of Commerce. As a member of Washington's network, Sudduth promoted philanthropic racial uplift. He organized local blacks when he learned about Sears & Roebuck president Julius Rosenwald's offer to match up to \$25,000 in community-raised funds for the building of segregated YMCAs. Sudduth and his group raised \$100,000 to build the Ninth Street YMCA; he subsequently served on its Management Committee for twenty-five years.¹³

Sudduth purchased the Hotel Terry in 1931. (Figure 1) He was apparently influenced by Joseph Schmidlapp and his nearby Gordon Hotel at Chapel and Ashland Streets.¹⁴ The Hotel Terry was a boarding house rather than a true hotel. Mozella Terry, the proprietor, was a college-educated African American woman; she and her husband, William Terry, twenty-three years her senior, also lived there along with their daughters.¹⁵ Sudduth did not take up residence at the Manse and seems to have quickly changed the business model. He began to advertise in regional African American newspapers such as the *Pittsburgh Courier* (Figure 2). The Moderne wing appears to have been added at this time, in the early to mid-1930s. Dinner parties, society events, and social activities began to appear in the black press. For example, the Manse Hotel held an open house in November 1933 for the Alpha Pi Alpha Midwestern fraternity gathering.¹⁶ In November 1934, African American actress Etta Moten Barnett was the guest of honor at a special private breakfast at the Manse Hotel.¹⁷

After this promising beginning, disaster struck when in 1939 the hotel caught fire, displacing eight African American families.¹⁸ Newspaper accounts noted the fire started in the third floor tower and spread through the walls to the first floor. The fire was not discovered until it burst through the walls of a neighboring apartment.¹⁹

Chicago's Supreme Life Liberty Insurance Company held its summer conference at the Manse in August, 1940. Supreme Life was the largest black-owned insurance company in the country. Its president and founder, Truman Kenna Gibson, was a protégé of W. E. B. Du Bois and was active

¹¹ Middleton, "We Must Not Fail!!!," 5.

¹² Davis, *Contested Ground*, 110.

¹³ Middleton, 9

¹⁴ Middleton, 11

¹⁵ United States Census 1930, Cincinnati, Hamilton, Ohio, Page 12B, Enumeration District 0042; FHL microfilm 2341541.

¹⁶ "Cincy Ready For Mid-west Classic Next Thursday," *Pittsburgh Courier*, November 25, 1933, 9.

¹⁷ "Etta Moten Thrilled Audience in Cincinnati," *Pittsburgh Courier*, November 24, 1934, 8.

¹⁸ "Fire Revives Old Combat Methods: Cistern Tapped at Walnut Hills Fire," *Cincinnati Post*, February 1, 1939, 3

¹⁹ "Walnut Hills Blaze Routs Dozen," *Cincinnati Post*, January 31, 1939, 1.

in civil rights causes. Agents for Supreme Life and its associated company Fireside Mutual Aid Association worked ardently throughout Ohio, providing know-how and support for direct action civil rights organizations such as Cleveland's Future Outlook League and Columbus's Vanguard League. Gibson would continue throughout his career to be involved in African American causes. That his organization had a conference here is significant, both because of the historic importance of Supreme Life and because of the rivalry between Sudduth's and Gibson's mentors.

The relationship between Cincinnati's segregation and the Manse Hotel appeared regularly in the black press during the 1940s. For example, the International Council of Religious Education protested their treatment during a conference in 1941 when conference accommodations had to be split by race. White attendees stayed at the Alms Hotel on Victory Parkway, while black attendees stayed at the Manse Hotel. Under pressure from attendees, conference organizers sadly reported that "it was the best arrangements we could make."²⁰

The Manse Hotel also saved the day in September 1943 when the Cincinnati Club balked at housing African American YMCA youth delegates during a convention. While they were allowed to use private rooms for meetings, no sleeping arrangements were offered to the black delegates. The entire youth conference moved to the Manse Hotel where "white and Negro youth leaders enjoyed an atmosphere of complete fellowship in complete freedom in spacious accommodations."²¹

The Manse witnessed early strides in sports integration. In the immediate post-war period access to golf courses was highly contested. The Manse served as a headquarters for regional African American golf tournaments, as it did in June 1945 when golfers from Indianapolis, Dayton, and Cincinnati stayed at the hotel. The National Bowling Association, a black bowling association, held their conference at the Manse in 1955, at the height of the bowling integration struggle.

In 1946 the Manse Hotel, along with other leading hotels in Cincinnati, hosted the 37th national conference of the National Association for the Advancement of Colored People (NAACP). The city was crowded with African American luminaries. Thurgood Marshall was awarded the Springarn Medal from the NAACP for his work. Boxer Joe Louis attended. Newspaper accounts note that the city was crowded with vehicles and pedestrians as various events took place around town. Attractions included a "mammoth air show" by the 477th Composite Group, more commonly known as Tuskegee Airmen, in their distinctive red-tailed P-51 Mustang fighter planes. But not everyone in Cincinnati was enthused. A number of downtown Cincinnati restaurants "closed for repairs" during the conference to avoid either serving black patrons or weathering protests for refusal, only opening when the attendees were gone.²²

Sudduth enhanced his national standing in the African American community when he became president of the National Negro Business League (NNBL) in 1947. As NNBL president Sudduth traveled the country promoting black business enterprises. He used his role to advocate for an

²⁰ "Negro Clerics Flay Jim Crow Meeting, Christian Education," *Pittsburgh Courier*, March 22, 1941, 21.

²¹ "YMCA Youth Conference Delegates Act Against Cincinnati Club Jim Crow," *Cleveland Call and Post*, September 25, 1943, 1B.

²² "Downtown Eateries Serve All Races," *Cleveland Call and Post*, July 20, 1946, 11B.

economic vision heavily influenced by Booker T. Washington, noting that the black and white economies were intrinsically linked. While some blacks encouraged economic separatism, Sudduth wanted blacks to open businesses in white neighborhoods too, "if they have the ability and means to operate on an efficient and competitive basis."²³ Sudduth's leadership radically altered the NNBL. He formed a Washington office to directly lobby the federal government and maintain access to political power.

Back in Cincinnati, in 1949-1950 Sudduth once again expanded the hotel, adding another wing and the larger, current ballroom (Figure 3 and Figure 4)

Opening on Easter Day, the event garnered considerable press attention. From as far away as Pittsburgh, the African American newspaper the *Pittsburgh Courier* noted in its society column that opening was still the talk of the town a week later during a time when there were too many social events to even mention.²⁴ Sudduth purchased the apartment building to the west of the hotel during the same period, which became the Manse Hotel Annex. Sudduth converted its apartments into one-bedroom efficiencies and two-bedroom apartments for longer-term guests (Figure 5 and Figure 6).

With the new ballroom and more space for guests, the size of events and celebrity increased during this period of postwar prosperity. One 1949 dinner honored Wendall P. Dabney, publisher of the *Cincinnati Union*. (Figure 7) In October, 1950, boxer Ezzard Charles, the "Cincinnati Cobra," held his press conference at the Manse Hotel after defeating Joe Louis to become the world heavyweight champion. The Manse occupied a singular role among Cincinnati's hotels after the renovation. For both whites and African Americans, it was a national-level destination with unsurpassed class and service. For African Americans, it was also their only choice.

The 1950s and early 1960s were the Manse Hotel's peak years. Cincinnati Reds first baseman Frank Robinson moved into the Manse Annex in 1956, his first season with the Reds. Robinson won Rookie of the Year. Musician Hank Ballard wrote "The Twist" at the Manse when he came to Cincinnati to record at King Records.²⁵ Musician Duke Ellington and baseball great Hank Aaron also stayed. James Brown stayed at the Manse Hotel when he recorded his first release, "Please, Please, Please" in 1956. James Brown returned four times to record at King Studios staying at the Manse each time and considered it his second home.²⁶ The list of black celebrities who stayed at the Manse, again both because of its excellent facilities and because they had few other options, are long and storied.

Opinions about Cincinnati's race relations were mixed in the mid-1950s, as they were in many parts of the United States as postwar civil rights activism gathered steam. One newspaper published a pair of opinions by African American camp counselors who could not agree on

²³ "Separate Economy a 'Myth,' Sudduth Tells Businessmen," *Cleveland Call and Post*, November 8, 1952, 4C.

²⁴ "Round Up of Festivities as Found Here and There," *Pittsburgh Courier*, April 22, 1950, 8.

²⁵ Cliff Radel, "Walnut Hills Hotel Served Baseball, Music Superstars," *Cincinnati Enquirer*, February 21, 2014, accessed August 20, 2018, <https://www.cincinnati.com/story/news/2014/02/21/walnut-hills-hotel-served-big-names-including-many-music-superstars/5686755/>.

²⁶ R. J. Smith, *The One: The Life and Music of James Brown* (New York: Gotham Books, 2012), 79

whether conditions were improving. One counselor, who had previously lived in Baltimore; Richmond, Virginia; and Springfield, Ohio, thought Cincinnati was the most discriminatory city of the lot. Another counselor who attended school in Cincinnati didn't think that was the case in 1955, but ten years earlier would have had to agree.²⁷

Sudduth himself had a complicated relationship with Cincinnati's white power structure. In 1955, he was arrested for building code violations; the city stated that he had failed to provide fire escapes and neglected to fix a sewer line in a property on W. Sixth St. Claiming that on their first attempt to arrest him Sudduth had slammed his door, the police returned, broke down his kitchen door, and took him into custody.²⁸ He was later released on bond. While the *Cincinnati Enquirer*, known for pointing out the race of criminals if they were black, referred to Sudduth as Cincinnati's "Number One Negro citizen," the *Pittsburgh Courier*, a black newspaper, had noted a few years earlier that he would be a great American by any standard.²⁹

Sudduth died in 1957 in Washington, D.C. The hotel was left to his daughters. While the Manse was a notable destination, it was not profitable. At Sudduth's death the hotel had \$100,000 in liabilities.³⁰ Sudduth had always refused to get a liquor license for the establishment. His heirs changed this practice almost immediately after his death. In addition, the Manse needed renovation, a difficult proposition considering the debt.³¹ The heirs quickly decided to put the Manse up for sale (Figure 8). But the hotel remained on the market until 1961, at which time Sudduth's daughters transferred the property to their names. Sudduth's son-in-law Glenn Alexander managed the hotel.

The financial climate for the hotel had begun to sour by the early 1960s. Some of the Manse's problems were specific and contingent; the Manse and Frank Robinson entered into a legal battle in 1958 when Robinson held the Manse responsible for the loss of a gold watch.³² Robinson refused to pay his bill for two years and the Manse attempted to garnish his wages, though it dropped the garnishment suit in 1960. But beyond issues with individual clients, larger structural forces were at work which signaled trouble for the business.

The 1959 formation of the Ohio Civil Rights Commission (OCRC) allowed people to easily lodge complaints against discriminating businesses. This allowed those who filed civil rights complaints to not be held at the mercy of local juries, who often acquitted defendants. The OCRC didn't immediately end segregation in Cincinnati. In 1961, the *Cincinnati Enquirer* was

²⁷ Marshall Brogdon and Virginia Coffey, "Speaking Out on Race Relations," *Cleveland Call and Post*, May 29, 1954, 3C.

²⁸ "Charges Realist Resists Arrest, Violates Code," *Cleveland Call and Post*, March 13, 1954, 4A.

²⁹ Joseph D. Bibb, "Sudduth Succeeds: Builds His Own Business, Works and Labors to Lift Up His Fellow Man," *Pittsburgh Courier*, April 21, 1951, 7.

³⁰ Howard Allen, "In Manse's Dusty Ballroom Party's Been Over 20 Years," *The Cincinnati Enquirer*, June 2, 1969, 10.

³¹ "Minister Blocks Opening Swank Cincy Nite Spot," *Cleveland Call and Post*, October 12, 1957, 8B.

³² "Frank Robinson Suit Dropped," *Cleveland Call and Post*, July 15, 1960, 13. The *Call and Post* reported that the watch was related to Robinson's MVP award; however, Robinson did not win a MVP award until 1961. The watch may have been a prize for winning Rookie of the Year in 1956 or as a recognition of his All-Star status in 1956 and 1960.

still advertising rental properties in Walnut Hills for "Negro occupancy" in contravention of state law.³³ But as a result of the OCRC's work and of civil rights activism generally, segregation in public accommodations waned, especially at large downtown hotels. The Civil Rights Act of 1964 also greatly assisted tackling segregation. By the mid-1960s, African Americans were able to enjoy many formerly segregated hotels and restaurants without humiliation or embarrassment. Segregation waned to the point where the Negro Motorist Green Book, published to steer black customers to friendly locations, ceased publication. Racial discrimination in public accommodations became largely a problem at small hotels on the outskirts of towns.³⁴

More and more African Americans visiting from out of town or hosting events went to formerly all-white downtown hotels, draining business away from the Manse. In 1966, the Cincinnati Business League honored Sudduth's memory at the Cincinnati Playboy Club. Some attendees, and a news article, questioned why the event wasn't being held at the Manse Hotel.³⁵ By this time fewer large events were being held at the Manse as more and more African Americans used tony downtown hotels for their events. The Manse Hotel and Annex began to cater to a more transient element. Police calls increased.

By 1969, the Manse was notable for its faded glory. News articles from this period describe cigarette burns and stained carpet, a stale smell, and transient customers. Manager Glenn Alexander hoped that a community corporation might take over or at least invest in the business, reflecting the new black consciousness and black enterprise movements of the late 1960s, but neither option materialized. While prosperous African Americans took their events downtown, desegregation did not result in whites patronizing black businesses like the Manse. As one *Cincinnati Enquirer* article noted, "Where they once got a chunk of money from the Negro upper class they only get a measly portion from the poor black man."³⁶ By the end of the 1960s the Manse went from being featured in the black society pages to largely appearing on the crime blotter. In 1971, a Columbus policeman was arrested at the Manse with stolen goods and heroin.³⁷ In 1972, Sudduth's daughter Horvena Alexander sold the Manse Hotel and Annex to Walnut Hills Apartments for \$90,000. The hotel complex was converted into affordable housing units.

Sudduth's legacy continued in the African American community. The African American Chamber of Commerce maintains the Sudduth Society, a 90-day business program for black entrepreneurs. The NNBL thrived with the changes that Sudduth implemented during his tenure as president. The Manse, meanwhile, became a historical legend in the community for its many years of providing service for affluent blacks and whites, a place where celebrities and ordinary people could experience top-notch service in an integrated environment. For decades it had been the only place in Cincinnati where patrons of both races could mix with black celebrities and business leaders and perhaps forget for a moment that segregation existed.

³³ "Classifieds," *Cincinnati Enquirer*, December 14, 1961, 39.

³⁴ Ohio Civil Rights Commission *First Annual Report*, (Columbus: F.J.Heer Publishing Company, 1960), 34

³⁵ Allen Howard, "If You Can Prove It, You Can Have It," *Cleveland Call and Post*, February 26, 1966, 9B.

³⁶ Allen Howard, "In the Manse's Dusty Ballroom Party's Been Over 20 Years" *Cincinnati Enquirer*, June 2, 1969, 10

³⁷ "Policeman Arrested During Raid," *The Circleville Herald*, April 5, 1971, 12.

Architectural Description and Periods of Construction

Summary Paragraph

The Manse is a two-building hotel complex consisting of a main brick-clad hotel building, constructed in stages from 1876–1950, and a smaller annex building constructed as an apartment building during the late nineteenth century and remodeled during the mid-twentieth century to provide larger extended-stay hotel rooms and apartments for the Manse complex. The Manse’s main building sits at the northeast corner of Chapel and Montfort streets in the Walnut Hills neighborhood of Cincinnati, while the Manse Annex sits on the northwest corner. Both buildings face Chapel Street. The buildings are located in an urban neighborhood with mixed residential and commercial land uses.

The Manse’s main building has a core section consisting of the remnants of a c. 1876 Second Empire-style house. This building started out as a single-family home, but was serving as a hotel and rooming house by the early twentieth century. After Horace Sudduth's 1930s purchase of the property, the building was converted to a larger hotel facility. Initially, a small two-story brick wing was added onto the back of the house. This was the configuration of the Manse during the 1930s and most of the 1940s.

After World War II, with racial discrimination in hotel accommodations still prevalent in Cincinnati, Sudduth decided the time had come to expand the Manse. By 1949, construction was underway to greatly expand the main building, with a one-story brick solarium added to the front (south) wall, a one-story addition on the east wall, and a four-story brick tower addition on the north (rear) side of the building. By April 1950, this work had been completed, giving us the version of the Manse's main building that is visible today. Although the building’s windows were replaced after 1970 and some other alterations have been made to the exterior since then, the overall form and massing of most of the large building has not been significantly altered. The exterior of the main building of the Manse still looks very much as it did in April 1950.

The Manse Annex is a three-story brick Victorian building with aspects of the Second Empire style as well as the local Cincinnati German brick vernacular, which often features extensive use of corbelled and patterned brickwork. The building is E-shaped, with a rectangular main wing and three rear wings. The walls are red brick on the first and second story, while the third floor is an asphalt shingle Mansard roof. The façade of the building features segmental arches, corbelled brick, and a central gable with decorative metalwork. The building has new windows and a new roof but generally looks much as it did when it served as the Manse Hotel Annex during the 1940s, 1950s, and 1960s. Many of the alterations to the original building, such as the bricking-in of some windows and the heavy alteration of the front entrance, date to its Manse-era use and do not detract from its integrity as related to the history of the Manse.

Overall, both the Manse's main building and its annex retain a high level of architectural integrity. The overall form, massing, and exterior cladding of the buildings have not changed since the later years (1950–68) of the Manse's period of significance. The buildings therefore have a high level of integrity of materials, setting, feeling, and association and are good representations of the history of the Manse as it existed during the period of significance. The interiors of the two buildings, although somewhat more heavily altered than the exteriors, still retain many aspects of the layout and circulation patterns of the buildings as they existed before the 1969 closure of the Manse and its subsequent conversion from hotel into apartment complex in 1971–72.

Introduction

The Manse is a former hotel, converted later to an apartment complex, and is significant as Cincinnati's main African American hotel during a time (roughly pre-1964) when the city's major downtown hotels were segregated whites-only facilities. The Manse sits in a mixed commercial and residential part of the Walnut Hills neighborhood, and consists of the main building, which has many wings and additions, and a smaller annex building on the other side of Montfort Street, which is a simpler, smaller building constructed all at once in the late nineteenth century. The main building served as the Manse Hotel built to accommodate African Americans excluded from Cincinnati's other hotels, with the building attaining its current configuration after a 1949–50 expansion. The hotel remained open after discrimination in public accommodations was outlawed by the 1964 Civil Rights Act, but went into a state of decline from 1965–69 due to decreasing demand for its services. The hotel closed in 1969 and by 1971 the building was sold to apartment developers. Its sale and remodeling for apartment use ends its period of significance. The main building today looks much as it did from c. 1950–69, which comprises much of the period of significance for the property.

The following description first covers the Manse main building, with the exterior followed by the interior. The Manse Annex building, with exterior followed by interior, will be described last.

Main Building

The Manse's main building is composed of several wings dating to different time periods and episodes of construction; this description is organized around those wings and periods of construction, since describing the whole building as one entity is confusing and does not reflect the complexity and evolution of the property (See Figure 3 and Figure 5).

The core of the main building is a c. 1876 Second Empire wood-frame three-story single-family home. This building was later converted to a rooming house and then a small hotel. Over the years the house was added to in increments, with the 1949–50 addition being the largest, until it attained the form it has today. The third floor of the house, accommodated under its Mansard

roof, was still present in April 1950, but was subsequently removed, possibly as part of the 1971–72 conversion of the building to apartments. Therefore, the portion of the building constituting the original house is now only two stories tall.

The main building's south wing consists of the original c. 1876 house and a solarium added to the south wall in 1949–50. The second (central) wing is a small brick two-story structure with a stone foundation. It was added to the rear of the 1876 house, probably in the 1930s but possibly in 1940 following a 1939 fire. The north wing consists of a one-story west wing and a four-story tower on the north side of the building, both built during the 1949–50 expansion of the hotel.

The Manse's main building also sits on a hillside, meaning that the level of the building that is underground on the building's south side serves as an exposed first floor on the building's west and north sides. Therefore, the first floor of the solarium and the c. 1876 house will be referred to as the "first floor" and the basement level will be referred to as the basement even though it serves as the first floor for the north wing.

The south wing faces Chapel Street, and fronts onto a grass lawn with a concrete sidewalk and concrete steps down to the street. The south wing's south wall, which is the front of the building facing Chapel Street, consists of the 1949–50 solarium addition and vestiges of the c. 1876 Second Empire house. The solarium sits on a high brick raised basement with openings on the southwest corner of the building; these may have been for air conditioning or other ventilation equipment. As it exists today, the first floor of the solarium addition has a fairly plain and utilitarian Modernist vernacular style with brick walls, a flat roof, and a cubic form. April 1950 photos of the building show ribbon windows, giving the solarium an element of Art Moderne styling.

The main solarium entrance is in a recessed porch and is reached via a concrete staircase flanked by retaining walls and planters. The stone trim surrounding the recessed front porch has a toothed pattern, suggesting a hint of more traditional Tudor Revival architecture. The solarium's brick walls are capped with a thin stone parapet. The wall now has six double-hung aluminum replacement windows sitting on a limestone stringcourse, which originally would have formed the base of ribbon windows. The main entrance is a plain metal door. The solarium's original ribbon windows were interrupted only by the central entrance and corner supports, but parts of this were filled in, ca. 1971–72, to create individual double-hung window openings when the solarium was converted to individual apartments. The ribbon window effect gave the original solarium more of an Art Moderne horizontality.

The south wing's second floor has walls that are now veneered in brick but that once belonged to the wood-frame Second Empire house and originally had beveled wood siding. The Mansard roof that once sat on top of the house was removed, probably c. 1971–72, and replaced with a flat roof. The second-story wall has two aluminum windows on its west side, one small and one large. A projecting brick bay at the center of the wall has one aluminum window, and a second

projecting bay on the east side of the wall has a set of triple aluminum windows. The second story wall is capped by plain metal edging and has no cornice.

The west side of the 1949–50 solarium has brick walls and two aluminum windows. Behind it is a portion of the former Second Empire house, which extends up two stories. The first floor has a three-sided bay window with three aluminum windows, and there is an additional aluminum window to the rear of the bay window. The second floor of the former house has a similar configuration, and is capped with metal edging. The east side of the south wing has two windows that belong to the solarium, and a section of Second Empire house wall that has two aluminum windows.

The next wing is the c. 1937–40 central wing, which was an addition mainly built on to the north side of the Second Empire house, but also on to a bit of the house's east side. This wing may have been built in the early years of the hotel, but may belong to a 1940 reconstruction after a 1939 fire. The style of the addition is plain and utilitarian, with brick walls, a low gabled roof, and no ornament, and might also be described as Modernist vernacular. This wing has a cut stone foundation, brick walls with a parapet, and a low-pitched gabled asphalt roof. A small east portion of this wing extends to the east of the former Second Empire House, and has a flat roof and a series of aluminum windows. The east wall of the main portion of the central wing has a series of double-gang aluminum windows on both the first and second floors, and a shallow cornice at the top. The west wall of the central wing is covered on its first floor by the one-story west portion of the north wing, but the second floor has a series of single and double aluminum windows and a parapet capped with a thin stone coping. The north side of the central wing is no longer visible because it is attached to the four-story north wing tower.

The north wing was built from 1949–50 and consists of the west one-story portion of the building, mainly visible on the building's west wall, and the four-story tower on the building's north side. The first floor of both sections of the north wing are at the basement level of the south and central wings. The north wing, in both its west and north portions, is very different in construction from the earlier central wing. The north wing has poured concrete and concrete block foundations instead of the cut stone of the central wing, and the its walls are composed of concrete block veneered in brick, instead of clay tile or solid brick masonry. The construction materials and techniques of the north wing clearly show a later episode of construction than the more traditional approach taken in the central wing.

The west section of the north wing has a small section of concrete block on its south wall facing Chapel Street. Otherwise, this west area consists, on its west side, of brick veneered walls, a metal door, and a series of aluminum windows, some double gang, while some of these double windows have been partially blocked in with brick to make a single window opening. The roof of this part of the structure is flat and has a thin stone parapet coping, again reflecting a Modernist vernacular design approach.

The remainder of the north wing is a four-story tower, although construction of the tower on a hillside slope means that the tower's first floor is only visible on the west side of the building, and is at basement level on the building's east side. The tower has brick walls, a flat roof, and aluminum replacement windows.

The tower's north wall has a series of double and single aluminum windows of various sizes on the second, third, and fourth floors, with the first floor covered by the one-story part of the north wing. The west wall of the north tower has two large aluminum windows on the first floor and a metal door lined with stone trim in a traditional toothed Tudor-Revival-like pattern. The center of this wall is a projecting stairway tower with one window each on the second and third floors, with the tower extending partially to the fourth floor. The tower's windows are closed in with concrete block on its second, third, and fourth levels. The remainder of the second and third floor walls have a series of double-gang windows. A parapet caps the wall at the top of the third floor, and then the fourth floor of the building steps back to form a penthouse-like effect. The top floor's "penthouse" west wall has aluminum windows and three corbelled brick diamond-shaped medallions, again giving a hint of tradition to an otherwise Modernist building.

The north wall of the tower has large aluminum windows and three large loading dock doors on the first floor; one of the window openings has been bricked in. The second, third, and fourth floors all have a series of single aluminum windows of various sizes, stacked in vertical rows. The east side of the north tower is a plain brick wall with a series of aluminum windows of various sizes, again stacked in vertical rows. The south side of the north tower wing features a series of aluminum windows and also flat metal doors on each floor. The ground floor door has concrete steps, while the second and third floor doors open onto a steel fire escape. Because the tower is built on a hillside in typical Cincinnati fashion, the tower's first floor is only visible on the west side of the building; on the building's east side the first floor is underground due to the topography of the site.

Another oddity of the building's hillside construction is an area of basement that has no actual building above it. A concrete-paved area that sits east of the central wing and south of the north wing is actually the roof of a basement-only portion of the main building. A series of metal vents sits on the east edge of the concrete pavement. This basement area was added during the 1949–50 expansion of the Manse. Its function is not clear from surviving 1971 renovation plans, although the roof vents suggest that it may possibly have contained kitchen or mechanical and ventilation equipment rooms.

The interior of the main building of the Manse was altered during the conversion of the building to apartment use in 1971–72. During this work, many of the public spaces inside the hotel were enclosed to form additional apartment space, and some hotel rooms were joined together to form apartments. However, many of the features of the original public spaces (tile floors, exposed brick walls, etc.) have been preserved underneath the 1970s apartment construction, including the solarium and vestiges of the lobby space inside the original c. 1876 house. The 1950

ballroom was located in the first floor/basement level of the north wing tower. This portion of the building remains as a large open space and was not subdivided in 1971–72 like many other public spaces in the building; it was kept open and used as the maintenance/parts storage area for the apartment complex.

The 1971–72 apartment conversion also left the overall circulation pattern of most of the building intact, so the location of the majority of the corridors and staircases is as it was during the later years of the period of significance (c. 1950–69). Most of the corridors and staircases in the building today are the original Manse-era staircases and hallways, although the interior finishes were likely altered during the apartment conversion project.

Most of the interior walls in the building are composed of drywall with a rough spattered texture applied. This is true for most walls and ceilings throughout the interior. From archival photographs, it appears that the original hotel had smooth drywall on the interior but the texturing was added in 1971–72, probably to hide and blend in alterations such as the closing-in of some of the hotel room doors and the addition of partition walls to convert the solarium and lobby spaces into apartments. However, a sense of the original hotel circulation pattern remains, due to the preservation of hallways and staircases from the original building in the 1971–72 apartment conversion.

The basement of the interior served several important purposes for the hotel, and sits underneath the c. 1876 house, the c. 1930s central wing, and the west and north tower portions of the north wing, and the courtyard. There is no basement underneath the solarium and some portions of the c. 1937–40 central wing were not excavated. The basement contained the building's kitchen, hairdresser's shop, the Greenbriar Room restaurant, the ballroom, and possibly other dining spaces.

The south section of the basement underneath the c. 1876 house appears to have been used mainly for mechanical rooms for the building's heating and ventilation systems. A corridor and staircase running underneath the central wing provided access to the restaurant, shops, and ballroom to the north, and is still extant. The basement-only area underneath the concrete courtyard was divided into three rooms; their function is not clear, although judging from the large metal vents above in the courtyard whatever occurred there required ventilation. These parts of the basement have for the most part retained their original overall layout and circulation pattern.

The western area of the basement served as the restaurant, kitchen, and hairdressing shop for the hotel. This is the most heavily altered portion of the basement. The area that may have served as the restaurant kitchen, which has plain terra cotta tile floors and concrete block walls, was kept open and converted to the apartment building's laundry. However, the Greenbrier Room restaurant and the hairdressing shop were converted to apartments in 1971–72 with the addition

of drywall partitions, so the historical significance of these spaces, as regards their design and layout, has largely been obliterated.

The basement level of the north tower is the location of the ballroom, and has for the most part remained spatially intact. Partition walls were added at the west end of the ballroom to create an apartment but the rest of the space was kept open for use as a maintenance and parts storage area. Wood pilasters and white painted finishes, visible in c. 1950 photographs of the ballroom when it was new, appear to have been completely destroyed in 1971–72, since the ballroom walls are now composed primarily of exposed concrete and concrete block. A wide concrete staircase leading to the ballroom is also intact but was blocked off during the apartment conversion. A small coffee shop and restaurant counter that may have existed in the basement were also destroyed in the 1971–72 apartment conversion.

The first floor is composed of the 1949–50 solarium and the c. 1876 house on the south, with the house area serving as the hotel lobby. In an April 1950 photograph the solarium had windows, tile floors, and exposed brick walls. The solarium was divided up into rooms for apartments in 1971–72; a drop ceiling was installed, the floor structure was raised, and the original exposed brick walls were covered in drywall. However, the original flooring and brick walls of the solarium remain underneath the apartment remodeling. The lobby space inside the c. 1876 house was also largely destroyed in 1971–72, although removal of some the 1970s drywall has revealed remaining timber framing and exterior cladding from the c. 1876 house, as well as evidence of damage from the 1939 fire.

North of the c. 1876 house portion, the c. 1930s central wing had a corridor leading north into the rest of the building with a number of hotel rooms on either side, converted into apartments during the 1971–72 remodeling. The corridor of the central wing led to the 1949–50 north wing tower, which has a stairwell on its west end and a central corridor leading down the middle of the wing with hotel rooms on either side. These corridors and stairwells still exist in the central and north wings, so this portion of the building retains its original circulation pattern. Individual hotel rooms in these areas were joined together and fitted with kitchens in 1971–72 to create apartment spaces. Current plain flat steel apartment doors appear to be c. 1971 replacements for the original hotel room doors. It should also be noted that ceiling heights on the first and second floors are higher in the c. 1876 house portion of the building and lower in the c. 1930s central wing and the 1949–50 north wing.

The second floor is composed of several apartment spaces in the c. 1876 house, and an arrangement of central corridors and flanking former hotel rooms (now converted to apartments) in both the central wing and the north wing tower. Like the first floor, the second floor retains its overall original circulation pattern and rough room configuration. The solarium and the west portion of the north wing are only one story tall and do not have a second floor level.

Several parts of the Manse that contained hotel rooms only have a first and second floor level above the basement, including the central wing and the north wing tower. The third floor level only exists in the north tower wing. The third floor of the north tower has a stairwell and a central corridor flanked by hotel rooms, now converted to apartments. The finishes on the third floor are similar to those on the first and second floors.

Manse Hotel Annex

The second building in the complex is the Manse Annex, built in the late nineteenth century as an apartment building and later purchased by Horace Sudduth, the Manse's owner, to provide additional rooms for the hotel. The annex rooms were primarily larger, apartment-like extended stay units. The building is on the opposite side of Montfort Street from the main Manse facility, and faces Chapel Street. The building has a rectangular main wing facing Chapel Street and three smaller shed-roof wings at the rear.

The building is a three-story brick structure with the first two stories composed of brick walls, and the third floor composed of a Mansard roof. It is Victorian in style, with elements of the Second Empire style—specifically the Mansard roof. The building also has elements of the local German brick vernacular, most notably the use of corbelled and patterned brick that is common in Cincinnati buildings of the late nineteenth century. The central gable of the front of the building with its gable and stepped sides may also reflect early Renaissance architectural influence, probably reflecting late Medieval-early Renaissance French, German, or Dutch design. The building retains its original brickwork and form and proportions, but the existing one-over-one windows are relatively recent replacement units, although they are reasonably compatible with the design of the building. Most window and door openings are their original size and shape with the exception of a few examples noted below. The foundation is parged in thin concrete on the front of the building but on the rear wings it is visible and is composed of small courses of rubble stone. A conical tower roof visible on 1971 drawings at the southeast corner of the building was removed during the apartment conversion and replaced with a lower roof.

The façade of the Manse annex has four projecting brick bays that extend up to the third floor, with the remainder of the third floor composed of the Mansard roof. The first floor has a series of double-gang windows capped with segmental brick arches in a soldier course pattern and capped by a thin stone molding. Two of the window openings have been closed in with brick but this appears to have happened within the period of significance for the Manse and does not detract from the integrity of the building as it relates to the history of the Manse. The main central entrance, likewise, has obviously been partially bricked in and reduced from its original form, and is now composed of a flat metal door and a series of mailboxes. However, this alteration also appears to have been made during the use of the building as part of the Manse complex and does not detract from the integrity of the building for this period.

The second floor features a mixture of single and double gang windows. The double windows have stone lintels while the single windows have segmental brick arches. The double gang windows sit on bases of corbelled brick. The four projecting bays extend into the third floor, while the other bays terminate in a corbelled brick cornice now capped with an aluminum gutter. Decorative recessed terra cotta ornamental panels are located on the projecting bays between the second and third floors. The ornament is composed mostly of small unglazed terra cotta blocks with an acanthus leaf pattern, arranged together to form a larger decorative panel.

Above the corbelled second-story cornice is the asphalt shingle Mansard roof which was likely originally slate, although the existing gray dimensional asphalt shingles are compatible with the overall design of the building. The four projecting bays extend to the third floor, and each of these bays has two small windows. Three of the projecting bays end in a small pyramidal roof, except for the east (former tower) bay, which has a more shed-like roof dating to 1971–72. The center gable of the third floor has four windows, a round brick blind arch, and a top composed of stepped sides and a gable. The gable and steps are lined with painted galvanized metal trim; although a metal volute is present on the west side of the gable, it is missing on the east side.

The west wall of the annex has a one-light door, a small privacy window, a double gang segmental arched window, and a single window on the first floor. The second floor features two double-hung single windows, two small privacy windows, and one double-gang window. The west wall third floor consists of the Mansard roof and two small windowed dormers.

The east wall sits on a high coursed rubble stone foundation due to the topography of the site. The foundation has a flat metal door and two boarded-up window openings. The first floor has two larger double-hung windows, one bricked-in window opening, one boarded-up window opening, one double-gang window, and a small privacy window. The second floor has one large window, a boarded up opening, a double-gang window, a privacy window, and a small square window. The top floor is the Mansard roof and has two windowed dormers.

The building also has three rear shed-roof wings, giving the building an E-shaped configuration. The rear wings have brick walls and a mixture of one-over-one replacement windows with stone lintels. The wings sit on high stone foundations and have larger windows on the first floor and small square windows on the second floor. The wings have no third floor as the Mansard roof does not extend to them.

The interior of the annex once held apartments and then was remodeled for use in connection with the Manse. During the period of significance it was used for larger extended-stay units or apartments while the main building had more typical hotel rooms. Staircases at each end of the building led to corridors that in turn opened into the hotel rooms. No photographs of the annex interior have been found from the Manse era. However, a c. 1970 plan of the building, made before the apartment conversion, does survive, and shows that during the Manse era each of the three floors had stairwells at each end of the building, and a central corridor that ran horizontally

down the center. Living spaces south of the corridor included bathrooms in the central living spaces. Units north of the corridors had living space under the building's main roof on the first and second floors, with bathrooms and kitchens located in the shed-roof north wings. The north wings did not extend to the third floor, so the third floor north units were configured with the bathrooms and kitchens in the main living space rather than in a rear wing.

In 1971–72 the annex was remodeled along with the main Manse building into part of an apartment complex. Less alteration was done in the annex than in the Manse's main building. The most substantial alteration to the floor plan involved partially subdividing the original front entrance lobby to provide more living space for one of the apartments. Otherwise, the original corridor and staircase pattern was retained, with closets added and some door openings closed up. Walls were coated with textured plaster to provide a consistent look, but overall the layout of the building was left intact, for the most part. In some areas, the annex even retains Manse-era bathroom features. These include mostly bathtubs, some wall tiles, and floor tiles. While bathroom finishes were more extensively replaced post-1971 in the main building, removal and replacement of these finishes in the annex was more haphazard and older fabric in some cases survived.

Today, the building has three stories of apartments, accessed from low-ceilinged corridors. The apartments have carpet and linoleum floors, 1970s-to-1990s era kitchens, and in some cases post-1970 remodeled bathrooms. Doors to the apartments are flat plain steel units and appear to date from the 1971–72 apartment conversion. The basement is a utility area composed of a series of interconnected rooms with concrete floors and stone walls. Some basement areas have drywall ceilings while wood joists and structural steel are exposed in other areas. The basement utility rooms are connected via a series of openings in the stone walls.

Findings

Planning Considerations

Section 1435-07-B(c) of the Cincinnati Municipal Code (Report, Public Hearing and Decision) lists considerations that are to be factored in when a designation of a Historic Landmark is evaluated:

1. The relationship of the proposed designation to the comprehensive plans of the city and the community in which the proposed Historic Landmark, Historic District, or Historic Site is located; and
2. The effect of the proposed designation on the surrounding areas and the economic development plan of the city; and
3. Such other planning and historic preservation considerations as may be relevant to the proposed designation.

City of Cincinnati neighborhood planning documents specifically support the use of historic tax credits and support preserving the Manse Hotel and Annex through a historic landmark designation.

The 2017 **Walnut Hills Reinvestment Plan** specifically discusses the Manse Hotel and Annex, noting it would be a good area for affordable housing.³⁸ The Walnut Hills Reinvestment Plan also advocates the use of historic tax credits for neighborhood revitalization.³⁹ Consequently the **Walnut Hills Reinvestment Plan** supports the local historic designation.

In 2012, the City Planning Commission adopted Plan Cincinnati, a comprehensive plan for Cincinnati's future.⁴⁰

PLAN CINCINNATI's sixth Livability Principle is to "Value communities and neighborhoods," defined as an instruction to "enhance the unique characteristics of all communities investing in healthy, safe, and walkable neighborhoods – rural, *urban*, or suburban" (emphasis added).⁴¹

PLAN CINCINNATI's eighth Guiding Principle is to "Preserve our resources and facilitate sustainable development." The plan notes that "our built resources, such as our walkable

³⁸ MKSK, Development Strategies, and Walnut Hills Redevelopment Foundation, *Walnut Hills Reinvestment Plan*, (2016), accessed September 10, 2018, <https://walnuthillsrf.org/walnut-hills-reinvestment-plan/>, 66.

³⁹ *Walnut Hills Reinvestment Plan*, 42.

⁴⁰ "PLAN CINCINNATI: A Comprehensive Plan for the Future," 2012, accessed September 10, 2017, https://www.cincinnati-oh.gov/buildings/assets/File/final_plan_cincinnati_document_11-21-12.pdf.

⁴¹ "PLAN CINCINNATI: A Comprehensive Plan for the Future," 2012, accessed September 10, 2017, https://www.cincinnati-oh.gov/buildings/assets/File/final_plan_cincinnati_document_11-21-12.pdf, 11

neighborhoods and historic structures, are some of our greatest assets. We need to protect our assets and reverse the modern trend of 'disposable development.'"⁴²

PLAN CINCINNATI's Sustain Goal 2B calls the city to "Preserve Our Built History," noting that "Cincinnati's rich history is best exemplified through our historic buildings and by the built environment that helps define a neighborhood's character..."⁴³

The Manse Hotel and Annex complex is a unique element of Walnut Hills history. Recognition of this historic building and its Conservation Guidelines will ensure that its significance is highlighted and its role in the community is recognized and preserved. Historic designation is supported by the Walnut Hills Reinvestment Plan and PLAN CINCINNATI. Moreover, the positive impact of historic designation for the Walnut Hills community and the surrounding communities cannot be understated.

The Local Landmark designation will enable the building's owner to submit an application for Ohio Historic Preservation Tax Credits. These tax credits are critical for being able to finance rehabilitation work on the Manse Hotel and Annex.

Consistency with CZC 1435

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. "Historic significance" means that the attributes of a district, structure, or site possess the integrity of location, design, setting, materials, feeling, and association, and:

1. Association with events that have made a significant contribution to the broad patterns of our history; or
2. Association with the lives of persons significant in the past; or
3. Embodies the distinctive characteristics of a type, period, method, or construction that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or is likely to yield, information important in history or prehistory.

The Manse Hotel and Annex is historically significant under Criterion 1 as defined according to Chapter 1435 of the Cincinnati Zoning Code. The structure represents an important period in Cincinnati's African American social history. The building retains enough historic integrity through location, design, setting, materials, feeling, and association to effectively convey its significance.

⁴² "PLAN CINCINNATI: A Comprehensive Plan for the Future," 2012, accessed September 10, 2017, https://www.cincinnati-oh.gov/buildings/assets/File/final_plan_cincinnati_document_11-21-12.pdf, 81

⁴³ "PLAN CINCINNATI: A Comprehensive Plan for the Future," 2012, accessed September 10, 2017, https://www.cincinnati-oh.gov/buildings/assets/File/final_plan_cincinnati_document_11-21-12.pdf, 194

The Manse Hotel and Annex is unique in Cincinnati and is a rare example in the state of a black-owned, full-service hotel with convention-type facilities that served as a regional destination. The Negro Motorist Green Book listed a number of hotels in Cincinnati offering services to blacks. None are directly comparable to the Manse Hotel and Annex. The Manse's focus on offering a ballroom for meetings and conventions separated it from other African American hotels. While, the Sterling Hotel at 6th and Mound housed the Cotton Club that hosted political meetings in the 1940s it was a night club first and foremost. The Cotton Club was owned by African Americans but the Sterling Hotel was owned by the Menke family, who were immigrant Germans. The Gordon Hotel, which briefly overlapped the Manse in the early 1930s, was also white owned. Built by a philanthropic businessman, Joseph Schmidlapp, the Gordon Hotel shared more in common with Cincinnati's Ninth Street YMCA than other Cincinnati black hotels. Both were built with funding from philanthropic whites concerned that African Americans did not have proper facilities and helped construct separate, but equal facilities. Not viable as a lodging business the Gordon Hotel was converted to apartments during the Depression. The building survives at Chapel and Ashland Streets.

Two other hotels, the Cordelia Hotel, 612 W. 6th Street, and the Terminal Hotel, 1103 Hopkins Street, both served a working class, transient African American population and did not have any gathering place beyond a bar. The Cordelia, Sterling and to a lesser extent, the Terminal, appeared more frequently in crime reports than the society pages. The three hotels, all located in the West End, were demolished during urban renewal or interstate highway construction in the early 1960s.

The Manse Hotel and Annex was significant in the state. African American hotels in Columbus were in the same class as Cincinnati's Sterling Hotel. Columbus' Hotel St. Clair and the Macon Lounge and Hotel were better known for their nightclubs than the quality of their lodging.

⁴⁴Neither had gathering spaces beyond lounges and restaurants.

The only directly comparable business in Ohio was the black-owned Majestic Hotel at East 55th and Central in Cleveland. It offered meeting associated meeting spaces and a high level of service making it, like the Manse Hotel and Annex, a regional destination.⁴⁵ The Majestic Hotel was demolished in 1962.

⁴⁴ Tom Betti, Ed Lentz, Doreen Uhas-Sauer *Columbus Neighborhoods: A Guide to the Landmarks of Franklinton, German Village, King-Lincoln, Olde Town East, Short North and the University District*. (Charleston: The History Press, 2013), see Macon Lounge entry

⁴⁵ "Majestic Hotel Joins America's Top Negro Social Centers" *Cleveland Call and Post*, April 27, 1946, 1B

Research Methodology

Owen & Eastlake researched the African American social history of Cincinnati with a focus on segregation and community development. Owen & Eastlake used local and regional African American newspapers, using hard news accounts, society pages, and advertising to ascertain community use of the Manse Hotel, with a focus on its relationship to the history of segregation, throughout the period of significance.

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United States Census, 1930.

Historical Newspapers and Magazines

Cincinnati Enquirer

Cincinnati Post

Circleville Herald

Cleveland Call and Post

Pittsburgh Courier

Maps

1904 Sanborn Fire Insurance Map

1917-1930 Sanborn Fire Insurance Map

1950 Sanborn Fire Insurance Map

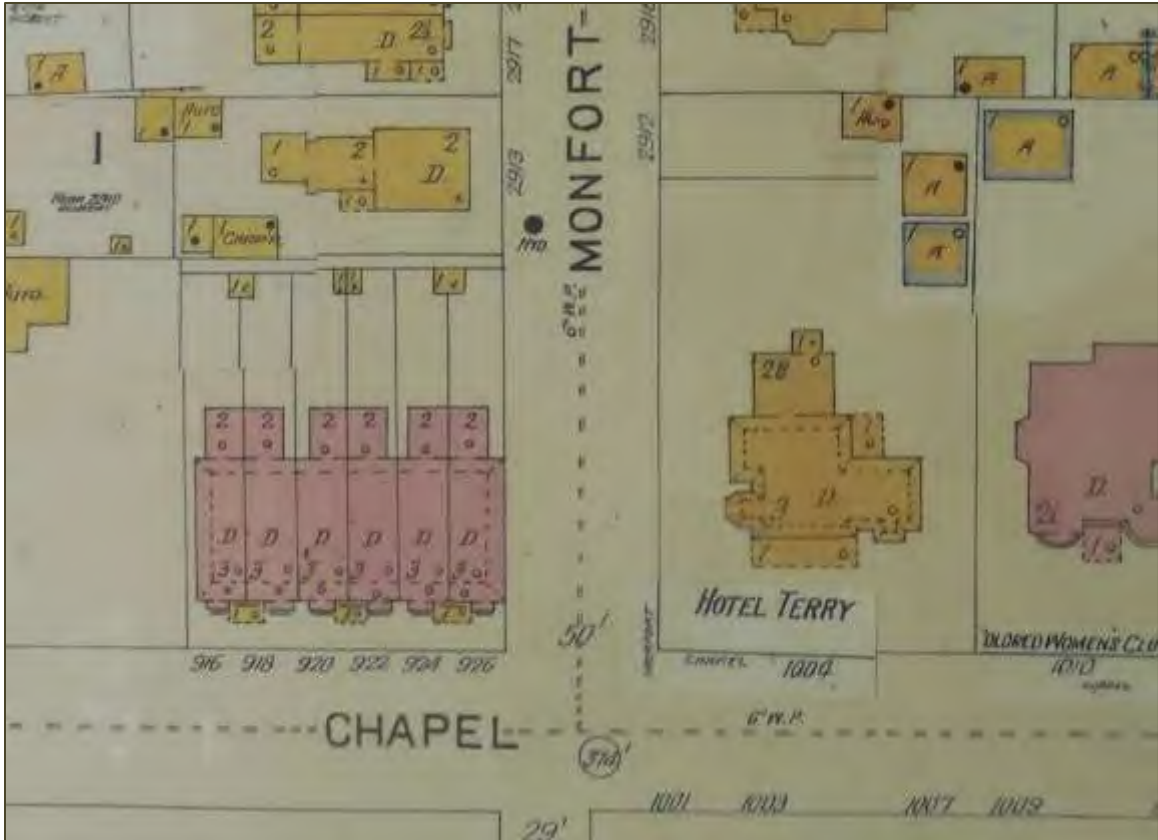


Figure 1: 1917-1930 Sanborn Insurance Map showing the Hotel Terry.



Figure 2: Pittsburgh Courier advertisement, 1933

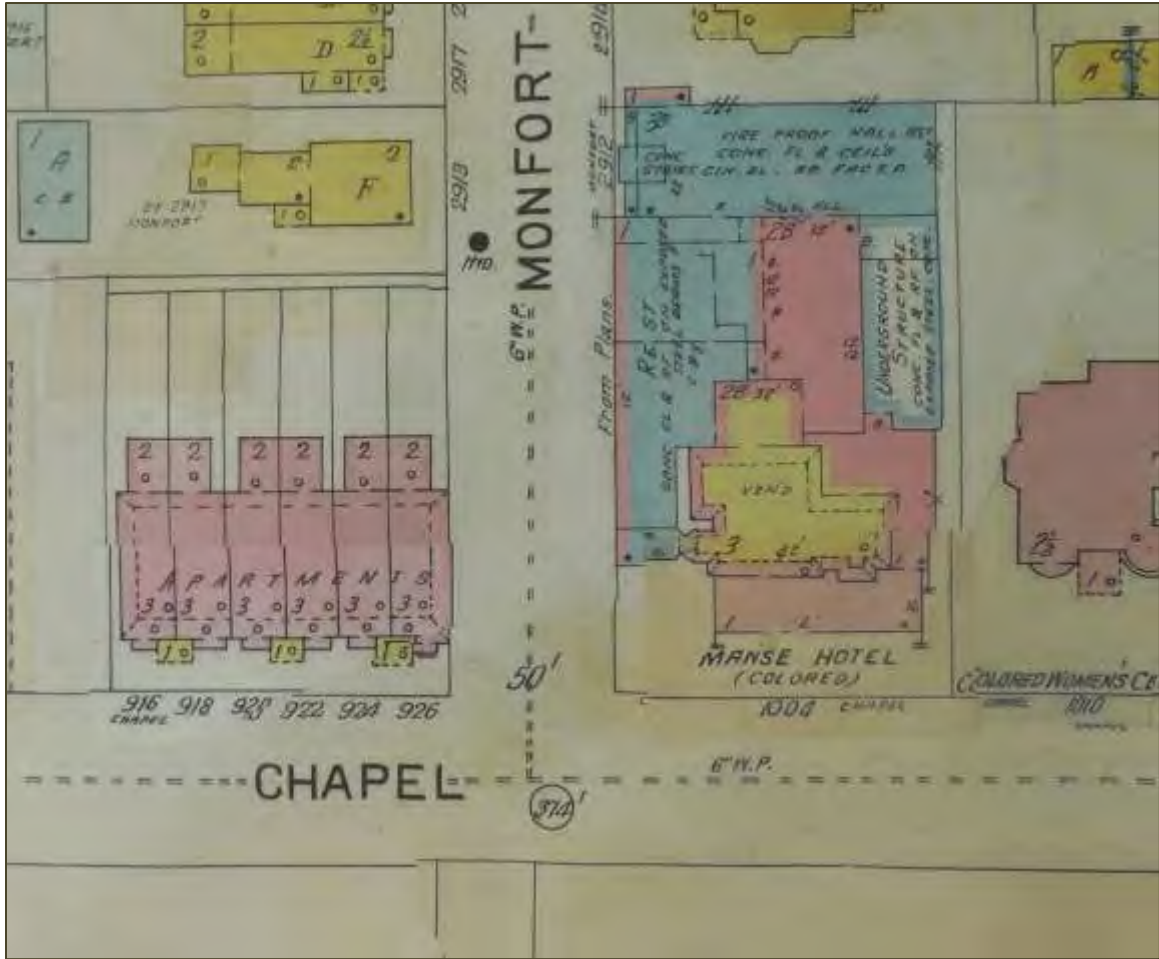


Figure 3: 1950 Sanborn Insurance Map showing Manse Hotel (right) and Manse Hotel Annex (left) Yellow shading in Manse Hotel indicates original c. 1876 house. Pink shading in rear indicates 1930s addition. Pink shading on south elevation indicates solarium, Blue shading indicates 1949-1950 addition.



Figure 4: The Manse Hotel around the time of the April 1950, grand reopening.



Figure 5: The Manse Hotel Annex showing south elevation before the 1972 renovation.



Figure 6: The Manse Hotel Annex advertisement, *Cleveland Call and Post*, 1955.



Figure 7: November 1949 dinner at the Manse Hotel in honor of *Cincinnati Union* publisher Wendell P. Dabney (left to right: Edward Gaither, nightclub owner; Horace Sudduth, Manse Hotel owner; Wendell Dabney; Henry Higgins of Industrial Federal Savings; Roscoe Conklin Simmons, *Chicago Tribune* columnist; Judge Ormond Scott, Washington D.C. Municipal Court.)



ALONE—IT'S OUTSTANDING

THE MANSE HOTEL

55 ROOMS, BALLROOM, COFFEE SHOP
NITE CLUB LICENSE AND BAR

THE MANSE ANNEX

21 ROOMS—13 2-ROOM EFFICIENCIES
11-ROOM RESIDENCE — PARKING AREA
THE HEIRS WANT TO SELL

THE PRICE IS RIGHT
CALL, EXCLUSIVE WITH

HYMAN REALTY MA 1-4049
UN 1-5248

Figure 8: The Manse Hotel and Annex sale advertisement, *Cincinnati Enquirer*, 1960.



Manse Hotel, south and west elevations.



Manse Hotel, north and west elevations.



Manse Hotel, east elevation.



Manse Hotel, east elevation, looking south



Manse Hotel, east and south elevations.



Manse Hotel Annex, south and east elevations.



Manse Hotel Annex, south and west elevations.



Manse Hotel Annex, west and north elevations.



Manse Hotel Annex, east and north elevations.

**Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Significance--Part 1**

Project number: _____

NUMBER 1	<u>The Manse Hotel and the Manse Annex</u> (Property)
	<u>916-926 Chapel Street and 1004 Chapel Street</u>
	<u>Cincinnati</u> <u>Ohio</u> <u>45206</u>
	(Historic District)
	<u> </u> NR District <u> </u> Certified State or Local district
	Date application received by State <u>12/21/2015</u>
	Date(s) additional information requested by State <u>01/04/2016</u> <i>MANSE</i>
	Date complete information received by State <u>1/19/2016</u> <i>1/24/16</i>
	Date of transmittal to NPS <u>01/29/2016</u>
	Property visited by State staff? <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no Mark Epstein, Rachel Krause, Barbara Powers on 01/14/2016

_____ Preliminary done

SHPO REVIEW SUMMARY	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input checked="" type="checkbox"/>	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested
<input type="checkbox"/>	Recommendation different from applicant's request

NUMBER 2	STATE RECOMMENDATION:
	<u>Mark Epstein</u> , who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- The property does not contribute to the significance of the above-named district.
- Insufficient documentation has been provided to evaluate the structure.
- This application is being forwarded without recommendation.

Preliminary determinations:

- The property appears to meet National Register Criteria for Evaluation and will be nominated individually.
- The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
- potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside period(s) or areas of significance as documented in the National Register nomination or district nomination on file with the NPS and nomination will be amended.
- The property is located in a proposed historic district and:
- The property does not appear to contribute to significance of proposed historic district.
 - The proposed historic district does not appear to meet NR criteria for Evaluation and will not be nominated.

January 28, 2016 Barbara Powers DSTPO for Inventory's Registration
Date State Official Signature

Ohio Historic Preservation Office
800 E. 17th Avenue
Columbus, OH 43211
614/298-2000

NUMBER
3

ISSUES

Extensive loss or deterioration of historic fabric

Moved property

Changes to floor plan and details after POS.

Substantial alterations over time

State recommendation inconsistent with NR documentation

Alterations after hotel closed in 1972.

Significance less than 50 years old

Functionally related complex or multiple buildings within an individual nomination.

Obscured or covered elevation(s)

The Hotel and Annex are both under consideration.

Other

NUMBER
4

Complete items below as appropriate:

(1) _____ is the period(s) of significance of the district.

(2) The property is mentioned in the NR or state or local district documentation, Section _____, Page _____.

(3) For preliminary determinations, the status of the nomination for the property/historic district:

Nomination has already been submitted to the State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed.

Nomination was submitted to NPS on _____.

Nomination process will likely be completed within thirty months.

Other, explain:

(4) The property is located in a registered district but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

NUMBER
5

Describe problematic issues or other concerns.

The Manse Hotel and Annex—a two-building complex, is located at 1004 and 916-926 Chapel Street in Cincinnati, Ohio. One of only three hotels serving African-Americans in Cincinnati's pre-Civil Rights period, the Manse Hotel and Annex appears to be the only remaining example still standing in Cincinnati.

SHPO staff visited the property on 1/14/16. Within sight of the C.H. Burroughs House owned by the Cincinnati Federation of Colored Women's Clubs (NR refnum: 80003039) and the Harriet Beecher Stowe House (Refnum: 70000497), the Manse Hotel and Annex continues to convey a sense of prominence within this inner-city neighborhood.

Horace Sudduth, a prominent African-American businessman, created the Manse Hotel by extensively renovating the former Hotel Terry starting in 1930, and through the 1950s, expanding on the site to accommodate the growing hotel needs. During this time, to serve long term guests, Sudduth purchased and renovated the six rowhouses across the street to become the Annex. Since its closure in 1972, the Manse Hotel has lost its mansard roof and some of the more public hotel areas have become obscured. Although this has occurred, it is our opinion the hotel still conveys its sense of history through its remaining historic stairs, corridors and a room layout that is indicative of the property during its proposed period of significance. The ballroom, the most prominent feature, remains an open space and the rows of columns along the double-story-high walls are still visible. The Annex has limited exterior changes since it was renovated to become the Annex. On the Annex's interior, the main corridors, walls and stairs remain from the period of hotel operations. Although the hotel complex and its surrounding neighborhood have suffered from deterioration and alterations over time, it is our opinion the Manse Hotel and Annex together contains sufficient integrity to convey its historic significance.

It is our opinion the Manse Hotel and Annex qualifies for National Register listing under National Register Criterion A for its significance as a rare remaining, full-service hotel that served the African-American community during the pre-Civil Rights era in Cincinnati.

NOTE: this Part 1 review is a preliminary determination of significance for the 20% Federal Rehabilitation Tax Credit program. Listing a property on the National Register of Historic Places is a separate application with an in-depth review by our Inventory & Registration Department. Additional information and editing will be needed to complete a successful National Register nomination which is currently under review with our Inventory & Registration staff. For Part 1 purposes, the attached Part 1 application provides enough basic information to form a preliminary recommendation.

See attachments: photographs maps other: photo key, correspondence

NPS COMMENTS:

Date

National Park Service Reviewer

REC'D BY OHPO JAN 19 2016

REC'D BY OHPO MAY 09 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS

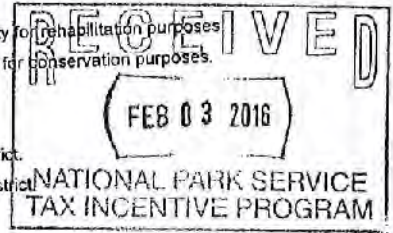
NPS Project Number 33628

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

SLAPO #3639

1. Property Name The Manse Hotel; The Manse Annex
Street 1004 Chapel Street; 916-926 Chapel Street
City Cincinnati County Hamilton State OH Zip 45206-1256
Name of Historic District N/A
 National Register district certified state or local district potential district

2. Nature of request (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. Project Contact (if different from applicant)
Name Dan Barton Company BrainWave Connection, Inc.
Street 1823 East 4th Street City Dayton State OH
Zip 45403 Telephone (937) 781-9750 Email Address dan.barton@brainwave-connection.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, may result in imprisonment of up to 8 years.

Name Bruce Carter Signature [Signature]
Applicant Entity Walnut Hills Housing, Limited Partnership SSN _____
Street 95 Berkeley Street, Ste. 500 City Cincinnati State Ohio
Zip 02116-6229 Telephone (513) 322-8819 Email Address bcarter@tcbinc.org



NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the,

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 3/10/14 National Park Service Authorized Signature [Signature]

NPS comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE**COMMENTS SHEET**
Historic Preservation Certification ApplicationProperty name: The Manse Hotel and The Manse AnnexProject Number: 33628Property address: Cincinnati, OH

These comments respond to the Historic Preservation Certification Application --

X Part 1 Part 2 Request for Certification of Completed Work.

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above, and has determined that the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

Because the property contains more than one building, and those buildings were functionally related historically to serve an overall purpose, program regulations require NPS to determine which of the buildings contribute to the significance of the historic property, and therefore will be "certified historic structures" when the property is listed. Based on the documentation presented, the following buildings appear to contribute to the significance of the property:

The Manse Hotel
The Manse Annex

The Manse Hotel lost the mansard roof after the hotel closed in 1972 (the end of the period of significance). The mansard roof was a major character-defining feature. Current views of the buildings show the various stages of growth the hotel took over the years. The rarity and importance of the resource; and the remaining features of the hotel and annex are sufficient for the eligibility in National Register. Any further loss of character defining features including, but not limited to, the block in front of the hotel; the facades and the interiors of the annex; and the open spaces of the hotel would risk the eligibility in the National Register.

This determination is preliminary only. These buildings will become "certified historic structures" only when the property is listed in the National Register of Historic Places.

The same regulations also require NPS to review the rehabilitation work under your ownership as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, the submitted Part 2 of the application, the Description of Rehabilitation Work, must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures"

The National Park Service has reviewed and approved the submitted application noted above. These comments must be addressed in future submissions related to this project.

3/10/16
Date

Alycia Beckwith
National Park Service Signature

202/354/2236
Telephone Number

Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

Re: Walnut Hills Senior Campus

To Whom It May Concern:

We are writing to express our support for The Model Group's plan to create an affordable senior housing campus on Chapel, Monfort and Lincoln Streets in the neighborhood of Walnut Hills. We understand the project will create 60 units of affordable housing for seniors, will incorporate accessibility, aging in place and energy efficiency design amenities and will be located adjacent to the existing Walnut Court senior development on Chapel Street, which is managed by Episcopal Retirement Services.

We believe that this project will successfully capitalize on the current revitalization efforts occurring in Walnut Hills through the following:

- Demolition of functionally obsolete and/or blighted buildings - specifically 1001 Lincoln, 2918 Monfort, and 2920 Monfort;
- Substantial rehabilitation of 926 Chapel and 1004 Chapel, which will contain 18 units and 24 units respectively of quality affordable senior housing;
- Placement of a Historical Landmark Plaque at the 1004 Chapel site to pay homage to the Manse Hotel and its role in African American history;
- Construction of a new senior building at the corner of Lincoln and Monfort containing 18 units of senior housing.

We appreciate that we have had the opportunity to comment on this plan and look forward to seeing this project come to fruition. Please do not hesitate to contact us with any additional questions or concerns.

Sincerely,

Louie Miller
President
Walnut Hills Area Council

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

APPLICATION #: ZH20180175/COA2018066
APPLICANT: BILT Architects
OWNER: OTR Holdings
ADDRESS: **1615 Pleasant Street**
PARCELS: 094-0008-0026-00
ZONING: RM 1.2
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: October 23, 2018
HEARING DATE: November 05, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **§1405-07– Dimensional Variance- Rear Yard** – Dimensional Variance of 25 feet is requested. A 30-foot rear yard is required in an RM 1.2 District and the proposed project has a 5-foot rear yard setback.
2. **§1405-07- Dimensional Variance - Side Yard-** Dimensional Variance of 5 foot and 7 foot for side yards. A 3 family in an RM 1.2 District require a 5 foot and 17-foot side setbacks. A 0 foot and 10-foot side setbacks are proposed.

Nature of Request:

The applicant is requesting two variances and a Certificate of Appropriateness for façade changes and an addition.

Existing Conditions:

There are 2 original buildings that were built around 1875. The buildings have had cinderblock/CMU addition on the rear and an unsympathetic faux stone façade installed on the front in the 1960s. A vacant parcel is at the north of the project. This is an existing gravel parking pad with an existing curb cut.



Figure 1: Street view of 1615 Pleasant Street. Pictures provided by Google Street Views.



Figure 2: Map of 1615 Pleasant Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1615 Pleasant Street

1. Remove the parapet at the top to expose the original heights of the buildings.
2. Paint the faux stone 2 different colors to differentiate the townhouses or paint one side and tile the other side.
3. Enlarge an opening on the south for an inset deck/balcony
4. Recess a portion of the roof on the north building to create a roof deck.
5. Build a 3-story addition to connect to the existing CMU addition. The addition will also be CMU but will be coated with a stucco that will also coat the existing addition.
6. Reintroduction of a cornice treatment
7. Addition of fence and parking on the property.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405	Development Standards
	Section 1425	Parking Regulations
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:

Dimensional Variances:

Staff is supportive of the requested variances. The neighborhood and street of the proposed project is a dense urban neighborhood with minimal setbacks, often at zero lot line development.

Standards for Variances per Section 1435-05-4

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

The proposed project will not have an adverse effect of the historic architecture. The proposed addition is set back from the street and will not architecturally overwhelm the existing building.

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

Any development at the vacant portion of the site would likely require variances for the building due to the existing conditions of the site as an urban parcel.

Standards for Variances per Section 1445-05-4

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

The property is a combination of urban parcels. The parcels are only 85 feet deep and in order to take advantage of the land while providing parking would require a reduction of a rear yard setback.

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

Many properties within the district and on Pleasant Street enjoy a reduced and zero lot line development.

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

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

The underlying zoning is RM 1.2. The use of the property as 3 townhouses/condos conforms to the allowed use and density. The proposed setbacks do not conform to the base zoning.

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

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

This project conforms to the Over the Rhine Comprehensive Plan through rehabilitating existing buildings and creating more homeownership and living options within the neighborhood.

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

There is an existing curb cut on the property that the project will continue to use. The project will be able to provide a parking space for each unit and will not increase the parking demand while bringing a vacant building back into use/

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable.
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
This is not applicable.
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is not applicable
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
3 single family townhouses/condos are in keeping with the neighborhood and the minimum and zero lot line development is in keeping with an urban neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
This is not applicable
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
Staff does not anticipate any adverse effect. The proposal is reusing existing buildings and will be having an addition on the property towards the rear of the property.
- k. **Blight.** The elimination or avoidance of blight.
The current buildings are vacant. The project will be rehabilitating 2 townhouses and bringing them back into use.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the rehabilitated property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The potential owner has an economic benefit to the proposed establishment and is maximizing it with more than twice the allowed density.

Certificate of Appropriateness Review

Additions

Intent and General Guidelines

- 1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*
- 2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*
- 3. Additions should not overpower the original building.*
- 4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

The addition is compatible in character with an existing condition. While it is using stucco, which is generally not a permitted material, the stucco is a hand troweled material that will have a slight color to blend into the warm tones of the existing brick. The addition is also set back 50 feet from the street and the intent of the owners is to use this wall for either a green wall or artistic installation. The windows that are on the face are vertically oriented and while contemporary have strong mullion divisions to break up the glass. The use of a larger glass, floor to ceiling, treatment is acceptable in this application due to the placement of the glass on a new non-historic addition and is not on a historic building nor is it removing historic material.

REHABILITATION

- 1. Materials: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are*

inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.

In the 1960s an unsympathetic addition of the faux stone was attached to the front. This material, if removed could damage the underlying brick to the point where it was unsalvageable. In order to try and blend the material more into the street, painting the stone is a solution. Staff finds this is a solution that would help take an inappropriate material and try to make it more in keeping with the street. The applicants are also proposing to see if a terra cotta tile could be used over one side of the building in order to differentiate the buildings and cover up an inappropriate material. Staff also finds this an appropriate solution as terra cotta has the same feel and look as a brick material and would help blend the façade more into the street as well as help distinguish the 2 buildings.

4. Ornamentation: Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings in Over-the-Rhine. Don't remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material. Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape and texture of material. Some synthetic materials including fiberglass castings may be approved on a case-by-case basis.

The reintroduction of a cornice line to both buildings is an appropriate replacement. The cornices were removed and both the size and scale of the proposed treatments on each building are appropriate for both the building and the street.

SITE IMPROVEMENTS

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The proposed rooftop deck is an appropriate treatment as it is keeping the original roofline and is recessing the deck into the roof. This will not be visible from the street and will not be building anything above the roof line.

Another deck that is being built is on the south face of the building. The proposal is to widen two windows and have a covered balcony. While widening originally

window openings is not encouraged, due to a new building being built to the south, this will not be highly visible from the street and will not adversely affect the character of the building or street.

Other Considerations:

Prehearing Results: October 17, 2018. The meeting was attended the applicant.

Recommendation:

I. ZONING VARIANCE

A. **APPROVE** the application for Zoning Relief for a 3-family building at 1615 Pleasant Street per the drawings submitted by BILT Architects submitted 10/24/2018. The Zoning Relief requested includes

1. **§1405-07– Dimensional Variance – APPROVE** - Dimensional Variance of 20 feet for a rear setback to allow for a 5 foot rear yard setback.
2. **§1405-07– Dimensional Variance – APPROVE** - Dimensional Variance of 5 and 7 feet for a side setback to allow for a 3 and 10 foot side setbacks.

Subject to the following conditions

- a. The property shall be developed as a 3 family building and sold as a condominium in order to appropriately address shared parking, maintenance, fire separation and emergency egress requirements.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** the application for Certificate of Appropriateness changes to a of 3 family building at 1615 Pleasant Street per the drawings submitted by BILT Architects submitted 10/24/2018 with the following conditions.

1. The lots shall be consolidated into one lot or subdivided into 3 lots prior to building permits being issued. Staff prefers a one lot consolidation with condos rather than multi lots with easements and potential lot size variances.
2. The driveway shall be narrowed to a maximum width of 18 feet, shall be surfaced per Sec. 1425-37 of the Cincinnati Zoning Code and shall be differentiated in surfacing from the proposed entry walk and shall be

provided a barrier between the driveway and walk to prevent cars from parking on the pedestrian way.

3. The building permits must be issued within 2 years or the COA will expire.
4. The applicants will continue to work with staff on the final treatment option for the front façade. A Tile treatment or Painting treatment shall be permitted.

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

1. The addition is 50 feet back from the property line and the stucco wall will be a foundation for an art installation
2. The building had an unsympathetic treatment to the front façade and the proposed changes will make the building more contextual to the street.
3. A new contemporary treatment on the new addition is contemporary but compatible and it is on a non-historic building.
4. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines.

October 24, 2018
1431 Republic St. Certificate of Appropriateness

Beth Johnson
Urban Conservator
City of Cincinnati

Re: 1615 -17 Pleasant Street Certificate of Appropriateness Statement

Dear Ms. Johnson,

We respectfully submit for your review our proposal for 1615-17 Pleasant Street.

1615 -17 Pleasant Street was originally constructed as two townhouses in 1874. At some point, possibly in the 1960's, an attempt was made to convert the two townhouses into a single multifamily structure. openings were made in the demising wall making connections horizontally at each floor. Floor levels differed so steps were added. A new faux stone facade and parapet were added at the East facade (Pleasant St.). The different building heights were hidden behind a parapet wall. A three story concrete block (CMU) addition was added to the west of the townhouses.

It is our intent to restore and return the structure to the original two townhouses by removing the parapet, uncovering cornice windows and filling openings in the demising wall. New box gutters and cornice details will be added to help distinguish the two separate townhouses. The existing faux stone is well attached and is not easily removed therefore will be painted a neutral monochromatic tone. Painting will eliminate the color variation leaving a regular mortar pattern. As an alternate we would like to explore tiling over the the insul-brick at 1615 Pleasant and seek approval from Staff after some experimentation. Black powder coated details will be added to provide a layer of smaller scale modern detailing. Owners plan to source historic wrought iron for front yard fences and gates.

The 3 story CMU structure from the 60's will become a third townhouse with new additions. The additions will be clad in a lap siding with 5" exposure. A new concrete block veneer addition will also be added to help visually tie the existing CMU with the new. The new CMU will support a green wall. new and old CMU will get a smooth hand troweled finish to further integrate the two and make the identity of the material ambiguous. The new CMU addition sits 50' back from Pleasant Street allowing the historic structures to remain prominent and address the street. The existing parking lot will be resurfaced and improved.

Sincerely,



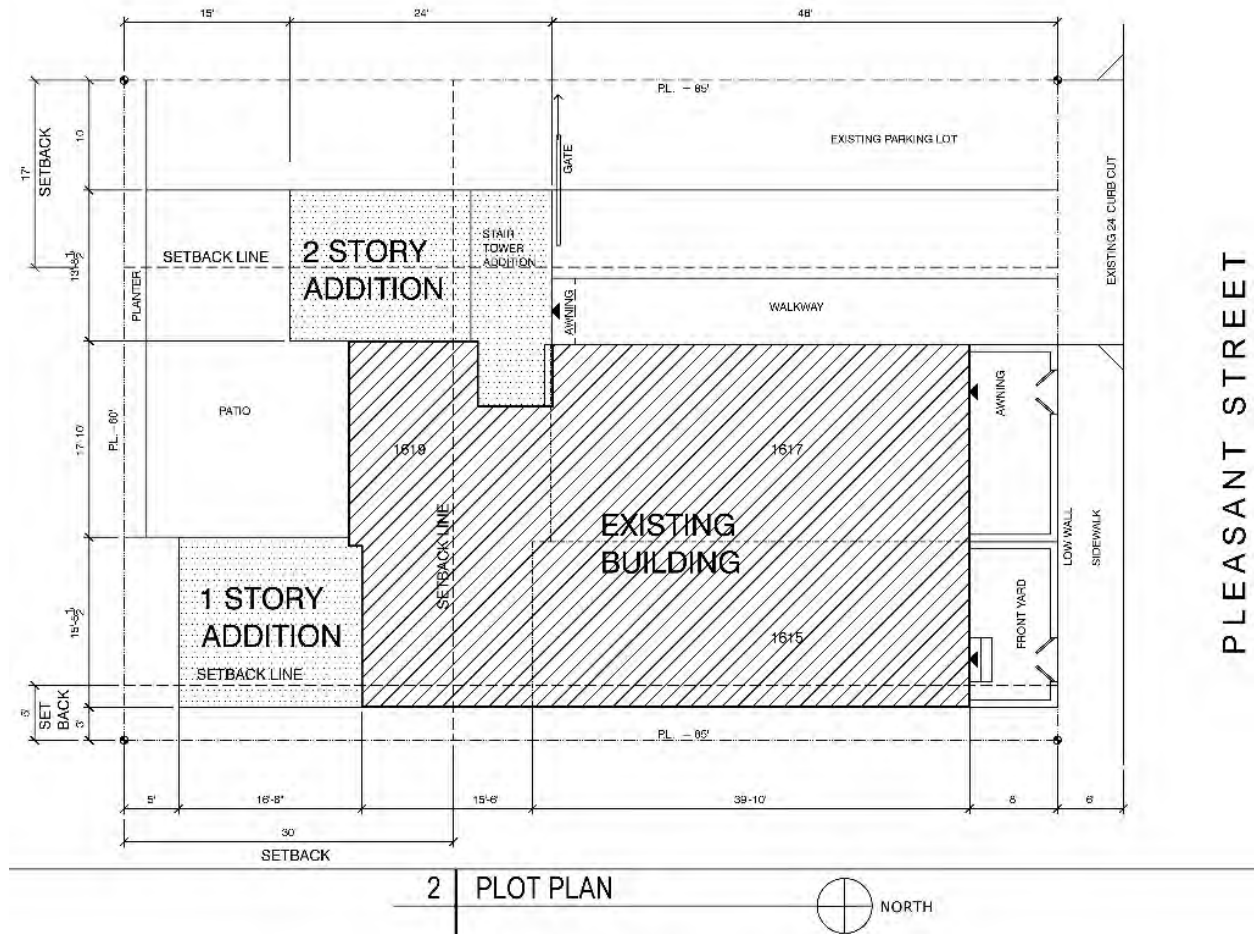
Patricia Bittner, Architect

1615 - 17 Pleasant Street Zoning Variance

We are requesting the following zoning code variances:

1. 1405-07, Development Regulations: Rear Setback. A 30 foot yard setback is required, a 5 foot setback is proposed. **A 25 foot variance is requested.**
2. 1405-07, Development Regulations: Side Setback. A 5 foot and a 17 foot setback is required for side yard for a 3 family unit. **A 3 foot and a 10 foot setback are proposed. A 2 foot and a 7 foot variance is requested.**

The owners of 1615-17 Pleasant Street are proposing development that is consistent with the existing historic context and similar to recent developments in the block. The proposed development "is in the public interest" in that it is compatible with the historic context and historic guidelines. The property owners wish to enjoy property rights similar to other property owners in the vicinity.



Google Maps 1615 Pleasant St



Imagery ©2018 Google, Map data ©2018 Google 20 ft

1615 - 17 Pleasant Street existing photos



EAST ELEVATION



SOUTH ELEVATION

1615 - 17 Pleasant Street existing photos



NORTH ELEVATION



WEST ELEVATION

1615 Pleasant Street - Street View - Looking South

Google Maps 1622 Pleasant St



Image capture: Jul 2014 © 2018 Google
Cincinnati, Ohio

Google, Inc.

Street View - Jul 2014

1615 Pleasant Street - Street View - Looking North

Google Maps 1608 Pleasant St



Image capture: Jul 2014 © 2018 Google

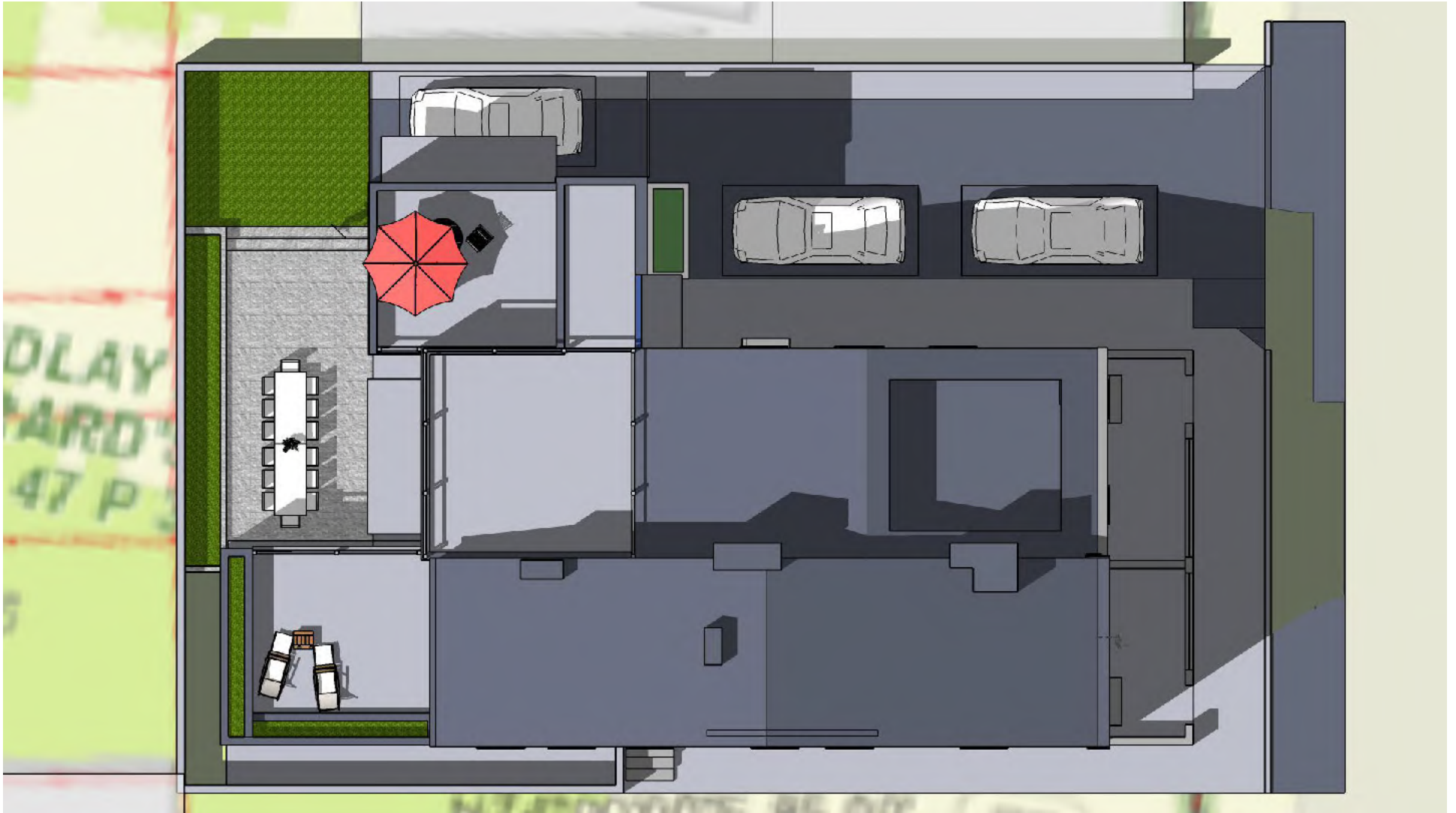
Cincinnati, Ohio

Google, Inc.

Street View - Jul 2014



2pm sun
7/29



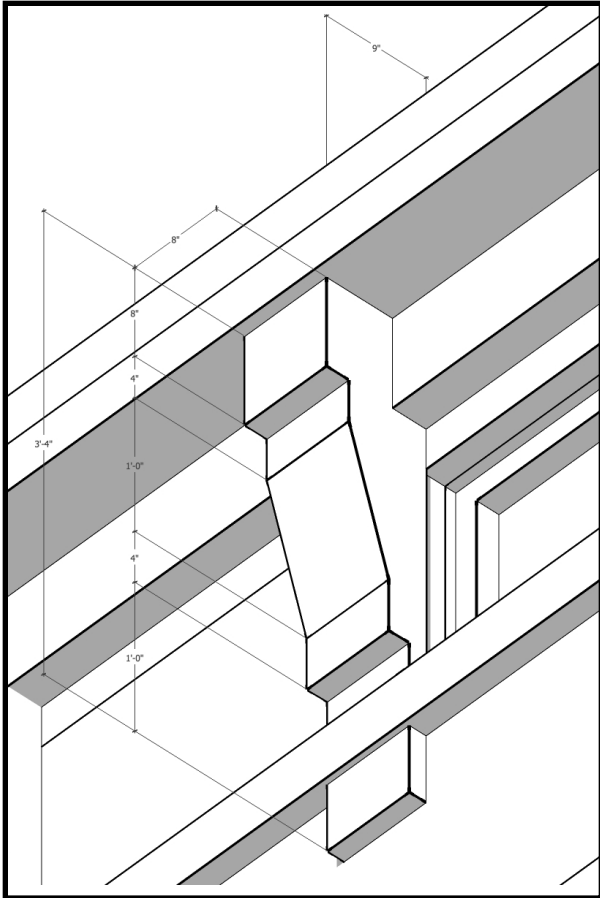


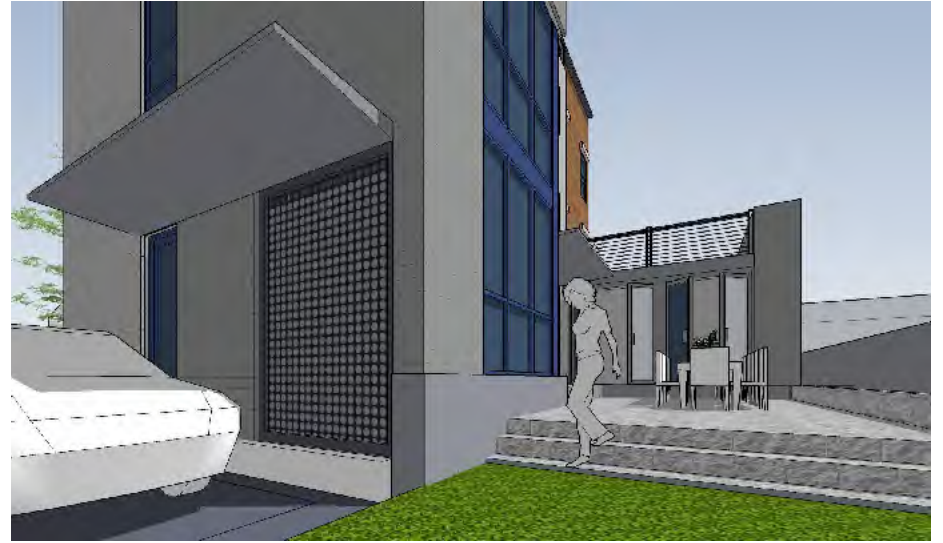
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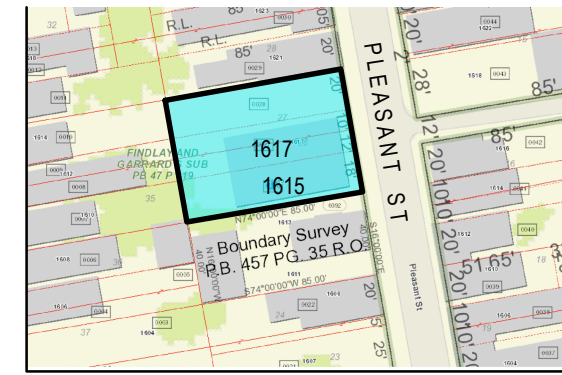
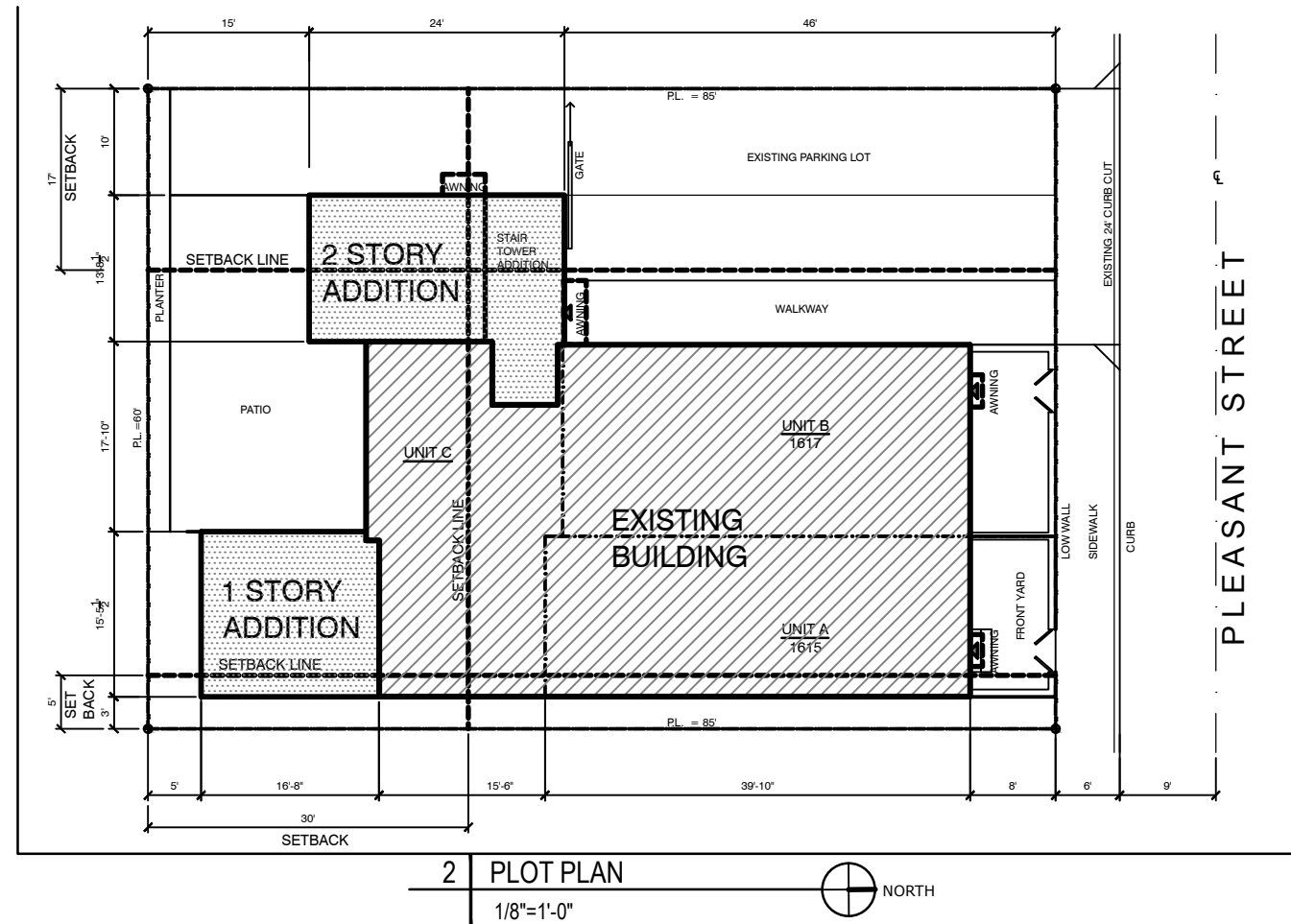






GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
- WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
- OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
- WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
- CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
- CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
- GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
- SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS.
- WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL.
- EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
- GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
- THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.



PROJECT DATA

PROPERTY ADDRESS: 1615, 1617, 1619 PLEASANT ST., CINCINNATI OH 45202
 AUDITOR PARCEL ID: 081-0004-0092-00
 LEGAL DESCRIPTION: 1615-17 PLEASANT ST 60 X 85 IRR LOTS 26-27 FINDLAY & GARRARDS SUB PARS 26-27- 28 CONS
 PROPERTY OWNER: OTR HOLDINGS LLC
 ARCHITECT: PATRICIA BITTNER
 BILT ARCHITECTS
 P.O. BOX 423, CINCINNATI OH 45201
 ZONE: RM-1.2 RESIDENTIAL MULTI FAMILY
 OVERLAY: OTR HISTORIC DISTRICT
 CONSTRUCTION: TYPE III B
 PROPOSED USE: 3 FAMILY DWELLING
 RELEVANT CODES: RESIDENTIAL CODE OF OHIO 2013 (RCO)
 CINCINNATI BUILDING CODE (CBC)
 OHIO MECHANICAL CODE 2017 (OMC)
 OHIO PLUMBING CODE 2017(OPC)

PROJECT DESCRIPTION:
 CONVERT EXISTING APARTMENT BUILDING INTO (3) TOWNHOUSES.

BUILDING FOOTPRINT: 1408 SF
 LOT AREA: 5100 SF

SF BUILDING AREAS (INCLUDING WALLS)				
LOCATION	UNIT A	UNIT B	UNIT C	TOTAL
CONDITIONED	1800	2055	2656	6511
SEMI-				
CONDITIONED	1200	1370	515	3085
TOTAL	3000	3425	3171	9596SF

BILT
architects

Patricia Bittner, Architect
 License 1315885
 Expiration Dec. 31, 2018

1615-17 Pleasant Street, Cincinnati, Ohio

PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE:
 OCTOBER 15, 2018

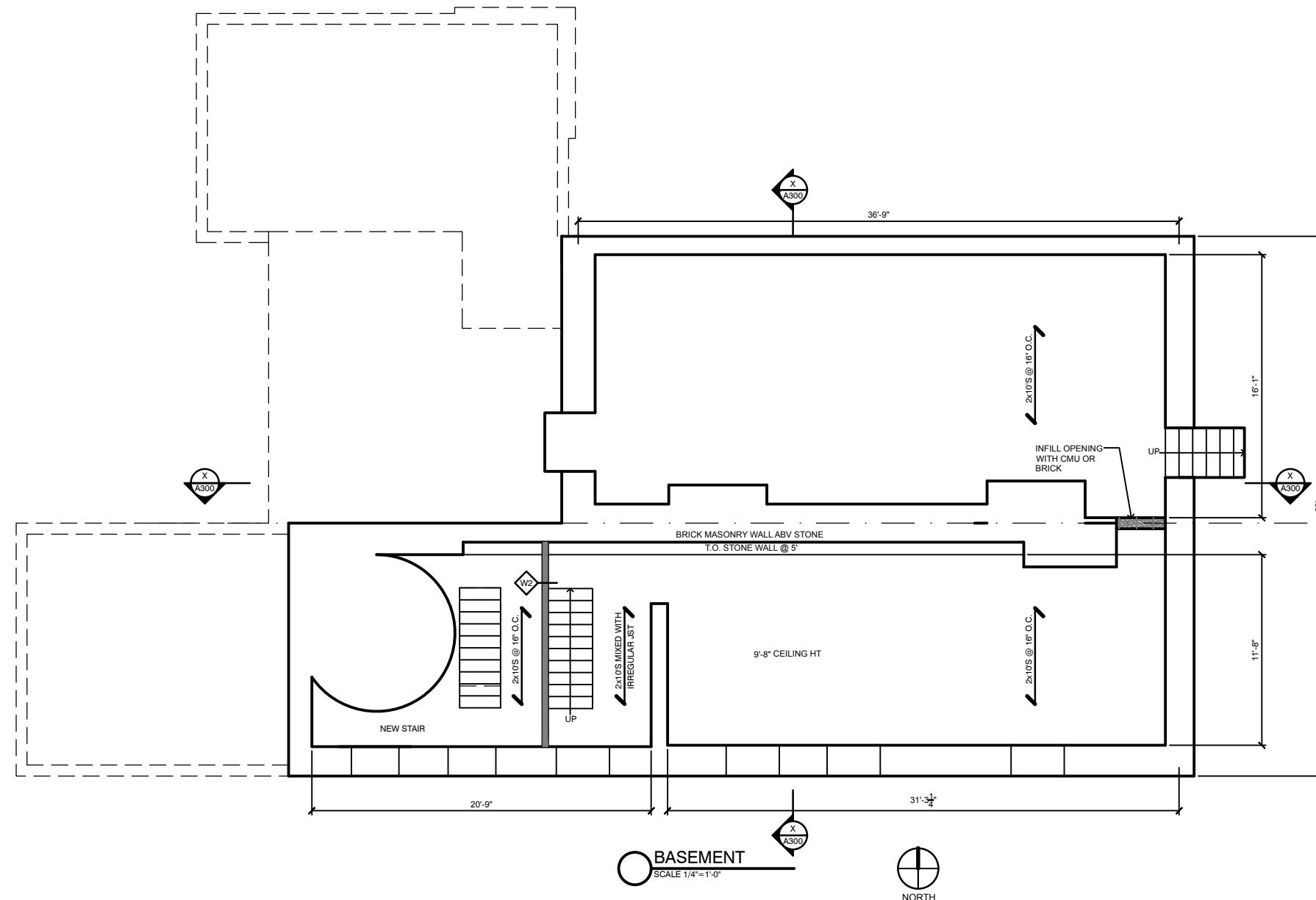
A000

Cover Sheet
 Site Plan
 Project Data

1615-17 Pleasant Street, Cincinnati, Ohio
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018

A100
BASEMENT PLAN



- WALL LEGEND**
- EXISTING WALL
 - EXISTING WALL REMOVED
 - NEW PARTITION WALL, 2X WD STUDS @ 16" O.C. W/ 5/8" GWB EA. SIDE.
 - NEW RATED WALL
 - CHANGE IN CEILING
- RATED ASSEMBLIES:**
- 1 HR RATED WALL - UL DES U305:
5/8" TYPE X GWB EA. SIDE
2X4 WOOD STUDS @ 16" O.C.
 - 2 HR RATED WALL - UL DES U301
(2)5/8" SHEETROCK FIRECODE
CORE GYPSUM PANELS, EACH SIDE
 - 1 HR RATED FLOOR/CEILING - UL DES L514:
1" NOMINAL WOOD FINISH AND SUB FLOOR
RC-1 CHANNEL OR EQUIVALENT
FLOOR JOISTS @ 16" O.C.
 - 2 HR RATED FLOOR/CEILING - UL DES L511
1" NOMINAL WOOD FINISH AND SUB FLOOR
2X FLOOR JOISTS @ 16" O.C.
RC-1 CHANNEL OR EQUIVALENT
(2)5/8" SHEETROCK FIRECODE C CORE
- REVISION NUMBER**
- WINDOW NUMBER**
- DOOR NUMBER**
- ELEVATION**
- DETAIL NUMBER**
- SECTION CUT**
- INTERIOR ELEVATION NUMBER**
- SMOKE DETECTOR: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT

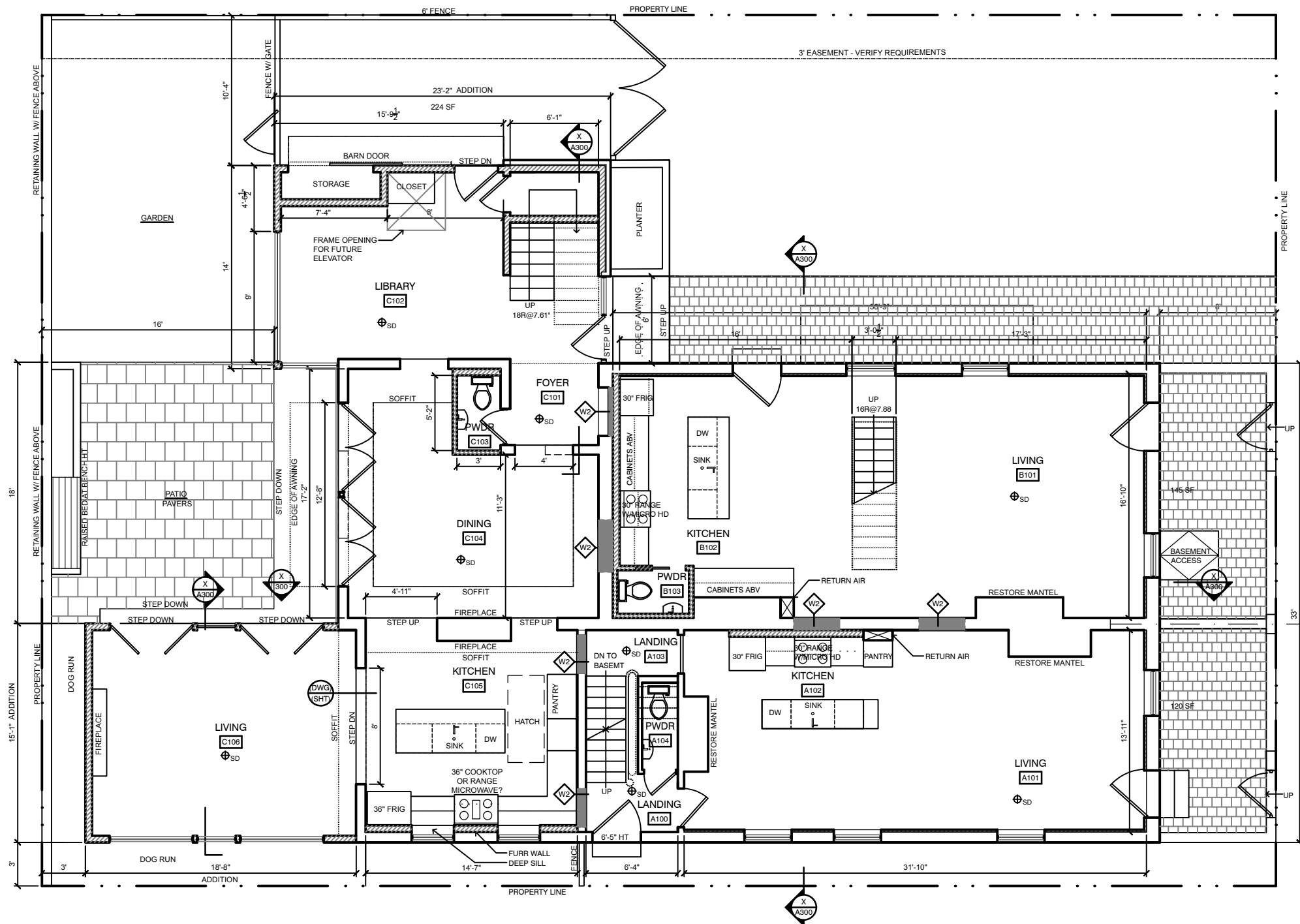
BASEMENT
SCALE 1/4"=1'-0"



1615 Pleasant Street, Cincinnati, Ohio
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018

A101
1ST FLOOR PLAN



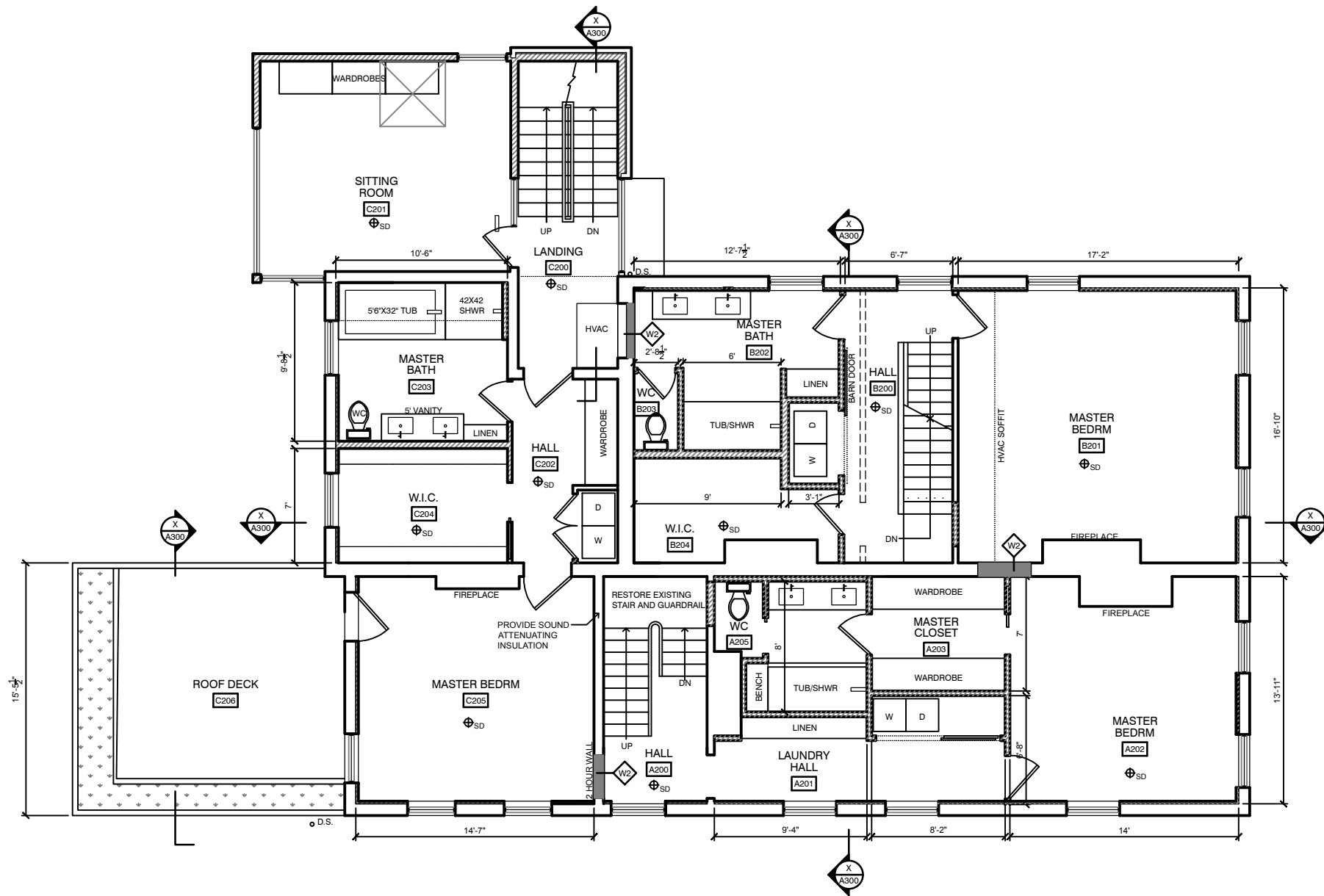
- WALL LEGEND**
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1" NOMINAL WOOD FINISH AND SUB FLOOR
2X FLOOR JOISTS @ 16" O.C.
RC-1 CHANNEL OR EQUIVALENT
(2)5/8" SHEETROCK FIRECODE C CORE
- REVISION NUMBER**
 (1)
- WINDOW NUMBER**
 (W1)
- DOOR NUMBER**
 (D1)
- ELEVATION**
 (A101)
- DETAIL NUMBER**
 (DWG/SH1)
- SECTION CUT**
 (A300)
- INTERIOR ELEVATION NUMBER**
 (A600)
- SMOKE DETECTOR:** WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT**

1ST FLOOR
SCALE 1/4" = 1'-0"



1615-17 Pleasant Street, Cincinnati, Ohio
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PRINT DATE
OCTOBER 15, 2018



2ND FLOOR
SCALE 1/4" = 1'-0"

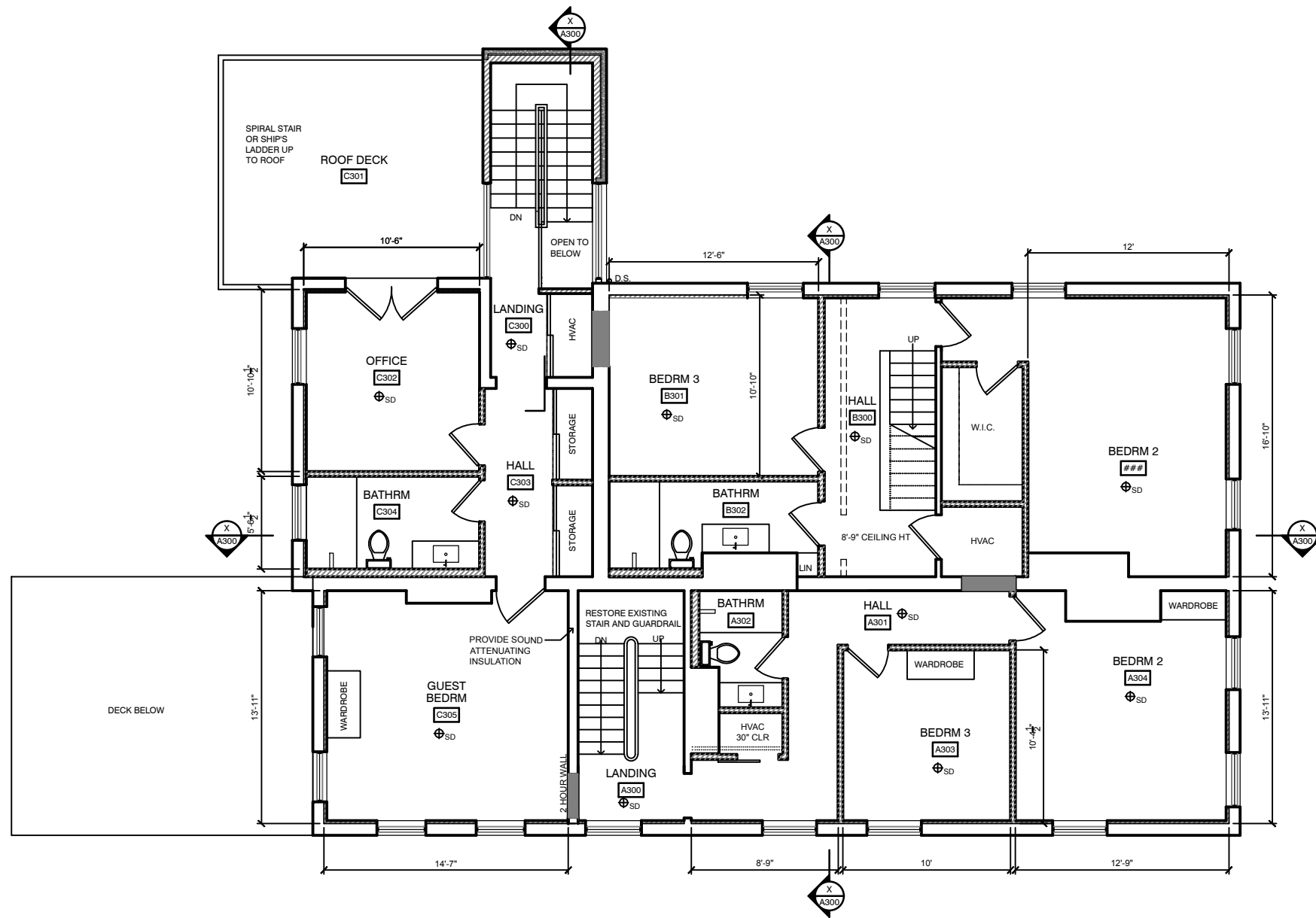


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RC-1 CHANNEL OR EQUIVALENT
(2)5/8" SHEETROCK FIRECODE C CORE
- REVISION NUMBER**
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- PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT

A102
2ND FLOOR PLAN

1615-17 Pleasant Street, Cincinnati, Ohio
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018



3RD FLOOR
SCALE 1/4" = 1'-0"

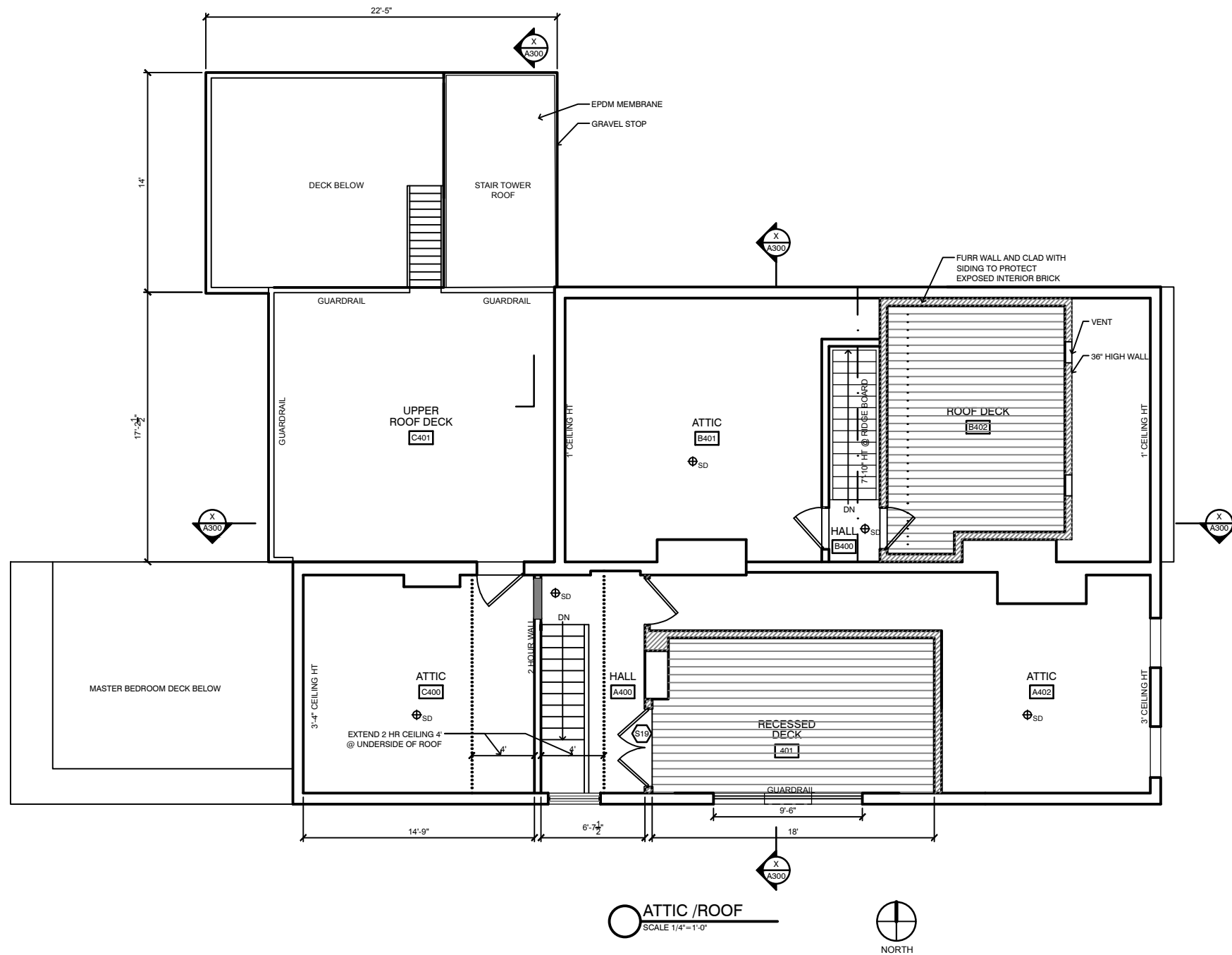


- WALL LEGEND**
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1" NOMINAL WOOD FINISH AND SUB FLOOR
2X FLOOR JOISTS @ 16" O.C.
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1615-17 Pleasant Street, Cincinnati, Ohio
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018

A104
ATTIC/LOWER
ROOF PLAN

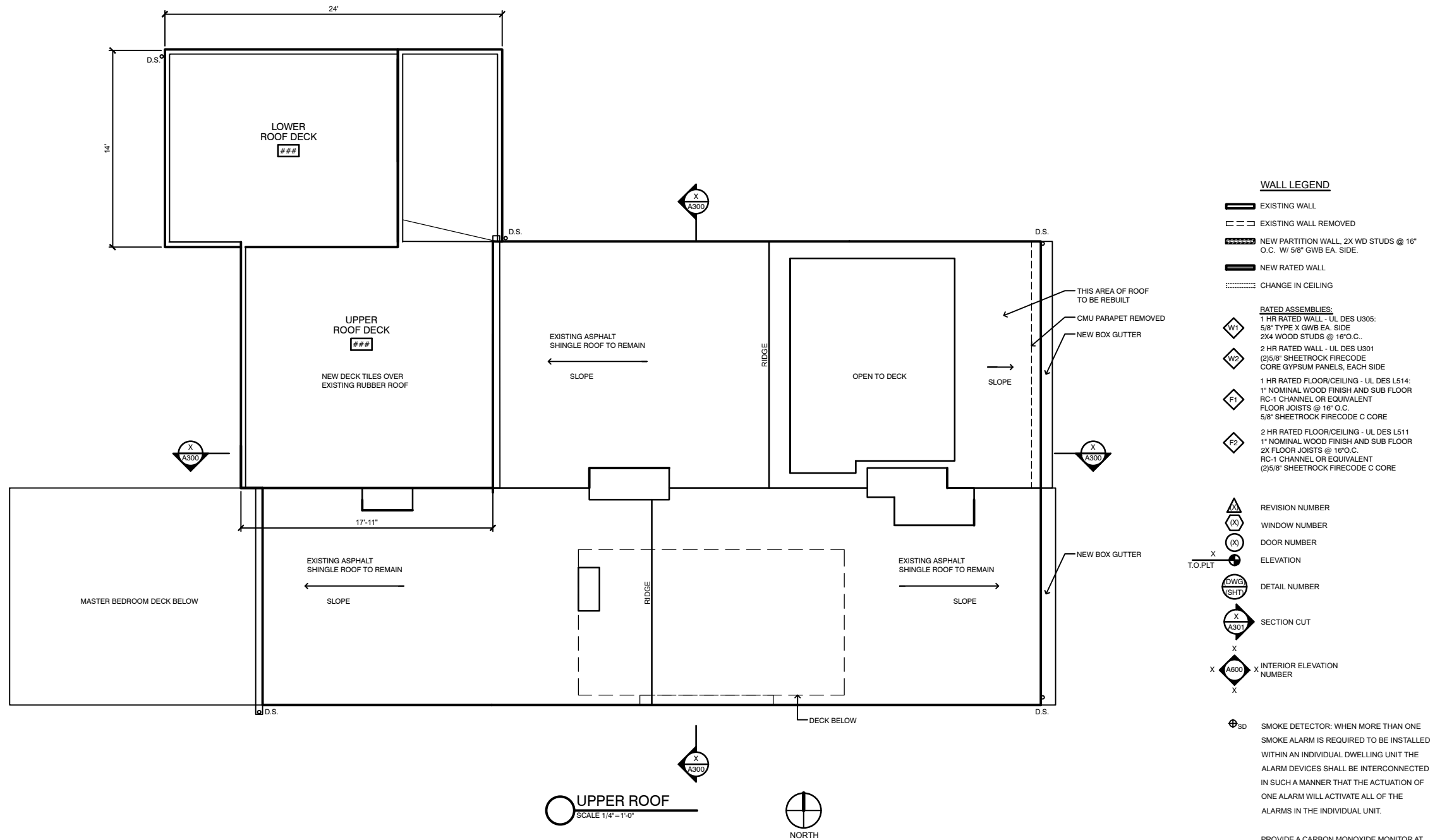


- WALL LEGEND**
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 - W2 2 HR RATED WALL - UL DES U301
(2)5/8" SHEETROCK FIRECODE
CORE GYPSUM PANELS, EACH SIDE
 - F1 1 HR RATED FLOOR/CEILING - UL DES L514:
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- PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT

1615-17 Pleasant Street, Cincinnati, Ohio
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018

A105
UPPER ROOF
PLAN



WALL LEGEND

- EXISTING WALL
- EXISTING WALL REMOVED
- NEW PARTITION WALL, 2X WD STUDS @ 16" O.C. W/ 5/8" GWB EA. SIDE.
- NEW RATED WALL
- CHANGE IN CEILING

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RC-1 CHANNEL OR EQUIVALENT
(2)5/8" SHEETROCK FIRECODE C CORE

- REVISION NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- ELEVATION
- DETAIL NUMBER
- SECTION CUT
- INTERIOR ELEVATION NUMBER

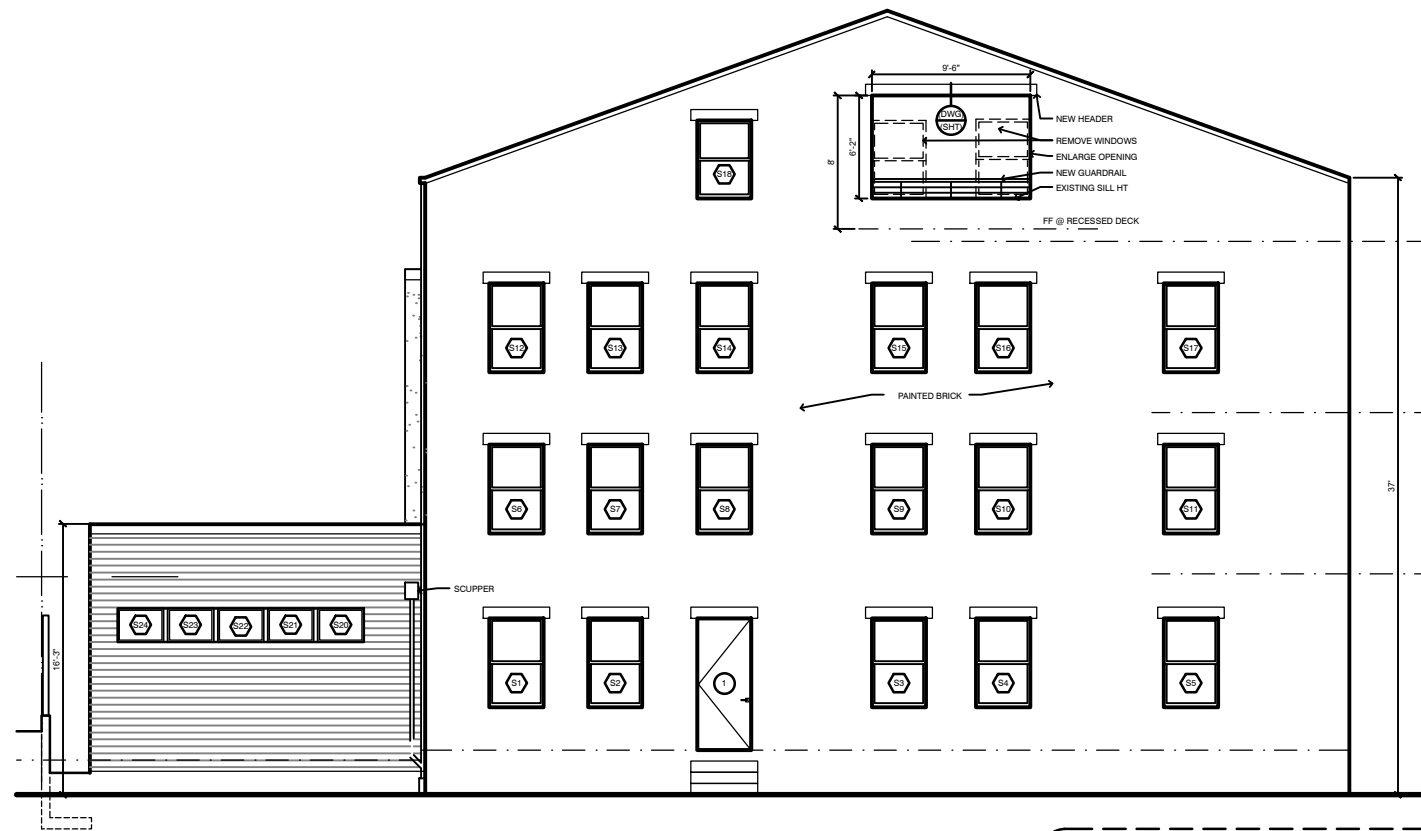
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PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT

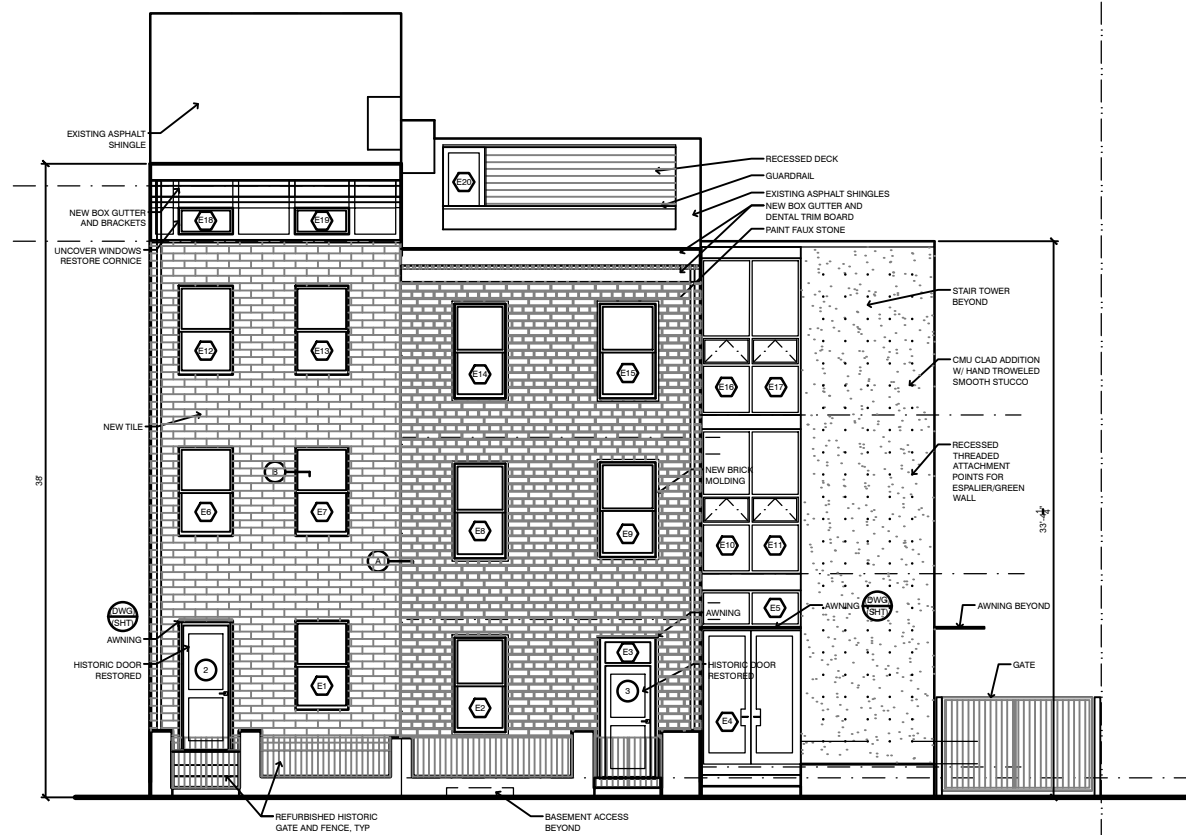
UPPER ROOF
SCALE 1/4"=1'-0"
NORTH



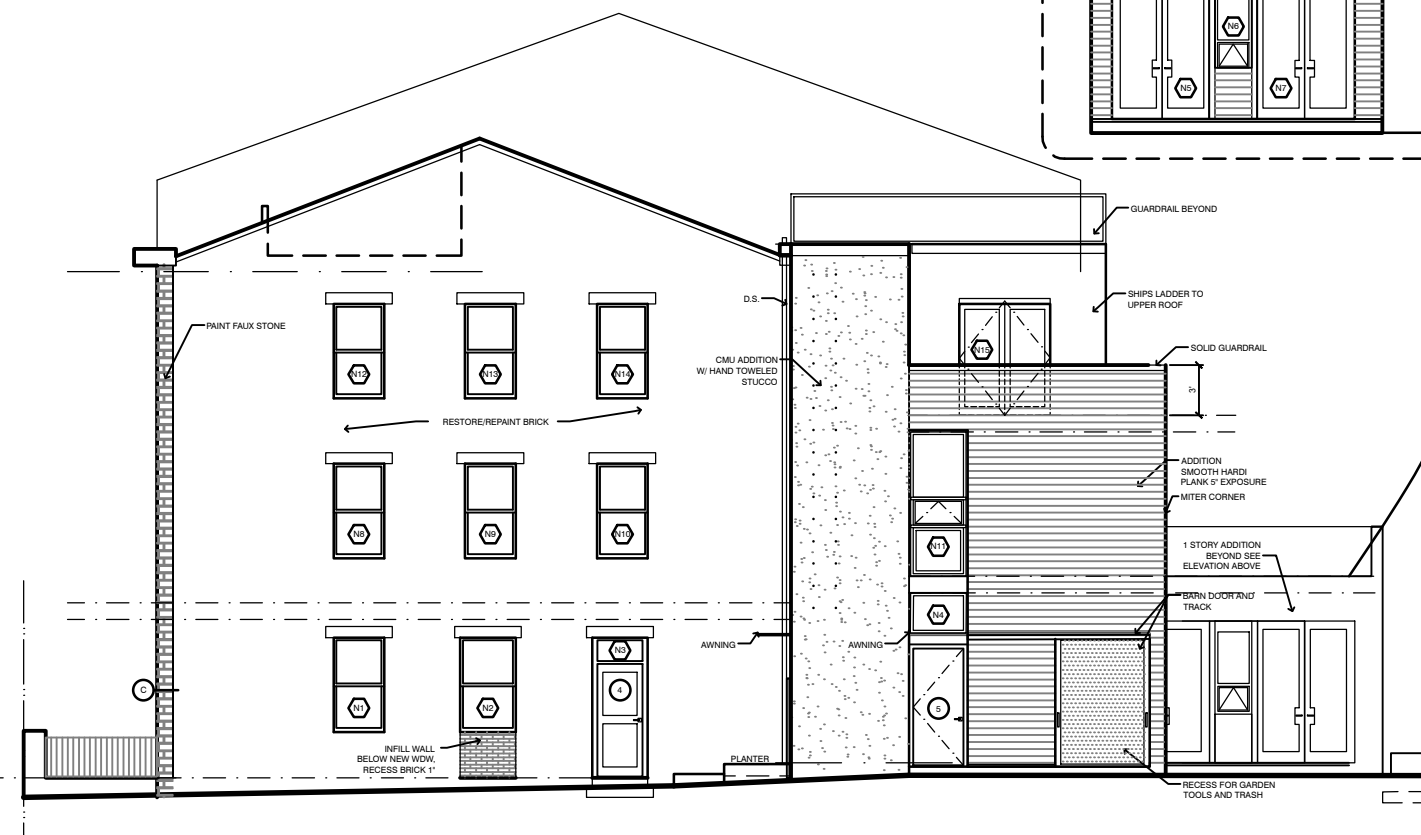
WEST ELEVATION
SCALE 3/16"=1'-0"



NORTH ELEVATION
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 3/16"=1'-0"



SOUTH ELEVATION
SCALE 3/16"=1'-0"

1615-17 Pleasant Street, Cincinnati, Ohio

PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE
OCTOBER 15, 2018

A200

EXTERIOR
ELEVATIONS

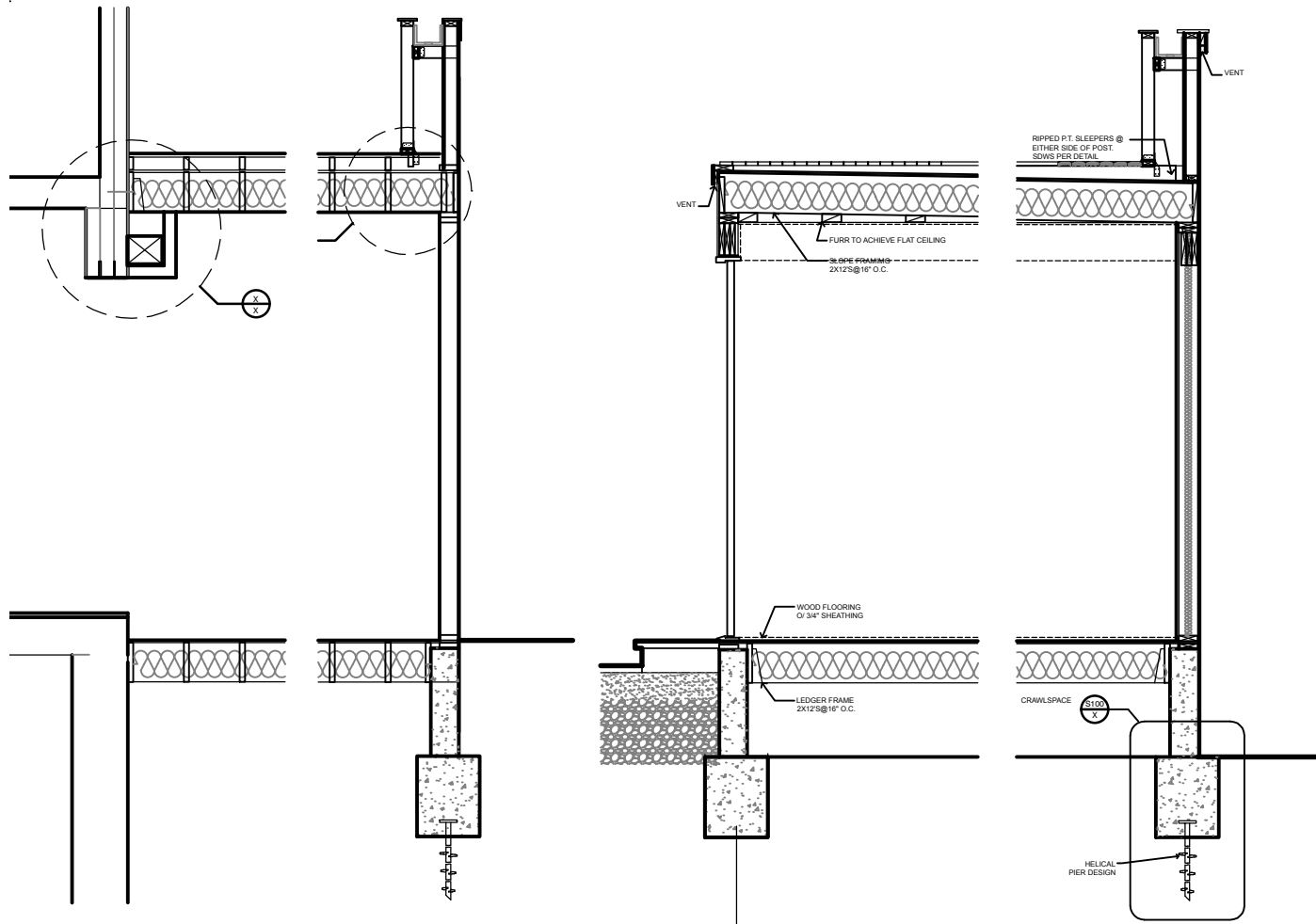
1615-17 Pleasant Street, Cincinnati, Ohio

PRELIMINARY NOT FOR CONSTRUCTION

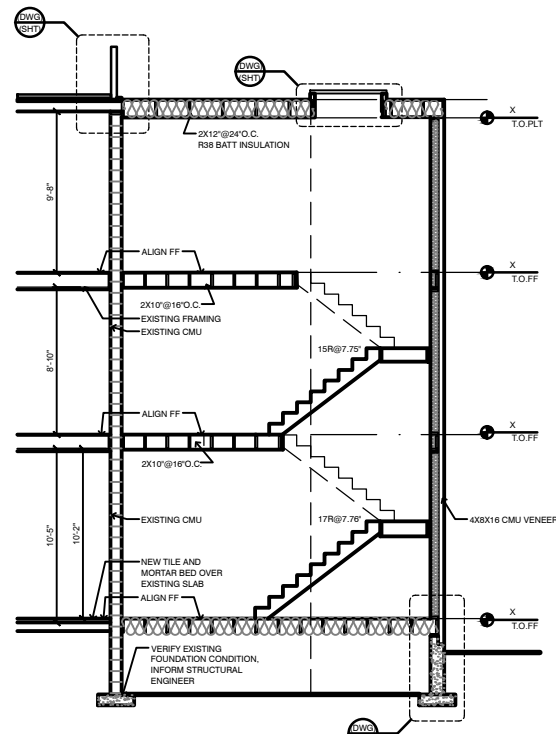
PRINT DATE
OCTOBER 15, 2018

A300

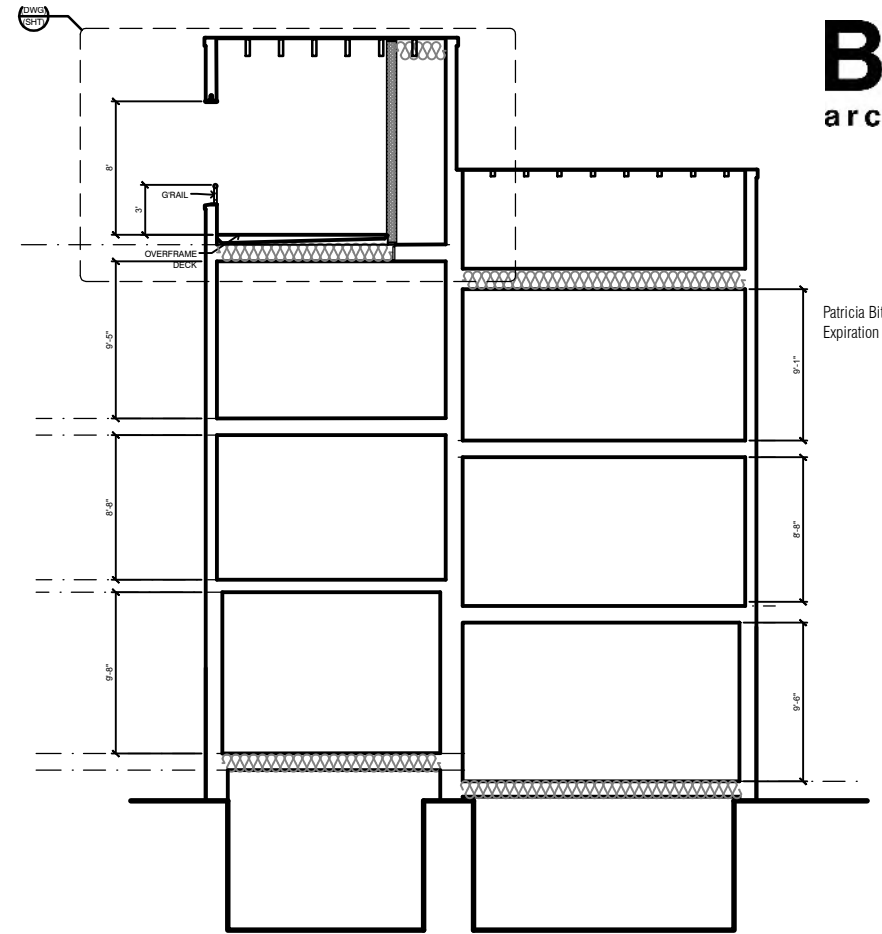
BUILDING
SECTIONS



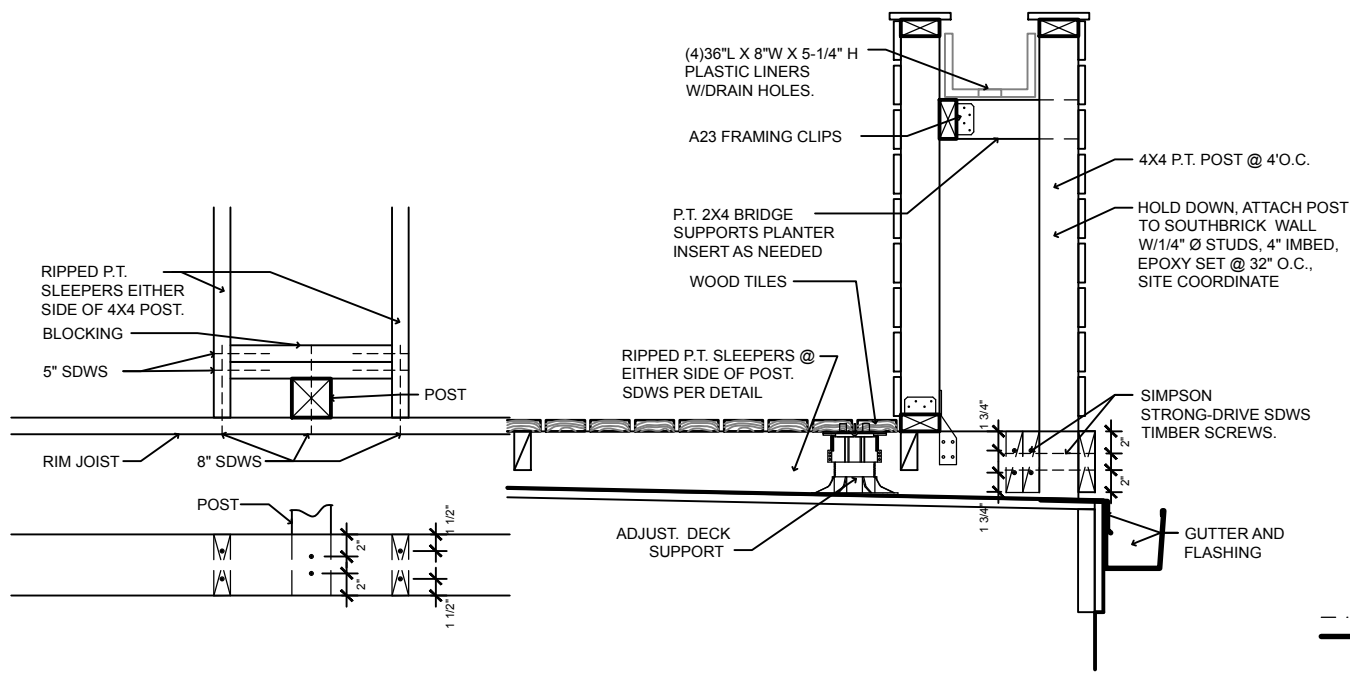
SECTIONS @ 1 STORY ADDITION
SCALE 3/16"=1'-0"



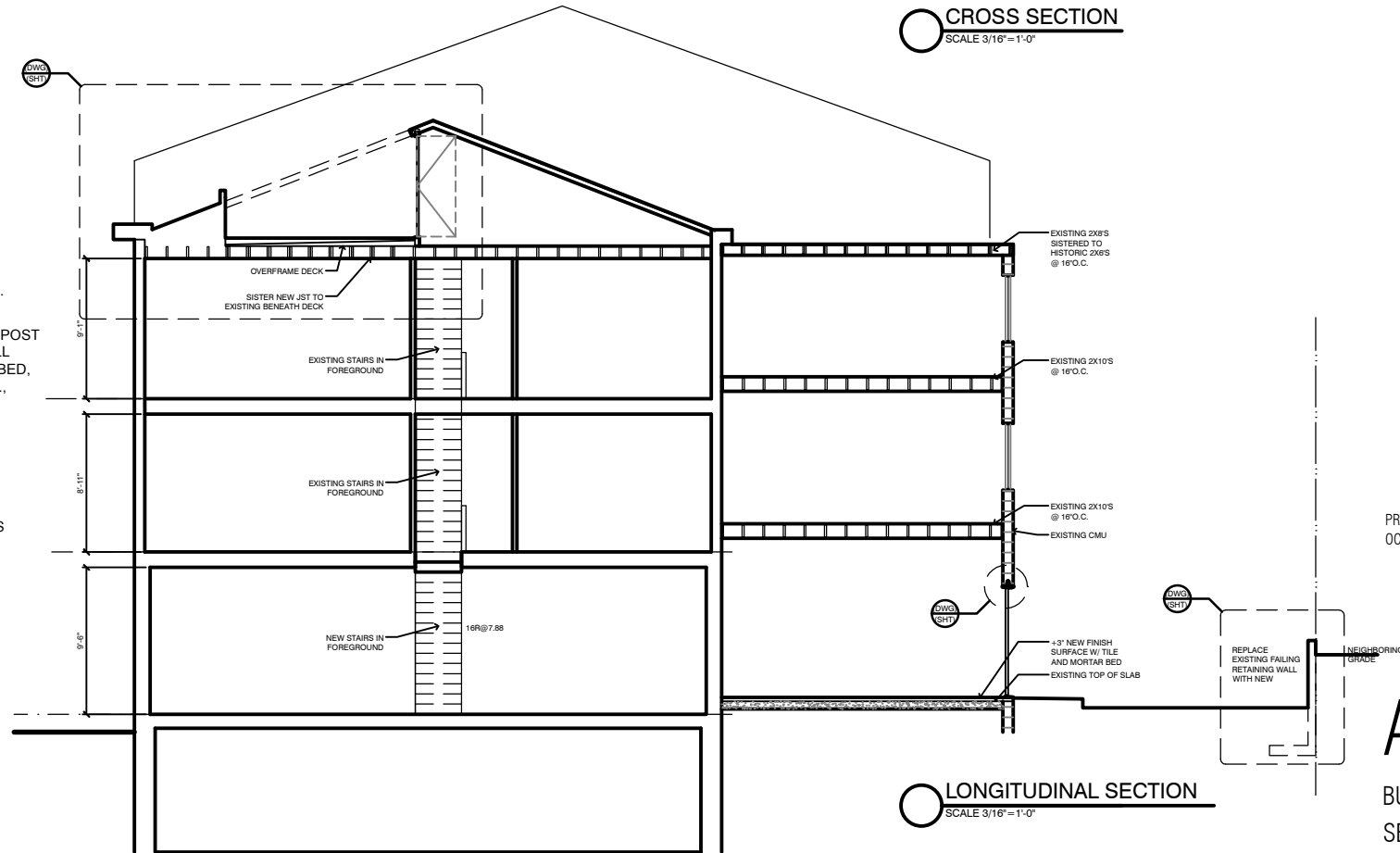
STAIR SECTION
SCALE 3/16"=1'-0"



CROSS SECTION
SCALE 3/16"=1'-0"

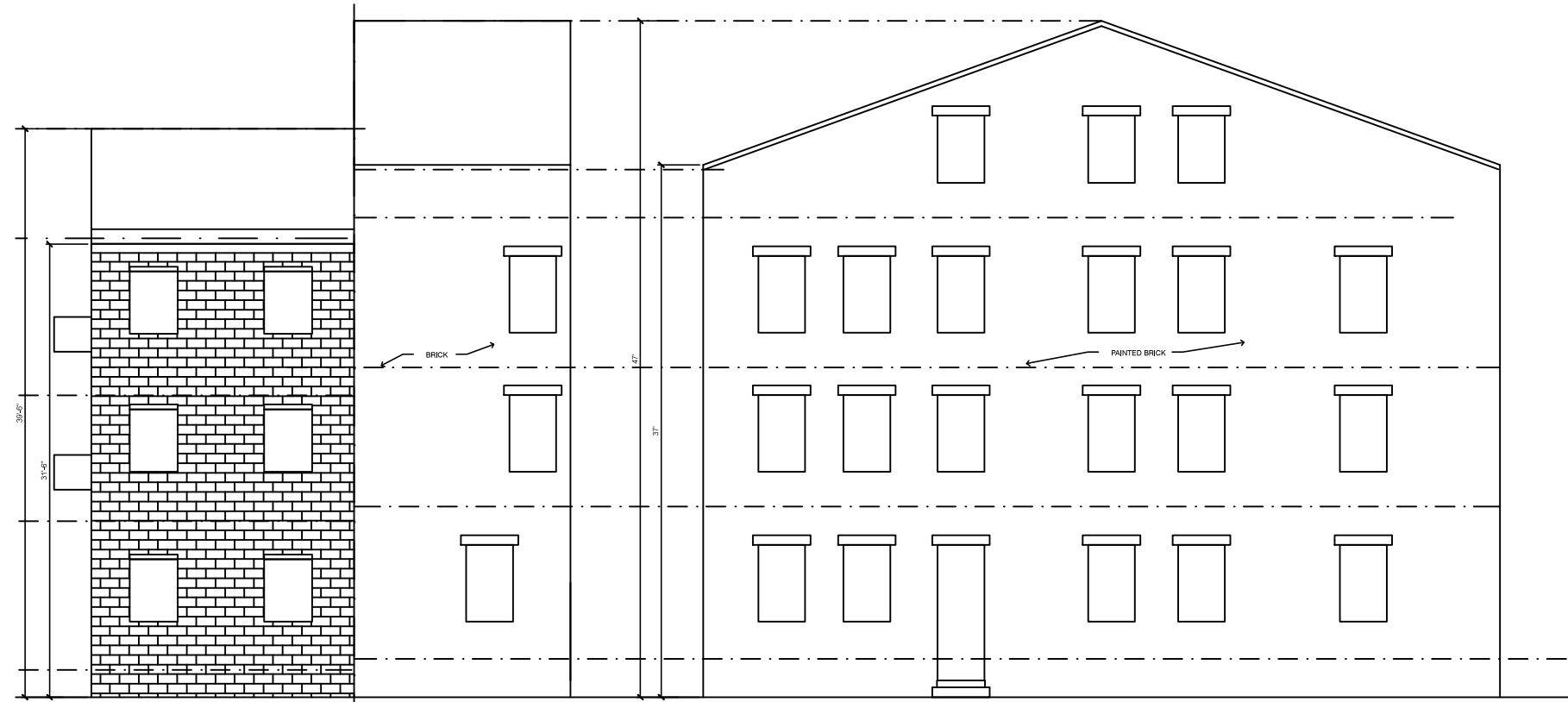


GUARDRAIL DETAILS
SCALE 1-1/2"=1'-0"



LONGITUDINAL SECTION
SCALE 3/16"=1'-0"

1615-17 Pleasant Street, Cincinnati, Ohio



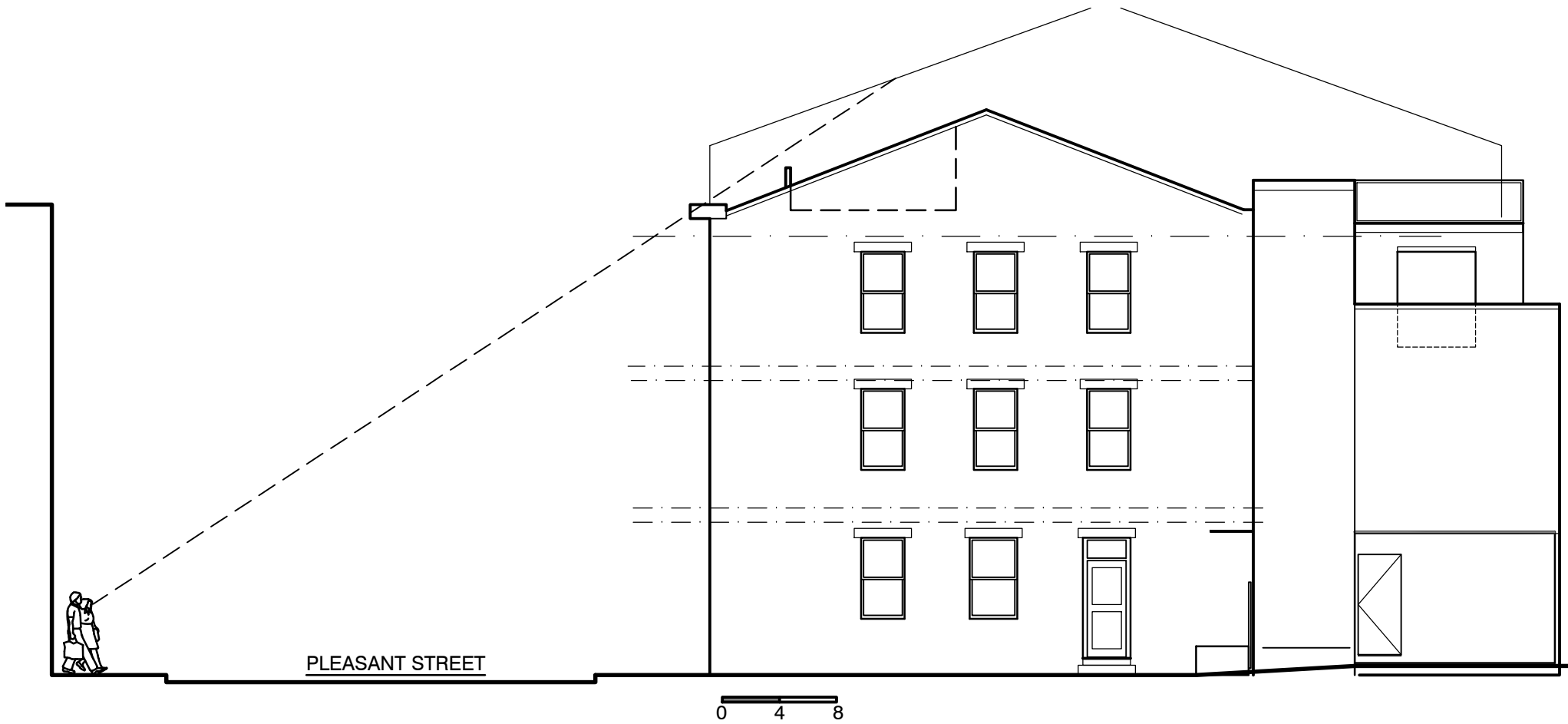
WEST ELEVATION
SCALE 3/16"=1'-0"

NORTH ELEVATION
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 3/16"=1'-0"

SOUTH ELEVATION
SCALE 3/16"=1'-0"



1615-17 Pleasant Street - Site Line Diagram

This is a screenshot of the JamesHardie website's product page for HardiePlank® Lap Siding, Smooth. The page features a dark background with a large image of the siding. A white overlay window displays the product name, 'SMOOTH', and a color selection tool for 'Night Gray'. The color tool shows a grid of color swatches, with the selected color highlighted. Below the color tool, there are three call-to-action buttons: 'Request a Quote', 'Request a Sample', and 'Warranty Information'. The website's navigation menu is visible at the top, and a breadcrumb trail indicates the current page location: 'Home > All Products > HardiePlank® Lap Siding'.

Blog Investor Relations

My Idea Center REQUEST A BROCHURE REQUEST A QUOTE

JamesHardie COLOR AND DESIGN WHY HARDIE? PRODUCTS START YOUR PROJECT PRODUCT SUPPORT PROS

Home > All Products > HardiePlank® Lap Siding

HardiePlank® Lap Siding 2 / 4
SMOOTH

Night Gray

① More ColorPlus® Technology colors are available near you...

Request a Quote

Request a Sample

Warranty Information

**HARDIEPLANK®
LAP SIDING**

Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast. All styles are Engineered for Climate® and come primed, or with baked-on ColorPlus® Technology.



Privacy fence above retaining wall

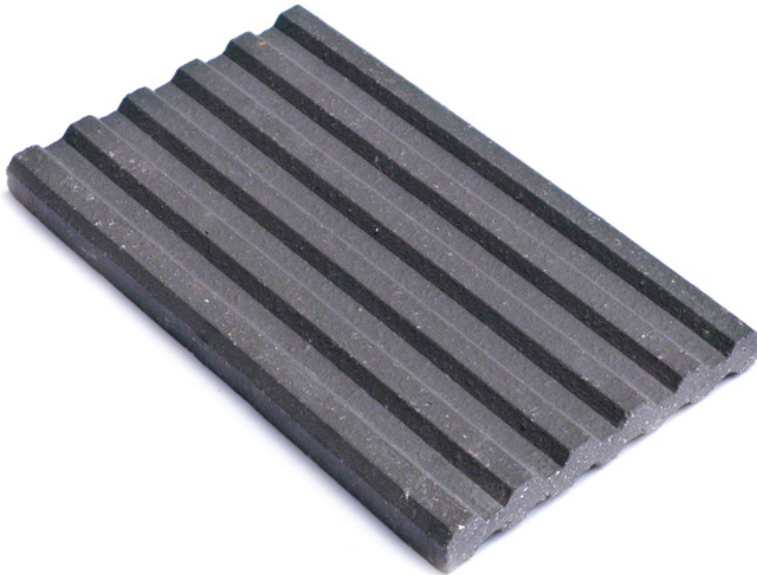


smooth stucco over CMU

BiLT

architects

alternate:
tile at street facade t.b.d.
approved by staff



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

APPLICATION #: ZH20180142/COA2018050
APPLICANT: Platte Architecture and Design
OWNER: Dedric Powell
ADDRESS: **1518 Race Street**
PARCELS: 081-0004-0010
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 30, 2018; **September 26, 2018**, **October 24, 2018**
HEARING DATE: September 10, 2018, October 8, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **§1409-07– Dimensional Variance** – Dimensional Variance of 6300 sq. ft. of lot area to allow for 15 residential dwelling units at 300 sf/unit rather than the permitted 6 residential dwelling units at 700 sf/unit.
2. ~~§1425-15(c)(3)– Numerical Variance~~ – ~~7 space parking variance to allow for only 8 of the required 15 parking spaces for a proposed mixed-use project.*~~

**As of October 20, 2018 parking is no longer required at this location due to the Parking Overlay.*

Nature of Request:

The applicant is requesting two variances and a Certificate of Appropriateness for construction of a new **5** story mixed-use building at 1518 Race Street.

As of the writing of this updated staff report, a recent decision has been delivered by the Board of Zoning Appeals. Specifically, the Board determined that Zoning Administration's interpretation of elevator shafts and rooftop accessways as exceptions to height per Section 1421-19 was erroneous and reversed an approved building permit issued by the department at 1140 Fort View. The section reads:

§ 1421-19. - Exceptions to Height Limits.

Height limits do not apply to farm buildings and structures, spires, belfries, cupolas, domes, false mansards, monuments, water towers, fire and hose towers, transmission towers, windmills, chimneys, smoke stacks, flag poles, radio and television towers, masts, aerials, parabolic satellite receivers, microwave transmitters and receivers used in connection with radio and television

broadcasting, unless subject to specific regulations by other provisions of the Cincinnati Zoning Code.

Prior to this decision, the Zoning Administration interpretation was that these two roof top facilities, were comparable to chimneys, smokestacks, belfries, cupolas and domes. The ZBA did not concur. Henceforth, under current zoning regulation, these are effectively calculated within the total height. Further, as these structures are adequately tall enough to allow people to be enclosed within them, they will be counted as a "Story" per the OTR Guidelines.

Existing Conditions:

To the north of the lot is a 2 ½ Story Second Empire residential building and Prince of Peace Church building. To the south is a 3 story at the front and fourth story set back from the front new construction residential building. Across the street are 3 and 4 story residential buildings. To the east across the alley are 2-3 story buildings.



Figure 1: Street view of 1518 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1216-1218 Race Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1518 Race Street

1. Construct a new 5-story mixed use building. The building will be a 5-story building utilizing most of the parcel.
 1. The new building is to be set at the front property line at the upper stories and be set back 1 foot from the front property line.
 2. The rear of the building will be set in from the rear property line on the first floor to accommodate for a turn radius into the garage and will be set at the rear property line on the upper stories.
 3. The rear half of the building will have 0 ft. setbacks on each side. The front half of the property will have 5 ft. setbacks on each side.
 4. The front and front half of the sides will be brick masonry the back half of the sides and rear will be cement fiber board.
 5. 8 parking spots are within the rear of the building. These parking spaces are accessed via mechanical lift systems and therefore take up less room, being stored above and below the entrance. This partially accounts for the higher than average first floor height.
 6. Balconies on the front and south façade of the building
 7. Commercial space on the first floor, atypical along the majority of the facades on this block of Race Street and 15 apartments total on floors 2-5.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Regulations
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:

Density:

The CC-P Zoning District differentiates between existing buildings and new buildings in the density allowances. Existing buildings are given a higher density at 1 unit per 500 sf of lot size, whereas new construction is given 1 unit per 700 sf. This differentiation is often due to the constraints of working within an existing footprint and existing floorplans and specifically within OTR, in buildings that were originally built as tenement buildings. New construction buildings do not have these same constraints. While Staff is sympathetic to the applicant's assertions that the site historically had 20 units and the market demand for moderately sized apartments, staff does not support this argument for the density. While staff does have concerns with the density of the lot, the major issue with the density was the issue of the size and scale of the building in regards to neighborhood. Many of these issues have been dealt with as is discussed in the Certificate of Appropriateness section.

At the October 22, 2018 HCB meeting, the board members voiced concerns over the proposal and the lack of an economic hardship argument in the desire for more than double the allowed density as well as the desire to have the roof deck with penthouses.

The applicants have submitted support for their economic hardship argument and the applicant should make a complete presentation on such during the hearing.

The neighboring property owners at 1514 Race Street have also submitted an analysis of the economic hardship argument, countering many of the claims that the applicant has made.

In reviewing both documents, staff does see that there are enough questions regarding the analysis that Economic Hardship claim is not compelling to staff. The issues that staff sees as problematic are the following

1. Acquisition and Soft Costs. The Hamilton County Auditor has the acquisition costs at \$15,675. Over \$700,000 in soft costs is high and the applicants have not detailed those costs to determine if they are justified.
2. In looking at Economic Hardship argument, a consideration of available incentives is valid question. The applicant states they will just be using

Conventional Loans, however has the tax abatement program been considered in the scenario which is typically available and granted? Has the developer considered loans through the Cincinnati Development Fund?

3. Construction costs include the construction of the roof deck at the same costs as a finished space and include the roof deck costs in the comparison of 15 units with a roof deck to 15 units without. If a roof deck were not built, the construction costs should be less and the comparison is not an accurate comparison.

Parking:

On September 19, 2018, City Council Passed the Urban parking Overlay Zone #1, which exempts all projects within the boundary of the overlay from parking requirements. This overlay will become law on October 20, 2018. By the time this application is submitted for building permits, all parking would be exempt and the variance would not be required.

One of the concerns that staff considered when looking at density is the increase in the parking demand that the project creates. With the Parking Overlay in place, the increase in parking demand is now 9. The applicants are providing 8 spaces and therefore the increase parking demand they are adding, per zoning code calculations, would only be 1.

Use:

The applicants have stated that this will be for an apartment use only though concerns have been raised the project is for short-term rentals (Transient Occupancy). If a short-term rental use is proposed or desired for this location, and the proposed project exceeds five rooming units, the building will be required to meet the building code standards for a hotel use and would be required to get a Use Variance. Short Term Rentals are not permitted in the CC-P.

Standards for Variances per Section 1435-05-4

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

The applicants have adjusted the design to make the building more in compliance with the Over-the-Rhine Historic Conservation District Guidelines.

In light of the recent Zoning Board of Appeals decision regarding height, the penthouses are considered a story and therefore the building is 5 stories and is therefore not in compliance with the Over-the-Rhine Historic District Guidelines.

- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such

a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The applicants have not demonstrated that the proposed project is the only project that would create an economically viable use.

In consideration of documentation from both the applicants and from the neighbors, staff is not convinced that a project of 15 units is the only viable project.

Standards for Variances per Section 1445-05-4

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

There is no special circumstance or conditions of this specific property that would make the strict application of the provisions or requirements of this Code unreasonable and that would result in practical difficulties of developing the site. The site is on flat land in an area that is already developed. There are no physical characteristics, such as lot shape or topography that would create hardships in developing the lot. Other lot owners in this block have constructed a number of infill projects, none of which compromises the zoning district's density requirement.

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

As this project is a new construction mixed use building within a CC-P Zoning district, it should be compared to other new construction buildings within the CC-P zoning district and not existing buildings. The CC-P district distinguished between the two in regards to residential density. The applicant only provided one new construction project out of eight that they provided. Comparing the new project to other infill projects within the same block is a more accurate comparison. Please see below under zoning (a) for a staff analysis. This analysis shows that they are not asking for a property right that other owners in the direct vicinity are enjoying, but are rather asking for a much higher density.

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

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

The underlying zoning is CC-P. The proposed use of the subject property does not conform to the zoning as it is increasing the density by 2.5 times

the allowed density that is permitted and therefore does not meet the intent of the CC-P zoning district. The applicants have provided density numbers from other projects also in OTR and also in the CC-P district, however all but 1 of these is a historic building. In the CC-P, the density between new residential units and existing buildings is differentiated. Existing building are able to use a 1 unit per/500 sf of lot size and new construction is to use 1 unit/700sf. Comparing other new construction projects is a more accurate comparison. There has been a considerable amount of new construction projects, both apartments and condos in the direct vicinity of this project. All of these projects meet the zoning code for density and did not require a variance for increased density. They include the following

<u>New Construction: Address</u>	<u>#units</u>	<u>Lots Sf</u>	<u>sf/unit</u>
1. 1514 Race Street	3	4500	1500
2. 1515 Race Street	17	17121	1007
3. 1505 Race Street	2	2156	718
4. 116 W 15 th Street	13	9785	752
5. 1510-1516 Pleasant Street	4	5030	1257



The applicant did supply a list of buildings that have a similar density. However, all but one of these properties were projects in existing buildings and the majority of them decreased or maintained their density when the building was rehabilitated into its existing use. Further the majority of these were fairly close to the CC-P zone district compliant density of 1 unit per 500 sf of lot area for existing buildings and 1 unit per 700sf of lot area for new buildings. (see highlighted). Even the property with the highest density in the chart below is only 1.9 times the allowed density on the lot, **rather than the 2.5 times the density allowed that the project is requesting.**

Address		Previous Unit Count	New Unit Count	Lot St	Previous sf/unit	New Sf/unit	Density Ratio (CC-P permitted density divided by actual density)
1401 Republic St	Existing/Historic	7	10	2625	375	263	1.9
31 W 13 th St	Existing/Historic	39	17	4660	119	274	1.8
1405 Republic St	Existing/Historic	16	13	4125	257	317	1.5
20-22 W 12 th St	Existing/Historic	12	8	2995	249	374	1.3
1221 Republic St	Existing/Historic	40	20	8625	215	431	1.1
21 W 13 th St	Existing/Historic	11	11	4750	432	432	1.1
1331 Vine St	New Construction	Na	10	5450	NA	545	1.3
1200 -1213 Race	Existing/Historic	25	25	14409	576	576	.8

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

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

This project conforms to the Over the Rhine Comprehensive Plan through creating a mixed-use development that supports a walkable community. However, it does not conform to the Plan as the proposed structure does not address the street in a consistent pattern that the historic buildings create.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review, the development does not substantially conform to the historic district guidelines, the development does not support the historic conservation efforts.

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

Traffic will be impacted by the construction of this infill project as it would more than double the allowed density on the lot which will also increase the amount of cars required for this lot. Any proposed use of the basement shall not be allowed for the commercial use but for the residential uses only.

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

This is not applicable.

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable as the proposed commercial space is permitted in the CC-P zone and it will be completely enclosed with no outdoor area. Given the close proximity of the proposed commercial use to adjacent residences, any proposals for retractable glass facades shall be prohibited.

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

The proposed use of a mixed-use development with residential on the upper stories and commercial on the first floor is allowable within the district, though it is out of character upon the particular block face on Race Street, with the predominant first story facades incorporating residential uses along the street. Regardless of use, the building design is not compatible with the neighborhood, particularly in terms of scale, height and density. In the Certificate of Appropriateness Review below, staff will detail how the building is not compatible with the neighborhood.

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

An amendment to the Zoning Code for a parking overlay zone has been approved by the Cincinnati City Council and will go into effect on October 20th. This has relieved the project of all parking requirements.

- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

The adverse effects that staff has been concerned with in regards to parking and the height have both been addressed by either the applicant or by changes in law.

There has been significant opposition to this project in regards to the density and the design of the project. Staff has reviewed all of the letters that have been submitted in regards to the project and below notes that neighbors on all sides of the project object to the project. In reviewing the letters in support of the project, there was not a neighbor in support that is visible on the below map. Staff cannot ignore that those who are currently living directly adjacent to the property are not supportive of the development and have valid concerns about the adverse effect that over 2x the density will have on their properties and their street.



Figure 3: Map showing addresses of property owners that submitted statements within the block surrounding the property. All statements that are red are not in support of the proposal. There are no statements from property owners within the area shown on the map that are in support of the proposal.

- k. **Blight.** The elimination or avoidance of blight.
The current property is a vacant property and is not considered a blighted property.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment and is maximizing it with more than twice the allowed density

Certificate of Appropriateness Review

NEW CONSTRUCTION

In a previous review staff stated that the overall height was reduced to 4 stories with 2 penthouses, however a recent ZBA case has changed the zoning administration determination and the penthouses are now considered a story. Therefore the height of the proposal does not conform to the guidelines. Staff wishes to make clear, a rooftop deck is not prohibited, as part of this proposal. What is suggested is that an elevator shaft and enclosed rooftop access, as well as any pergola or shade structures are currently prohibited, above the 4th story. Options that the applicant could choose as alternatives include outdoor access below the rooftop deck, done on a number of properties in Mt Adams for example, no elevator access to the roof, and shade providing furniture. Alternatively, the fourth floor interior area could be reduced and outdoor space provided thereupon.

The other issues in regards to side setback and the changes to rhythm and vertical emphasis remain the same and staff feels that those changes are still in compliance with the design guidelines. Staff will recommend that the proposal remove the roof deck and the penthouses to come in to compliance with the height requirement for the OTR Historic Conservation District Guidelines.

The applicants have worked with staff to address the major issues that staff outlined in the previous review. The applicants have made the following changes

1. Height: The building has been reduced to an overall height of 4 stories with 2 penthouses at the top of the building set towards the middle. If the roof deck size was reduced one penthouse would be able to be removed.
2. Side setbacks: The setback to the north has been removed to create only one side setback between buildings.
3. Rhythm and Vertical Emphasis of the windows: The windows on both the front and the rear have been adjusted to create a better rhythm and vertical emphasis. The windows on the rear are now taller and the windows on the front line up to in vertical columns

With these changes staff does feel that the applicant substantially meets the design guidelines for the Over-The Rhine Historic District.

The New Construction Guidelines do not require a replicated historic building and even state that new constructions should not replicate historic architecture. The guidelines provide guidance on the elements that would make a building contextually sensitive. A historic district is important because of its collection of historic buildings, and when new construction is built it should support the historic buildings and not overwhelm or detract

from the historic resources. Deviating from many of the common design traits found in the buildings in Over-the-Rhine detracts from these resources.

Evolution of design and designing a building that is reflective of its current time is important, but within a historic district that has been established to protect and celebrate the historic fabric, this design should not be at the expense of the historic buildings. New construction should be designed to be contemporary while also being contextual. Contextual design does not have to mean replicative design. There have been many recent examples of contemporary design, that have also been contextually sensitive, approved for the district. These buildings have balanced their programmatic needs with the context of the block they are on. Many have also required variances, but these variances have been to help make the project more compatible with the neighborhood, such as setbacks.

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 a vacant 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 and staff feels that with the incorporated changes from the last HCB hearing on 9/10/2018 that the building is substantially contextually sensitive to the neighborhood and the historic architecture.

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 does have a well-defined base with a commercial storefront, an anomaly along this particular block face of Race Street. The base is distinguished with large plate glass and a metal cladding. The storefront is set back from the front property line about a foot. While the storefront is well defined, the setback combined with a corner that is not anchored to the property line is out of context with the neighborhood.

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 by three stories of windows that are two different sizes and spaced in three rows that are offset. There is sight articulation as the windows are recessed however there is no definition around the windows.

The guidelines state in the Composition statement that – “The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal façade” The applicants have adjusted the design to make the windows more in keeping with the neighborhood by vertically aligning them.

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 is defined only by a small coping. There is a larger band of brick between the top of the windows and the top of the building. The applicants have also added a glass railing to the top at the edge of the roof deck. With the addition of this and a condition that this glass be frosted, staff feels a distinctive top will be achieved.

If the rooftop deck is entirely removed, the top is a simple top that does not have a strong element to terminate the uppermost part of the building. If the rooftop deck is maintained and the penthouses removed, the safety rail that has a solid or opaque treatment could provide a stronger terminus at the top of the building.

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 roofs are flat roofs, which are appropriate for roofs on buildings that are over three stories tall.

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 primary street façade are taller than they are wide.*
- 2. The windows also do not have any definition, such as lintels or sills.*
- 3. The balconies on both the front and side are not a contextual element on street facing or street adjacent facades, however with the changes in design to incorporate these into its own element on the façade, they do not act as a typical window along the street. This changes helps create a rhythm and taken into the overall design of the building, staff finds these acceptable at their proposed location.*
- 4. The windows on the rear façade have be adjusted to be taller than they are wide and are an appropriate change.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

The applicant have made some minor changes to help make the storefront more contextual. The overall height of the first floor was reduced to make it more in scale with adjacent properties. The applicant has also introduced a corner to the north edge of the building creating an anchored frame for the entire storefront. When storefronts are setback from the street, they have an anchoring corner.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The applicant has adjusted the side setbacks to be more in keeping with the historic district. Eliminating the north setback and introducing a light well creates a better street continuity than having 2 side setbacks. There are many instances of one side setback but very rarely other than on large institutional buildings within the district are there buildings that do not have a zero lot

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.

1. *With the adjustment of the building increasing its width to the north to reduce the setback to a zero lot line, the subsection of the building has become wider and now the width mimics the parsonage building to the*

north. The rest of the building is approximately 30 feet which is in keeping with the widths of other buildings along the street and within the district.

2. The change of the windows to align in a vertical manner also create a strong rhythm across the façade.

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 change of the building to include a vertical column of windows rather than an offset of windows creates a more vertical building. While the building is a wider building at about 45 feet at the street front, the subdivision of the building into 2 district parts with the window/balcony tower and the section with light brick a punched individual openings breaks the building into 2 vertically oriented sections.

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 proposal does not comply with the newly established interpretation of what is included in the height determination. If the penthouses are removed, and the cornices raised to conceal railings or the railings become part of the cornice, the building will comply with this guideline.

The applicant has adjusted the height in the following ways to be more contextually sensitive.

1.) Removed the 5th floor and only have 2 penthouses.

2) Reduced the overall height to 49 feet.

3) Reduced the height of the storefront to 15.5 feet.

These changes have made the overall height more contextual. While the penthouses will be visible they are only a small portion of the roof and will not be highly visible from either Race Street or Republic Street.

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.

1. *Overall the materials used on the building are appropriate. The main massing is brick with metal accents and fiber cement board on the rear. However, with the given height, the rear facades are highly exposed to Republic Street and may need considerable additional attention if the building remains this tall.*
2. *One concern staff has is the mural on the south wall of the project. The direct neighbors have concerns regarding the mural. Murals are a common occurrence within Over-the-Rhine; however, when they are used they are on exposed walls to the right of way. Further if this image is used at all as part of the marketing for the building, it will be considered a sign and would have to be removed as it would be significantly larger than any permitted signage, for residential or commercial uses permitted within OTR.*

Other Considerations:

Prehearing Results: August 22, 2018. The meeting was attended by 3 individuals representing 3 different buildings and by representatives from the OTR Foundation. Staff has received 3 letters of opposition to the project with concerns over density, parking and design. 14 letters of support for the project were submitted.

The OTR Infill Committee/Foundation has submitted a letter in opposition to the revised project.

Staff has received an additional 15 letters in opposition and 1 letter in support of the project.

Recommendation:

Staff Recommends that the application be Approved. While Staff does not agree that the density they are asking for is a right that others with similar projects have received, the major concerns staff had regarding the density was the height and parking. As both of those have been addressed to the satisfaction of staff we do not have an objection to the density request.

Staff also feels that the applicant has adequately addressed the concerns raised regarding massing, height, and window placement and that the proposal substantially conforms to the guidelines.

I. ZONING VARIANCE

A. DENY the application for Zoning Relief for a mixed-use building at 1518 Race Street per the drawings submitted by Platte Architecture and Design submitted 10/10/2018. The Zoning Relief requested includes

1. **§1409-07– Dimensional Variance – DENY-** Dimensional Variance of 6300 sq. ft. of lot area to allow for 15 residential dwelling units at 300 sf/unit rather than the permitted 6 residential dwelling units at 700 sf/unit.

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 materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property.
2. The applicants have failed to demonstrate that the proposed project is the only economically viable project at the site.
3. Property Owners that are adjacent to the property on all four sides of the building object to the project.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application for Certificate of Appropriateness for construction of a mixed-use building at 1518 Race Street per the drawings submitted by Platte Architecture and Design submitted 10/10/2018 with the following conditions.

1. Building permit must be issued within 2 years or the Certificate of Appropriateness will expire
2. The penthouses must be removed and cornices should conceal any proposed safety railings.
3. The mural on the south side of the building shall be not be extended past the edge of the first column of windows.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the Over-the-Rhine Historic Conservation District Guidelines.
2. Due to a Zoning Board of Appeals decision on October 17, 2018 height calculations are to include penthouses and access additions on the roof. A penthouse is now considered a story and the height of the proposed project should be no more than 4 stories tall.

10/22/2018

Ms. Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections
Permit Center, 805 Central Avenue, Suite 500
Cincinnati, OH 45202

Email: beth.johnson@cincinnati-oh.gov

Dear Beth,

This is an attempt to voice my dissent regarding the 1518 race street project. I am a community member who lives on the 1500 block of Republic Street Republic. The scale of the building is totally out of line with what might be considered normal and acceptable. The multiple variances (density, heights etc). It is an utmost lack of sensitivity on their part to eradicate neighboring homes' access to air and light under the pretense of "financial necessity". The entire project is an insult to our intelligence and a total money making enterprise at the cost of the neighborhood. 3CDC's goal of community preservation and balance is being endangered and conceivably destroyed by the scope of this project.

Thank you for listening.

Sincerely,

Martine Kul
1506 Republic Street
Cincinnati 45202

October 28, 2018

Ms. Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections
Permit Center, 805 Central Avenue, Suite 500
Cincinnati, OH 45202

Email: beth.johnson@cincinnati-oh.gov

Dear Beth,

We understand that you are reviewing a submission to build a structure that appears to be far outside of consideration for the historic district of the 15th street block of Race. With the limitation on that lot of 6 units, we are concerned that the developer wants to far exceed that with 15 units. We understand they have been filed to be apartments, however, there is suspicion that they will actually be AirBnb units.

We are also concerned about the height of the unit and how it will infringe on the neighbors in the area. With the Prince of Peace Parish house being 2 floors plus an attic, this would be exceeding the rule of being only one floor taller than an adjacent property. Also, at 5.5 stories, it will block the light to the neighbors on Goose Alley.

Please take our feedback into consideration as you consider their submission.

Sincerely,

Ann Knecht and Bill Bangert
1118 Race Street
Cincinnati, OH 45202

October 19, 2018

Ms. Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

Subject: No Credible Economic Hardship - 1518 Race St COA & Variances

Dear Beth,

The proposers of the 1518 Race St. project now seem to be emphasizing the case for economic hardship as the reason for granting variances. **Section 1435-05-4 of the Cincinnati Municipal Building Code (Variances, Special Exceptions and Conditional Uses) specifies that one of the conditions for receiving a variance is that it “Is necessary where the denial thereof would result in a deprivation of all economically viable use of the property as viewed in its entirety.”** Pertaining to this review for a Certificate of Appropriateness, **Section 1435-09-2 (Certificates of Appropriateness; Standards for Review) states that the applicant has to show credible evidence of economic hardship.**

The purpose of this letter is to clearly demonstrate two things:

1. The experience of my wife and I on the identically-sized lot directly adjacent to them, also privately financed, and living within the parameters of the Building Code is able to generate an attractive rate of return in year 1. Our experience at 1514 Race demonstrates that an economic return can be generated while following the Building Code.
2. That the “Financial Necessity” analysis provided by the proposers is riddled with misinformation and fabrication that clearly overstates costs and understates revenue

Let’s start with the basics, so there is no confusion on the comparison:

- 1514 Race and 1518 Race were/are identical vacant lots
- Both are infill projects
- Both are privately financed (ours by US Bank)
- 1518 has the advantage of having an existing water/sewer connection for which we paid \$35,868.86 to obtain
- 1518 has the further advantage of lower land costs, as, according to Hamilton County Auditor records, the acquisition cost for our lot at 1514 Race was \$250,000 and for 1518 Race was only \$15,567
- 1514 has three finished units, and the Building Code allows 1518 to build six units plus the commercial space, and with our understanding of the new OTR parking rules, the project would require zero parking spaces

EXPLAINING HOW 1514 IS ECONOMICALLY PROFITABLE IN YEAR 1

1514 Race was completed in May 2017. Assuming a small start-up period, I have used the last 12 months ending October 18, 2018 for an economic analysis. Over the last 12 months, 1514 has generated an accounting profit of \$14,135.31. Under the assumption that the developers are “active” real estate investors instead of “passive”, we and they also receive a depreciation benefit on the building cost. For us, the annual benefit is 30% of 1/30th of \$2.0 million, or a further \$20,000 (assumes 30% tax rate). Thus the net cash profit in our first year was \$34,135.31. This is for a 3-unit building on a 4,500 ft2 lot. The Building Code allows 1518 six units within code. This gives them the advantage of greater returns. We chose to build 3 units for aesthetic reasons, not economic reasons. The chart below shows the specific figures, which I am happy to review in detail with you or the Historic Conservation Board (“HCB”).

10/19/2017 to 10/18/2018 P&L for 1514 Race St.			
INCOME			
Income - 1514 Race	\$113,403.10		
EXPENSE			
Interest Expense	-\$56,681.80		
Utilities	-\$14,396.79		
Commissions	-\$3,630.09		
Cleaning/Maintenance	-\$8,654.26		
Insurance	-\$5,440.00		
Real estate tax	-\$5,078.76		
Professional Fees	-\$2,716.80		
Repairs	-\$1,641.46		
Advertising	-\$1,027.83		
Subtotal Expense	-\$99,267.79		
ACCOUNTING PROFIT	\$14,135.31		
Depreciation (30-yrs excl. land)	\$66,666.67		
Tax benefit @ 30%	\$20,000.00		
NET CASH PROFIT	\$34,135.31		

Clearly, the fact that my wife and I, under identical circumstances (new infill on a vacant lot), can generate an economic return with only three units within Municipal Code guidelines indicates that the 1518 Race St. developers can do the same. Our gross rental yield of about 5% is pretty normal for a project our size. The 1518 developers have the ability to add further units within guidelines (up to 6) and have a commercial space, but 15 is clearly unjustified based on economic hardship.

EXPLAINING HOW THE PROPOSER'S ECONOMIC ANALYSIS IS RIDDLED WITH MISINFORMATION AND FABRICATION

1. The analysis on page 19 of their submission COA_1518 Race_2018-10-17_Part1_.pdf is riddled with serious errors. Here, the proposers try to compare the economics of a 16-unit building to one of 6 units. They overstate costs by saying that the building costs are based on 21,750 ft² (14,200 residential, 2,000 commercial and 5,550 basement/garage) while their own drawings in COA_1518 Race_2018-10-17_Part 2_.pdf (pages 8-10) show residential at 8,688 ft², commercial 2,000, and basement/garage at 5,591 (16,279 ft² total). Thus, they have conveniently double counted 5,512 ft² of retail space at \$230/ft² building cost or \$1,267,760. They then compound the error by only using the residential in their revenue calculations. This understates commercial revenues by \$46,000 per year using their submission in COA Packet Supplement_2018-10-17_.pdf.
2. Based on the points outlined above, the proposers are planning a basement that will cost \$370,000 to build (2,000 ft² @ \$185/ft²) and assuming zero rent from this space. If that is the case, why build the basement? They should use footings, as we have done at 1514 Race. On the other hand, they could be trying to avoid disclosing rental income from this space. They are either financially unwise or again trying to make the revenue scenario look worse than it would be. Neither is very flattering to the proposer's case.
3. The rent analysis in COA_1518 Race_2018-10-17_Part1_.pdf borders on the absurd. In it, the proposers have given the options of either 16 units in 14,200 ft², or 6 units in the same space. At 16 units, they are estimating \$2.25/ft² rent/month and for 6 units, they assume \$1.20/ft². If they reduced the average size of the 6 units to the same as 16 units (888 ft² instead of 2,366), annual income would only decline from \$197,640 to \$143,856, but building costs would decline by \$2,039,640 (2,366 ft² - 888 ft² = 1,478 ft² x 6 units x \$230 avg building cost = \$2,039,640). Obviously, it makes no sense to add more than \$2 million in building costs for ~\$50,000 in income.
4. In COA Packet Supplement_2018-10-17_.pdf. the financing cost estimate is misleading and overstates costs because the calculation includes both principal and interest. Whereas they state that the financing cost is \$322,000/year for a 30-year loan, interest costs for the first five years are \$268,000, \$264,000, \$261,000, \$257,000, and \$253,000. Thus, they are underestimating profit by \$58,000 to \$69,000 annually during the first five years. Principal payments are considered profit, not expense. Any financial person would know that.
5. Unless the proposer is naive in his financial acumen with banks, the estimated 6.25% interest rate is absurdly high. We closed on a 10-year mortgage with US Bank on September 17, 2017, so only 13 months ago. Our interest rate was 3.36%. We would agree that interest rates are higher, but for perspective the interest costs on their estimated \$4.32 million mortgage would be \$143,000 at 3.36% vs. \$268,000 at 6.25%. I would suggest if they couldn't do better than 6.25% that they are in the wrong line of work. US Bank is basically one of our local banks. It is not a special financing instrument. I checked today with my US Bank representative, and he suggested that our same loan today would carry an interest rate of about 4.75%
6. The proposers have totally excluded depreciation benefit from their calculations. \$4.32 million in building costs will generate \$144,000 annually in depreciation expense which equates to another \$43,200 in tax benefit assuming a 30% tax rate.
7. The soft costs also seem grossly overstated. Our land acquisition and soft costs were \$352,110 consisting of \$250,000 land costs, and \$102,110 of architectural, engineering and legal costs. We

could add the \$35,868 sewer connection costs, but instead included that as a construction cost. The proposers have a land acquisition cost of \$15,567 (source: Hamilton County Auditor) and assuming architectural, engineering and legal costs that are double ours, that equates to soft costs of \$220,000. So where does \$720,000 come from? Is their financial management so poor that there is another \$500,000 to get this project going? Our guess is that it is building in fat in order to create a supposed economic hardship or extend the time until profitability.

8. The whole construction cost seems nonsensical when considering an option within Building Code guidelines. With six units, the parking construction would not be required based on our understanding of the new parking rules (1,632 ft² @ \$185/ft² = \$301,920). Given the lack of revenue recognition for basement commercial space (see point 2 above), why not use footings instead of constructing a basement (2,179 ft² @ \$185/ft² = \$403,115 less the cost of footings)? And we have previously mentioned the lower total construction costs and higher rental potential of building six reasonably-sized units.

RECAP

Let's review the key points:

- With an identical land parcel, new infill construction, and private financing, the directly adjacent neighbors are generating a solid, positive economic return in year 1 despite higher land costs (\$250,000 vs. \$15,567) and higher building costs than the proposers are suggesting (\$270/ft² vs. \$230/ft²). Obviously, our development is an economically viable alternative as specified in the Building Code.
- The proposers provided misleading financial analysis to overstate costs and underestimate income (including principal and interest, excluding depreciation, overstating interest rates, overstating soft costs). The language of Section 1435-05-04 is pretty specific in its language about the need for deprivation of any financially viable alternative. The proposers are trying to convey this via misleading information because they cannot do it with facts. The HCB needs to consider this.
- The financial analysis also contains falsehoods that go to credibility. Double counting residential building costs, excluding revenues from worksheets, including principal and interest in debt calculations — these are serious errors that cannot be glossed over by the HCB

As such **the HCB should deny the density variance** as the application doesn't come close to meeting the parameters of Section 1435-05-4 of the Cincinnati Municipal Building Code (Variances, Special Exceptions and Conditional Uses) or Section 1435-09-2 (Certificates of Appropriateness; Standards for Review). If the proposer stayed with the Building Code, building a 6-unit, 3.5-story building with or without a commercial space, using reasonable cost, construction, and financing assumptions as we did, they could make a profit in year 1.

I am available to discuss any of these findings in more detail if they are not clear.

Sincerely,



Ted Leavitt
1514 Race St.
Cincinnati, OH 45202

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

OCTOBER 23, 2018

SUBJECT: LETTER OPPOSING 1518 RACE STREET COA & VARIANCES

Dear Beth,

In advance of the HCB Hearing on November 5th, this provides you with my strong plea that you once again recommend DENYING their request for variances and COA.

As you know, we have all been discussing this proposal respectfully for the past 4 months, BUT after being denied by the Board twice, they come back with **not a single change to their proposal** – that we all know is still out of code in terms of density, height, and parking – and still totally out of line with the scale of buildings in this block. (Even the new 3CDC Affordable Housing directly across Race is beautifully done and a lovely addition to the block.)

But now, they continue to expect approval of an out-of-code structure, and want you and us to care about their greed-driven financials and hypothetical pro-formas. This is in stark contrast to multiple adjacent neighbors, who have independently developed in-code buildings that are financially viable, and with real numbers, not made up pro-formas that are riddled with serious errors, inconsistencies and mis-representations – and do not provide a credible case for “hardship” or “financial necessity”. Despite their contention to the contrary, it is possible to develop multi-unit buildings within city codes, as multiple direct neighbors have done along both sides of the 1500 block of Goose Alley.

But importantly, **their financials are not the only ones that matter**. The adjacent buildings to the north, south, east, and all along both sides of Goose Alley (Race St and Republic) will all be directly and adversely impacted by their out-of-code and disrespectful design.

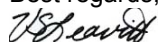
Specifically, Item J of the Staff Report template addresses **Adverse Effects**, including “any adverse effect on the access to light and air from adjoining properties”...and “usefulness or value of neighboring land and buildings”. In these past 4 months, they have been both dismissive and disrespectful of valid neighbor concerns – and **have not made a single change to address the concerns of neighbors regarding their imposing and infringing design, nor even acknowledged these issues**. They have 90’ along the south side in which to place windows and avoid directly infringing/over-looking the signature windows in our three units (mid-way signature windows for our units 1, 2, and 3) as well as the balcony directly across from our Unit 2/second floor) – but they have never tried/nor even acknowledged these issues, not once in all these months of review. And, how can a carte blanche ‘appropriateness’ be granted for out-of-code murals when they have never been specific as to content or design? The south-side mural, directly facing into our space, is inappropriate altogether and should be eliminated. Both the south-side windows and mural are design infringements that will have an immediate and significantly adverse effect on our property values, as well as our ability to rent our units.

The bottom line is that IF they built a code-compliant, 6-unit, 3.5 story (vs 2.5 stories at Prince of Peace), neighbor-respecting building, they would not be required to have any expensive parking/parking lift systems, and they certainly could build at a much lower cost (approximately \$1.5M - \$2M less), with higher/faster returns than the current 15-unit mass that they are proposing. And, they certainly don’t need a full floor party deck with 64’/5.5 story access ‘penthouses’ in order to generate an economic return. Net, they would not need variances to develop an in-code and neighbor respecting building that does not immediately harm the light, air, enjoyment, property values, and rental income of adjacent neighbors on all sides.

To the Board, I say, this proposal, as currently designed, continues to NOT be appropriate for this block nor in any way sensitive to the existing adjacent properties on any side. The proposal does NOT comply with density, height and parking codes; nor have they provided credible rationale for justifying any of these variances.

Please, I respectfully ask-- follow the codes, listen to the neighbors/relevant stakeholders, and DENY the requested Variances and Certificate of Appropriateness. Thank you.

Best regards,



Victoria S Leavitt
1514 Race St, Apt #3
Cincinnati, OH 45202

1506 Race Street
Cincinnati, Ohio 45202

October 23, 2018

Ms. Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections
Permit Center, 805 Central Avenue, Suite 500
Cincinnati, OH 45202

Email: beth.johnson@cincinnati-oh.gov

Re: Case Number COA2018050 (1518 Race Street Development)

Dear Ms. Johnson:

We built and own as our personal residence the single family dwelling located at 1506 Race Street. We have followed carefully the evolving development plans for 1518 Race Street. We object to the following elements of the current proposal for 1518 Race Street as either being inappropriate to the tenor, flow, and design of the neighborhood or as not being appropriate for variances to the Cincinnati Municipal Code:

1. The height of the proposed project is totally out of scale with surrounding properties and will dwarf the neighboring 2 to 3 1/2 story buildings in the 1500 block of Race Street.
2. The requested variance to allow less than a 25' setback for the rear of the 1518 Race Street development from Goose Alley is wholly out of character with every property on Goose Alley that has its own parking facilities and will lead to inadequate ingress and egress from the property and disruption to the free flow of other traffic on Goose Alley from properties that have respected such setback requirements.
3. In addition, there are serious questions with the current design regarding the adequacy of trash storage and disposal for such a densely populated building.

Sincerely,



Marcia A. Banker



Jeffrey S. Schloemer

Johnson, Beth

From: Caleb Redding <credding.47@gmail.com>
Sent: Thursday, October 25, 2018 9:45 AM
To: Johnson, Beth
Subject: [External Email] Concerns With 1518 Race Street

External Email Communication

Hello Beth,

My name is Caleb Redding and I live in the Alison condos on 1515 Race Street. I have recently heard that there are plans for a new building to be developed in that lot. While I appreciate new development, I have concerns with the proposed design and size of the building based on renderings I have seen.

I would propose that this design be reworked to better match the history and aesthetics of the neighborhood. I would ask that the Historic Conversation Board deny the "Certificate of Appropriateness" and all the requested code variances for this building.

Thank you very much!

Caleb Redding
1515 Race Street
Unit 304
Cincinnati, OH 45202

Johnson, Beth

From: Scott Kiley <skileycin@aol.com>
Sent: Friday, October 26, 2018 6:23 PM
To: Johnson, Beth
Subject: [External Email] 1518 Race Street

Follow Up Flag: Flag for follow up
Flag Status: Flagged

External Email Communication

Dear Ms. Johnson, we are writing to ask you to deny the variance request and related Certificate of Appropriateness that is being requested by the Developer of 1518 Race Street. My wife and I are OTR homeowners one block over at 1501 Elm St. As I understand the issue, the Developer is stating that the only way for this project to be economically feasible is to squeeze 15 very small units and increase the height materially above the neighboring buildings that both require variances to current codes. I just can't buy the economics argument, and the existing density and height requirements have served the neighborhood well. This potential increase in density and height is a material change for no good valid reason and should be rejected.

Sincerely,

Scott and Sarah Kiley.

Johnson, Beth

From: Craig Malblanc <cmalblanc@cinci.rr.com>
Sent: Thursday, October 25, 2018 3:39 PM
To: Johnson, Beth
Subject: [External Email] Proposed development at 1518 Race Street

External Email Communication

Dear Ms Johnson,

My wife and I live in The Allison at 1515 Race Street directly across the street from the proposed residential and commercial development at 1518 Race Street. While we encourage development of the vacant property across from us and in the neighborhood I general, we feel that any new construction should be consistent with the existing buildings and architecture and comply with the current building codes.

We understand that the proposed development will be ground floor commercial space topped by three levels of high density residential units and a rooftop deck. We feel this scale and design are not consistent with the other residential developments on Race Street and are concerned that the proposed development may negatively impact real estate values. For these reasons, we request that the Historic Conservation Board deny the Certificate of Appropriateness and the requested code variances.

Thank you for your consideration.

Sincerely,

Craig Malblanc

1515 Race Street, Unit 303

Cincinnati, Ohio 45040

Johnson, Beth

From: Joe Katie Pflum <joekatiepflum@gmail.com>
Sent: Friday, October 26, 2018 11:52 AM
To: Johnson, Beth
Subject: [External Email] 1518 Race Street project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

External Email Communication

October 26, 2018

Dear Ms. Johnson,

My wife Katie and I live at 1529 Republic. We are on the opposite side of Goose Alley and 45 feet north of 1518 Race. We are opposed to this project based on the height and density variances that are being requested by the developer.

The guidelines for density of new construction infill were created over ten years ago with careful thought and consideration to increasing the number of people living in Over the Rhine . The guidelines state that new construction on this size lot shall have no more than six units. Many developers have been able to do new infill of mixed use buildings, meet the guidelines and make a business model work.. The committee should be asking itself why is this developer not able do a project that meets the density guidelines?

The developer is asking for 15 units. This is 2.5 times over the code. This was potentially the largest variance request at the time of the application for this project. At the Historic Conservation Board meeting 10/8/18 the project on Sycamore Street was approved. This is another new construction infill project. The code called for 58 units based on the size of the lot. The variance request was for 155 units. The variance was approved. This is 2.7 times over the code. Now there is precedence for granting 2.5 times the code because 2.7 times the code has been granted. If code variances for new construction infill are being granted at higher and higher magnitudes what is the point of the code?

If one takes the time to look at the Sanborn Fire Maps, on grid 76 one can clearly see that 1518 Race St was originally a four story brick building consisting of mixed use and tenement design. 1520 Race Street was brick of similar use and design. Both were 44 feet tall.

The developer of the new construction infill at 1516 Race St attempted to follow historic precedent. They placed one three story building where two three story mixed use buildings had previously been standing.

With regards to height, the guidelines state the building shall not be more than one story taller than the shortest adjacent building. The issue of height is complicated for this project in that the first floor is seventeen feet high. This results in each subsequent floor being much higher.

The building at 1524 Race St is three stories and 33 feet tall. The developer proposes a four story building that is 49 feet tall at the sidewalk. This is 16 feet taller than 1524 Race St at the sidewalk.

The rear of 1524 Race Street is also 33 feet tall. The rear of the proposed development of 1518 Race St would be four stories at this location and 64 feet tall. This is 31 feet taller than the nearest adjacent building, 1524 Race St.

1524 Race only occupies about 2/3 of the depth of the lot. The proposed development will come to within six feet of the alley curb on the ground floor and right to the alley on floors two through four. This will leave a 64 foot, four story building looming over the alley and the back patio of 1524. This will create a canyon effect in Goose Alley. Directly across Goose Alley there are a three story and two story building. Only eleven feet in distance will separate 1518 Race from 1523 Republic St across Goose Alley.

The canyon will also create a health hazard in that it will encourage and embolden people to increase the use of the alley for urination, defecation, IV drug use and sex for pleasure or business. All of us who have residences that abut Goose Alley can attest that these activities do occur in the alley currently. They are not currently occurring in the alley that directly abuts 1518 Race Street however with a large building at 1518 Race Street such activity will assuredly happen.

We would like to close in stating that we want to see this property developed within the guidelines that are clearly stated in the new infill OTR historic development guidelines.

Sincerely,

Joseph J. Pflum M.D.
Catharine J. Pflum

Johnson, Beth

From: Jim DeBrosse <jimdebrosse@yahoo.com>
Sent: Friday, October 26, 2018 3:55 PM
To: Johnson, Beth
Subject: [External Email] Letter opposing OTR zoning variance

Follow Up Flag: Flag for follow up
Flag Status: Flagged

External Email Communication

1431 Main St.
Cincinnati, Ohio 45202

Oct. 26, 2018

Ms. Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections
Permit Center, 805 Central Avenue, Suite 500
Cincinnati, OH 45202

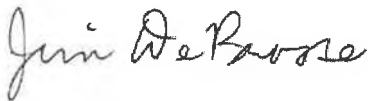
Email: beth.johnson@cincinnati-oh.gov

Dear Beth,

Intensive high-rise buildings in Over-the-Rhine work against its charm, its human scale and its dwindling parking availability. That's why I'm writing to oppose the zoning variance for the 15-unit apartment building and restaurant being planned for the 1500 block of Race Street by Platte Architects.

Thank you for your consideration.

Sincerely,



Jim DeBrosse
1431 Main St.
Cincinnati, Ohio 45220
937-307-9111

Johnson, Beth

From: Catherine S. Caldemeyer <cathy.caldemeyer@gmail.com>
Sent: Wednesday, October 24, 2018 4:22 PM
To: Johnson, Beth
Cc: Diedrichs, Lisa C.; Vicky Leavitt
Subject: [External Email] 1518 Race Street

External Email Communication

October 24th, 2018

Ms. Beth Johnson, AICP, Urban Conservator
City of Cincinnati, Buildings & Inspections
Permit Center, 805 Central Avenue, Suite 500
Cincinnati, OH 45202

Dear Beth,

Members of my family own 1523 Republic Street. It has a business on the first floor and four apartments above. We spent a considerable amount of money and care during the renovation and we are proud of our work and run it as a profitable concern. It sits directly behind this proposed building.

I don't mind contemporary architecture if the design is good but I am shocked that this building is actually being considered as it explodes the existing codes with it's scale and number of units the owners insist they need to be economically viable. We are proof that this is not true.

I'm concerned about the trashcans having no place to be kept except on the street and the turning radius into the too few garages from Goose Alley.

Again, I like modern design but this lot can not and should not hold this project with the need for all these variances. Otherwise, why have codes at all.

Cathy Caldemeyer

Johnson, Beth

From: Semo <semo@ebay.com>
Sent: Monday, October 22, 2018 11:38 AM
To: Johnson, Beth
Subject: [External Email] 1518 race street - vote NO!

External Email Communication

Hi Beth

I am writing to you as a concerned homeowner of 1535 Republic st and on behalf of my family's company that holds another 3 plots right nearby on pleasant.

We are very interested in the continued development of OTR and development of the community. We understand that the historic board can at times overly burdensome (not being able to put skylights on a building seems like a little overkill), but the plans for 1518 race are too far of a stretch. The current proposed plans seem to materially be out of sync with the fit of other surrounding buildings and existing codes. The scale (density & height) do not fit the area and would negatively impact others on goose alley.

We hope you will take our concerns into consideration and reject the upcoming proposal.

Please help us vote this down until they come back with a more reasonable plan!

Thank you

Johnson, Beth

From: Malblanc, Michelle (US - Cincinnati) <mmalblanc@deloitte.com>
Sent: Monday, October 22, 2018 12:21 PM
To: Johnson, Beth
Subject: [External Email] 1518 Race Street

External Email Communication

Dear Beth,

I hope you're doing well!

I'm writing to you about the proposed plans for 1518 Race Street. I have a direct view of the proposed building from my unit at the Allison, and I have concerns around the size and design of the building. I believe any development in our community should fit within the surrounding buildings and existing codes. Based on the renderings I have seen, the proposed scale and design is outside of what would be considered normal and acceptable for our neighborhood.

I ask that the Historic Conversation Board deny the Certificate of Appropriateness and all the requested code variances for this building at this time. Thank you for your time and consideration.

Regards,
Michelle Malblanc
1515 Race St, #304
Cincinnati, OH 45202

Michelle Malblanc
Deloitte Consulting LLP
Mobile: +1 216 212 7273
mmalblanc@deloitte.com | www.deloitte.com

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v.E.1

Johnson, Beth

From: DeDe Dennig <dede.dennig@gmail.com>
Sent: Sunday, October 21, 2018 11:02 AM
To: Johnson, Beth
Subject: [External Email] 1518 Race Street Development

External Email Communication

Dear Ms. Johnson and members of the Historic Conservation Board,

As a resident of Over the Rhine, I am extremely concerned about the proposed development at 1518 Race Street. I have seen the plans and they seem inconceivable on many levels. While I am all for infill and new development, this proposal has an excess of units for the lot, is entirely too tall, will dwarf Goose Alley and the adjacent Prince of Peace Parish house AND Church, and completely fails to even try to maintain the neighborhood aesthetic. There seems to be a total disregard for the wishes of the neighbors and the spirit of the current code, to which many others have adhered.

I strongly urge you to vote AGAINST this development until the architect can submit a plan that adheres to current code. None of the requested variances should be granted.

I trust the Board will do right by the neighborhood.

Very Sincerely Yours,
DeDe Dennig
1507 Republic Street

Johnson, Beth

From: Danny Klingler <dannyklingler@gmail.com>
Sent: Friday, October 26, 2018 2:25 PM
To: Johnson, Beth
Subject: [External Email] 1518 Race Project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

External Email Communication

Dear Beth,

I am writing to ask that you and the Board deny the density variance requested for the 1518 Race project.

While I personally am in favor of greater residential density in Over-the-Rhine, a rule is a rule and until we get back around to making a habit of following the rules as a matter of course, maintaining the unique historic character of Over-the-Rhine is going to be exceedingly difficult, if not impossible.

I recognize of course that density itself doesn't affect historic character, but for me it's the broader principle of the rules being obeyed.

The rule for a density variance is that one of the following two conditions be met:

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

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

Certainly (a) cannot be claimed in any credible manner.

And for me, there's no way that (b) applies in the current economic climate of Over-the-Rhine. The owners could make economically viable use of their property by building 2 townhomes, or 6 condos, or offices with retail, or they could sell the property. Given that it was purchased for around \$15,000, they could virtually do ANYTHING on those two lots -- including turning them into parking -- and make money. It just defies all belief to say that, without a density variance, they would be deprived of "all economically viable use" of their property.

Now, I don't WANT two townhomes to be built on those lots, or for them to become parking; but even more than that I don't want our rules to be cast aside. This isn't a criticism by the way, it's just me expressing my opinion. My work as an advocate becomes infinitely more difficult when I constantly have to fight to have the rules upheld. Yes, there would be some negative consequences to always upholding the rules, and in some cases that would negatively impact OTR ADOPT. But I can live with that. If people don't like the law, including myself, they can go change it. But what we can't have is people coming in and feeling entitled to being able to skirt the rules. That is a killer for Over-the-Rhine (I need only walk half a block from my house up to 15th and

Elm, as I often do, to see two new developments that have irrevocably suburbanized the character of Over-the-Rhine, and it's a sobering experience for me each time).

In conclusion, I just ask that the rules for density variances, and all variances, be upheld, including for this project.

Sincerely,
Danny Klingler

p.s. While I am in sympathy with the developer's desire to build "more affordable" apartments in Over-the-Rhine, \$1,635 a month for 610 SF apartments is not going to increase diversity in our neighborhood, but is in fact going to exacerbate what is a growing problem.

Johnson, Beth

From: Nick Dewald <nick.dewald@gmail.com>
Sent: Sunday, October 21, 2018 11:45 AM
To: Johnson, Beth
Subject: [External Email] 1518 Race St CoA

External Email Communication

Good Morning Beth,

I just wanted to send a quick note to convey my support for the 1518 Race Proposal that will go back at the HCB soon. I feel that carefully pushing the limits of density in the OTR Historic District will add vitality, increase economic activity and naturally get more people walking the streets of OTR. More residents on Race St will increase the viability of the new and upcoming street level businesses on the opposite side of the street. This project and others that are willing to increase density in the area will be important for continued economic development moving forward.

Thank you

--

Nick Dewald
1409 Republic St

COA Application for 1518 Race Street | Supplement

Developer: Dedric Powell

Architect: Platte Architecture + Design

Supplement to November 5th, 2018 HCB Hearing

Coming out of the October 8th, 2018 Historic Conservation Board hearing there were two areas of concern: density and height. For clarity, we have prepared a supplement to the previously submitted COA packet to focus on these two issues.

Density.....pages 2-8

Height.....pages 9-11

OVERVIEW OF PROJECT FINANCIALS - 1518 Race Street

PROJECT BUDGET	
Construction Costs	\$ 3,600,000
Acquisition + Soft Costs	\$ 720,000
Total Project Cost	\$ 4,320,000

PROJECT SOURCES			
<i>assumes 30 year term for all financing</i>			
Conventional Development Scenario			
<u>Source</u>	<u>Total Source</u>	<u>Rate</u>	<u>Annual Payment</u>
Conventional Financing	\$ 4,320,000	6.25%	\$322,284
Total Annual Debt Service:			\$322,284

GROSS OPERATING INCOME					with roof deck
# of Units	6	11	15	15	
Average unit size (SF)	1523	831	610	610	
Rent psf	\$ 1.67	\$ 2.08	\$ 2.51	\$ 2.68	
Rent per unit	\$ 2,543	\$ 1,728	\$ 1,531	\$ 1,635	
Gross residential revenue	\$ 183,126	\$ 228,159	\$ 275,598	\$ 294,264	
commercial SF	2,000	2,000	2,000	2,000	
annual rent psf	\$ 23.00	\$ 23.00	\$ 23.00	\$ 23.00	
Gross commercial revenue	\$ 46,000	\$ 46,000	\$ 46,000	\$ 46,000	
Less 8% vacancy	\$ (18,330)	\$ (21,933)	\$ (25,728)	\$ (27,221)	
Net annual revenue	\$ 210,795	\$ 252,227	\$ 295,870	\$ 313,043	

Conventional Financing

Year 1 Year 2 Year 3 Year 4 Year 5 Year 6

6 UNITS

Net Revenue	\$ 210,795	\$ 217,119	\$ 223,633	\$ 230,342	\$ 237,252	\$ 244,370
Operating Expenses	\$ (25,000)	\$ (25,625)	\$ (26,266)	\$ (26,922)	\$ (27,595)	\$ (28,285)
Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (136,489)	\$ (130,790)	\$ (124,917)	\$ (118,865)	\$ (112,627)	\$ (106,200)

11 UNITS

Net Revenue	\$ 252,227	\$ 259,793	\$ 267,587	\$ 275,615	\$ 283,883	\$ 292,400
Operating Expenses	\$ (25,000)	\$ (25,625)	\$ (26,266)	\$ (26,922)	\$ (27,595)	\$ (28,285)
Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (95,058)	\$ (88,116)	\$ (80,963)	\$ (73,592)	\$ (65,996)	\$ (58,170)

15 UNITS

Net Revenue	\$ 295,870	\$ 304,746	\$ 313,889	\$ 323,305	\$ 333,004	\$ 342,995
Operating Expenses	\$ (25,000)	\$ (25,625)	\$ (26,266)	\$ (26,922)	\$ (27,595)	\$ (28,285)
Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (51,414)	\$ (43,163)	\$ (34,661)	\$ (25,901)	\$ (16,875)	\$ (7,575)

15 UNITS w/ Roof Deck

Net Revenue	\$ 313,043	\$ 322,434	\$ 332,107	\$ 342,070	\$ 352,333	\$ 362,902
Operating Expenses	\$ (25,000)	\$ (25,625)	\$ (26,266)	\$ (26,922)	\$ (27,595)	\$ (28,285)
Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (34,241)	\$ (25,475)	\$ (16,443)	\$ (7,136)	\$ 2,453	\$ 12,333

WHY ARE WE REQUESTING A DENSITY VARIANCE?

The Cincinnati Municipal code only allows one residential unit per 700 SF of property. Given a property of 4500 SF, this results in 6 units currently permitted under code. As we will demonstrate, 6 units doesn't work financially, nor does it meet the needs of the city for highest and best use of the site.

1. Financial necessity

- Construction costs are increasing.
- Interest rates are increasing.
- There is greater uncertainty in construction costs due to trade wars, tariffs, etc.
 - For example, steel contractors are guaranteeing their prices for only 24 hours.
- No financial assistance or gap funding is being provided.
 - This is a not a 3CDC project that enjoys greater access to capital and below-market rate loans.

Higher density improves the economics of the project in the following ways:

- More units provide a more predictable revenue stream.
 - Fewer units create higher risk for vacancies, negatively impacting the financial model.
- Smaller units provide a higher ROI.

As is evident in the Gross Operating Income portion of the proforma below, the rental market supports higher per-square-foot rents for smaller units than larger units.

	RENT PER UNIT SIZE			
# of Units	6		11	15
Average unit size (SF)	1523		831	610
Rent psf	\$ 1.67	\$	2.08	\$ 2.51
Rent per unit	\$ 2,543	\$	1,728	\$ 1,531

2. Meet housing demand

- There is unprecedented demand for reasonably-priced housing in OTR. Small units meet the price point for many workers looking to live in OTR.

3. Encourage residential diversity

- If the city is truly interested in maintaining a diverse OTR community, it needs to allow developers to do greater numbers of 1-bedrooms and micro-units.

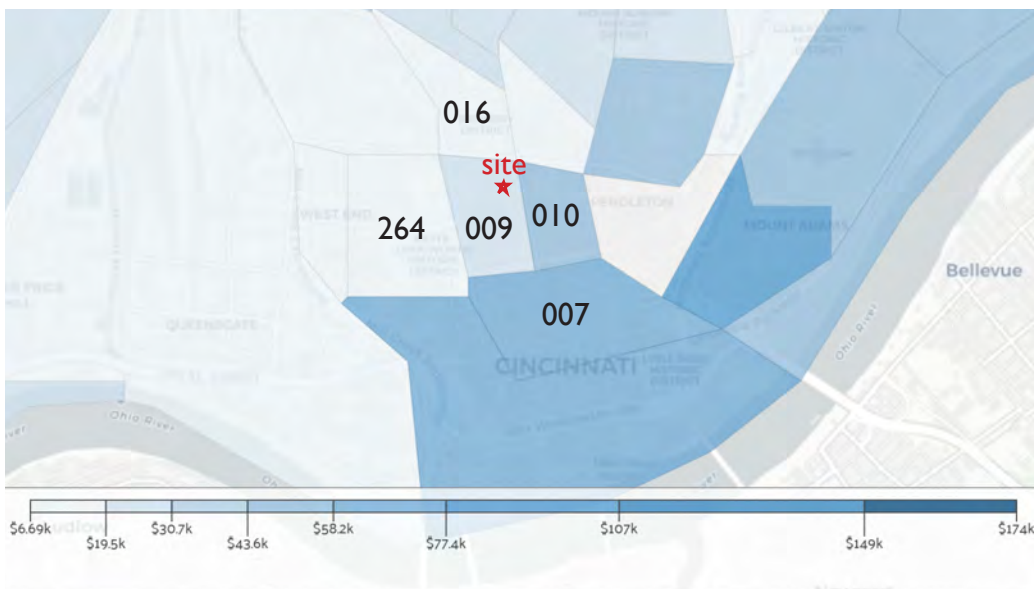
- Limiting the project to 6 units ensures that this will be a high-end luxury building, available to only the wealthiest residents.

- While the studios in this project will not meet the needs of every OTR resident, they do put living in OTR within reach for a larger portion of the city's population. For context, see below:

2016 MEDIAN HOUSEHOLD INCOME, BY LOCATION

- https://datausa.io/profile/geo/cincinnati-oh/#income_geo

	Salary	Total Housing Costs	Utilities	Insurance	Rent at 30% of income	
Census Tract 016	\$ 10,703.00	267.575	125	25	\$ 117.58	
Census Tract 264	\$ 16,373.00	409.325	125	25	\$ 259.33	
Census Tract 009	\$ 27,366.00	684.15	125	25	\$ 534.15	
Census Tract 010	\$ 46,027.00	1150.675	125	25	\$ 1,000.68	← estimated studio apt rent*
Census Tract 007	\$ 60,563.00	1514.075	125	25	\$ 1,364.08	
Greater Cincinnati (2018 HUD data)	\$ 78,300.00	1957.5	125	25	\$ 1,807.50	



* For a further breakout of rents in the financial models, see page 6.

4. Good for the planet

- High density urban areas that are walkable and use existing infrastructure reduces our carbon footprint and leads to a more sustainable lifestyle. In the face of global warming, we need to be encouraging dramatically higher density in our cities, not closing them off to people who can't afford to live here.

5. Historically Appropriate

- Historic records show there were 20 residences on the site, reflecting the higher amount of overall density that was common in Over-the Rhine. The current population density is a fraction of what it was at its peak in the 19th century.

1931-32 City Directory

flats	1518 Race	1520 Race
storefront	Frank E. Wicker, upholst, 1518 Race F.E. Wicker & Co., Oriental and Domestic Rugs and Carpets Cleaned Refitted and Repaired, Rugs Made From Old Carpets, 1417 Central Parkway, Phones Parkway 1614 and Cherry 1106 and Western Hills Shade & Drapery Co, 1011 Vine, h. 2510 Harrison Av	Julius C. Howe, tires, h. 3960 Harrison Av
	Wicker F.E. & Co., Oriental and Domestic Rugs, Dusted, Renovated and Repaired; also, Binding and Serging, 1518 Race, Phone Parkway 1258	
1	John Cotrino, watchmkr 144 W. 6th, h. flat 1, 1518 Race	Jesse O Stone, restaurant 1014 Walnut, h. flat 1, 1520 Race
2	Stella M Baker (wid Raymond) cook, h. flat 2, 1518 Race	<i>no listing</i>
3	Simeon Sexton, cutter, h. flat 3, 1518 Race	Isaac L Boston, h. flat 3, 1520 Race
4	Dale C. Wood, ins, h. flat 4, 1518 Race	Edward Hepp, punch op, h. flat 4, 1520 Race
5	Sidney Riley, truck driver, h. flat 4, 1518 Race <i>listed as flat 4 in directory and flat 5 in listing</i>	Elmer Reid, h. flat 5, 1520 Race
6	Fred J. Jansen, h. flat 6, 1518 Race	Walter W East, carp, h. flat 6, 1520 Race
7	Mrs. Mildred Kopp, clk 5th 3d Union Trust Co, h. flat 7, 1518 Race Richard Kopp, plumber, h. flat 7, 1518 Race	Robt C Daiker, clk Union Central Life Ins Co, h. flat 7, 1520 Race
8	Geo Pennington, die setter, h. flat 8, 1518 Race	Vacant
9	Vacant	Jos Taylor, mach op, h. flat 9, 1520 Race
10	Vacant	Mrs Peggy Ramsey, h. flat 10, 1520 Race

6. Adjacency to Streetcar

- City Planners agree that higher density development should be concentrated along public transportation initiatives like the streetcar, to capitalize on infrastructural investments designed to move mass amounts of bodies.

- Construction costs are higher along the streetcar; DOTE prevents the normal movement of materials and equipment across the tracks. This makes the project more expensive, and in greater need of higher density to make it viable.

ON WHAT GROUNDS ARE WE REQUESTING A DENSITY VARIANCE?

There are two separate standards for requesting a variance per CMC 1445-15. The code requires that the applicant satisfy one. We believe we satisfy both.

A. The strict application of the code is unreasonable and would result in practical difficulties.

As described above, there are a variety of factors making construction more expensive and difficult in 2018. Included below is a project pro forma that shows why the project needs higher density. Assuming a fixed construction budget with the same number of stories but a different unit count and mix, the gross operating income is significantly lower with only 6 units versus 15 units. In addition, including a roof deck allows the developer to increase the rent and close the feasibility gap.

PROJECT BUDGET	
Construction Costs	\$ 3,600,000
Acquisition + Soft Costs	\$ 720,000
Total Project Cost	\$ 4,320,000

PROJECT SOURCES			
<i>assumes 30 year term for all financing</i>			
Conventional Development Scenario			
<u>Source</u>	<u>Total Source</u>	<u>Rate</u>	<u>Annual Payment</u>
Conventional Financing	\$ 4,320,000	6.25%	\$322,284
Total Annual Debt Service:			\$322,284

GROSS OPERATING INCOME				with roof deck
# of Units	6	11	15	15
Average unit size (SF)	1523	831	610	610
Rent psf	\$ 1.67	\$ 2.08	\$ 2.51	\$ 2.68
Rent per unit	\$ 2,543	\$ 1,728	\$ 1,531	\$ 1,635
Gross residential revenue	\$ 183,126	\$ 228,159	\$ 275,598	\$ 294,264
commercial SF	2,000	2,000	2,000	2,000
annual rent psf	\$ 23.00	\$ 23.00	\$ 23.00	\$ 23.00
Gross commercial revenue	\$ 46,000	\$ 46,000	\$ 46,000	\$ 46,000
Less 8% vacancy	\$ (18,330)	\$ (21,933)	\$ (25,728)	\$ (27,221)
Net annual revenue	\$ 210,795	\$ 252,227	\$ 295,870	\$ 313,043

Estimated rents are determined by the number of bedrooms, as well as their location--units in the front of the building (with balconies) are more expensive. Average unit size is determined by the unit count/mix in each scenario.

Estimated Rents for each unit

	Rent	Rent/SF
Studio	457	2.516411
1 BR - rear	685.5	1.896426
1 BR - front	837.5	2.507463
2+ BR - rear	1371	1.531729
2+ BR - front	1675	1.791045

# of Units	Ave unit size	Total Rent	Ave Rent/SF
15	609.2	22950	2.51149
11	830.7272727	19900	2.177719
6	1523	15300	1.674327

An alternative financing model shows the advantages enjoyed by 3CDC with their below-market rate loan funds and available capital pools. In this case, we estimate it would reduce the annual debt service of the project by nearly \$40K per year, significantly improving the return on investment.

Conventional Development Scenario

<u>Source</u>	<u>Total Source</u>	<u>Rate</u>	<u>Annual Payment</u>
Conventional Financing	\$ 4,320,000	6.25%	\$322,284
Total Annual Debt Service:			\$322,284

Subsidized Development Scenario

<u>Source</u>	<u>Source Amount</u>	<u>Rate</u>	<u>Annual Payment</u>
Gap Funding or Developer Capital (5%)	\$ 216,000	0%	\$0
Low-Interest Financing (20%)	\$ 864,000	3%	\$44,081
Conventional Financing (75%)	\$ 3,240,000	6.25%	\$241,713
Total Annual Debt Service:			\$285,794

As it happens, whatever the financing you're unlikely to see a good return on investment in the first ten years of a project at this site at this point in time. Moreover, there's considerable risk involved in undertaking this type of project: nothing on the revenue side is a sure thing, and construction in OTR famously unpredictable.

The scenario where the project can truly move forward in the face of all this uncertainty is the one with high density, buoyed by the presence of a roof deck. See revenue forecasts below.

Conventional Financing

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
6 UNITS						
Net Revenue	\$ 210,795	\$ 217,119	\$ 223,633	\$ 230,342	\$ 237,252	\$ 244,370
Operating Expenses	\$ (25,000)	\$ (25,625)	\$ (26,266)	\$ (26,922)	\$ (27,595)	\$ (28,285)
Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (136,489)	\$ (130,790)	\$ (124,917)	\$ (118,865)	\$ (112,627)	\$ (106,200)
11 UNITS						
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Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (95,058)	\$ (88,116)	\$ (80,963)	\$ (73,592)	\$ (65,996)	\$ (58,170)
15 UNITS						
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Net Operating Income	\$ (51,414)	\$ (43,163)	\$ (34,661)	\$ (25,901)	\$ (16,875)	\$ (7,575)
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Debt Service	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)	\$ (322,284)
Net Operating Income	\$ (34,241)	\$ (25,475)	\$ (16,443)	\$ (7,136)	\$ 2,453	\$ 12,333

↗ project becomes profitable in year 5

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

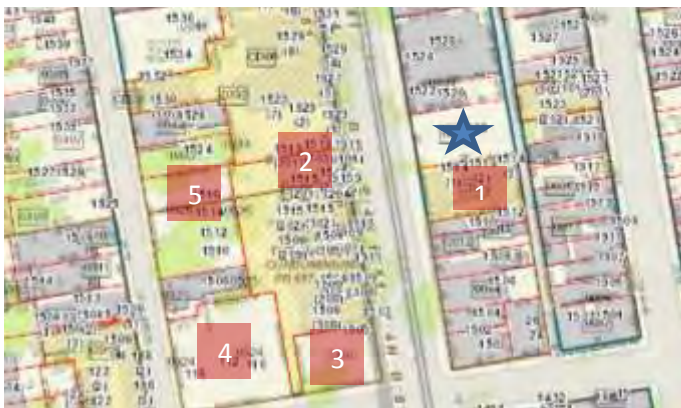
A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity. For comparison, our proposed project is included within a list of OTR properties whose unit density ratios exceed 1/700 sf. All of these properties reside in the same Zoning District (CC-P).

COMPARABLE HIGH-DENSITY PROJECTS IN OTR

Address	# units	lot sf	sf / unit
1118 Sycamore	155	40302	260
1401 Republic	10	2625	263
31 W. 13th	17	4660	274
1518 Race	15	4500	300
1405 Republic	13	4125	317
1216-1218 Race	22	7132	324

infill projects shown highlighted

For the first HCB hearing, the staff report selected 5 nearby projects and argued that that these projects were more suitable for comparison. Of these 5 projects, 4 were 3CDC projects subsidized with below-market rate loans and gap funding.



	High-end Luxury Residence/ Airbnb	3CDC Subsidized
1.	1514 Race	--
2.	--	1515 Race
3.	--	1505 Race
4.	--	116 W. 15th
5.		1510-1516 Pleasant

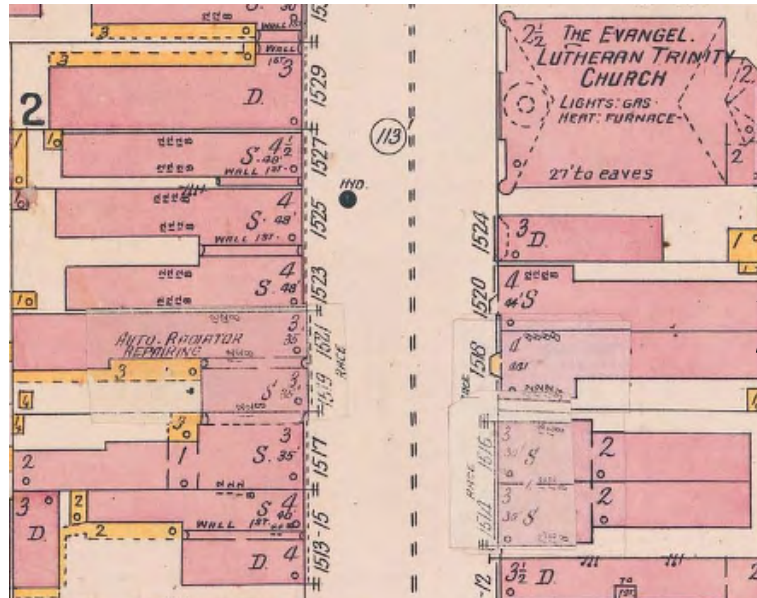
While this developer does not object to the work 3CDC has done in promoting the well-being of the neighborhood, it is unfair to hold private developers to the same standards for project viability. (3CDC is a non-profit with access to large amounts of money, whose mission is to pursue projects that private developers and banks deem too risky.)

We do not believe the city wants exclusively high-end luxury and 3CDC-subsidized projects in OTR.

HOW DOES OUR PROJECT MEET THE HEIGHT REQUIREMENTS?

1. Matches historic context

The 1500 block of Race Street is composed of 3-4 story buildings. Historically there were numerous 4-story buildings on the block, as shown in the Sanborn map below. Notably, there were two 4-story buildings on the current site of 1518 Race.



Sanborn Fire Insurance Map, Cincinnati c. 1904 (Updated 1930)

Throughout the 1500 block of Race Street, 4-story buildings remain in 2018. Towards the middle of the block, near the site of 1518 Race Street, there are two 4-story buildings--see photo below.



2. Meets Historic Guideline regarding 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.”

Per the zoning code, the presence of egress towers at the roof do not constitute a story. Therefore, our building is 4 stories tall. The height of the building directly north of 1518 Race is 3 stories, one story shorter than the proposed project.



As noted above, the OTR Historic Guidelines state that new construction projects should be within one story of adjacent contributing buildings. Per the zoning code, the term “adjacent” is typically understood as within 100’. There are three contributing buildings within 100’ that are 4-stories: 1513-1515 Republic, 1523-1525 Race, and 1527 Race.



Aerial View, Google Maps



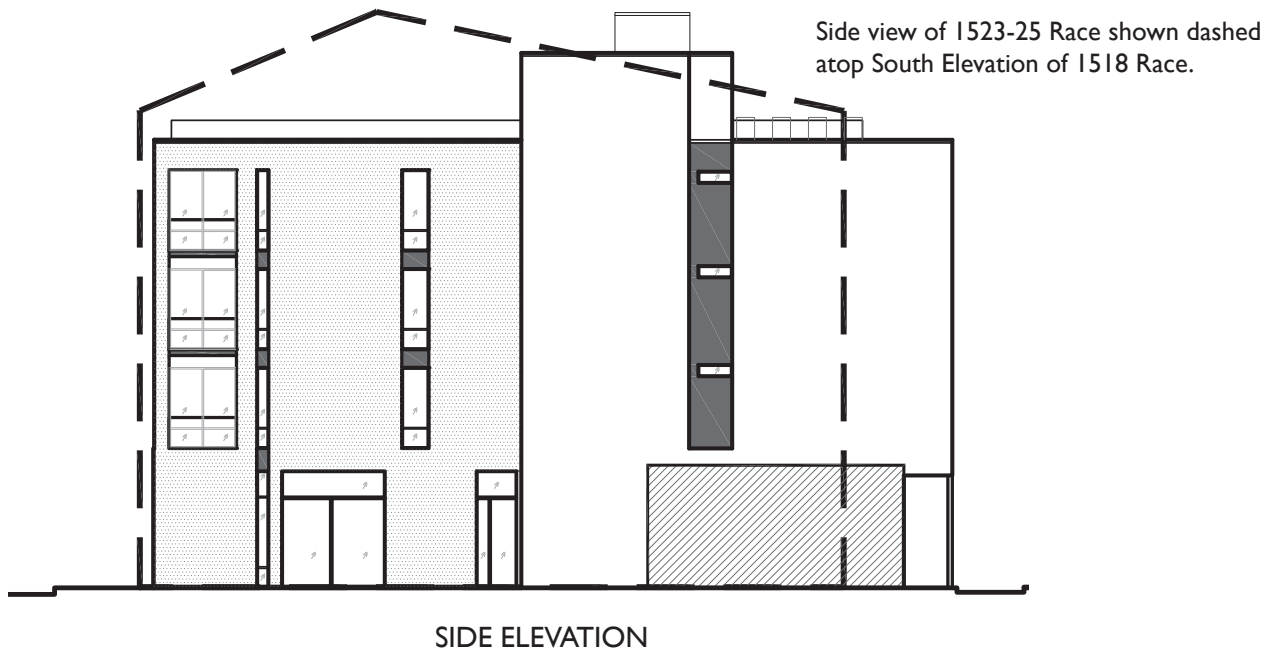
3D Aerial View, Google Earth

3. Proposed massing fits the site-specific context of 3-4 story buildings.

The proposed project at 1518 Race is shorter than the building across the street.



Moreover, the egress towers at 1518 Race are set back to limit visibility and correspond more or less with the roof line of 1523-25 Race. In terms of massing and height, the proposed building at 1518 Race is very much consistent with the neighborhood and the block.





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: 1518 Race Street
 Hamilton Co. Parcel ID No.: 081-0004-0010-00 Zoning District: CC-P
 Historic District: Over-the-Rhine Overlay District: _____

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

Name: Ryan O'Malley
 Contact Person (if legal entity): Ryan O'Malley
 Address: 202 W. Elder Street
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-871-1850 x1012 E-mail: ryan@plattedesign.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Dedric Powell
 Contact Person (if legal entity): Dedric Powell
 Address: 6248 Davon Ct
 City: Loveland State: OH Zip Code: 45140
 Phone: 513-608-0365 E-mail: ric.powell@vereqate.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:

The project is a mixed-use new construction building with commercial space at the basement and first floor, and 16 residential units on floors 2-5.

ZONING RELIEF Yes No

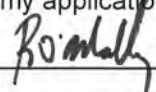
Provide a very brief summary of the zoning relief requested:

Applicant requests a numerical variance for density of residential units (1409-09), a dimensional variance for rear yard setback (1409-09), and a 50% reduction in required parking (1425-19, 1425-23).

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: 7/27/2018

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

September 19th, 2018

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: COA for 1518 Race

Dear Beth:

First, let me highlight the changes we've made since the first COA submission:

1. Height – What was previously a 4 story building with a 5th story in the back is now a 4 story building with a roof deck. The first floor height has been reduced to 15'-6", and additional design changes have been made to compress the experience of the storefront. Lastly, the parapet at the roof has been replaced with a translucent guardrail, effectively lowering the perceived height of principle mass of the building.
2. Density – The number of residential units proposed has dropped from 16 to 15.
3. Windows - Front – The size, orientation, and detailing of the windows has changed to bring them more into conformance with the guidelines.
4. Windows – Rear – The windows in the rear have been updated to better reflect the front façade, and produce a more attractive elevation.
5. Side setback – The previous north setback at the sidewalk has been closed by stretching the front of the building northward.

As ever, it is our intent at Platte Architecture and Design to present a project at 1518 Race Street that embraces modern design and 21st-century construction practices while respecting the historic fabric of Over-the-Rhine.

Our proposal is for a four-story mixed-use building with a restaurant at grade and residential apartments above.

The project complies with the specific guidelines of the Over-the-Rhine Historic District in the following ways:

1. **Composition:** Per the guidelines, the primary façade at 1518 Race Street demonstrates a careful “arrangement of openings” and an “overall vertical emphasis”. The elevation is broken up into three zones:
 - a. **Base** – The retail storefront resides at the first floor, framed by a horizontal banding that wraps around to the south of the storefront.
 - b. **Middle** –Punched openings in the masonry from floors 2-4, with a bay of balconies to the north.
 - c. **Top** – A recessed course of brick provides a subtle, style-appropriate nod to the traditional cornice, capped off with a simple stone coping. In addition, a translucent panelized guardrail sits 12” back from the face of the brick, atop the roof, to articulate the building’s “top”.
2. **Roofs:** The proposed roofs are low-slope, behind translucent panelized guardrails. Per the guidelines, this approach is “similar to roofs of adjacent and nearby buildings of similar size and use.” The roofs will not be visible.
3. **Window Openings:** As recommended in the guidelines, the window openings reflect the size and placement found on similar buildings in the district. They are tall, and horizontally aligned. The windows themselves are set back 6” from the face of the elevation, with metal sills. The percentage of punched openings at the façade is 36%, which falls within the 20%-50% that is typical for historic buildings in this neighborhood. The northern bay of openings contain balconies. While there are projecting balconies in some historic OTR buildings, these are recessed to minimize their presence and present a more uniform, uncluttered appearance.
4. **Storefronts:** The storefront is where the building meets the street. At 1518 Race, the storefront sits back 12” from the sidewalk but opens up to the right-of-way with a dramatic, uniform expression of glazing. While modern, the overall storefront aligns with other historic storefronts in the following ways:
 - a. **Height.** The height from the first floor to the second is 15’-6” tall. The height of the area below the horizontal banding is 12’-6”. The glass is 10’-6” high, with a 12” tall aluminum base.
 - b. **Framing.** A metal banding spans above the storefront and turns down to the south, framing the storefront.
 - c. **Bays.** The 4’ spacing of vertical mullions is a modern version of the bays that historically were articulated with cast iron columns.
 - d. **Glass.** The storefront itself is primarily glass.
5. **Setback:** The building is pushed up to meet the sidewalk at the edge of the property line. The storefront is 12” behind the property line. There is a 5’-0” side setback to the south that matches what was there historically.
6. **Rhythm:** The front façade is divided into thirds. The northern 1/3 is expressed as a single bay of vertically-aligned balconies spanning 15’, reminiscent of the historic oriel bay windows found elsewhere in the district. The southern 2/3 spans

30' and contains punched openings. The punched window masonry openings are vertically aligned. There is a metal accent to one side of each brick opening, causing the window unit to appear offset slightly within the opening. The accent locations alternate at each floor.

7. **Emphasis:** The proportion of the punched window openings, the mullion patterns at the first floor glazing, and the overall geometry of the bay of balconies to the north all reinforce the front façade's strong vertical orientation. Although modern, the building has a vertical emphasis.
8. **Height:** The proposed building is 4 stories, plus access to the roof. The exit access stair and elevator towers are set back 40' from the sidewalk. These towers are not visible from Race Street—see Sitrine study—but for momentary views at oblique angles between buildings.

At 4 stories, the proposed building is within one story of the adjacent historic building to the north, and approximately the same height as 1523 Race, the four-story building across the street. Historically, there were two four-story buildings on the site.

9. **Materials:** With the exception of the cement fiber board paneling to the rear of the building, all the materials selected are approved in the guidelines. The front façade, through the fourth story, will be clad with light gray brick masonry. The storefront will be glass and metal, and the bay of balconies will be wrapped in metal paneling that extends down to a horizontal banding that wraps around the southern side of the storefront. The volume north of the balconies will be clad in stone, and this stone will carry down to anchor the northwest corner of the storefront zone. As shown in the front rendering, we are proposing an art mural painted over the brick at the south elevation. Matching the design of the mural will be exterior phenolic panels at the north interior wall of the balconies.

This is very much a modern building, but at the same time we believe it fits the neighborhood context as spelled out in the 9 guidelines. We look forward to discussing this further.

Thank you for your consideration,



Ryan O'Malley

Platte Architecture + Design

ADJUDICATION/DENIAL LETTER

Date: 06/05/2018

Location: 1518 Race Street

Request: Infill/New Construction

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

Applicant Name: Platte Architecture and Design

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

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. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is June 8, 2018 for the July 23, 2018 Historic Conservation Board Meeting.

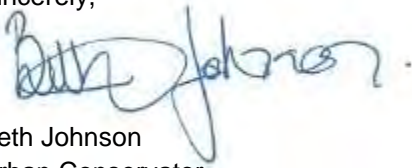
Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1409-09 Density: In the CC-P District new residential development needs 700 sf of lot size/unit. The lot is 4500sf which would permit 6 units. 16 units are being proposed. A **Density Variance** is required.
2. 1425-19: Off Street Parking and Loading Requirements: The project has 16 residential units and 2750sf of assembly/restaurant use. As the project is in a CC-P district the first 2000sf of commercial space is exempt from parking. The total parking required is 21 spaces. The project can be granted a 50% reduction for proximity to public parking. The property is providing 8 spots so a 2 spot parking **Numerical Variance** is required.

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. 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 Review 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. \$ 606.09

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

- 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. Cladding materials at the HCB meeting
- 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
- _____
- _____
- _____

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.



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access | < First << Prev Next >> Last > | RETURN TO

Parcel ID 081-0004-0010-00	Address 1518 RACE ST	Index Order Parcel Number	Tax Year 2017 Payable 2018
--------------------------------------	--------------------------------	-------------------------------------	--------------------------------------

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 01800 - OVER THE RHINE Sales	Land Use 400 - COMMERCIAL VACANT LAND		
Owner Name and Address POWELL DEDRIC 6248 DAVON CT LOVELAND OH 45140 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address POWELL DEDRIC 6248 DAVON CT LOVELAND OH 45140 <i>(call 946-4800 if incorrect)</i>		
Assessed Value 12,800	Effective Tax Rate 93.480776	Total Tax \$1,643.47	
Property Description 1518-20 RACE ST 50 X 90 IRR ES RACE ST 187.33 FT N OF 15TH ST			

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	3/21/2018
Last Sale Amount	\$15,657
Conveyance Number	166545
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.106
Front Footage	100.00

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	36,570
CAUV Value	0
Market Improvement Value	0
Market Total Value	36,570
TIF Value	13,770
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,216.14
Tax as % of Total Value	0.000%

Notes

1) 11-30-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Ryan O'Malley

From: RIC POWELL <ric.powell@veregate.com>
Sent: Thursday, July 26, 2018 8:25 AM
To: Ryan O'Malley
Cc: Johnson, Beth; Eric Blyth; Kurt Platte
Subject: Re: 1518 Race - Permission for Platte to submit COA application on your behalf

Hello Beth,

This is correct. I am the owner of 1518 Race Street and I have authorized Platte to submit the COA.

Thank you,

Dedric Powell
513-608-0365

Sent from my iPhone

On Jul 26, 2018, at 8:22 AM, Ryan O'Malley <ryan@plattedesign.com> wrote:

Ric,

Please reply to this email confirming for Beth Johnson, the City of Cincinnati Urban Conservator, that you are the owner of 1518 Race Street and that you have authorized Platte Architecture & Design to submit a Certificate of Appropriateness application on your behalf.

Thanks,
Ryan

RYAN O'MALLEY
Project Manager / Designer

<image001.png>

202 W. Elder St. - 4th Fl.
Cincinnati, OH 45202
www.plattedesign.com
(513) 871-1850 x.1012

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

July 27th, 2018

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

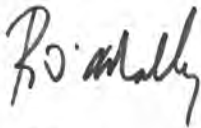
RE: COA and Zoning Variance Application – List of Witnesses

Dear Beth:

As of this date, the project at 1518 Race will be represented by the following persons:

- Dedric Powell (owner, development partner)
- Dennis Taffe (development partner)
- Kurt Platte, Platte Architecture & Design
- Ryan O'Malley, Platte Architecture & Design

Thank you,



Ryan O'Malley

Platte Architecture + Design



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
 Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 1518 Race St. COMMUNITY Over-the-Rhine
 PARCEL ID(S) 081-0004-0010-00
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME Ryan O'Malley CONTACT PERSON (if legal entity) _____
 ADDRESS 202 W. Elder St. CITY Cincinnati STATE OH ZIP 45202
 EMAIL ryan@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect
 TELEPHONE 513-871-1850 x1012

Section 3. OWNER
 NAME Dedric Powell CONTACT PERSON (if legal entity) _____
 ADDRESS 6248 Davon Ct CITY Loveland STATE OH ZIP 45140
 EMAIL ric.powell@veregate.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-608-8365

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

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project.)
Mixed-use new construction with commercial space at the basement & first floor, and 16 residential units on floors 2-5.

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

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.
 Print Name Ryan O'Malley Signature R O'Malley Date 7/27/2018

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

September 19th, 2018

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Zoning Relief for New Project at 1518 Race Street

Dear Beth:

We are requesting relief in the form of a density variance and 50% parking reduction for a proposed development at 1518 Race Street. The proposed project is a 4 story mixed-use building. The first floor will support a future restaurant, and the upper floors will include residential apartments.

The development regulations in this district would allow for only 6 units. While a density of only six units would allow for abundantly spacious residences, it is financially and practically necessary, and historically appropriate, to request increased density for this development.

Practically speaking, the market demand supports the need for moderately sized apartments. Accommodating more individual renters at a reasonable unit area and rate responds to this demand of the neighborhood. Many wishing for higher square footages in this neighborhood are in the market to buy condos or single-family townhomes. Our project, however, isn't seeking to serve the top-tier luxury end of the rental market but to respond to a more moderate range of area and price.

In addition, historic records show a greater density on this site than we are requesting. Per Sanborn maps and city directories from 1931-32, this site once contained two four-story buildings, each containing a commercial storefront with 10 residential flats above, for a total of 20 apartments on the site. Over-the-Rhine historically included a density rate much higher than seen today. While the neighborhood will likely never again reach the density rates of its past, a variety of densities is appropriate within the storied fabric of the neighborhood.

There is significant financial incentive to provide more, smaller rental units rather than fewer large units. The enclosed pro-forma supports this. While the per-square-foot cost of

constructing additional units (additional entrances, additional kitchens, etc) is greater, the financial-return-per-square-foot is also greater with increased units. Developers are more risk averse in 2018 due to fluctuations in steel prices and other construction costs. Labor costs are higher than they've ever been. Confidence in a realistic working pro-forma cannot be overstated. The pro-forma for this development becomes less attractive as the quantity of residences is reduced.

More broadly speaking, increased density in urban areas is good for the planet. High-density urban areas, walkable proximity to amenities, reduced carbon footprint, and living within existing infrastructure are all parts that move us to a more sustainable means of living. This goal of density, limited to a level that is also appropriate for this historic neighborhood, promotes the general welfare of not just our own neighborhood, but the city and beyond. (It is always healthy to envision our immediate neighborhood in a greater context.)

Per Cincinnati Municipal Code 1445-13, the proposed project is in the public interest, as outlined below.

(a) *Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.

- The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity.

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

- The project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.

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

- The project conforms to the OTR Comprehensive plan as an addition of mixed-use space that supports walkability and holds and completes the line of the street.

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

- The site is accessed via existing infrastructure. Race Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system. A portion of private residential parking is accommodated on the site via the rear alley.

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

- (not applicable)

(f) *Landscaping*. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

- (not applicable)

(g) *Hours of Operation*. Operating hours are compatible with adjacent land uses.

- (Not applicable; no outdoor commercial space is proposed.)

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

- The proposed mixed-use development of commercial space with residential units above is compatible with the neighborhood. The proposed design seeks to be compatible with the OTR historic guidelines as well.

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

- (not applicable)

(j) *Adverse Effects*. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

- This proposed development will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, completion of the street façade, and more contribute in a positive way. Density is in line with other surrounding properties. The proposed development may increase traffic, which will be accommodated by the existing street and streetcar system, and is offset by inclusion of residential parking on the site.

(k) *Blight*. The elimination or avoidance of blight.

- The site is currently a vacant lot. While this lot is currently well-maintained, empty unused lots in the neighborhood can become magnets for debris and overgrown vegetation. Putting empty lots into active use is a benefit to the neighborhood.

(l) *Economic Benefits*. The promotion of the Cincinnati economy.

- The proposed development will increase the property value of this site.

(m) *Job Creation.* The creation of jobs both permanently and during construction.

- The proposed development will create temporary construction jobs and later will create permanent jobs in the future restaurant and in property management and maintenance of the apartments.

(n) *Tax Valuation.* Any increase in the real property tax duplicate.

- Property taxes will increase with the proposed development of this site, and more so due to increased density of units.

(o) *Private Benefits.* The economic and other private benefits to the owner or applicant.

- The owner is seeking an economic benefit in the development of this property, and wishes to ensure economic success through the request for increased density.

(p) *Public Benefits.* The public peace, health, safety or general welfare.

- The proposed development will add to a nearly complete block, thereby completing the street. The project will make available more apartments to meet the ongoing demand in the neighborhood. The project will bring a commercial component to this side of the street, increasing walkability and amenities in the vicinity. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition.

Below is a response to the standards for a variance per CMC 1445-15.

1409-09: Development Regulations (CC-P) – Lot area/ dwelling unit

The proposed plans include 15 residential units. Section 1409-09 of the Cincinnati Municipal Code allows for one unit per 700 sf of lot area. Our lot area is 4500 square feet, which would allow only 6 units. In order to have 15 units, we are requesting a *numerical variance of 6000 sf*. We believe this request is justified based on the following hardship:

- **(a)The strict application of the Code is unreasonable and would result in practical difficulties.** Compelling the owners of the site to limit the number of units they can develop significantly impacts their return on investment. As the enclosed proforma comparison indicates, developing 6 units (which is what the Zoning Code allows) vs. 16 units illustrates how much better it is to do smaller units and more of them, particularly at this location.

- **(b) Neighboring properties enjoy a high unit density.** It is true that a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

For comparison, our proposed project is included within a list of nearby properties whose unit density ratios exceed 1/700 sf. All of these properties reside in the same Zoning District (CC-P).

<u>Address</u>	<u># units</u>	<u>lot sf</u>	<u>sf / unit</u>
1401 Republic	10	2625	263
31 W. 13 th St.	17	4660	274
1518 Race	15	4500	300
1405 Republic	13	4125	317
20-22 W. 12 th	8	2995	374
1221-1223 Republic	20	8625	431
21 W. 13 th	11	4750	432
1331 Vine	10	5450	545
1200-1213 Race	25	14409	576

As indicated in the table above, our request for density does not fall outside the range of what has been approved for comparable projects.

In addition, historic records show a greater density was once supported on this site. City Directory records from 1931-32 below:

1931-32 City Directory

flats	1518 Race	1520 Race
storefront	Frank E. Wicker, uphols, 1518 Race F.E. Wicker & Co., Oriental and Domestic Rugs and Carpets Cleaned Refitted and Repaired, Rugs Made From Old Carpets, 1417 Central Parkway, Phones Parkway 1614 and Cherry 1106 and Western Hills Shade & Drapery Co, 1011 Vine, h. 2510 Harrison Av	Julius C. Howe, tires, h. 3960 Harrison Av
	Wicker F.E. & Co., Oriental and Domestic Rugs, Dusted, Renovated and Repaired; also, Binding and Serging, 1518 Race, Phone Parkway 1258	
1	John Cotrino, watchmkr 144 W. 6th, h. flat 1, 1518 Race	Jesse O Stone, restaurant 1014 Walnut, h. flat 1, 1520 Race
2	Stella M Baker (wid Raymond) cook, h. flat 2, 1518 Race	no listing
3	Simeon Sexton, cutter, h. flat 3, 1518 Race	Isaac L Boston, h. flat 3, 1520 Race
4	Dale C. Wood, ins, h. flat 4, 1518 Race	Edward Hepp, punch op, h. flat 4, 1520 Race
5	Sidney Riley, truck driver, h. flat 4, 1518 Race <i>listed as flat 4 in directory and flat 5 in listing</i>	Elmer Reid, h. flat 5, 1520 Race
6	Fred J. Jansen, h. flat 6, 1518 Race	Walter W East, carp, h. flat 6, 1520 Race
7	Mrs. Mildred Kopp, clk 5th 3d Union Trust Co, h. flat 7, 1518 Race Richard Kopp, plumber, h. flat 7, 1518 Race	Robt C Daiker, clk Union Central Life Ins Co, h. flat 7, 1520 Race
8	Geo Pennington, die setter, h. flat 8, 1518 Race	Vacant
9	Vacant	Jos Taylor, mach op, h. flat 9, 1520 Race
10	Vacant	Mrs Peggy Ramsey, h. flat 10, 1520 Race

1425-19: Off-Street Parking and Loading Requirements (CC-P)

1425-23: Reduced Parking

Following the requirements of Section 1425-19, the residential portion of this project will require 15 spaces, and the commercial restaurant use will require 0 spaces, as that space will be limited to 2000 square feet. This makes 15 spaces total. Per 1425-23a, which allows the Zoning Administrator to grant a reduction in the number of spaces required where a use is located within 600' of a public parking facility, we are requesting a *50% reduction in required parking*. This would result in 8 required spaces.

1518 Race is located within 600' of the following public parking facilities:

- 1549 Race Street (Corner of Liberty and Race)

Many more public parking facilities are accessible by streetcar, and there is a streetcar stop immediately adjacent to this site. The Over-The-Rhine neighborhood is becoming increasingly walkable. Improved public transit, namely the streetcar, along with car-sharing and ride-sharing programs have allowed residents to be mobile without car ownership. Developer research confirms that fewer prospective residents wish to own cars in this neighborhood.

The requested variances and calculations are summarized below.

<u>Zoning Code of the City of Cincinnati</u>	<u>Relief Requested</u>
<u>1409-09 Development Regulations. (CC-P)</u>	
• Residential Regulations:	
Lot Area/unit: 700 sf	15 units @ 700 sf = 10,500 sf needed
	50' x 90' lot = 4500 sf lot area
	6000 sf variance
<u>1425-19 Off-Street Parking and Loading Requirements</u>	
• Residential Uses: 1 per unit	15 units = 15 spaces
• Commercial Uses: Restaurant	2,000 sf
First 2000 sf exempt	-2,000 sf = 0
• TOTAL SPACES REQUIRED	15 (resid.) + 0 (restaurant) = 15 spaces
<u>1425-23 Reduced Parking</u>	
(a) Proximity to Public Parking Facilities	50% reduction requested
	15 spaces (.5) = 8 spaces
	8 spaces provided on site

Thank you,



Ryan O'Malley

Platte Architecture + Design

Proforma Comparison

16 unit, 4.5 story building vs. 6 unit, 4.5 story building

16 UNIT BUILDING		6 UNIT BUILDING	
RESIDENTIAL 14,200 SF x \$230	3,266,000	RESIDENTIAL 14,200 SF x \$250	3,550,000
COMMERCIAL 2,000 SF x \$185	370,000	COMMERCIAL 370,000	370,000
BASEMENT/GARAGE 5,550 SF x \$185	1,026,750	BASEMENT/GARAGE 5,550 SF x \$185	1,026,750
TOTAL	4,662,750	TOTAL	4,946,750
RESIDENTIAL ANALYSIS		RESIDENTIAL ANALYSIS	
14,200* SF/ 6 UNITS	2,366 SF	14,200* SF/ 16 UNITS	888 SF
2,366 SF X \$1.20	2,840	888 SF X \$2.25	1,998
\$2,840 x 6 UNITS	16,470	\$1,998 x 16 UNITS	31,968
ANNUAL RES. INCOME	197,640	ANNUAL RES. INCOME	383,616
		ANNUAL LOSS	185,976

*GSF number includes rental and non-rentable space, floors 2-5, excluding roof deck

DRAWING INDEX

1 - Drawing Index	11 - Roof Plan	21 - Window Openings	31 - Windows - Primary Elevation
2 - Front Rendering	12 - West Elevation - Existing	22 - Storefronts	32 - Windows - Secondary Elevation
3 - Context Map	13 - West Elevation - Proposed	23 - Setback	
4 - Street Context Photos	14 - East Elevation - Proposed	24 - Rhythm	
5 - Rear-of-Site Photos	15 - North/South Elevations - Proposed	25 - Rhythm	
6 - Front-of-Site Photos	16 - Siteline Study	26 - Rhythm	
7 - Site Plan - Existing	17 - Composition - Base	27 - Height	
8 - Site Plan - Proposed	18 - Composition - Middle	28 - Height	
9 - Basement - 1st Floor Plans	19 - Composition - Top	29 - Emphasis	
10 - 2nd - 5th Floor Plans	20 - Window Openings	30 - Materials	

No sheets updated for the 11.05.2018 HCB Hearing

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



FRONT RENDERING - Looking NE

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

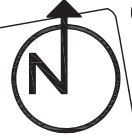
Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



CONTEXT MAP
Not to scale

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



STREETSCAPE CONTEXT PHOTOS

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



REAR-OF-SITE PHOTO - Looking SW



REAR-OF-SITE PHOTO - Looking NW

1518 Race Street
Cincinnati, OH 45202

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FRONT-OF-SITE PHOTO - Looking SE



FRONT-OF-SITE PHOTO - Looking NE

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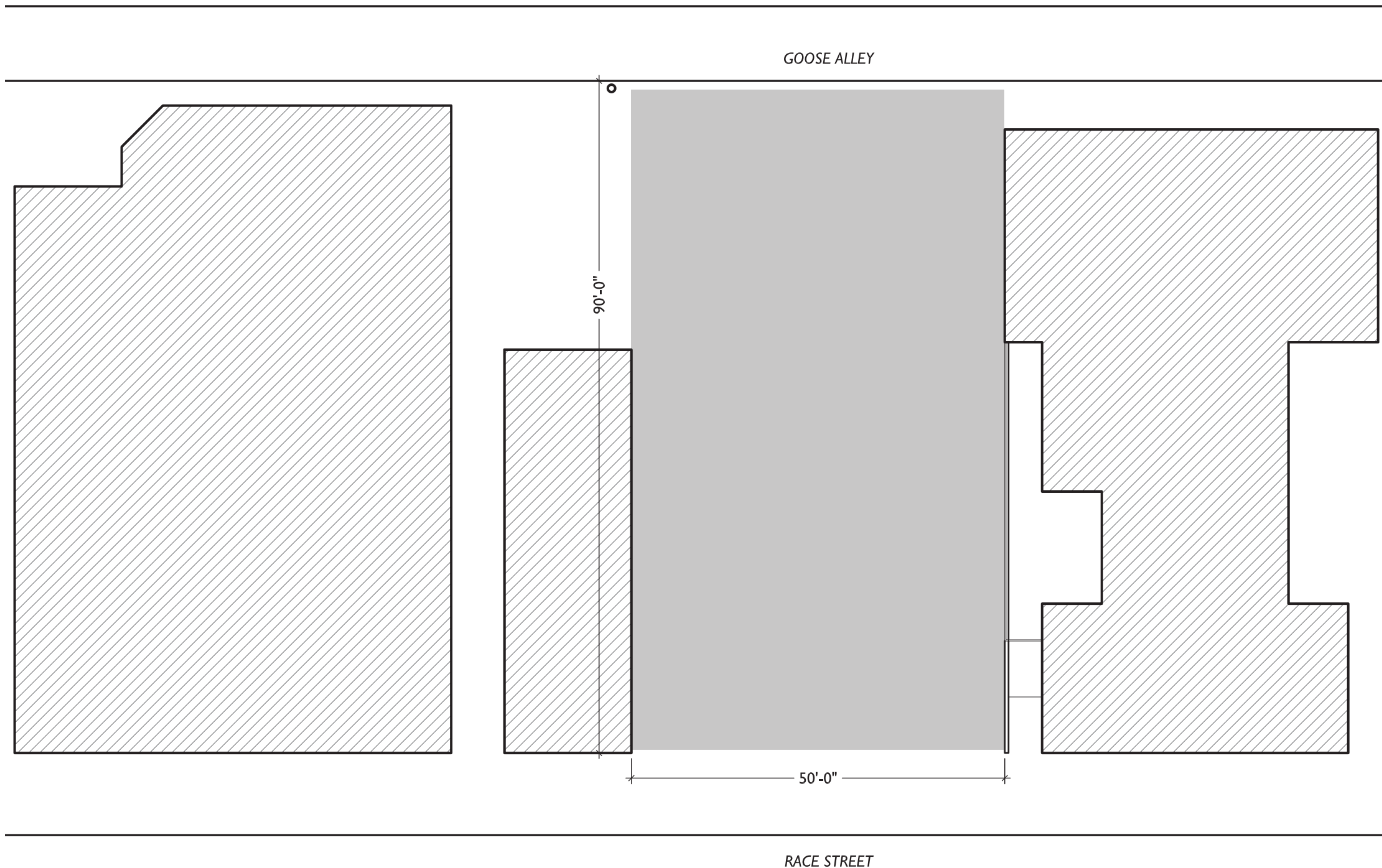
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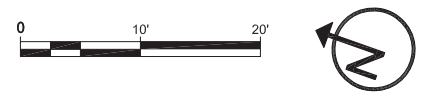


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SITE PLAN - Existing
 1/16" = 1'-0"



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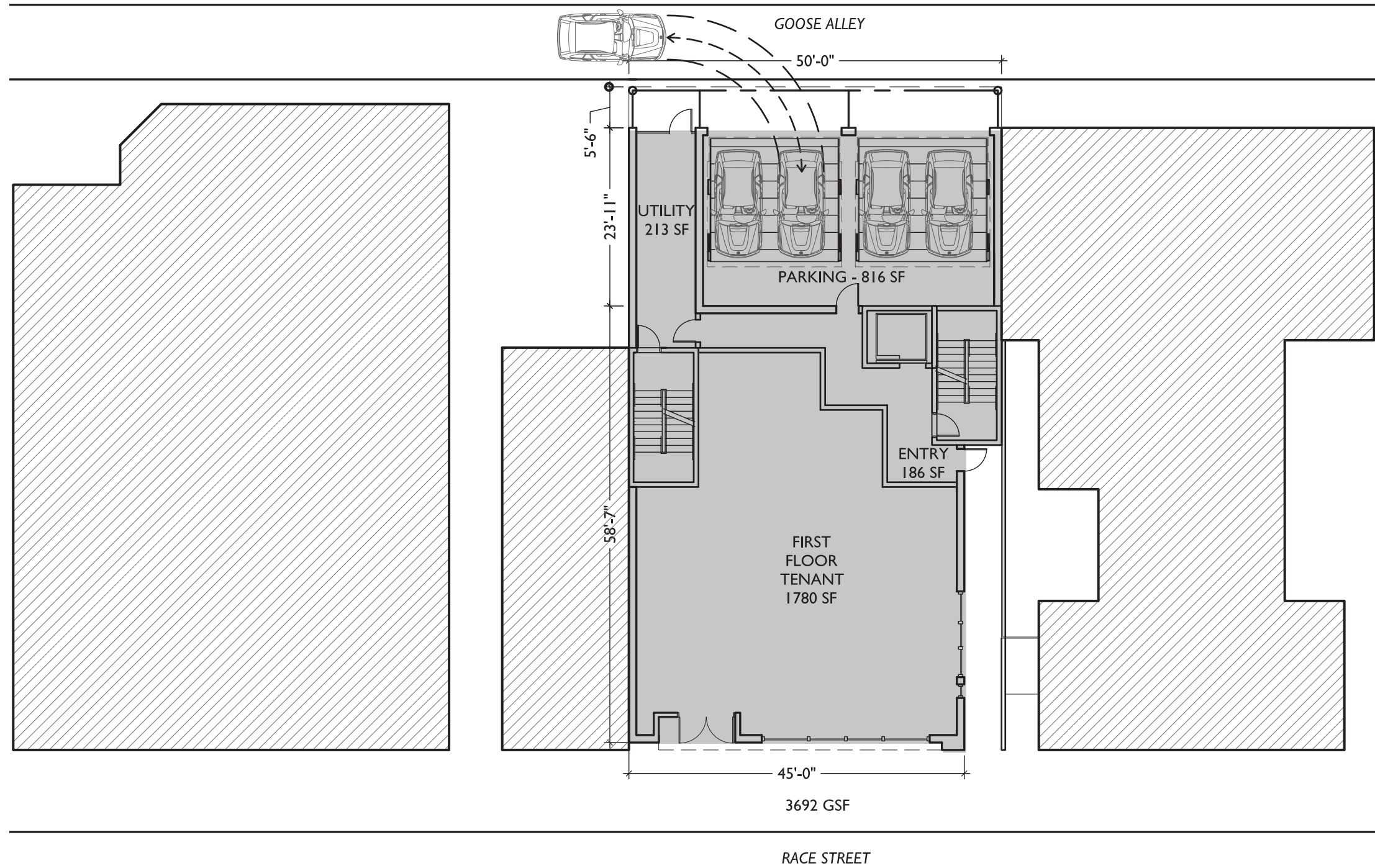
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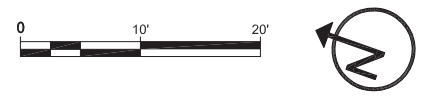


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SITE PLAN - Proposed
1/16" = 1'-0"



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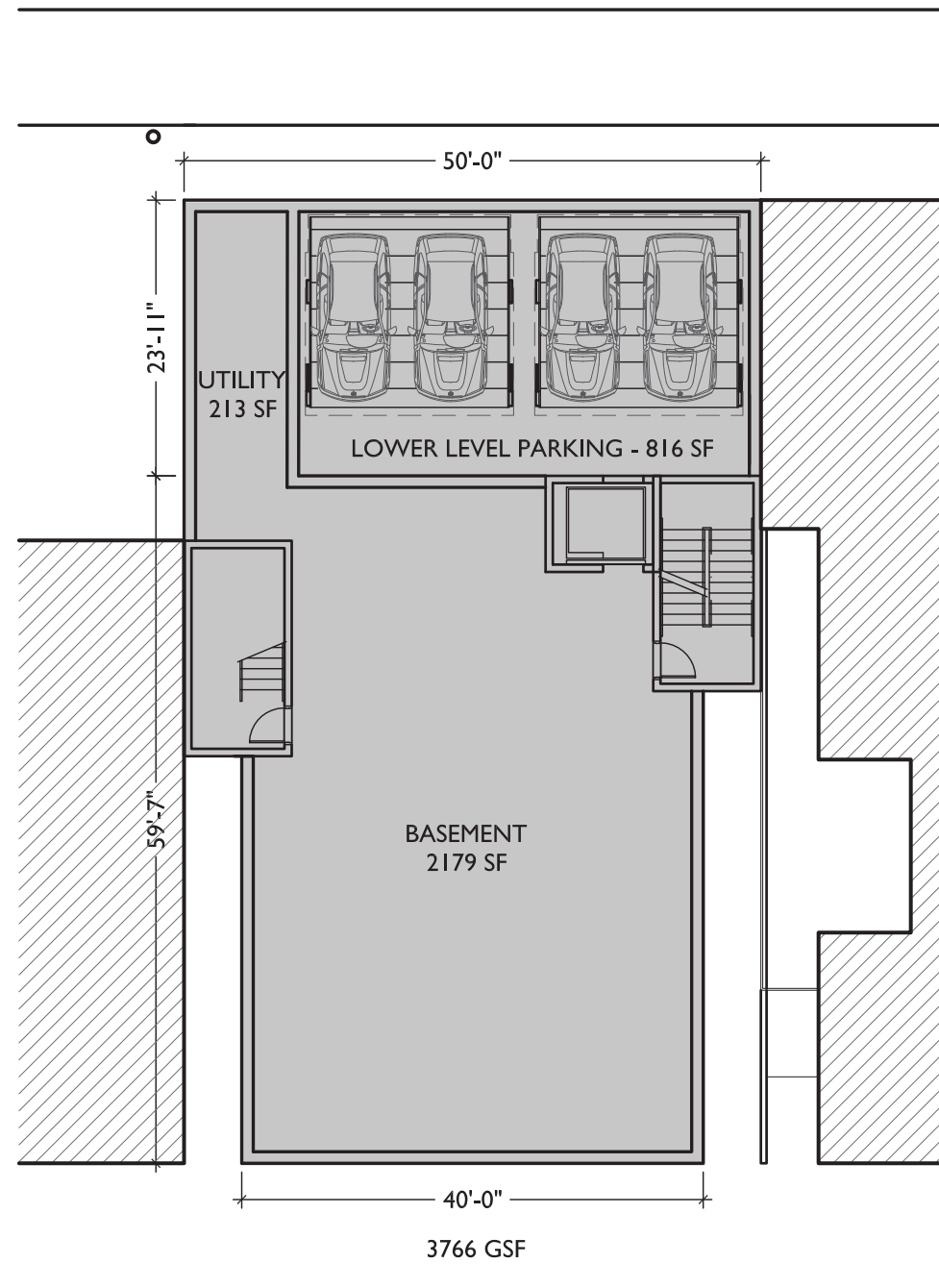
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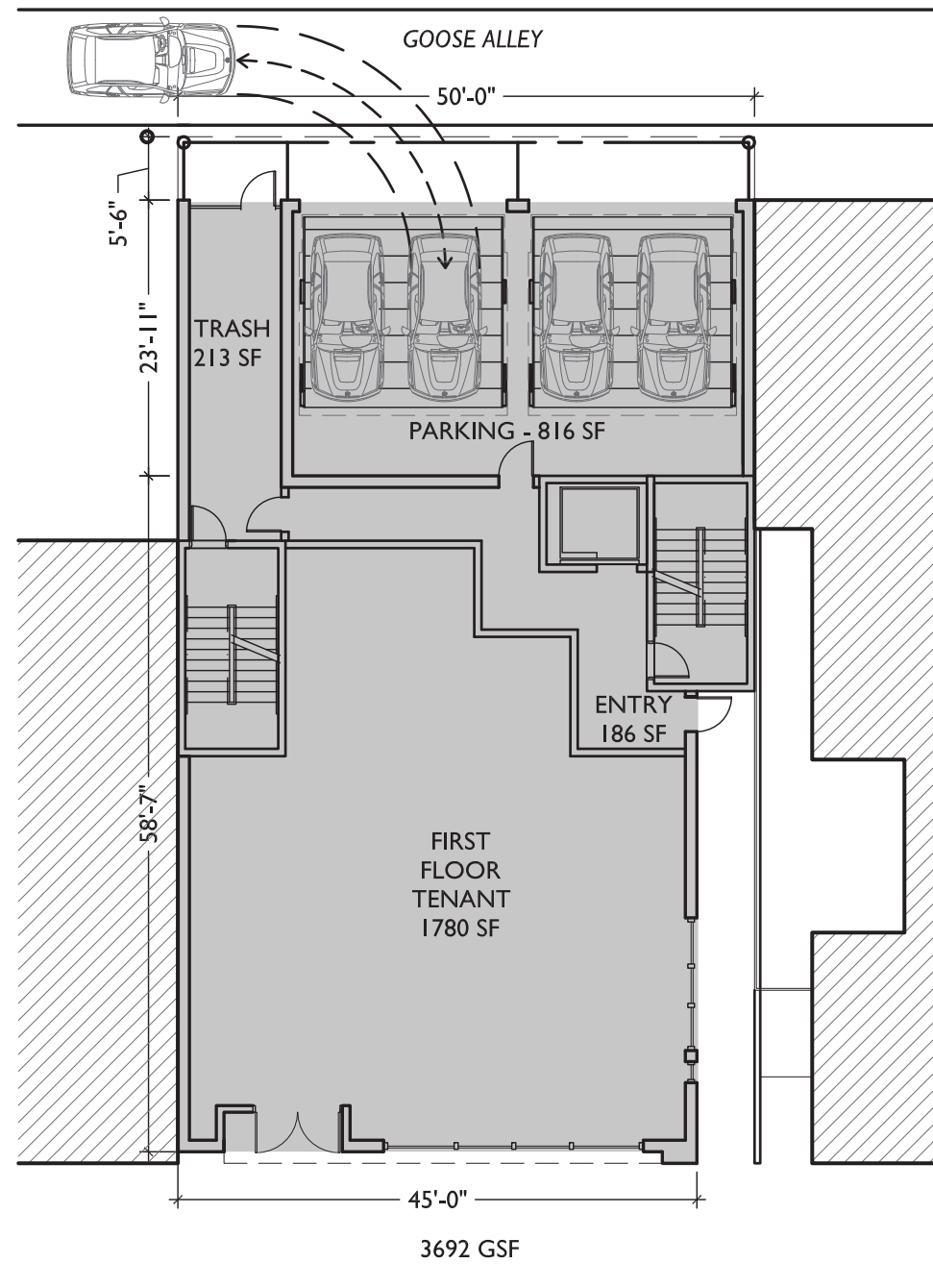
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BASEMENT FLOOR PLAN - Proposed
 1/16" = 1'-0"



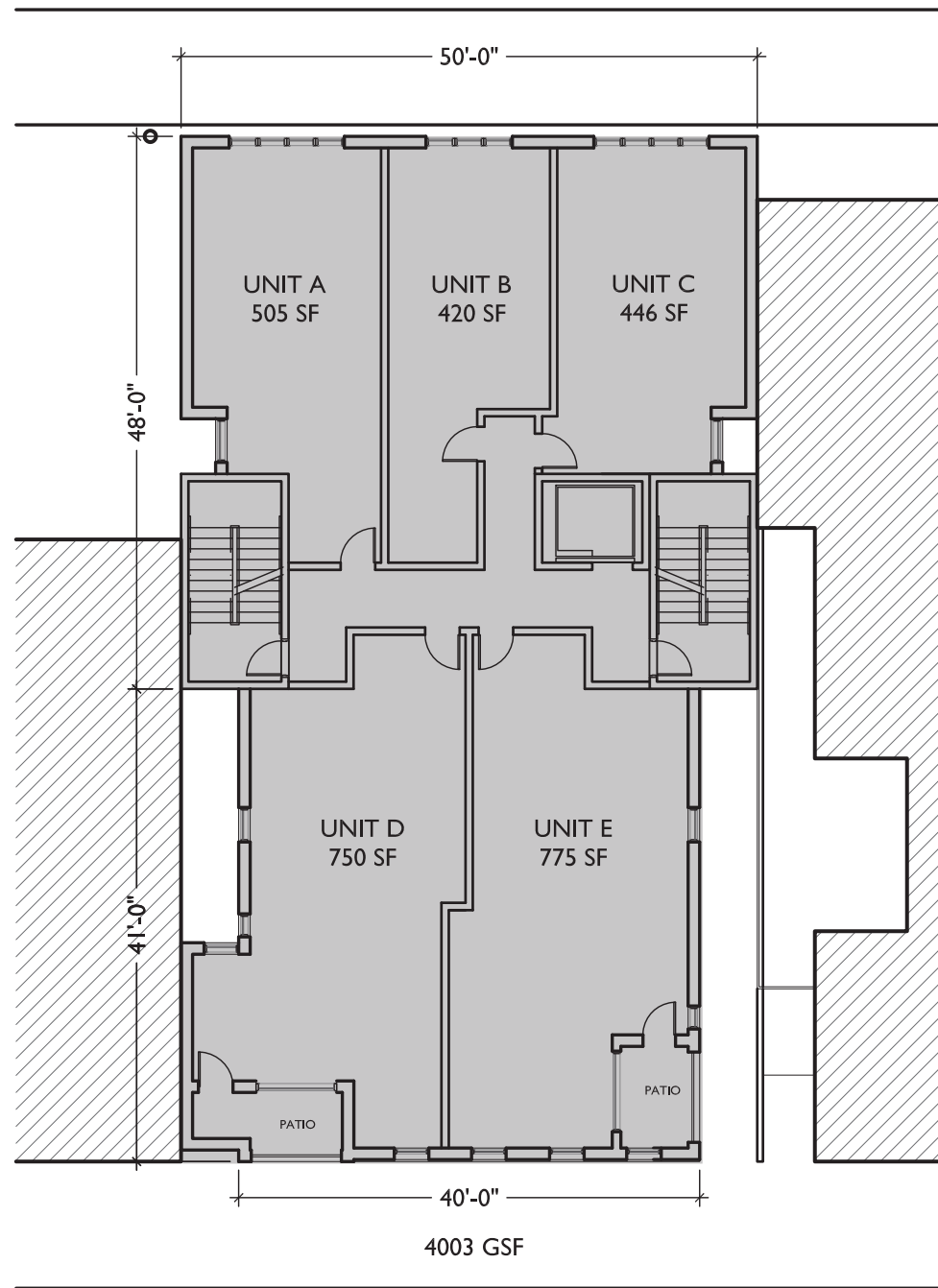
1ST FLOOR PLAN - Proposed
 1/16" = 1'-0"



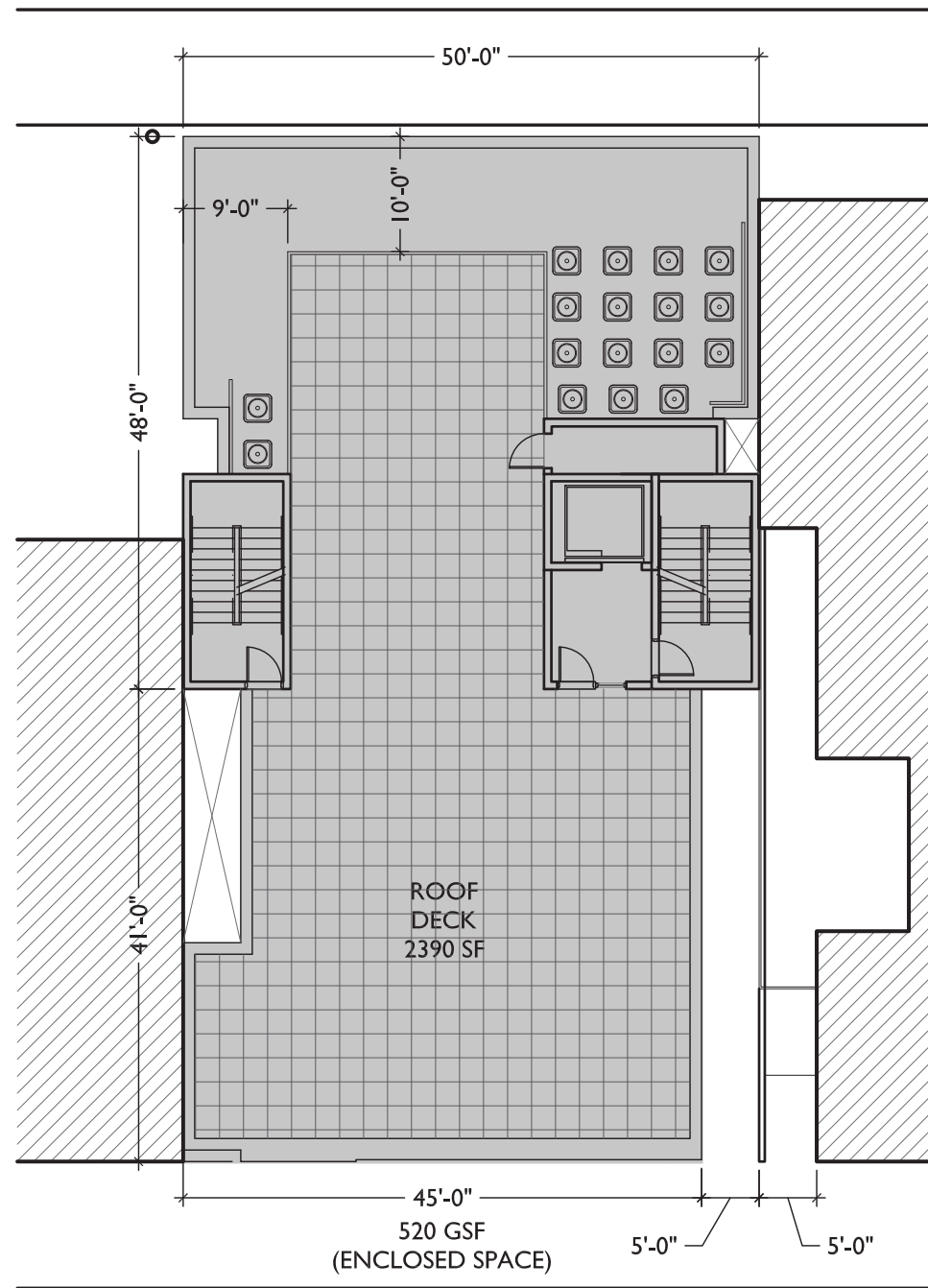
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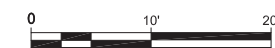
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2ND-4TH FLOOR PLAN - Proposed
 1/16" = 1'-0"



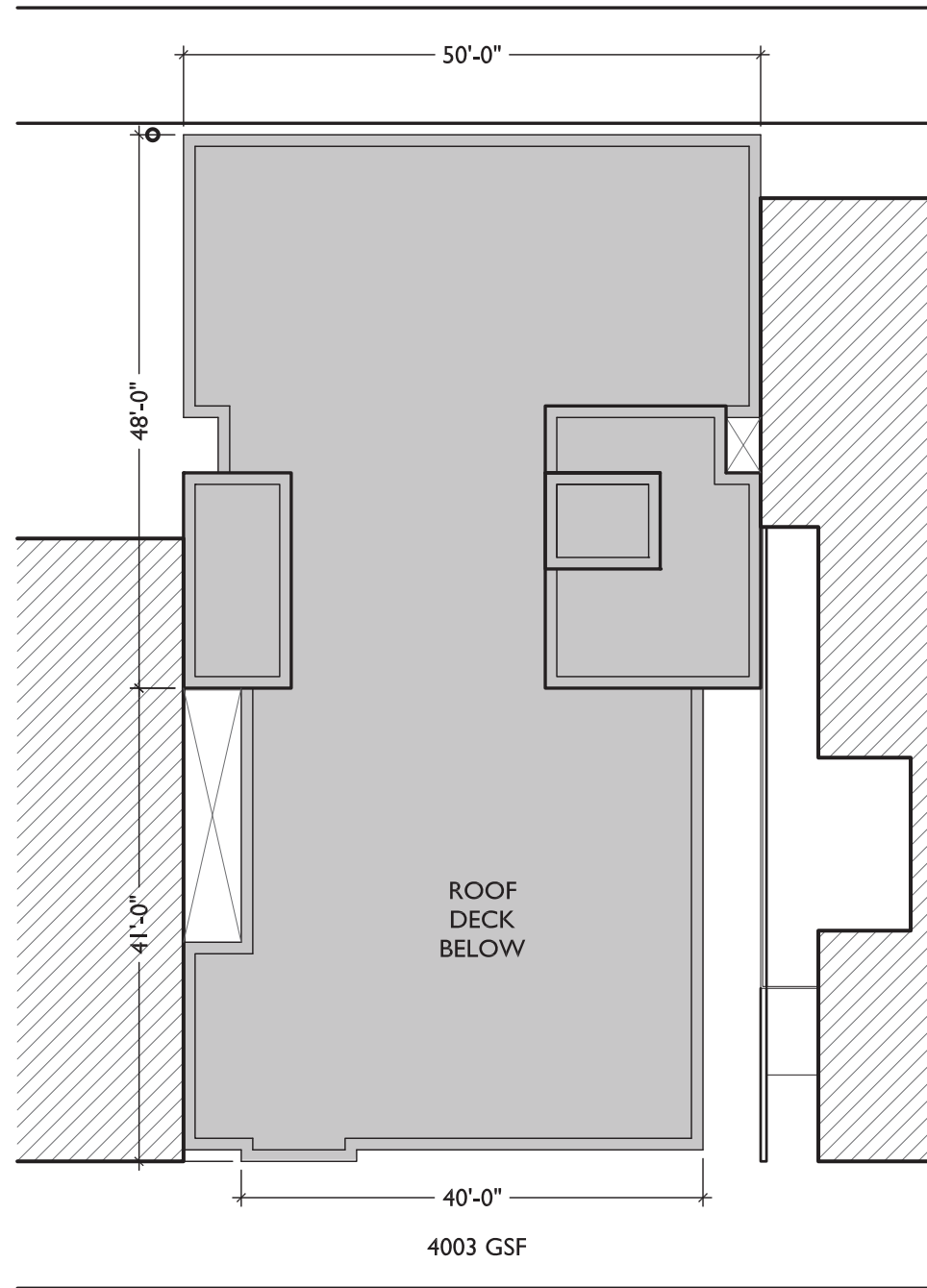
5TH FLOOR PLAN - Proposed
 1/16" = 1'-0"



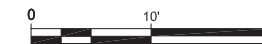
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ROOF PLAN - Proposed
 1/16" = 1'-0"



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WEST ELEVATION - Existing
1/16" = 1'-0"

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WEST ELEVATION - Proposed
 1/16" = 1'-0"

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



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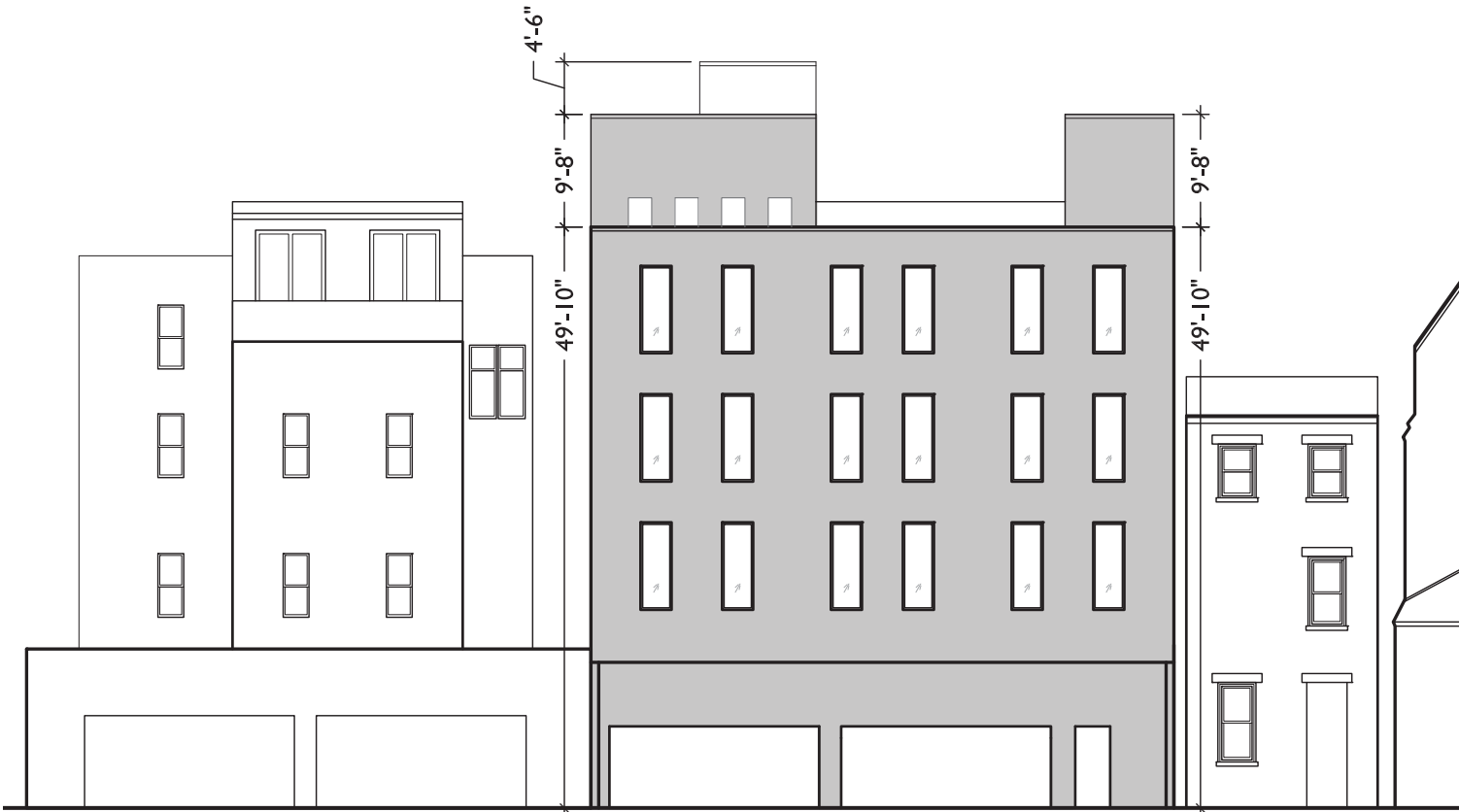


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MATERIALS LEGEND

-  BRICK MASONRY - LIGHT GRAY
-  STONE PANEL - BLACK
-  METAL PANEL - DARK GRAY
-  CEMENT FIBER BOARD - LIGHT GRAY



EAST ELEVATION (REAR) - Proposed
 1/16" = 1'-0"

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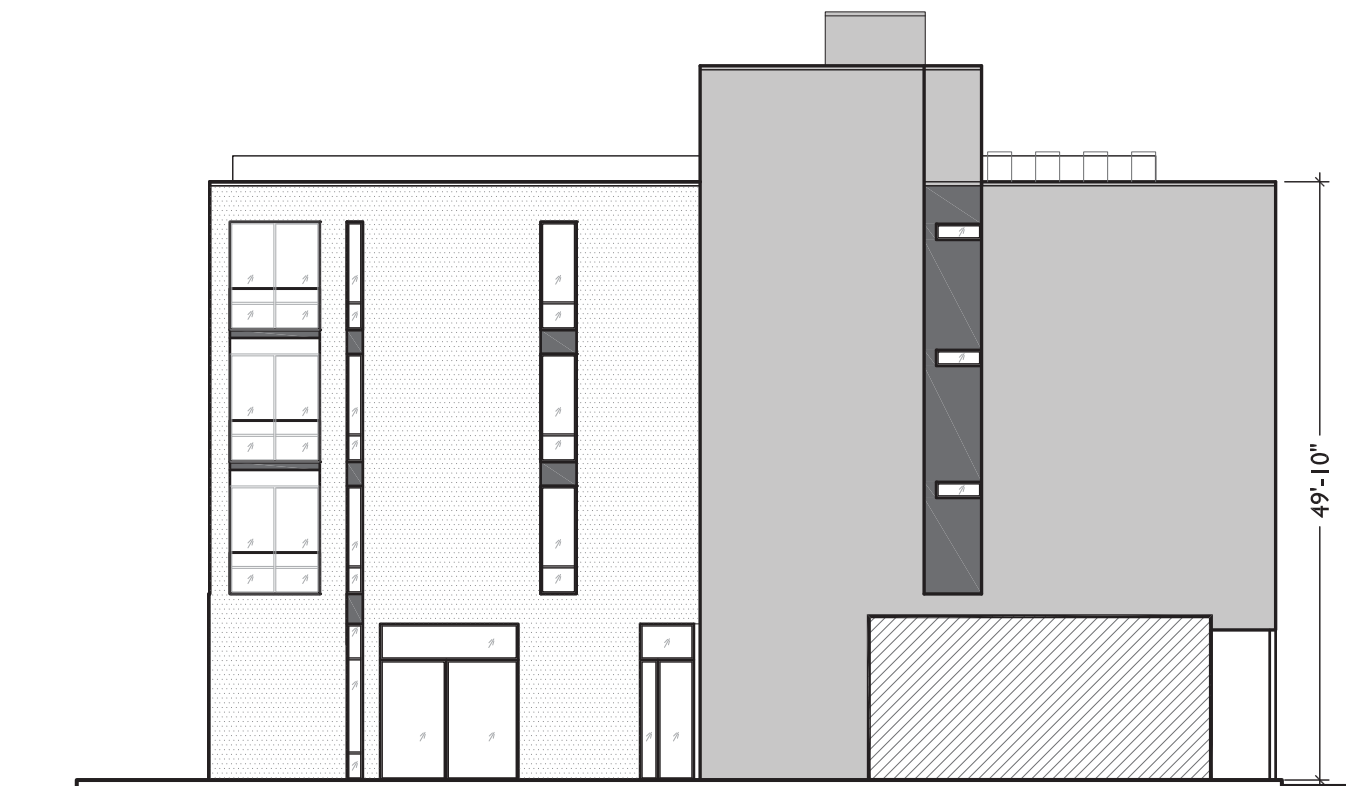


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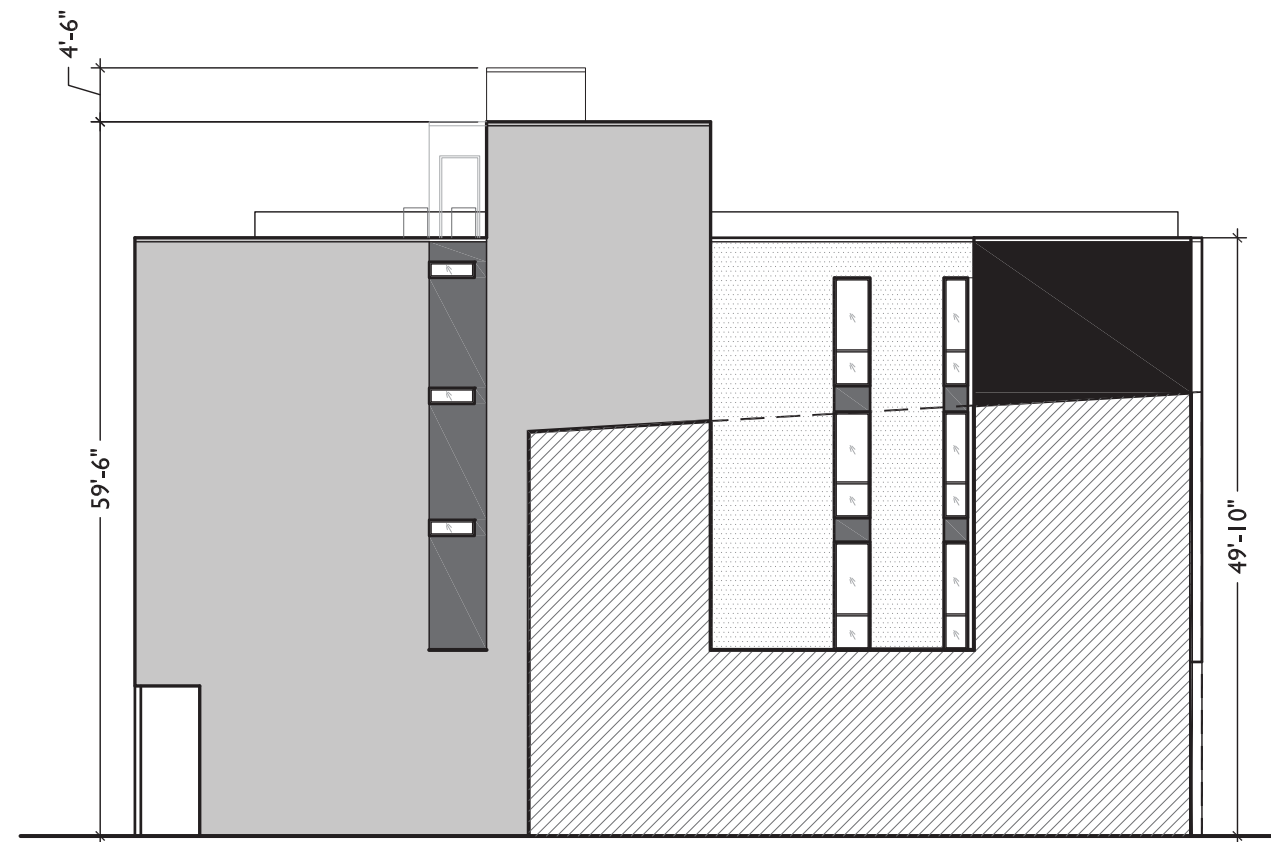
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MATERIALS LEGEND

	BRICK MASONRY - LIGHT GRAY
	STONE PANEL - BLACK
	METAL PANEL - DARK GRAY
	CEMENT FIBER BOARD - LIGHT GRAY



SOUTH ELEVATION (SIDE) - Proposed
1/16" = 1'-0"



NORTH ELEVATION (SIDE) - Proposed
1/16" = 1'-0"

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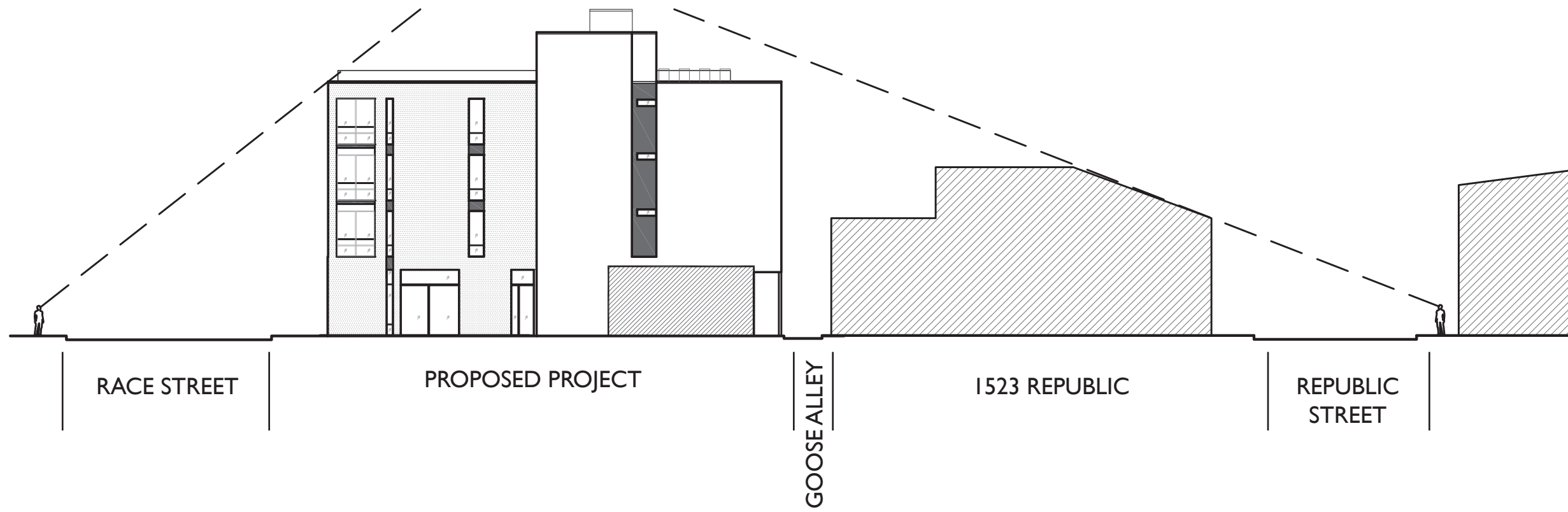
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SITELINES - Section looking North

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COMPOSITION - Base

“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.**”

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.”

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COMPOSITION - Middle

“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.**”

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.”**

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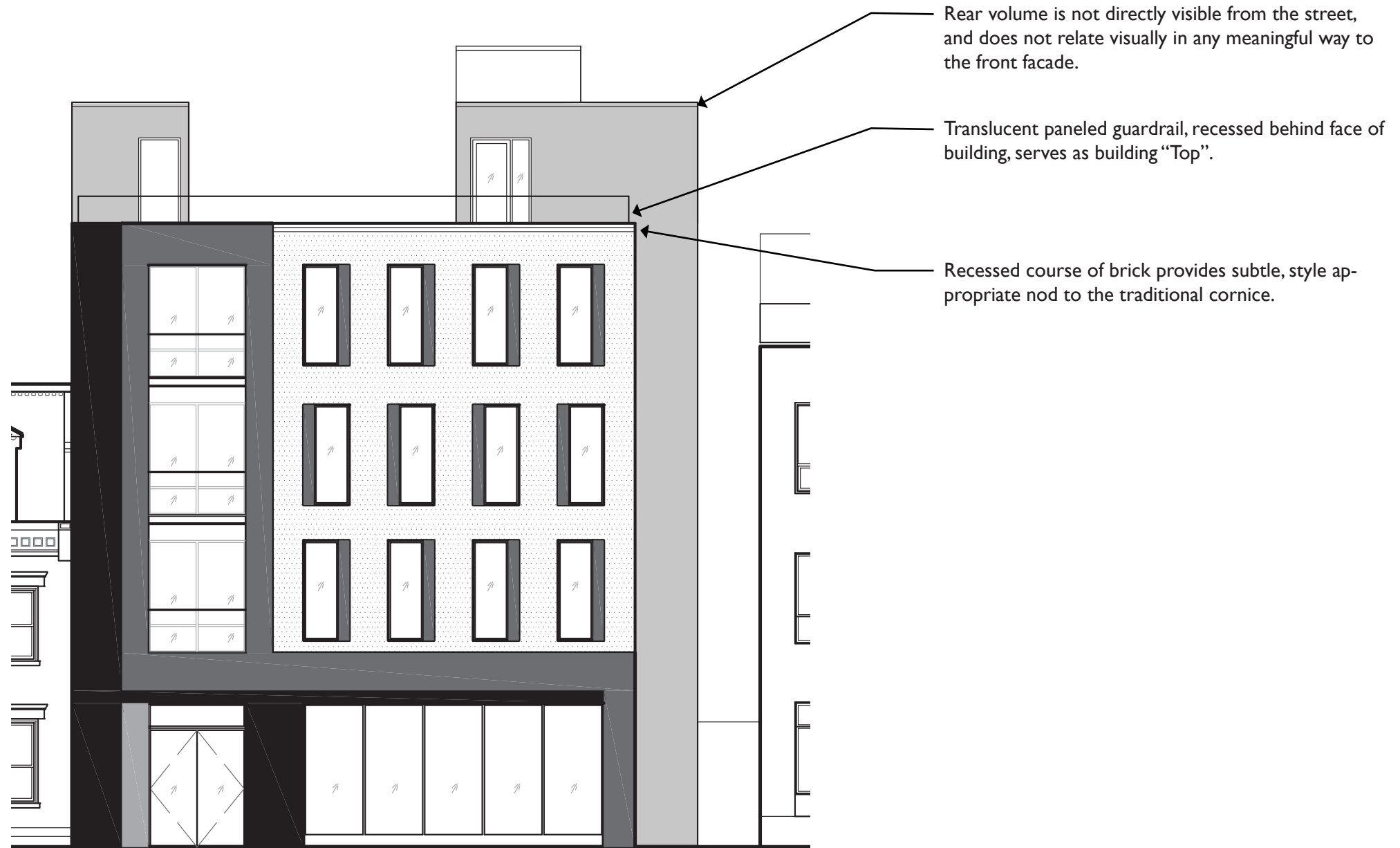
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COMPOSITION - Top

"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.**

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."

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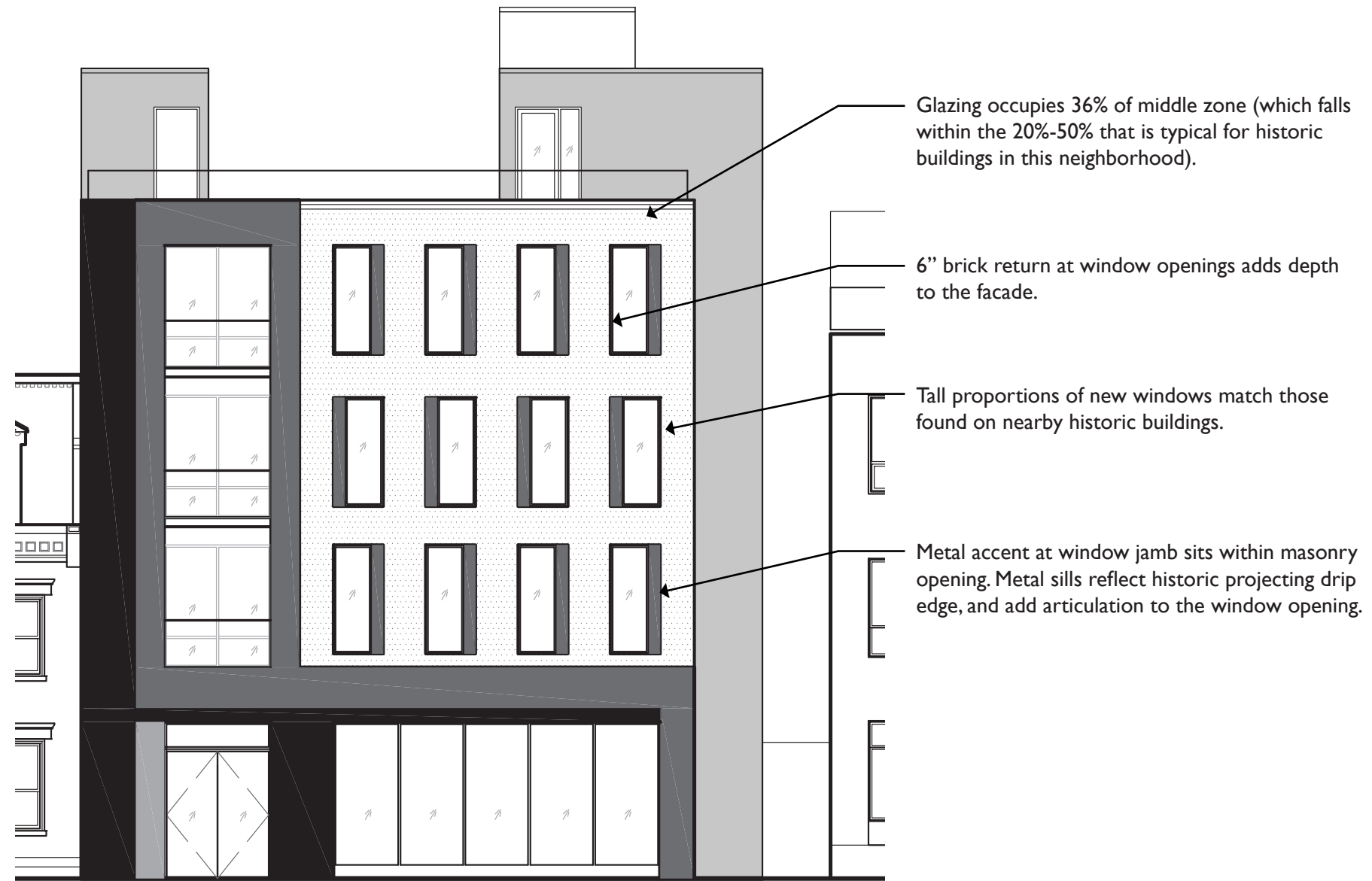
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WINDOW OPENINGS

“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 sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.”

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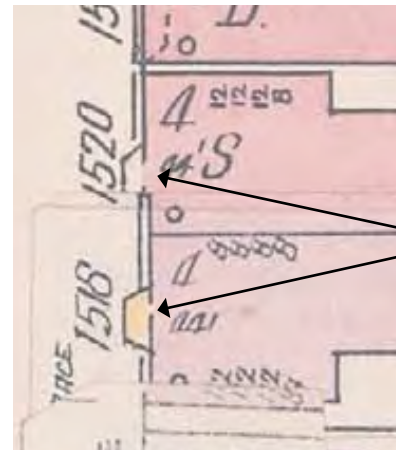
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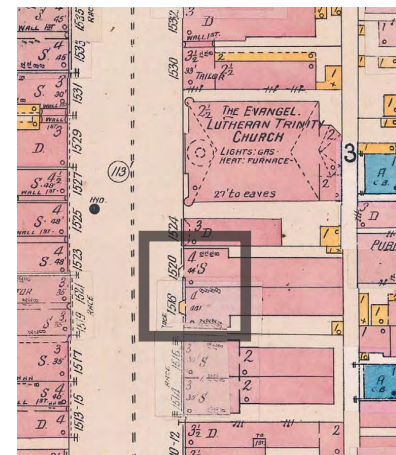


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Sanborn shows presence of bay windows within the historic buildings that once occupied the site.



Sanborn Fire Insurance Map, Cincinnati c. 1904 (Updated 1930)

Recessed balconies reflect the language of bay windows found in historic OTR buildings, including the historic buildings found at 1518 and 1520 in the Sanborn maps.



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STOREFRONTS

“New storefronts should relate to the characteristics of existing storefronts on historic buildings. **Storefronts in the district are typically taller than individual upper floors;** framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and **have large, fixed expanses of clear (not tinted or reflective) glass.** As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts.

The storefront lintels are 12'-0" to 18'-0" above grade; the window sill height is between 18" and 3'-0" above grade; and storefront windows are set back from the structural elements approximately 12".

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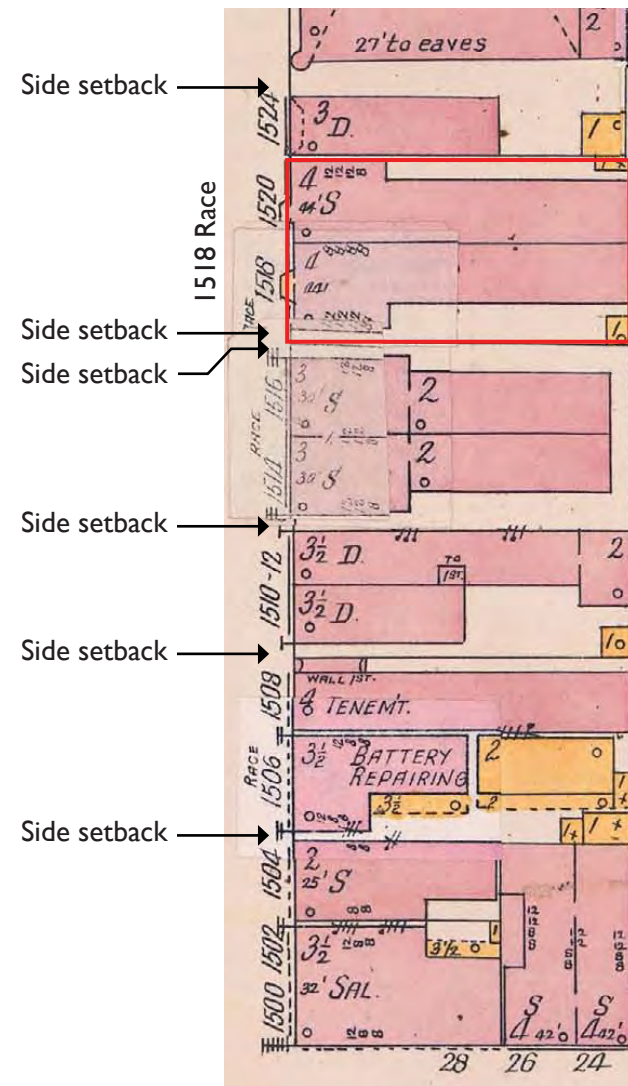
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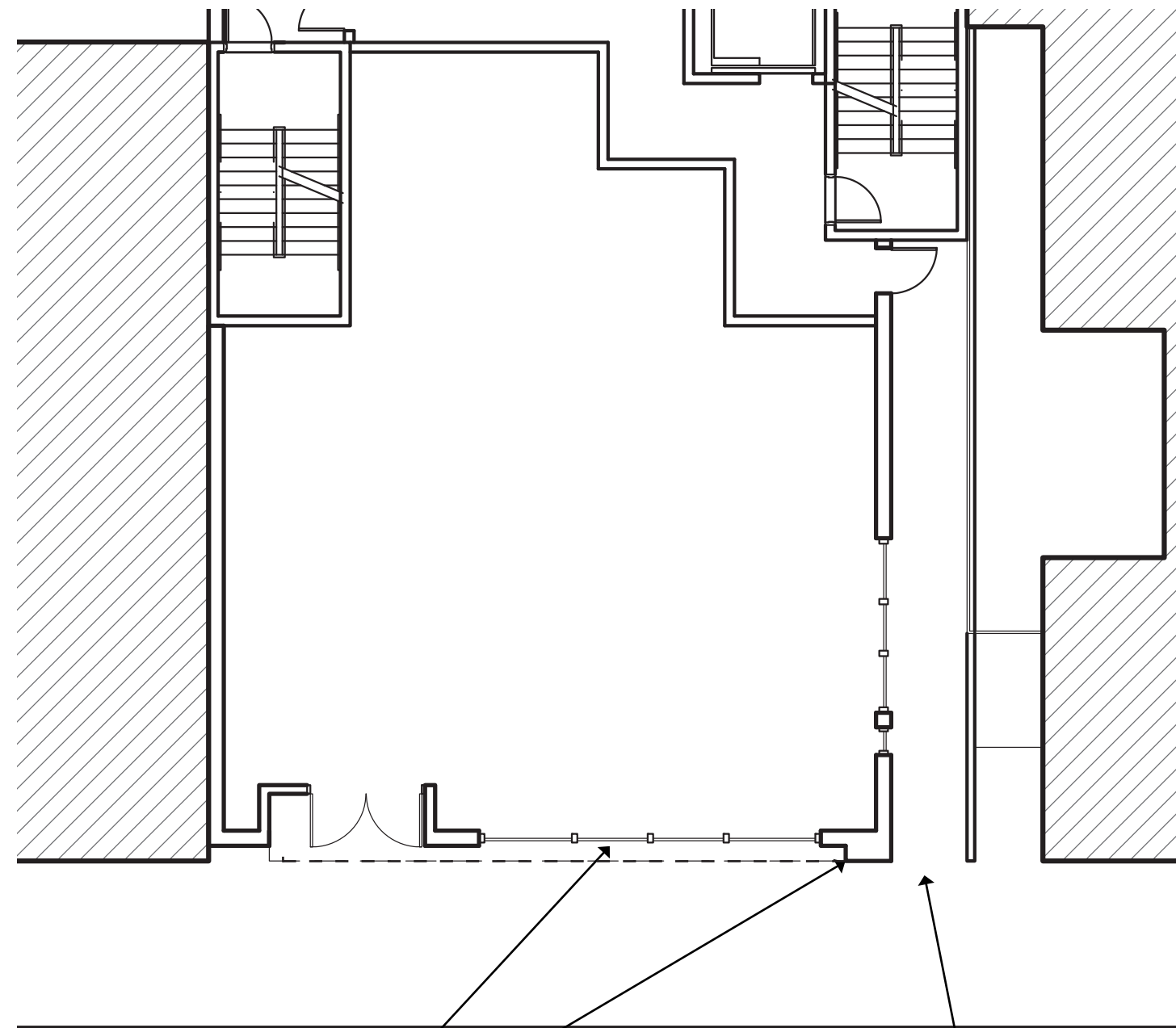


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Sanborn Fire Insurance Map, Cincinnati c. 1904 (Updated 1930)



First floor storefront is 12" from edge of property line.

Building maintains property line at floors above.

RACE STREET

5'-0" setback at south side of building matches historic setback as shown in Sanborn maps.

SETBACK

"Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches, and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines."

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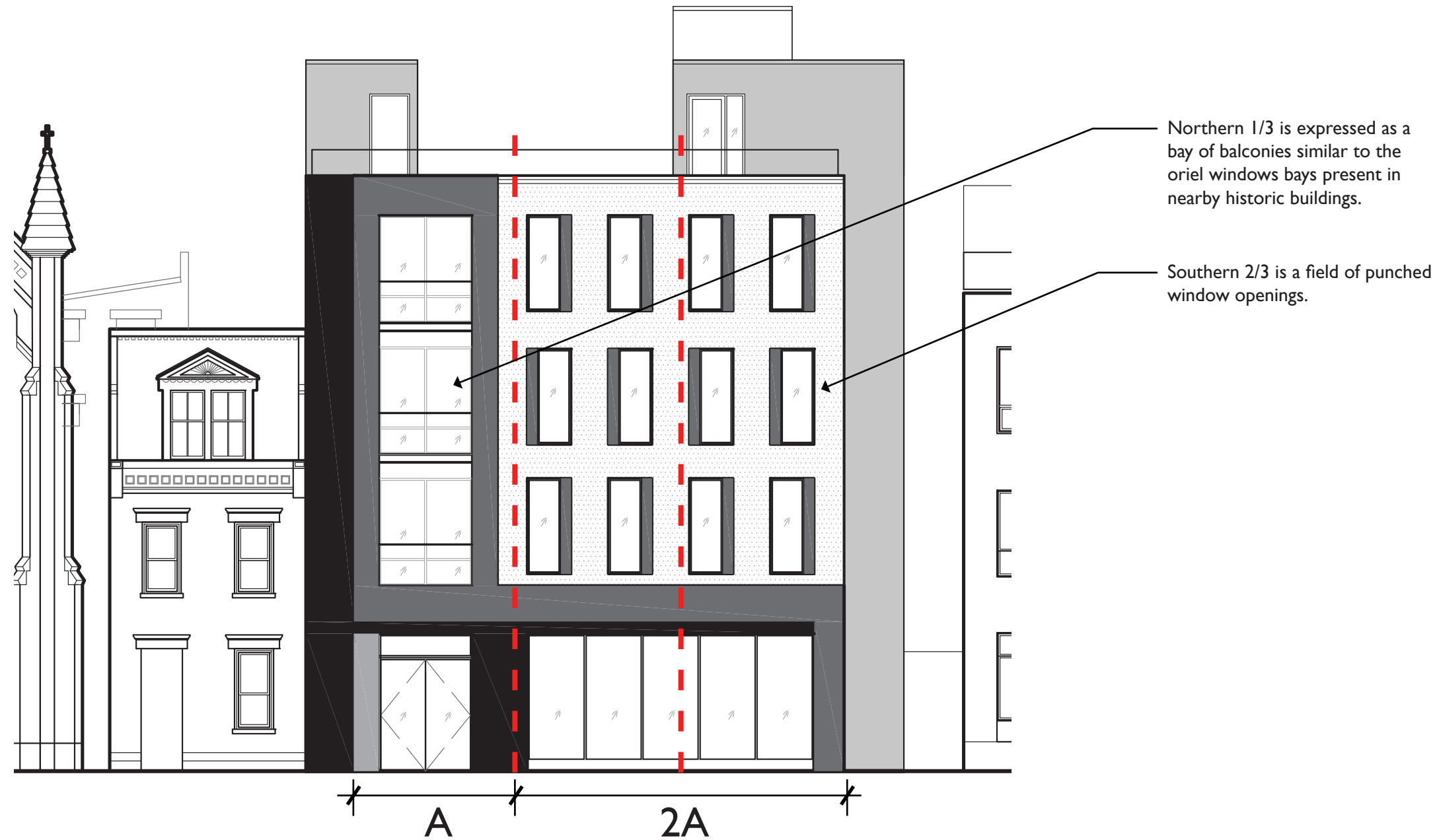
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RHYTHM

“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.”

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Northern bay of proposed project relates to the width of the existing 3-story building to the north.



RHYTHM

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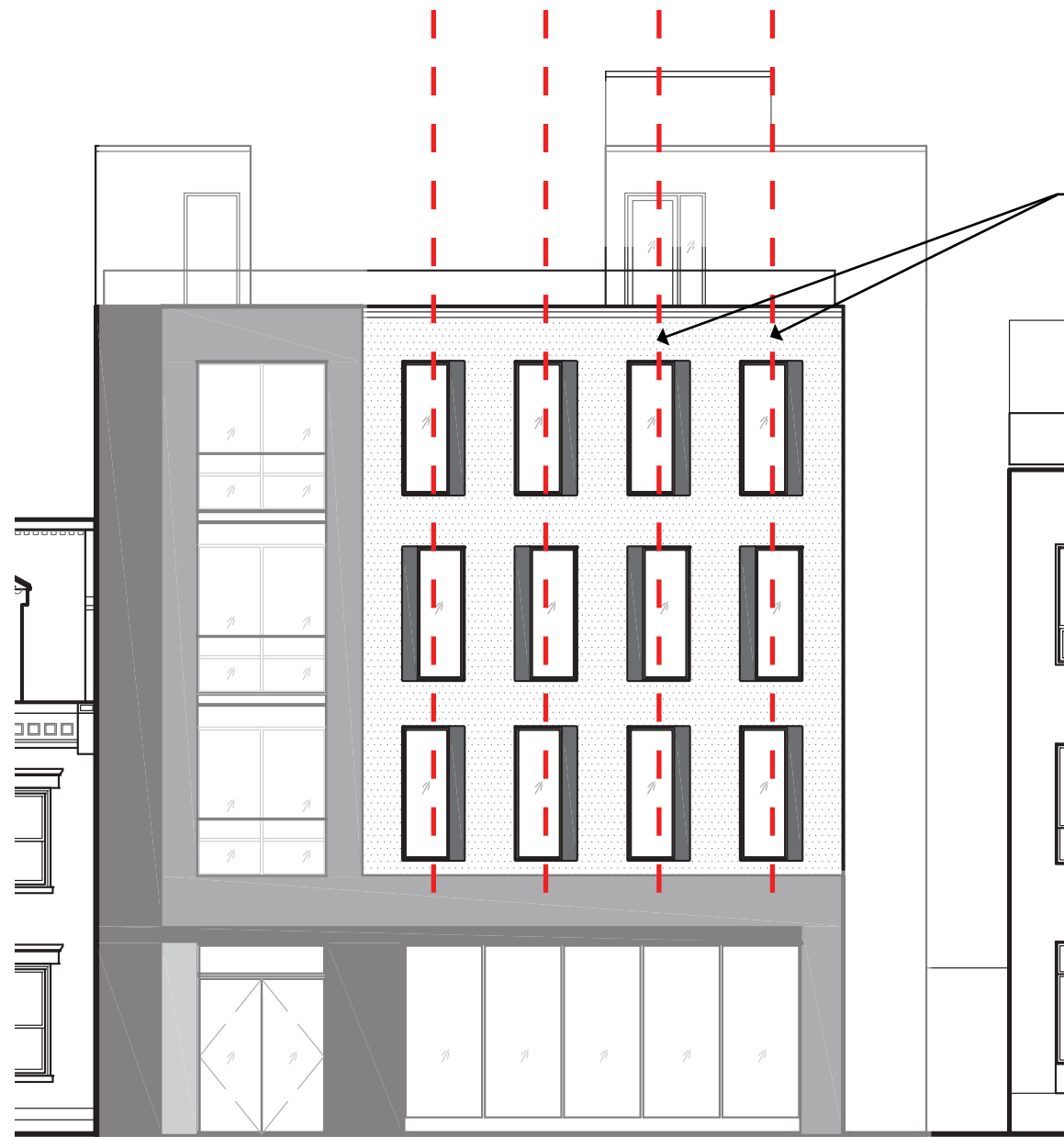
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Punched window openings are center vertically aligned. Window units jog within the openings, with a metal accent to one side of the brick opening. Accent locations alternate at each floor.

RHYTHM

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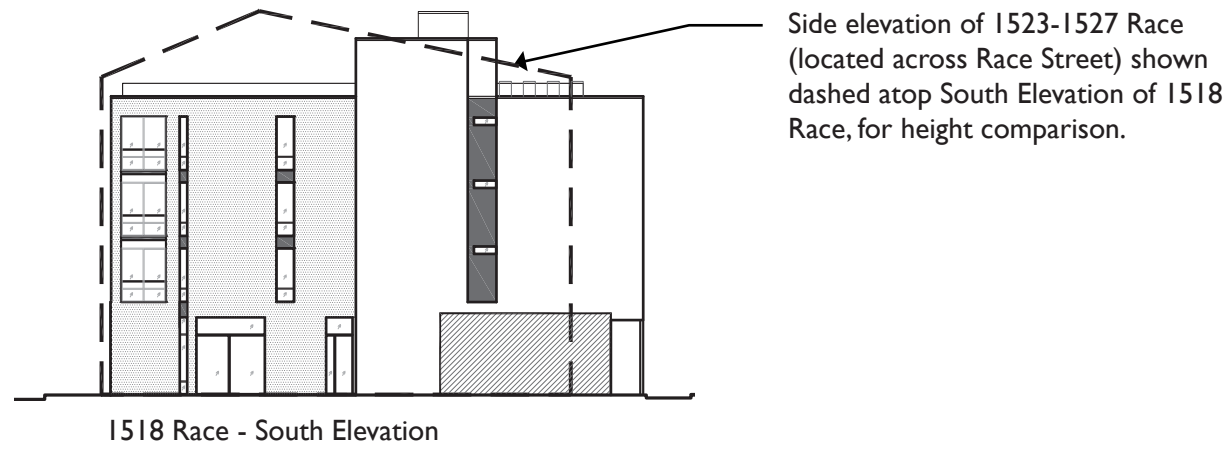
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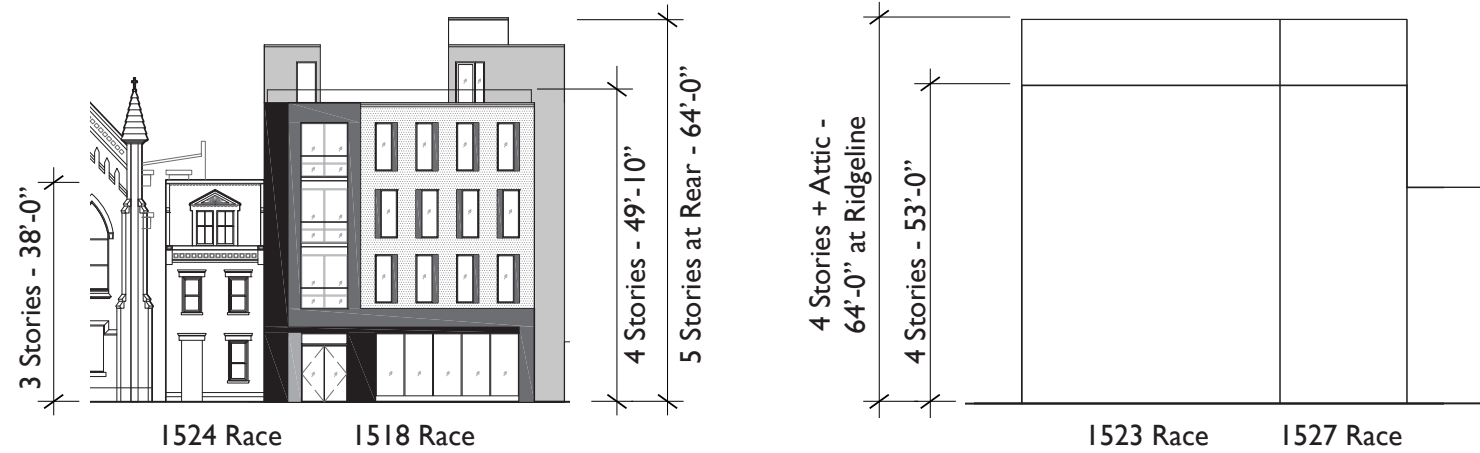
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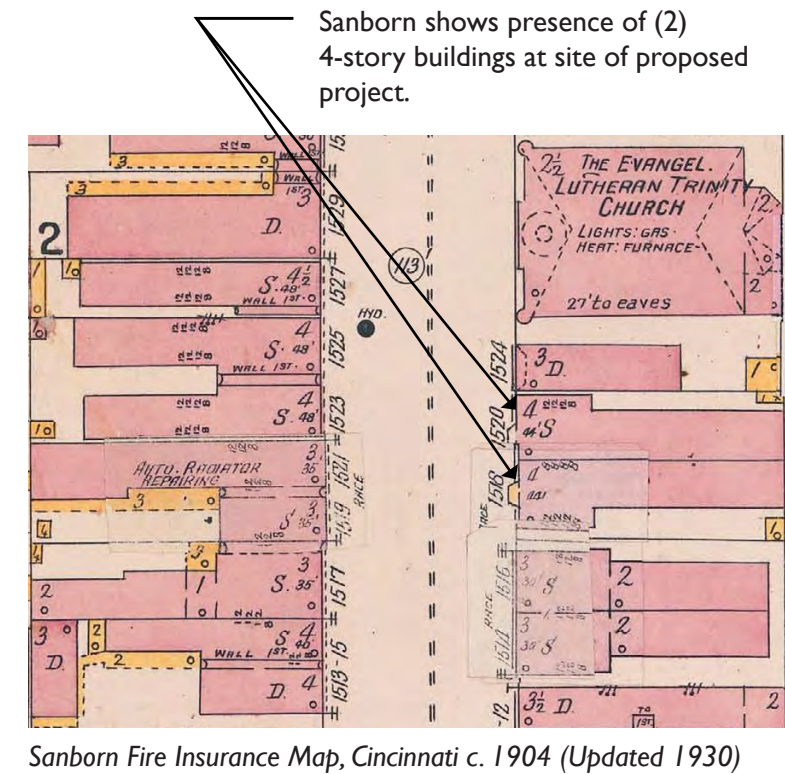
SIDE ELEVATION



FRONT ELEVATIONS



HISTORIC SANBORN MAP



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."

*Dimensions of adjacent buildings provided by Google Earth Pro.

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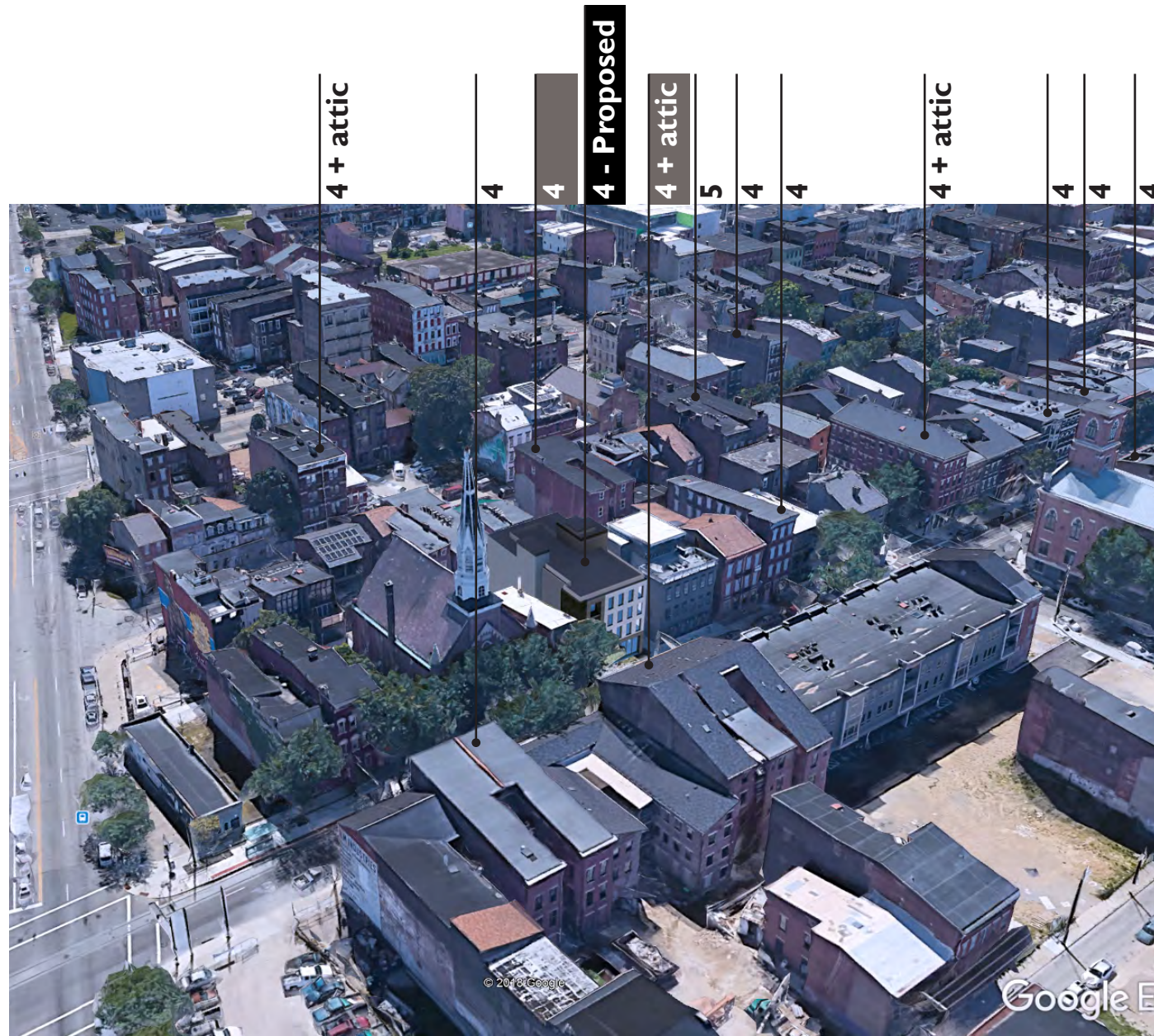
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Tall buildings are not unusual in the area surrounding the proposed site. Numbers in **gray** indicate building stories within 100' of the proposed site.

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.”

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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.”

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photo of sample

BRICK MASONRY

Light gray modular-sized brick with light mortar.

Location: front and side elevations

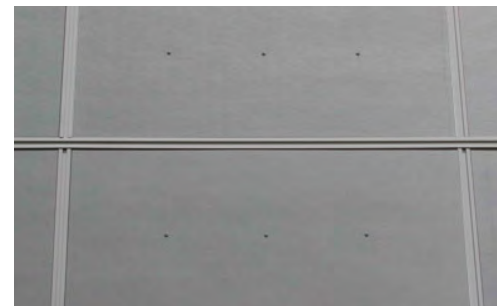


photo of installation

FIBER CEMENT PANELS

Closed joints w/ aluminum trim. Surface-fastened w/ gray fasteners.

Location: side and rear elevations

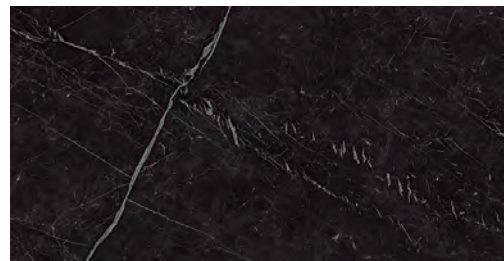


photo of sample

STONE CLADDING

Oversized black stone tile. 18" x 36" panel size.

Location: front and north elevations

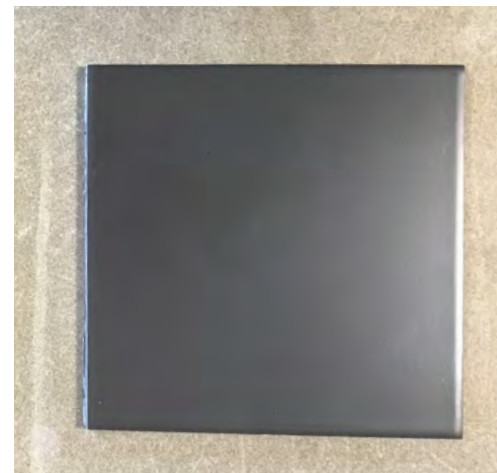


photo of sample, 3 1/2" x 3 1/2"

METAL PANELS

Dark Gray aluminum panels, open joints, surface-fastened w/ black fasteners.

Location: front elevation and at vertical recesses in side elevations

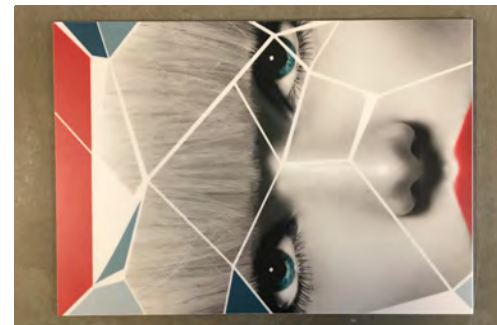


photo of sample, 8" x 11"

PHENOLIC PANELS

Surface-printed panels, open joists, surface-fastened.

Location: balcony insets

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."

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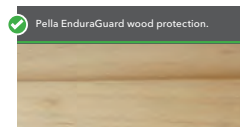


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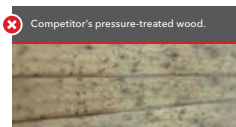


Lasting beauty.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.*

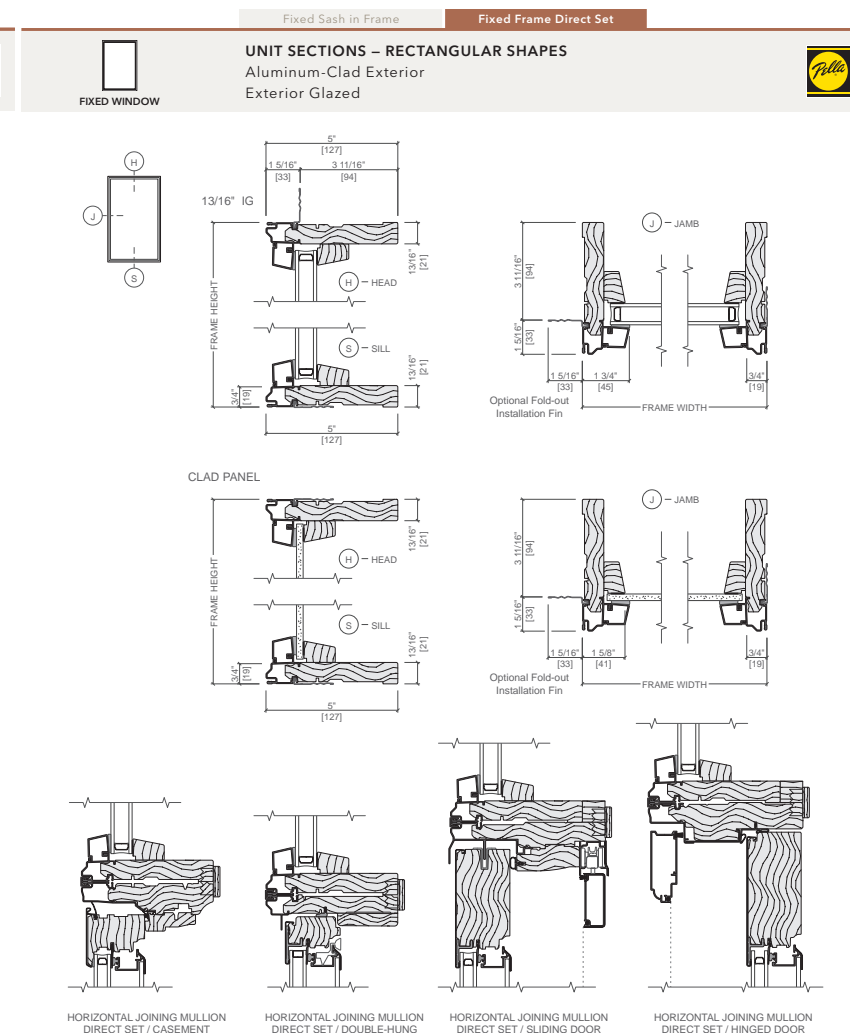
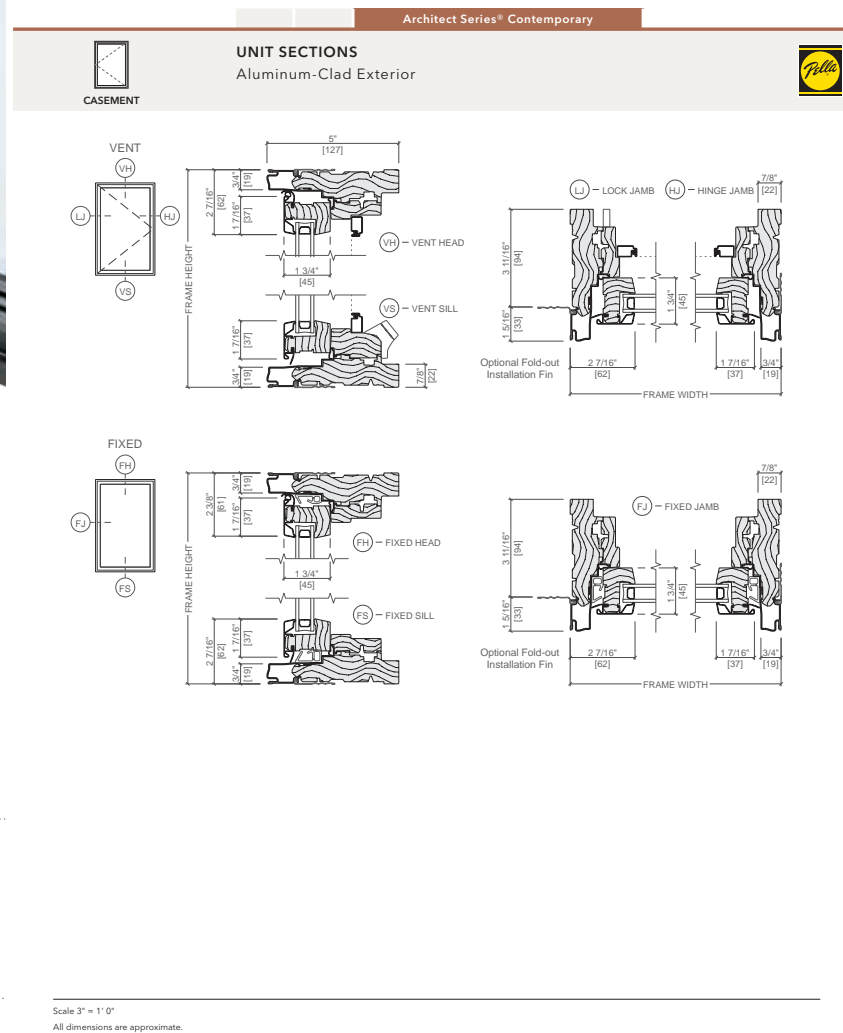


Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*



The confidence of added protection. Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

*For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.



PELLA ARCHITECT SERIES CONTEMPORARY - Primary Elevation

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



CASEMENT WINDOWS



A casement window perfectly complements the simplicity of modern design, while also providing maximum ventilation. This type of window is hinged on either side so the sash opens outward, to the right or left, in a swinging motion.

Standard Features

- Color: White or Desert Sand
- 2-1/2" frame
- Frames include integral nailing fin
- Foam compression gaskets in frame corners
- Nesting handle
- Compression weatherstrip applied along the full perimeter of the operating sash
- High-performance Low-E insulating glass
- Fiberglass Charcoal insect screens in an aluminum frame to match the unit's color*
- Low-profile multipoint locking system
- DP 50 performance rated

Optional Features

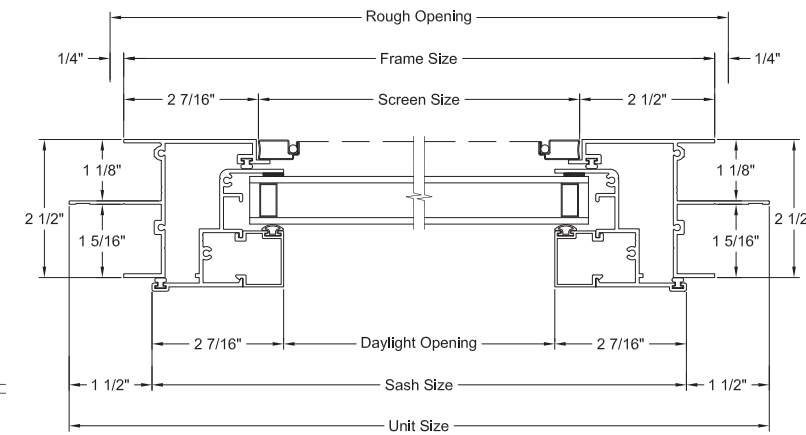
- Color: Bronze Anodized, Clear Anodized, French Vanilla, Arctic Silver, Mesa Red, Hartford Green, Hunter Green, Chestnut Bronze, or Dark Chocolate
- Insulating glass options include Low-E with argon, LoE¹-366, tinted, textured, laminated and tempered glass
- Grilles between the glass (GBG) available with 5/8" flat or 1" contour grilles
- Frame options include block and flush fin
- Custom sizes available

*Insect screens are intended to allow air and light in while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens or other security devices, contact your local building supply retailer.



PREMIUM ALUMINUM
ALUMINUM WINDOWS
CASEMENT

OPERATOR - HORIZONTAL SECTION



Architectural Design Manual
October 2016

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 6" = 1' - 0"
3

JELD WEN PREMIUM ALUMINUM - Secondary Elevation

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

PLATTE
architecture + design



202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM

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

APPLICATION #: ZH20180160/COA2018059
APPLICANT: Vision Realty Group
OWNER: OTR Holdings
ADDRESS: **1321 Republic Street**
PARCELS: 081-0004-0159
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: September 26, 2018, **October 23, 2018**
HEARING DATE: October 8, 2018, **November 5, 2018**
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The original application was requesting an 8 foot variance to allow for an 8 foot front setback. The applicants have since amended their design and request to eliminate the setback and will no longer be requesting a front setback variance.

Nature of Request:

The applicant is a three-story single-family residential building on the lot with a front facing garage onto Republic Street.

Existing Conditions:

The existing lot is a vacant lot in between 2 existing buildings. There is a historic 3 story building to the south and a new row of 3 story townhouses to the south. There is not an alley way to the rear and there is an existing 3 foot access easement for building code egress requirements along the north edge of the property.



Figure 1: Birdseye View of 1321 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1321 Republic Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1321 Republic Street

1. Construct a new 2 story single family home designed in a simple Greek Revival Inspired style
 1. Brick facing on front and side
 2. 3 columns of 2 over 2 double hung windows with simple sill and lintel.
 3. Simple gutter system cornice at the top.
 4. First floor entry with concrete steps and a garage door on the first floor.
 5. A rear deck at the second floor and a patio at the first floor.
 6. Side gabled roof.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
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:

A single-family use is permitted in the CC-P section of the zoning code. As the applicant states the CC-P is intended to create a pedestrian oriented environment. Creating a building where the main feature on the ground/street level is a garage door is contrary to this goal and creates conflict to the purpose of this zone. While a garage door is not prohibited through the zoning code, staff does not feel that a garage door and curb cut supports the purpose of this zone or goals of the community. Below are two sections of the CC-P zone that support the desire to limit and exclude driveways and auto-oriented design.

§ 1409-05. - *Community Character.*

a) Pedestrian. This district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan or other documentation approved by the Planning Commission.

§ 1409-11. - *Driveway Restrictions.*

In pedestrian and mixed commercial districts, vehicular access must be from a side street or alley wherever practical. In all other commercial districts, the location, number

of and distances between driveways must be approved by the Department of Transportation and Engineering.

On October 20, 2018 The Urban Walkable/Parking Overlay Zone #1 will become law and will exempt all development from parking minimums. As parking will no longer be required, providing parking on site is not a legal requirement for this project to proceed.

Certificate of Appropriateness Review

NEW CONSTRUCTION

While the proposed development is a fairly conservative approach to design for the district, providing a fairly straightforward interpretation to the design guidelines, staff cannot be supportive of the project with a garage door on the first floor. While there have been other projects that have had garage doors approved each project has been taken in the context of its block and the individual project. For this project we have considered the context as the 1300 block of Republic Street. The only garage door is on a non-contributing building and staff does not feel that this is a context that would permit a garage door as a main design element on a building.

The applicant has provided evidence for an economic hardship in regards to the requirement to have a garage at this lot to sell the property. Staff finds that an economic hardship argument is hard to make when the property is a vacant parcel. Questions that remain unanswered that the Board should inquire upon at the hearing:

- 1) Is the price for the parcel too much? If a potential property owner is paying too much for a piece of property that is an economic hardship created by the potential owner. **This would be considered a self-created hardship.**
 - a. Has this property had other offers or other developers look at it and come to the same conclusion?
 - b. How long has the property been listed?
- 2) Is \$100,000 profit for the developer an economic hardship?
- 3) The applicant provided a proforma for 2-unit apartment with each having 2 bedrooms and the proforma shows that there would be net income after debt service. This shows that the proposed use is not the only economically viable use on the property. **Therefore, all economically viable uses of the property will not be deprived.**
- 4) The applicant also states they will not do the project if a COA is not approved and that is therefore that is an economic hardship. The applicant does not own the property and has it under option. Part of the Due Diligence process is gaining approvals and that is considered the cost of doing business. Every contract for purchase of a property is not guaranteed if you are proposing something that is not allowed or generally permitted by zoning. When the applicants came to Staff with a proposal for a garage door at this site, staff was very upfront that they would not recommend a project with a garage at this location and that a garage

was not permitted under the Historic Conservation Design Guidelines. The applicant chose to proceed knowing staff would recommend a denial of the application. The applicant chose to proceed even though they were aware that their proposal could be denied. **This is a self-created hardship and does not constitute and Economic Hardship.**

If the board, upon additional inquiry and testimony by the applicant during the meeting, believes there is credible evidence to entertain the single-family use with the proposed garage, Staff and the applicant have devised a set of options for consideration, submitted and reproduced below (See Figure 3). If the garage option is considered, Staff would recommend either Garage door Design Option A, C or F be required.

- Design Option A, would provide for a red door on red brick to blend the façade together and by providing beige at the bottom would continue the line established by the water table.
- Design Option C and F would provide a glass opening reminiscent of a storefront and provide transparency rather than a blank wall. Option C has a red base which would blend more with the building while Option F would provide more of a storefront feel with an opening that is distinguishable.
- All of these options bring the lintel height to the same as the door, a critical design consideration that enhances the compatibility in each proposal.
- The Board and Staff would also need to devise appropriate findings in keeping with the rationale for approving the proposed garage door. Economic hardship, the narrowness of the site, the unusual restrictions on the property could all be a part of the consideration.

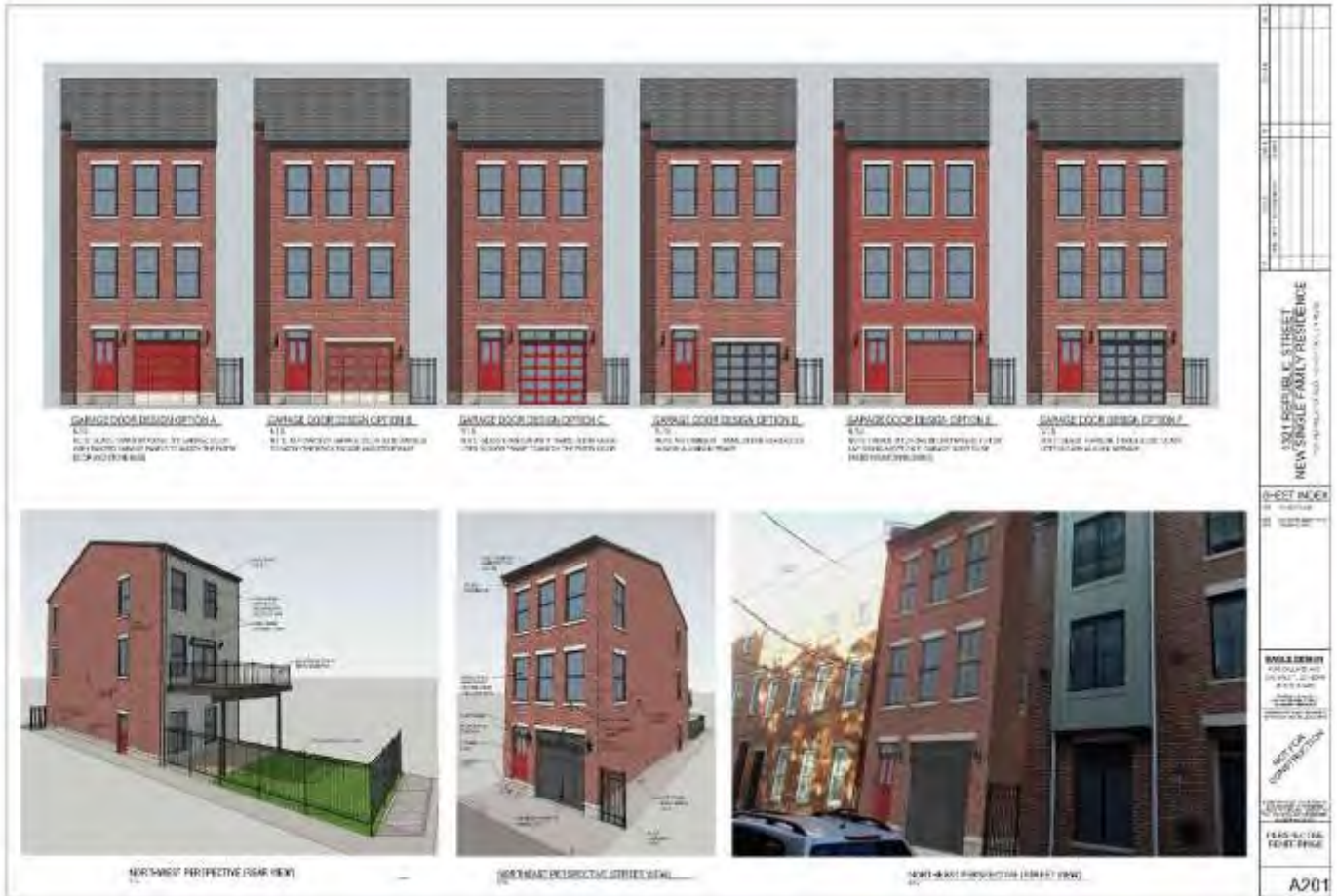


Figure 3. Option A and Option F are Staff preferred alternatives.

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 a vacant 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 and with the exception of the garage door staff feels that the design of the building is appropriate.

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 is a residential building and within residential buildings, the base is minimally distinguished from the middle of the building. This is mainly distinguished with an entrance door and stoop. The bottom on the building is grounded with cast stone water table.

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 by two stories of double hung single punched opening windows with a simple sill and lintel.

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 is defined by a simple half round oversized gutter to create a simple cornice line with a slight projection.

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 building is a three story building with a side gabled roof.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and 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 building are aluminum clad simulated divided two over two light windows.*
- 2. The windows are individual openings with a double hung configuration and have articulation around with windows with the sills and lintels.*
- 3. The front door is similar to other front doors with a two light two panels door with a small transom and lintel.*
- 4. The garage door is not an element seen on residential buildings in the district. When garage doors are incorporated they are typically in accessory and secondary building usually facing alley ways. An exception to this has been within the hillside where garages have been built into the hill. While there can be slight deviation from the guidelines the first floor street facing facade is a prominent and main element of the building. It is what Pedestrians experience the most and is one of the most defining experiences of a building. A garage door is an inappropriate element on a building on this portion of Republic Street.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

Not Applicable

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The building has a zero lot lines on the south and the front setbacks. These are an appropriate setback. Due to an easement required for code egress already established for a building to the west, the building must retain a setback from the north property line.

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.

- 1. The overall width of the building creates a rhythm that is appropriate to the street.*
- 2. The rhythm on the building has an established 3 part rhythm on the second and third stories with the columns of windows. This however has been broken with incorporating a garage door on the first floor.*

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 has an overall vertical emphasis with being taller than it is wide and having columns of windows on the front façade

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 an appropriate height as it is 3 stories in between 2 other 3 story buildings.

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.

- 1. Overall the materials used on the building are appropriate. The main cladding is a brick cladding and the windows are an aluminum clad wood window. The rear façade is a hardi material and is not visible from the street. The balcony/deck is metal and wood.*

Other Considerations:

Prehearing Results: September 19, 2018. The meeting was attended by the applicants and a representative from OTR Infill Committee.

Recommendation:

Staff Recommends that the application be Denied. Staff has worked with the applicant and has advised them that staff would not be supportive of a development with a garage door at this location. Staff was upfront with the applicant and told them we could not recommend approval. Staff recommended innovative approached where the front appeared to be a portion of the building, while it was actually a garage door. Some examples that staff gave the applicant are below.

<https://www.thisoldhouse.com/ideas/find-hidden-garage-door>





Garage door closed



Garage door open

While overall the building is simple and consistent with guidelines providing a building that, other than the garage door, would simply fall to the background, the garage door in this location will single this building out and provide a character that is out of context with the block and adjacent buildings. A garage door is also contrary to the base zoning of creating a pedestrian oriented environment as well as a recent overlay that was passed to exempt parking in order to promote a walkable environment.

As the garage door does not conform to the guidelines, staff asked the applicants to provide an economic hardship reason showing that this is the only way a project could be built as this location and the applicant was unable to provide this information or documentation. As the applicant has not shown that the garage door is in compliance with the Over the Rhine Guidelines and the applicants has not meet the test outlined in 1435-09-02(b), staff cannot recommend approval for this project.

I. CERTIFICATE OF APPROPRIATENESS

A. DENY the application for Certificate of Appropriateness for construction of a Single-Family home at 1321 Republic Street per the drawings submitted by Eagle Design dated 8/24/18.

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

1. That the property owner and applicant have not demonstrated by credible evidence that the proposal substantially conforms to the Over-the-Rhine Historic Conservation District Guidelines.
2. A garage door as the main element of the base of a single-family home on the 1300 block of Republic Street is out of context as no other contributing building on this block has a garage door as their first floor.

3. On-site parking is no longer a legal requirement for this property as of October 20, 2018.
4. The applicant has not shown that all economically viable use of the property will be deprived without the approval of a Certificate of Appropriateness for a single-family home with a garage door fronting onto the street.
5. The applicant has shown that a 2-family project without parking can be economically feasible.

From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Sent: Tuesday, October 9, 2018 1:15 PM
To: Matt Olliges
Cc: dvonderbrink@elevar.com
Subject: RE: [External Email] 1321 Republic

Matt,

You would need to have 10 copies of your new submission addressing the comments and concerns of the Historic Conservation Board no later than 12pm Wednesday(tomorrow) to be able to be on the 10/22/2018 meeting.

For the 11/5/2018 meeting we would need the 10 copies no later than 12pm on 10/24/2018.

The board expressed the following two concerns

- 1) The need to try and de-emphasize the garage door more.
- 2) The need for an economic hardship argument. Staff will evaluate the Economic Hardship argument against the Standards for review in 1435-09-02. All Standards and questions below will need to be addressed through a narrative and an economic analysis and documentation will need to be included. This would include a proforma, expected sale price, comps within the neighborhood of both properties with and without garages/off street parking. As you have used the property next door as a justification, questions that are raised by looking at that property
 - 1) How long has it been listed (MLS says for 27 days)
 - 2) Is an increase in sales price in \$81,900 justified in 2 years and are they asking too much (ie is this why it hasn't sold).

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines;
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

- (aa) A property's current level of economic return;
- (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;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return; (all allowed uses within the CC-P have to be considered and documented)
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections
 Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
 513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | [Website](#)



From: Matt Olliges [mailto:matt@vrg-1.com]
Sent: Tuesday, October 09, 2018 11:43 AM
To: Johnson, Beth
Cc: dvonderbrink@elevar.com
Subject: [External Email] 1321 Republic

External Email Communication

Beth,

Thank you for all your help in getting us to the meeting yesterday. It's been a while since I've had an issue/decision tabled, so I'm not sure how to proceed from here.

I see on the website that there are hearings scheduled for 10/22 and 11/5. We will be ready to come to either of those if the rules allow us to come back that soon.

Let me know what is required to be submitted at this point and when and we'll get you the info.

Thanks again.

Matt Olliges
 Managing Partner
 Vision Realty Group
 2203 Fowler St Cincinnati, OH 45206
 Office (513)961-0400
 Cell (513)503-9875
 matt@vrg-1.com

The board expressed the following two concerns

- 1) The need to try and de-emphasize the garage door more.

Applicant Response – See attached renderings for multiple attempts at de-emphasizing garage door. Different garage door materials, colors and sizes were used to de-emphasize the garage door. In addition, a completely sided frame house with matching garage door siding is shown as an option.

- 2) The need for an economic hardship argument. Staff will evaluate the Economic Hardship argument against the Standards for review in 1435-09-02. All Standards and questions below will need to be addressed through a narrative and an economic analysis and documentation will need to be included. This would include a proforma, expected sale price, comps within the neighborhood of both properties with and without garages/off street parking. As you have used the property next door as a justification, questions that are raised by looking at that property

- 1) How long has it been listed (MLS says for 27 days)
- 2) Is an increase in sales price in \$81,900 justified in 2 years and are they asking too much (ie is this why it hasn't sold).

Applicant Response –

- 1) The home at 1325 A Republic St. went on the MLS on 8/11/17 for \$725,000.00. It was removed from the MLS on 1/2/18. It went back on the MLS on 5/24/18 for \$700,000.00 and was removed and immediately replaced on the MLS on 9/11/18 for \$679,900.00. 1325 A Republic St. has been on the MLS for a total of 282 days and has dropped in price \$45,100.00.

As I mentioned at the 10/8/18 hearing, 1427 Republic St. went on the MLS on 8/1/18 for \$779,000.00, went pending in 12 days and closed on 9/18/19 for \$755,000.00. Total time on the MLS was 48 days from sale to close.

1427 Republic St. and 1325 A Republic St. are comparable size homes, both with tax abatements. The major difference between the two homes are that 1427 has a 2-car garage and 1325 A has a 1-car open air parking spot.

MLS data, County Auditor On-line pages and CBWS sales info are attached as back up.

- 2) An increase of \$81,900.00 in two years, or \$40,950.00 per year, is well below what single family houses in Over-the-Rhine have been able to achieve. Two clear examples of this are two blocks West at 1433 Pleasant St. and 1435 Pleasant St. 1433 Pleasant St. transferred in 2012 for \$324,900.00 and was recently sold in June 2018 for \$689,000.00. This represents an increase of \$364,100.00, or \$60,683.33 per year. 1435 Pleasant St. transferred in 2012 for \$322,000.00 and sold in January 2018 for \$690,000.00. This represents an increase of \$368,000.00 or \$61,333.33 per year.

In addition to these two homes, 1416 Pleasant St. is currently listed as pending on the MLS for \$695,000.00. It transferred in 2013 for \$424,000.00. This represents an increase of \$271,000.00 or \$54,200.00 per year.

An increase in sales price of \$40,950.00 is achievable in this neighborhood and this economic climate.

County Auditor On-line pages and CBWS sales info are attached as back up.

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines;
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

- (aa) A property's current level of economic return;
- (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;
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return; (all allowed uses within the CC-P have to be considered and documented)
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections
 Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
 513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | [Website](#)

Applicant Narrative-

Per the staff report at the hearing on 10/8/18, but for the front entry garage, the proposed single-family home at 1321 Republic St substantially conforms to the applicable conservation guidelines. The design fits the fabric of the neighborhood. The home is taller than wide with tall windows, a strong stone base, a brick middle and a simple top. The roof is low pitched and not visible above the principal façade.

The property owner will suffer economic hardship if a certificate of appropriateness is not approved. The challenges of building on a small infill site on a tight street make this project very expensive to complete. The sale price of the home to cover the high building cost is very expensive. Buyers demand garage parking when paying high sale prices in the urban core. This project will not move forward if a certificate of appropriateness is not approved which is a major economic hardship for the property owner.

A residential home with a garage is the only economically viable use of this property. Not issuing a certificate of appropriateness will result in 1321 Republic St. continuing to be a vacant lot, a parking lot or a community garden/pocket park. None of these alternate uses are economically viable or help maintain the reasonable investment-backed expectations of the owner. Furthermore, the options listed above are not desirable to the neighborhood. Vacant lots and parking lots are out of context and Republic St. already has four community gardens/pocket parks between the 1300 and 1500 blocks.

The economic hardship was not created or exacerbated by the property owner. The home that previously stood at 1321 Republic St. for over 130 years was accidentally knocked down during construction of the townhomes to the North. At the time of the accident, the owner was in the process of selling the home to me, the applicant, and my intentions were to restore and sell the home.

The current level of economic return at 1321 Republic St. is less than zero once insurance costs and taxes are accounted for.

We've already discussed and documented the difference between 1325 A Republic St. and 1427 Republic St. In addition, here are examples of other single-family homes with garages that justify the need for a garage at 1321 Republic St.

- 1) The homes at 1325 A, B & C Republic St were sold in the second and third quarters of 2016 for \$598,000.00, \$691,018.00 and \$622,575.00, respectively. The Republic St. homes are all new construction and have tax abatements and 1-car open air parking spaces. Between six months to a year later, the seven homes at 1501-1513 Elm St sold for \$790,097.00, \$763,316.00, \$779,682.00, \$829,547.00, \$755,000.00, \$765,000.00, \$760,000.00, respectively. The Elm St. homes are all new construction and have tax abatements. The difference being that the Elm St. homes have 2-car garages. The difference between the average sale prices of the homes from Republic St. to Elm St. is \$140,322.62.
- 2) The Historic Conservation Board approved a certificate of appropriateness for 1349 Broadway St. at the 10/8/18 meeting which gives the owner the ability to create a 2-car garage. That home was listed for sale that same evening for \$599,000.00 and the price was increased to \$649,900.00 four days later. The home was listed as pending four days after going on the MLS. The realtor's description of the property notes the ability to construct the 2-car garage. This home was purchased in 2014 for \$135,000.00, renovated in 2016 and valued by the county

auditor at \$445,000.00 and was listed for sale immediately after receiving approval to create a 2-car garage. The high sale price reflects the ability to create garage parking.

- 3) 154 East McMicken Ave. and 203 Mulberry St. are listed for sale for \$489,000.00 and \$447,400.00, respectively. Both homes have 2-car open air parking spots but not garages. They are listed well below comparable homes with garages as can be seen in the attached comp sheets. 203 Mulberry St. includes an extra lot, where parking is located, and the owners have reduced the sale price.
- 4) 13 Mercer St. is a new construction resale with no parking listed at \$399,900.00. This price is well below other new construction units with garages or open-air parking spaces listed previously in this narrative.
- 5) 212 Wade St. has no garage or parking space and is listed for sale at \$475,000.00. The home behind it, that it is physically attached to and built by the same builder, at 213 Kemp Alley is listed for sale at \$625,000.00. 213 Kemp Alley has a garage. The adjacent home at 221 Kemp Alley sold for \$717,000.00 in June 2018. 221 Kemp Alley has a garage.

A mix of excel spreadsheets, CBWS sales sheets and County Auditor On-line pages are attached.

Proforma information for the proposed project is as follows. The land acquisition cost for the site is \$125,000.00. Direct costs including site preparation, piers and building cost is estimated at \$375,000.00. Indirect costs including general conditions, sales commission, interest carry, legal and taxes are estimated at \$100,000.00. Expected sale price is around \$700,000.00.

Listing Reports for single family homes in the area with garages and without garages are attached.

There are no feasible alternative uses that are permitted in the CC-P zone that earn a reasonable economic return. The lot is too small, the cost to construct is too expensive, there is no visibility from main thoroughfares, there is no parking and there are potential ADA issues with building most of the permitted uses. Some of the permitted uses, like a convenience market or refuse storage area just wouldn't work because the neighbors wouldn't want them. If there were a higher and better use for the lot, someone would have already purchased the lot and built there. Over-the-Rhine is one of the hottest neighborhoods in Cincinnati and we're in the middle of a real estate boom. If this lot weren't a difficult, expensive, small site, it would have been purchased by now.

Residential is the only feasible option for 1321 Republic St. Without parking, a single-family residential home is put in an economic hardship as shown above. The CC-P zone does allow attached single family, two family and multifamily residential. Zoning code requires 700 square feet of lot area per unit for these types of residential projects for new construction. Our building lot is 20' X 90' or 1,800 square feet, which permits the construction of 2 units. The lot cost alone for a 2-unit project, \$62,500.00, makes it difficult to expect a reasonable economic return. Typical lot costs for apartments or condos are between \$10,000.00- \$25,000 per unit. Attached and multifamily residential construction is more expensive than single family construction. Aside from increasing costs for additional baths and kitchens for each unit, additional stairs and exterior doors are needed along with expensive sound rating materials.

Proforma information for a 2-unit residential development is included in the packet. The return on equity, not taking any of the construction or lease/sales risk into account, does not provide a reasonable economic return and therefore creates an economic hardship. The apartment returns are very low on

reasonably priced rents. Sale prices would have to be very high to create a reasonable return. These high prices would be difficult to achieve on two units with no parking.

Listing Reports for 2-bdrm condos in the area without garages are attached.

The list below documents each permitted use in CC-P and gives a reason or reasons why that use would not work.

Bed & Breakfast – no parking for guests, too expensive to build
 Day Care – no drop off area for children, too small, no parking for staff
 Convent- too small, no parking
 Monastery- too small, no parking
 Dorm- too small, no parking, lack of nearby college
 Fraternities & Sororities- too small, no parking, lack of nearby college
 Patient Family Homes- too small, no parking for out of town families
 Shared Elderly Housing- too small, too expensive, nowhere for ambulance service
 Single Family- currently proposed by applicant
 Attached Single Family- see above and attached proforma, no parking
 Two Family- see above and attached proforma, no parking
 Multifamily- see above and attached proforma, no parking
 Assisted Living- too small, too expensive, nowhere for ambulance service, no parking
 Developmental Disability Dwelling- too small, too expensive, no parking
 Nursing Home- too small, too expensive, no parking, nowhere for ambulance service
 Special Assist Shelter- too small
 Transitional Housing – not what community wants, too expensive
 Clubs/Lodges- no parking, too expensive
 Community Service Facility- too small, too many other cheaper options in community
 Cultural Institution- too small, no parking, too expensive
 Office- too small, no parking
 Park & Rec Facility- too small, no parking
 Public Safety Facility- too small, no parking
 Religious Assembly- too small, no parking
 School- too small, no room for playground, no room for gym, no parking
 Bank- too small, not visible, no drive thru, no customer parking, no staff parking
 Business Services- not visible, too small, no parking
 Convenience Market- no visibility, too small, not what is desired in community
 Food Market- no visibility, too small, not what is desired in community
 Food Prep- too small, nowhere to load/unload
 Funeral & Interment- no parking, nowhere to load/unload bodies
 Commercial Laboratories- too small, no parking for employees
 Loft Dwelling Units- too small, no parking
 Maintenance & Repair Services- too small, no parking
 Clinics- too small, no parking, not what is desired by community
 Personal Instructional Services- too expensive, no parking
 Personal Services- too expensive, no parking
 Indoor/Small Scale Recreation- too small, no parking
 Retail Sales- too small, too expensive, no parking
 Communication Facilities- too small, not what is desired by the community

Public Utility Distribution System- too small, not what is desired by the community

Railroad ROW- no adjacent railroad, too small

Community Garden- too many existing gardens on Republic

Refuse Storage Area- one on 1300 block of Republic already and community does not want another

Commercial Vehicle Parking- too small

Exterior Lighting- too small, not what is desired by the community

Portable Storage Containers- too small, not what is desired by the community

There is no evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property. As already mentioned, the home that was here for over 130 years was accidentally knocked down by the builder constructing the townhomes next door. The debris from that home was removed and the lot was topped with gravel and secured with a fence and has been vacant since 2015.

Applicant has no knowledge of landmark designation or potential designation at the time of acquisition. Applicant intends to build the home to LEED Gold standards for a tax abatement to be passed on to buyer. No other incentives or funding other than applicant's equity and traditional bank debt will be used on the project.

tax ID#: 0610004015500

325-A Republic St, Cincinnati OH 45202

Listing #: 1590938 [Picture History](#) [Validation History](#)

Cancel (09/11/2018)

Listing Price: 699,900

Inactive Date: 09/11/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 110/110

Listing Date: 05/24/18
Showing Start Date: 05/24/18

Date	Time	New Status	Old Status	New Price	Old Price	Listing Date	DOM
09/11/18	2:45:34 pm	Cancel	Active	699,900	699,900		110
05/24/18	1:34:17 pm	Active		699,900	0		0

tax ID#: 0610004015500

325-A Republic St, Cincinnati OH 45202

Listing #: 1595730 [Picture History](#)

Active (09/11/2018)

Listing Price: 679,900

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 28/138

Showing Start Date: 09/11/18

325-A Republic St, Cincinnati OH 45202

Listing #: 1549310 [Picture History](#)

Expired (01/02/2018)

Listing Price: 699,900

Expiration Date: 01/02/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 144/144

Showing Start Date: 08/11/17

Information has not been verified, is not guaranteed and subject to change.
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U.S. Patent 6,910,045

Expand All

ID#: 0810004015500
25-A Republic St, Cincinnati OH 45202

Listing #: 1595730 [Picture History](#) [Validation History](#)
Active (09/11/2018)
Listing Price: 679,900

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 28/138

Listing Date: 09/11/18
Showing Start Date: 09/11/18

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	DOM	Net
09/11/18	10:23:13 pm	Active		679,900	0		0	

ID#: 0810004015500
25-A Republic St, Cincinnati OH 45202

Listing # 1580636 [Picture History](#)
Active (09/11/2018)
Listing Price: 699,900
Active Date: 09/11/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 110/110

Showing Start Date: 05/24/18

25-A Republic St, Cincinnati OH 45202

Listing # 1549310 [Picture History](#)
Expired (01/02/2018)
Listing Price: 699,900
Expiration Date: 01/02/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 144/144

Showing Start Date: 08/11/17

Information has not been verified, is not guaranteed and subject to change.
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U.S. Patent 6,910,045

ID: 0810004015600

15-A Republic St, Cincinnati OH 45202

Listing #: 1549310 [Picture History](#) [Validation History](#)

Created (01/02/2018)

Listing Price: 699,900

Expiration Date: 01/02/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 144/144

Listing Date: 08/11/17
Showing Start Date: 08/11/17

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	DOM
1/02/18	11:59:59 pm	Expired	Active				144
1/20/17	5:14:41 pm	Active	Active	699,900	699,900		101
5/11/17	10:59:32 am	Active	Active	699,900	725,000		101
				725,000	0		0

ID: 0810004015500

25-A Republic St, Cincinnati OH 45202

Listing # 1595730 [Picture History](#)

Active (09/11/2018)

Listing Price: 679,900

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 28/138

Showing Start Date: 09/11/18

25-A Republic St, Cincinnati OH 45202

Listing # 1580638 [Picture History](#)

ancel (09/11/2018)

Listing Price: 699,900

Active Date: 09/11/18

Listing Agent: Brian Hubert
Listing Office: Comey & Shepherd
DOM/CDOM: 110/110

Showing Start Date: 05/24/18

Information has not been verified, is not guaranteed and subject to change.
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U.S. Patent 6,910,045



ColdwellBankerHomes.com

WEST SHELL

1325 Republic St, Cincinnati, OH 45202

\$679,900

For Sale Active Single Family 3 Beds 2 Full Baths 2 Partial Baths





Must see! Single family in the heart of OTR one block from Wash Park! Steps to restaurants, shopping and streetcar. 4 finished floors! Home is 2 yrs old, has 3 bd, 2 full and 2 half bath. Hardwood, custom closets, LEED Gold certified tax abatement. Open floorpan great for entertaining, solar panels, 2 decks and one off street parking space. No HOA

Full Property Details for 1325 Republic St

General

Price: \$679,900

Status: Active

Type: Single Family

MLS ID: 1595730

Updated: 9/11/2018

Added: 28 day(s) ago

Viewed: 19 times

Interior

Number of Rooms: 8

Interior Features: High Ceiling (9 Feet or More), Multi-Panel Doors

Appliances: Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range, Refrigerator, Washer

Rooms

BATHROOMS

Total Bathrooms: 4

Full Bathrooms: 2

Half Bathrooms: 2

Master Bathroom: Double Vanity, Shower, Tile Floor

Bathroom 1: Partial, Level 1

Bathroom 2: Full, Level 2

Bathroom 3: Full, Level 3

Bathroom 4: Partial, Lower

BEDROOMS

Total Bedrooms: 3

Master Bedroom: Adjoining Bathroom, Walk-In Closet, Window Treatment, Wood Floor, 18 x 12, Level 2, 216 Sq. Ft.

Bedroom 2: 13 x 12, Level 3, 156 Sq. Ft.

Bedroom 3: 13 x 12, Level 3, 156 Sq. Ft.

OTHER ROOMS

Foyer/Entry: Wood Floor, 4 x 5, Level 1

Living Room: Window Treatment, Wood Floor, 17 x 14 level:1, Level 1, 238 Sq. Ft.

Family Room: Laminate Floor, 17 x 17, Lower, 289 Sq. Ft.

Kitchen: Butler's Pantry, Eat-In, Island, Marble/Granite/Slate, Wood Cabinets, Wood Floor, 18 x 14, Level 1, 252 Sq. Ft.

Office/Den/Study: 10 x 7, Level 2, 70 Sq. Ft.

Office: Walk-Out, Wood Floor

Laundry: 7 x 7, Level 2, 49 Sq. Ft.

Additional Information

Other Features: 220 Volts, Cable, Ceiling Fan, Recessed Lights, Smoke Alarm

Location

Area: City

County: Hamilton

Suburb: City

Driving Directions: Republic and 13th

School Information

School District: Cincinnati City SD

Heating & Cooling

Cooling Type: Central Air Conditioning

Heating Type: Forced Air, Gas

Heating Fuel: Natural

Utilities

Sewer: Public

Water: Public

Structural Information

Architectural Style: Three+ Historical

Exterior Const.: Brick

Basement: Yes

Basement Desc.: Full, Partially Finished

Foundation: Poured

Roof: Membrane

Windows: Double-Hung, Insulated

Windows/Doors: Double-Hung, Insulated

Year Built: 2016

Lot Features

Property View: City

Lot Dimensions: Of Record

Zoning: Residential

Lot Description: Less than .5 Acre

Financial Considerations

Exterior

Semi-Annual Taxes: Of Record

Exterior Features: Deck, Yard Lights

Disclosures and Reports

Parking










APN: 810004015500

Parking: 1 Assigned, Off-Street Parking

Listed by Comey & Shepherd (513) 241-3400, Brian Hubert

Schools serving 1325 Republic St

School District:Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.3 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.3 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.9 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.6 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	4.6 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.4 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	5.1 mi
	<u>Aiken High School</u> 2240 Baltimore Ave, Cincinnati, OH 45225	3-12	5.9 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 1325 Republic St

Date	Details	Price	Change	Source
9/11/2018	Listed	\$679,900	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by [Comey & Shepherd \(513\) 241-3400](#), Brian Hubert

1325 Republic Street, Cincinnati, OH 45202 (MLS# 1595730) is a Single Family property with 3 bedrooms, 2 full bathrooms and 2 partial bathrooms. 1325 Republic Street is currently listed for \$679,900 and was received on September 11, 2018. Want to learn more about 1325 Republic Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

1427 Republic St, Cincinnati, OH 45202

Sold Closed Single Family 4 Beds 3 Full Baths 1 Partial Bath 2,784 Sq. Ft. 2 Car Garage



A rare gem in the heart of OTR. This fully renovated, LEED certified historic single family house is situated on a private lot w/an oversized 2 car garage. It is a 4 BR/3.5 BA home w/a yard, patio, deck, original wood floors, built-ins & granite counters. A must see property!

Full Property Details for 1427 Republic St

General

Status: Closed

Type: Single Family

MLS ID: 1590577

Added: 68 day(s) ago

Viewed: 65 times

Rental Information

Date Available: 1/1/1800

Interior

Number of Rooms: 8

Interior Features: High Ceiling (9 Feet or More), Beam Ceiling, French Doors, Multi-Panel Doors

Fireplace: Yes

Number of Fireplaces: 1

Fireplace(s): Electric

Appliances: Dishwasher, Dryer, Garbage Disposal, Gas Cooktop, Microwave, Oven/Range, Refrigerator, Washer

Rooms

BATHROOMS

Total Bathrooms: 4

Full Bathrooms: 3

Half Bathrooms: 1

Bathroom 1: Full, Double Vanity, Shower, Tile Floor, Level 2

Bathroom 2: Full, Level 2

Bathroom 3: Full, Level 3

Bathroom 4: Partial, Level 1

BEDROOMS

Total Bedrooms: 4

Master Bedroom: Adjoining Bathroom, Walk-In Closet, Wood Floor, 14 x 14, Level 2, 196 Sq. Ft.

Bedroom 2: 14 x 11, Level 2, 154 Sq. Ft.

Bedroom 3: 12 x 10, Level 3, 120 Sq. Ft.

Bedroom 4: 13 x 13, Level 3, 169 Sq. Ft.

OTHER ROOMS

Foyer/Entry: Wood Floor, 8 x 8, Level 1, 64 Sq. Ft.

Living Room: Bookcases, Fireplace, Wood Floor, 16 x 12, Level 1, 192 Sq. Ft.

Location

Area: City

County: Hamilton

Suburb: City

Driving Directions: Liberty to Republic or 14th to Republic

School Information

School District: Cincinnati City SD

Community

Assoc. Name: Cincinnati Area Multiple Listing Service

Heating & Cooling

Cooling Type: Central Air Conditioning

Heating Type: Forced Air, Gas

Heating Fuel: Natural

Utilities

Sewer: Public

Water: Public

Structural Information

Architectural Style: Three+ Historical

Exterior Const.: Brick

Basement: Yes

Basement Desc.: Full, Concrete Floor, Laminate Floor, Partially Finished

Foundation: Stone

Roof: Membrane

Windows: Double-Hung, Insulated, Wood

Windows/Doors: Double-Hung, Insulated, Wood

Square Feet: 2,784

Lower: 928 Sq. Ft.

Family Room: Bookcases, Walk-Out, Wood Floor, 14 x 13, Level 3, 182 Sq. Ft.
Kitchen: Eat-In, Island, Marble/Granite/Slate, Walk-Out, Wood Cabinets, Wood Floor, 14 x 13, Level 1, 182 Sq. Ft.
Dining Room: Wood Floor, 15 x 13, Level 1, 195 Sq. Ft.
Formal Dining Room: Yes
Laundry: 13 x 10, Lower, 130 Sq. Ft.

Lot Features

Lot Dimensions: 42 x 75
Zoning: Residential
Lot Description: Less than .5 Acre
Fencing (Description): Wood

Additional Information

Other Features: Bus Line Nearby, Ceiling Fan, Recessed Lights, Smoke Alarm

Financial Considerations

Sub Lease Exp.: 1800-01-01T00:00:00
Semi-Annual Taxes: \$3,930.4

Exterior

Exterior Features: Deck, Patio

Disclosures and Reports

APN: 810004009300






Parking

Garage: Yes
Garage Spaces: 2
Parking: Off-Street Parking, On-Street Parking
Garage Description: Built-In, Front, Garage Detached, Oversized

Listed by Sibcy Cline, Inc. (513) 321-9922, Brittain Stern Wiles Sibc06

Schools serving 1427 Republic St

School District:[Cincinnati Public Schools](#)

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.3 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.2 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.8 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.6 mi



Western Hills University High School
2144 Ferguson Rd, Cincinnati, OH 45238

3-12 4.6 mi



Robert A. Taft Information Technology High School
420 Ezzard Charles Dr, Cincinnati, OH 45225

1-12 0.4 mi



Clark Montessori High School
3030 Erie Ave, Cincinnati, OH 45232

7-12 5.1 mi



Aiken High School
2240 Baltimore Ave, Cincinnati, OH 45225

3-12 5.9 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 1427 Republic St

Date	Details	Price	Change	Source
9/12/2018	Sold	\$779,000	—	MLS
8/01/2018	Listed	\$779,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by Sibcy Cline, Inc. (513) 321-9922, Brittain Stern Wiles
Sibc06

1427 Republic Street, Cincinnati, OH 45202 (MLS# 1590577) is a Single Family property that was sold on September 12, 2018. Want to learn more about 1427 Republic Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



Online Property Access

Parcel ID 081-0004-0093-00 **Address** 1427 REPUBLIC ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2018	183441	755,000	9/18/2018	DELLECAVE-LACHEY LEA TR	UCHTMAN ANDREA
2016	112765	736,700	6/17/2016	OSTREICHER DAVID J & SUSAN E	DELLECAVE-LACHET LEA TR
2013	58464	130,285	9/27/2013	OTR PREDEVELOPMENT LLC	OSTREICHER DAVID J & SUSAN E
2013		0	6/20/2013	OTR PREDEVELOPMENT LLC	OTR PREDEVELOPMENT LLC
2011	29241	198,807	12/15/2011	OTR HOLDINGS INC	OTR PREDEVELOPMENT LLC
2006	57708	17,000	5/5/2006	FANNIE MAE	OTR HOLDINGS INC
2005	34587	32,000	5/20/2005	MILLER JEAN	FANNIE MAE
2003	4438	69,900	4/3/2003	CARR DONESE	MILLER JEAN
2002	10439	35,000	7/11/2002	REPUBLIC APARTMENTS LTD	CARR DONESE
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	REPUBLIC APARTMENTS LTD

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Online Property, All Ohio

Parcel ID 081-0002-0409-00
 Address 1435 PLEASANT ST
 Index: Order Parcel Number
 Tax Year 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2018	162141	690,000	1/22/2018	HUGHES BRADLEY & KAREN MONZEL HUGHES	SHAH CHRISTINA
2012	30922	322,000	2/1/2012	OTRCH/EBER LLC	HUGHES BRADLEY & KAREN MONZEL HUGHES
2011		0	4/27/2011	OTRCH/EBER LLC	OTRCH/EBER LLC

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Transfer Property History

Parcel ID 081-0002-0408-00 **Address** 1433 PLEASANT ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2018	175488	689,000	6/27/2018	MOCK NORAH C & JOSEPH C	ZEEK EDEN C & STEPHEN T
2012	32067	324,900	3/7/2012	OTRCH/EBER LLC	MOCK NORAH C & JOSEPH C
2011		0	4/27/2011	OTRCH/EBER LLC	OTRCH/EBER LLC

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ColdwellBankerHomes.com

1416 Pleasant St, Cincinnati, OH 45202

\$695,000

Sale Pending

For Sale **Pending** Single Family 2 Beds 2 Full Baths 1 Partial Bath 0.04 Acres 2 Car Garage







Impeccably maintained home on quiet residential street in heart of OTR. Owners have made over \$120k of upgrades and improvements since purchased in 2013. Walk to Music Hall, Findlay Mkt, restaurants and more. Basement can be finished for 700 SF of add'l living space. Spacious 2 car garage. 12x13 private courtyard w/firepit. High end appliances.

Full Property Details for 1416 Pleasant St

General

Price: \$695,000

Status: Pending

Type: Single Family

MLS ID: 1588769

Updated: 9/17/2018

Added: 82 day(s) ago

Viewed: 102 times

Interior

Number of Rooms: 5

Interior Features: High Ceiling (9 Feet or More), French Doors, Multi-Panel Doors

Fireplace: Yes

Number of Fireplaces: 1

Fireplace(s): Insert

Appliances: Convection Oven, Dishwasher, Dryer, ENERGY STAR, Gas Cooktop, Microwave, Oven/Range, Washer

Rooms

Location

Area: City

County: Hamilton

Suburb: City

Cross Streets: 14th Street

Driving Directions: Central Parkway West to Elm to 14th to Pleasant, or Central Parkway South to 14th to Pleasant.

Transportation: Metro

School Information

School District: Cincinnati City SD

BATHROOMS

Total Bathrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Master Bathroom: Double Vanity, Marb/Gran/Slate, Tile Floor, Whirlpool Tub
Bathroom 1: Full, Level 2
Bathroom 2: Full, Level 2
Bathroom 3: Partial, Level 1

BEDROOMS

Total Bedrooms: 2
Master Bedroom: Adjoining Bathroom, Cork/Bamboo Floor, Walk-In Closet, 16 x 12, Level 2, 192 Sq. Ft.
Bedroom 2: 13 x 9, Level 2, 117 Sq. Ft.

OTHER ROOMS

Foyer/Entry: Cork/Bamboo Floor, 4 x 5, Level 1
Living Room: Bookcases, Cork/Bamboo Floor, Fireplace, 16 x 15 Level:1, Level 1, 240 Sq. Ft.
Family Room: Bookcases, Cork/Bamboo Floor, 10 x 8, Level 2, 80 Sq. Ft.
Kitchen: Cork/Bamboo Floor, Gourmet, Marble/Granite/Slate, Pantry, Wood Cabinets, 14 x 9, Level 1, 126 Sq. Ft.
Dining Room: Cork/Bamboo Floor, Walk-Out, 10 x 9, Level 1, 90 Sq. Ft.
Office/Den/Study: 15 x 8, Level 2, 120 Sq. Ft.
Office: Bookcases, Cork/Bamboo Floor
Laundry: 4 x 4, Level 2, 16 Sq. Ft.

Additional Information

Other Features: Bus Line Nearby, Cable, Ceiling Fan, Tech Wiring

Exterior

Exterior Features: Fire Pit

Parking

Garage: Yes
Garage Spaces: 2
Parking: Driveway, Off-Street Parking
Garage Description: Built-In

Heating & Cooling

Cooling Type: Central Air Conditioning
Heating Type: Electric, Heat Pump
Heating Fuel: Natural

Utilities

Sewer: Public
Water: Public

Structural Information

Architectural Style: Two Transitional
Exterior Const.: Brick, Wood
Basement: Yes
Basement Desc.: Full, Unfinished
Foundation: Poured
Roof: Metal
Windows: Double-Hung, Double Pane, Insulated, Vinyl
Windows/Doors: Double-Hung, Double Pane, Insulated, Vinyl
Year Built: 2008

Lot Features

Property View: City
Lot Size (Acres): 0.04
Lot Dimensions: 23 x 58
Frontage: City Street
Zoning: Residential
Lot Description: Less than .5 Acre

Financial Considerations

Semi-Annual Taxes: \$1,788.23

Disclosures and Reports

APN: 081-0002-0007-00

Listed by Sibcy Cline, Inc. (513) 321-9922, Roxanne Qualls

Schools serving 1416 Pleasant St

School District:Cincinnati Public Schools

<u>Score</u>	<u>Name</u>	<u>Grades</u>	<u>Distance</u>
--------------	-------------	---------------	-----------------

	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.3 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.3 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.9 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4.1 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.5 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	4.5 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.3 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	5.2 mi
	<u>Aiken High School</u> 2240 Baltimore Ave, Cincinnati, OH 45225	3-12	5.9 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 1416 Pleasant St

Date	Details	Price	Change	Source
7/19/2018	Listed	\$695,000	63.92%	MLS
10/03/2013	Sold	\$424,000	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 1416 Pleasant St

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$3,719	11%	\$148,401	—
2015	\$3,350	-1%	\$148,401	—
2014	\$3,368	1038%	\$148,400	62%
2013	\$296	12%	\$91,574	—
2012	\$265	3%	\$91,574	—

2011	\$257	-67%	\$91,574	—
2010	\$778	-92%	\$91,570	-42%
2009	\$9,485	9291%	\$157,940	12741%
2008	\$101	—	\$1,230	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by Sibcy Cline, Inc. (513) 321-9922, Roxanne Qualls

1416 Pleasant Street, Cincinnati, OH 45202 (MLS# 1588769) is a Single Family property with 2 bedrooms, 2 full bathrooms and 1 partial bathroom. 1416 Pleasant Street is currently listed for \$695,000 and was received on July 19, 2018. Want to learn more about 1416 Pleasant Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



Online Property Access

Parcel ID: 081-0002-0007-00 Address: 1416 PLEASANT ST Index Order: Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2013	59083	424,000	10/8/2013	RIGGS ERIN	SLY THOMAS E & KATHRYN K
2010	10889	261,640	8/26/2010	OTRCH/EBER LLC	RIGGS ERIN
2009		0	5/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC
2009		0	5/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC
2009		0	5/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC
2009		0	5/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC
2009		0	5/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC
2008		0	6/24/2008	OTRCH/EBER LLC	OTRCH/EBER LLC
2008		0	6/11/2008	CINCINNATI CITY OF	OTRCH/EBER LLC
1990	0	0	1/1/1990	CINCINNATI CITY OF THE	CINCINNATI CITY OF
1983	0	0	4/1/1983	SEE OWNERSHIP CARD	CINCINNATI CITY OF THE

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Multiple displays available

Parcel ID: 081-0004-0155-00 Address: 1325A REPUBLIC ST Index Order: Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	107552	598,000	4/25/2016	JOHN HUEBER HOMES INC	BERRY JEFFREY D & MONICA C
2015	94594	638,427	10/23/2015	JOHN HUEBER HOMES INC	HORD PATRICIA
2015	84903	450,000	5/4/2015	OTR HOLDINGS INC	JOHN HUEBER HOMES INC
2015		0	4/20/2015	OTR HOLDINGS INC	OTR HOLDINGS INC
2015		0	1/14/2015	OTR HOLDINGS INC	OTR HOLDINGS INC OTR HOLDINGS INC OTR HOLDINGS INC
2005	45706	1,860,000	10/18/2005	DOWNTOWN PROPERTY MANAGEMENT INC	OTR HOLDINGS INC OTR HOLDINGS INC
2005	33259	110,000	5/3/2005	REPUBLIC APARTMENTS LTED REPUBLIC APARTMENTS LTD	DOWNTOWN PROPERTY MANAGEMENT INC
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	REPUBLIC APARTMENTS LTD

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Online Property Access

Parcel ID
081-0004-0438-00

Address
1325 REPUBLIC ST

Unit B

Index Order:
Parcel Number

Tax Year
2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	111359	691,018	6/3/2016	JOHN HUEBER HOMES INC	HIDER JAMES M & JILL A
2015	84903	450,000	5/4/2015	OTR HOLDINGS INC	JOHN HUEBER HOMES INC
2015		0	4/20/2015	OTR HOLDINGS INC	OTR HOLDINGS INC

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Online Property Appraiser

Parcel ID 081-0004-0437-00 **Address** 1325 C REPUBLIC ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	115294	622,575	7/18/2016	JOHN HUEBER HOMES INC	COSTANZO PETER P & ELLEN
2015	84903	450,000	5/4/2015	OTR HOLDINGS INC	JOHN HUEBER HOMES INC
2015		0	4/20/2015	OTR HOLDINGS INC	OTR HOLDINGS INC

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Online Property Access

Parcel ID: 081-0002-0516-00 Address: ELM ST 1501 Index Order: Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	145665	790,097	7/11/2017	TOWNE DEVELOPMENT GROUP LTD	KILEY SARAH E TR
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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10/9/2018 10:00:00 AM EDT

Parcel ID 081-0002-0517-00 **Address** 1503 ELM ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	150987	763,316	9/6/2017	TOWNE DEVELOPMENT GROUP LTD	IMMANENI ARAVIND & NINA
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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Online Property Access

Parcel ID 081-0002-0518-00 **Address** 1505 ELM ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

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Transfer History					
Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	145425	779,682	7/7/2017	TOWNE DEVELOPMENT GROUP LTD	SFH REAL ESTATE LLC
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD



Online Property Access

Parcel ID: 081-0002-0519-00 Address: ELM ST 1507 Index Order: Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2018	162424	829,547	1/24/2018	TOWNE DEVELOPMENT GROUP LTD	WITTENBERG HARVEY & SUSAN
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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William Ryabary 420641

Parcel ID: 081-0002-0520-00 Address: ELM ST 1509 Index Order Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	158928	755,000	12/8/2017	TOWNE DEVELOPMENT GROUP LTD	SANGER LISA ANN & WILLIAM LAWRENCE SJULIN
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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Online Property Access

Parcel ID: 081-0002-0521-00 Address: 1511 ELM ST Index Order: Parcel Number Tax Year: 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	134558	755,000	3/8/2017	TOWNE DEVELOPMENT GROUP LTD	MAYERSON ADAM
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

115 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@hcauditor.net

COUNCIL SPONSORED OFFICIAL

Parcel ID
081-0002-0522-00

Address
1513 ELM ST

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	155181	760,000	10/24/2017	TOWNE DEVELOPMENT GROUP LTD	KOCH MARCI & JEROME F
2017	133308	0	2/21/2017	TOWNE DEVELOPMENT GROUP LTD	TOWNE DEVELOPMENT GROUP LTD

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Average Sale Prices

Republic St		Elm St	
1325A	\$598,000.00	1501	\$790,097.00
1325B	\$691,018.00	1503	\$763,316.00
1325C	\$622,575.00	1505	\$779,682.00
		1507	\$829,547.00
		1509	\$755,000.00
		1511	\$765,000.00
		1513	\$760,000.00
Average	\$637,197.67		\$777,520.29
Difference	\$140,322.62		

HISTORIC CONSERVATION BOARD AGENDA

42

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, October 8, 2018 at 3:00 pm

CALL TO ORDER

CONSENT ITEMS

Item 1. 79 PEETE ST The applicant requests a Certificate of Appropriateness to renovate two existing apartment buildings, including the addition of roof top decks, and window and door replacement in the Over-the-Rhine Historic District.

Applicant: JOHN STOUGHTON

Owner: ROKVIC LLC

Staff Report: BETH JOHNSON

Item 2. 1349 BROADWAY ST The applicant requests a Certificate of Appropriateness to renovate a portion of an existing single-family residence as a two car-garage in the Over-the-Rhine Historic District.

Applicant: DESIGN POINT ARCHITECTURE

Owner: JOE BRUEMMER

Staff Report: BETH JOHNSON

DISCUSSION ITEMS

Item 3. 1518 RACE ST The applicant requests a Certificate of Appropriateness to construct a mixed-use structure with commercial space in the basement and first floor, and 16 residential units on the upper four floors in the Over-the-Rhine Historic District. Also, the applicant requests zoning relief related to setback requirements, density and parking. This case was heard by the Board on 9/10/18 and continued to 10/08/18.

Applicant: RYAN O'MALLEY

Owner: DEDRIC POWELL

Staff Report: BETH JOHNSON



Monday, 10/9/2018 10:41 AM

Parcel ID 075-0001-0140-00 **Address** 1349 BROADWAY **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	37,190	378,060	415,250	0	120 Reappraisal, Update or Annual Equalization
2016	7/9/2016	19,580	425,420	445,000	0	50 Changes to/from Exempt Property
2016	7/7/2016	19,580	425,420	445,000	0	50 Changes to/from Exempt Property
2016	6/29/2016	19,580	425,420	445,000	0	50 Changes to/from Exempt Property
2016	6/23/2016	19,580	425,420	445,000	0	30 New Construction - Full Value
2016	5/31/2016	19,580	115,420	135,000	0	120 Reappraisal, Update or Annual Equalization
2013	5/14/2014	19,580	115,420	135,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	9/5/2011	19,580	154,710	174,290	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	19,210	170,620	189,830	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	19,600	174,100	193,700	0	50 Changes to/from Exempt Property
2007	9/18/2007	19,600	174,100	193,700	0	110 Miscellaneous
2005	9/19/2005	19,600	174,100	193,700	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	8,600	161,300	169,900	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	7,700	144,500	152,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	17,400	124,600	142,000	0	110 Miscellaneous

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Online Property Access

Parcel ID
 075-0001-0140-00

 Address
 1349 BROADWAY

 Index Order
 Parcel Number

 Tax Year
 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2014	63262	135,000	1/17/2014	1349 BROADWAY LLC	BRUEMMER JOE
2009		0	6/3/2009	VONTZ ALBERT W III	1349 BROADWAY LLC
1982	0	0	6/1/1982	LEVINSON CHARLES B	VONTZ ALBERT W III
1980	0	0	10/1/1980	SEE OWNERSHIP CARD	LEVINSON CHARLES B

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ColdwellBankerHomes.com

WEST SHELL

1349 Broadway St, Cincinnati, OH 45202

\$649,900

Sale Pending

For Sale Pending Single Family 4 Beds 3 Full Baths 1 Partial Bath 0.05 Acres Updated 2 hours ago



GLOBAL LUXURY.







Italianate historic row house w/ 3416 sq ft (aprx)!Walk to Washington Park!2014 Renovation abated thru 2026!Leather granite&stainless kitchen!Custom mill-work&moldings thruout!Luxury master w/sitting rm,dressing rm,glamour bath!Pvt guest suite&bonus rm on 3!12' ceilings!Historic society approved construction of 2 car att garage.

Full Property Details for 1349 Broadway St

General

Price: \$649,900
Status: Pending
Type: Single Family
MLS ID: 1599000
Updated: 10/12/2018
Added: 4 day(s) ago
Viewed: 91 times

Interior

Number of Rooms: 10
Interior Features: High Ceiling (9 Feet or More), Crown Molding, Multi-Panel Doors
Fireplace: Yes
Number of Fireplaces: 4
Fireplace(s): Inoperable, Marble
Appliances: Dishwasher, Double Oven, Gas Cooktop, Oven/Range, Refrigerator

Rooms

Location

Area: City
County: Hamilton
Suburb: City
Subdivision: Pendleton
Cross Streets: 14th Street
Driving Directions: Sycamore to 14th to Broadway
Transportation: Yes

School Information

School District: Cincinnati City SD

BATHROOMS**Total Bathrooms:** 4**Full Bathrooms:** 3**Half Bathrooms:** 1**Master Bathroom:** Double Vanity, Shower, Tile Floor**Bathroom 1:** Full, Level 2**Bathroom 2:** Full, Level 2**Bathroom 3:** Full, Level 3**Bathroom 4:** Partial, Level 1**BEDROOMS****Total Bedrooms:** 4**Master Bedroom:** Adjoining Bathroom, Dressing Area, Fireplace, Sitting Room, Walk-In Closet, Wood Floor, Other, 19 x 18, Level 2, 342 Sq. Ft.**Bedroom 2:** 12 x 10, Level 2, 120 Sq. Ft.**Bedroom 3:** 15 x 10, Level 2, 150 Sq. Ft.**Bedroom 4:** 22 x 20, Level 3, 440 Sq. Ft.**OTHER ROOMS****Foyer/Entry:** Wood Floor, 16 x 9, Level 1**Living Room:** Fireplace, Wood Floor, 20 x 14 level:1, Level 1, 280 Sq. Ft.**Kitchen:** Counter Bar, Island, Marble/Granite/Slate, Wood Floor, 17 x 15, Level 1, 255 Sq. Ft.**Dining Room:** Chandelier, Fireplace, Wood Floor, Other, 17 x 15, Level 1, 255 Sq. Ft.**Formal Dining Room:** Yes**Office/Den/Study:** 13 x 9, Level 3, 117 Sq. Ft.**Office:** Laminate Floor**Laundry:** 9 x 9, Level 2, 81 Sq. Ft.**Additional Information****Other Features:** Bus Line Nearby, Smoke Alarm**Exterior****Exterior Features:** Deck, Patio**Parking****Garage:** Yes**Garage Description:** Built-In, Rear**Meet the listing agent****— 1349 Broadway St —****Heating & Cooling****Cooling Type:** Central Air Conditioning**Heating Type:** Forced Air, Gas**Heating Fuel:** Natural**Utilities****Sewer:** Public**Water:** Public**Structural Information****Architectural Style:** Three+ Historical, Italianate**Exterior Const.:** Brick**Basement:** Yes**Basement Desc.:** Full, Unfinished, Walk-Out, Other**Foundation:** Stone**Roof:** Shingle**Windows:** Wood**Windows/Doors:** Wood**Year Built:** 1875**Lot Features****Property View:** City**Lot Size (Acres):** 0.05**Lot Dimensions:** 25 x 90**Frontage:** City Street**Zoning:** Residential**Lot Description:** Less than .5 Acre**Financial Considerations****Semi-Annual Taxes:** \$1,875**Disclosures and Reports****APN:** 075-0001-0140-00



The Julia Wesselkamper Group

Email Us
 (513) 720-4496 *mobile*
 (513) 891-8500 *office*

Schools serving 1349 Broadway St

School District: Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.3 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.3 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.5 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	3.6 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	4.7 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	5 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.8 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	5 mi
	<u>Woodward Career Technical High School</u> 7005 Reading Rd, Cincinnati, OH 45237	4-12	5.7 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 1349 Broadway St

Date	Details	Price	Change	Source
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10/12/2018	Price Increased	\$649,900	8.33%	MLS
10/08/2018	Listed	\$599,900	344.37%	MLS
1/14/2014	Sold	\$135,000	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 1349 Broadway St

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$4,235	36%	\$155,750	230%
2015	\$3,124	-3%	\$47,250	—
2014	\$3,208	-24%	\$47,250	-23%
2013	\$4,210	2%	\$61,002	—
2012	\$4,116	2%	\$61,002	—
2011	\$4,054	—	\$61,002	-8%
2010	\$4,065	2%	\$66,440	—
2009	\$3,996	1%	\$66,440	—
2008	\$3,938	—	\$66,440	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

1349 Broadway Street, Cincinnati, OH 45202 (MLS# 1599000) is a Single Family property with 4 bedrooms, 3 full bathrooms and 1 partial bathroom. 1349 Broadway Street is currently listed for \$649,900 and was received on October 08, 2018. This property is listed by The Julia Wesselkamper Group from our Central Regional Office. Want to learn more about 1349 Broadway Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

154 E McMicken Ave, Cincinnati, OH 45202

\$489,000

For Sale Active Single Family 3 Beds 2 Full Baths 1 Partial Bath Updated 1 day ago





This charming single family Italianate 3 bed, 3 bath home offers loads of historic appeal. Amenities include a beautiful rooftop deck with outstanding city views, rear private patio, two off street parking spots, hardwood floors, stainless steel appliances, exposed brick walls and quartz counter tops

Full Property Details for 154 E McMicken Ave

General

Price: \$489,000

Status: Active

Type: Single Family

MLS ID: 1597686

Updated: 9/28/2018

Added: 12 day(s) ago

Viewed: 36 times

Interior

Number of Rooms: 7

School Information

School District: Cincinnati City SD

Rooms

BATHROOMS

Total Bathrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Master Bathroom: Tub

Bathroom 1: Partial, Level 1

BEDROOMS

Total Bedrooms: 3

Master Bedroom: Adjoining Bathroom, Dressing Area, Walk-In Closet, 18 x 9, Level 2, 162 Sq. Ft.

Bedroom 2: 14 x 12, Level 2, 168 Sq. Ft.

Bedroom 3: 18 x 11, Level 3, 198 Sq. Ft.

OTHER ROOMS

Foyer/Entry: Wood Floor, Level 1

Living Room: Wood Floor, 18 x 17level:1, Level 1, 306 Sq. Ft.

Kitchen: 14 x 15, Level 1, 210 Sq. Ft.

Dining Room: Level 1

Laundry: 9 x 5, Level 1, 45 Sq. Ft.

Exterior

Exterior Features: Balcony

Parking

Parking: 2 Assigned

Garage Description: None

Location

Area: City

County: Hamilton

Suburb: City


Cross Streets: Main

Driving Directions: Liberty to Main to McMicken.

Listed by Eden Park Realty LLC (513) 281-7888, Karen Domine

Schools serving 154 E McMicken Ave

School District:[Cincinnati Public Schools](#)

Score	Name	Grades	Distance
	Rothenberg Preparatory Academy 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0 mi

Heating & Cooling

Cooling Type: Central Air Conditioning

Heating Type: Gas, Gas Furn EF Rtd 95%+

Heating Fuel: Natural

Utilities

Sewer: Public

Water: Public

Structural Information

Architectural Style: Three+ Italianate

Exterior Const.: Brick

Basement Desc.: Full

Foundation: Stone

Roof: Membrane, Shingle

Windows: Insulated, Vinyl/Alum Clad

Windows/Doors: Insulated, Vinyl/Alum Clad

Year Built: 1870

Lot Features

Property View: City

Lot Dimensions: 20 x 61.6

Frontage: City Street

Topography: Level

Zoning: Residential

Lot Description: Less than .5 Acre

Financial Considerations

Semi-Annual Taxes: tbd

Disclosures and Reports

APN: 940007023100

	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.1 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.6 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	3.8 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	4.8 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.8 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.6 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	4.9 mi
	<u>Woodward Career Technical High School</u> 7005 Reading Rd, Cincinnati, OH 45237	4-12	5.7 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 154 E McMicken Ave

Date	Details	Price	Change	Source
9/28/2018	Price Increased	\$489,000	9.89%	MLS
9/27/2018	Listed	\$445,000	559.26%	MLS
2/02/2018	Sold	\$67,500	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 154 E McMicken Ave

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$4	—	\$6,874	—
2015	\$4	—	\$6,874	—
2014	\$4	—	\$6,874	—
2013	\$4	—	\$6,874	—
2012	\$4	—	\$6,874	—
2011	\$4	-99%	\$6,874	10%

2010	\$502	3%	\$6,240	—
2009	\$487	2%	\$6,240	—
2008	\$478	—	\$6,240	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by Eden Park Realty LLC (513) 281-7888, Karen Domine

154 E McMicken Avenue, Cincinnati, OH 45202 (MLS# 1597686) is a Single Family property with 3 bedrooms, 2 full bathrooms and 1 partial bathroom. 154 E McMicken Avenue is currently listed for \$489,000 and was received on September 27, 2018. Want to learn more about 154 E McMicken Avenue? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

203 Mulberry St, Cincinnati, OH 45202

\$447,400 -\$2,500 (-0.56%) Price Reduced

For Sale Active Single Family 3 Beds 2 Full Baths 1 Partial Bath Updated 5 hours ago







Impressive reconstruction of historical downtown Prospect Hill original w/ **EXTRA LOT!** Thorough remodel including Energy Efficient HVAC, Tankless Water Heater, New Windows, & Insulation. Rooftop deck & entertaining space inside and out! Panoramic views of all of Cincinnati! Finished Basement w/ 3rd bedroom. Possible Tax Abatement!

Full Property Details for 203 Mulberry St

General

Price: \$447,400
Status: Active
Type: Single Family
MLS ID: 1593298
Updated: 10/9/2018
Added: 46 day(s) ago
Viewed: 66 times

Interior

Number of Rooms: 8
Interior Features: High Ceiling (9 Feet or More)
Appliances: Dishwasher, Dryer, Oven/Range, Refrigerator, Washer

Rooms

BATHROOMS

Total Bathrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Bathroom 1: Partial, Level 1
Bathroom 2: Full, Level 2
Bathroom 3: Full, Level 2

BEDROOMS

Total Bedrooms: 3
Master Bedroom: Level 2
Bedroom 2: Level 2
Bedroom 3: Lower

OTHER ROOMS

School Information

School District: Cincinnati City SD

Heating & Cooling

Cooling Type: Central Air Conditioning
Heating Type: ENERGY STAR, Forced Air
Heating Fuel: Natural

Utilities

Sewer: Public
Water: Public

Structural Information

Architectural Style: Three+ Traditional
Exterior Const.: Brick, Vinyl
Basement: Yes
Basement Desc.: Full, Finished, Laminate Floor, Walk-Out, Wall-to-Wall Carpet
Foundation: Poured, Stone
Roof: Shingle
Windows: Vinyl/Alum Clad

59

Foyer/Entry: Wood Floor, Level 1
Living Room: Wood Floor, 0 x 0level:1, Level 1
Family Room: Wood Floor, Level 3
Kitchen: Counter Bar, Gourmet, Island, Marble/Granite/Slate, Wood Cabinets, Wood Floor, Level 1
Dining Room: Wood Floor, Level 1
Laundry: Level 2

Windows/Doors: Vinyl/Alum Clad
Year Built: 1865

Lot Features

Property View: City
Lot Dimensions: 25 x 51.55
Frontage: City Street
Zoning: Residential

Exterior

Exterior Features: Deck

Parking

Parking: 2 Assigned, Off-Street Parking
Garage Description: None

Financial Considerations

Semi-Annual Taxes: \$1, 999

Disclosures and Reports

APN: 094-0007-0320-00

Location

Area: Mt. Auburn
County: Hamilton
Suburb: Mt. Auburn
Driving Directions: Right on Sycamore, Right on Mulberry

Meet the listing agents

— 203 Mulberry St —



Drew Homan

Email Me
 (513) 240-1043 *mobile*
 (513) 321-9944 *office*



Ingrid Likes

Email Me
 (513) 965-1483 *mobile*
 (513) 321-9944 *office*

Schools serving 203 Mulberry St

School District:Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.1 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.5 mi
	<u>Withrow University High School</u>	1-12	3.7 mi

2488 Madison Rd, Cincinnati, OH 45208

60

Western Hills University High School 3-12 4.7 mi
2144 Ferguson Rd, Cincinnati, OH 45238

Dater High School 4-12 4.7 mi
2146 Ferguson Rd, Cincinnati, OH 45238

Robert A. Taft Information Technology High School 1-12 0.7 mi
420 Ezzard Charles Dr, Cincinnati, OH 45225

Clark Montessori High School 7-12 4.8 mi
3030 Erie Ave, Cincinnati, OH 45232

Woodward Career Technical High School 4-12 5.6 mi
7005 Reading Rd, Cincinnati, OH 45237

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 203 Mulberry St

Date	Details	Price	Change	Source
10/09/2018	Price Reduced	\$447,400	-0.56%	MLS
8/24/2018	Listed	\$449,900	429.29%	MLS
3/17/2015	Sold	\$85,000	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 203 Mulberry St

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$257	5%	\$3,553	—
2015	\$244	—	\$3,553	—
2014	\$245	-1%	\$3,553	1%
2013	\$247	2%	\$3,518	—
2012	\$242	2%	\$3,518	—
2011	\$238	3%	\$3,518	-5%
2010	\$231	2%	\$3,710	—
2009	\$227	1%	\$3,710	—
2008	\$224	—	\$3,710	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

203 Mulberry Street, Cincinnati, OH 45202 (MLS# 1593298) is a Single Family property with 3 bedrooms, 2 full bathrooms and 1 partial bathroom. 203 Mulberry Street is currently listed for \$447,400 and was received on August 24,

10/9/2018

203 Mulberry St, Cincinnati, OH 45202 - MLS 1593298 - Coldwell Banker

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2018. This property is listed by Drew Homan from our Hyde Park Office. Want to learn more about 203 Mulberry Street? Do you have questions about finding other Single Family real estate for sale in Mount Auburn? You can browse all Mount Auburn real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

13 Mercer St, Cincinnati, OH 45202

\$399,900

For Sale Active Single Family 2 Beds 1 Full Bath 1 Partial Bath 0.02 Acres



MERCER TOWNHOMES
Developed by CDC and NorthWest Group

- 1,200 sq. ft. - 1,500 sq. ft.
- Hardwood floors, granite countertops, stainless steel appliances, gas range, and Corian® countertops.
- Full kitchen
- Spacious living areas including large open floor plan
- Full and partial bathrooms
- Hardwood floors
- Superior construction and materials
- Superior landscaping and irrigation system

Modern move-in ready town-home with large private rooftop deck in the heart of OTR. Premium finishes, energy efficient lighting and modern open floor plan with high ceilings. Solid hardwood throughout. Larger kitchen open to living room with island, SS appliances, gas range and Corian countertops. Nat. Gas, elec. And water service at deck. No HOA.

Full Property Details for 13 Mercer St

General

Price: \$399,900

Status: Active

Type: Single Family

MLS ID: 1591884

Updated: 9/19/2018

Added: 60 day(s) ago

Viewed: 64 times

Interior

Heating & Cooling

Number of Rooms: 5**Interior Features:** High Ceiling (9 Feet or More), Crown Molding**Appliances:** Dishwasher, Garbage Disposal, Gas Cooktop, Microwave, Oven/Range, Refrigerator**Cooling Type:** Ceiling Fans, Central Air Conditioning**Heating Type:** Electric, Heat Pump**Heating Fuel:** Natural

Rooms

BATHROOMS

Total Bathrooms: 2**Full Bathrooms:** 1**Half Bathrooms:** 1**Master Bathroom:** Tile Floor, Tub w/Shower

BEDROOMS

Total Bedrooms: 2

OTHER ROOMS

Foyer/Entry: Wood Floor**Living Room:** Window Treatment, Wood Floor**Kitchen:** Counter Bar, Eat-In, Pantry, Solid-Surface Counter, Window Treatment, Wood Cabinets, Wood Floor

Additional Information

Other Features: Ceiling Fan, Recessed Lights, Smoke Alarm

Exterior

Exterior Features: Balcony, Enclosed Porch, Porch

Location

Area: City**County:** Hamilton**Suburb:** City**Subdivision:** Gateway Quarter**Cross Streets:** Vine Street**Driving Directions:** From Downtown - North on Vine street, Right onto Mercer St.

School Information

School District: Cincinnati City SD

Listed by Continental Real Estate Group (877) 996-5728, Derek Eisenberg

Schools serving 13 Mercer St

School District:[Cincinnati Public Schools](#)

Utilities

Sewer: Public**Water:** Public

Structural Information

Architectural Style: Three+ Contemporary/Modern**Exterior Const.:** Brick**Basement Desc.:** None**Foundation:** Poured, Slab**Roof:** Composition, Membrane**Windows:** Double-Hung, Double Pane**Windows/Doors:** Double-Hung, Double Pane**Year Built:** 2013

Lot Features

Property View: City**Lot Size (Acres):** 0.02**Lot Dimensions:** .02 acres**Zoning:** Residential**Lot Description:** Less than .5 Acre**Fencing (Description):** Metal

Financial Considerations

Semi-Annual Taxes: \$1,149

Disclosures and Reports

APN: 080-0002-0457-00

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.3 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.3 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.8 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	4.7 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.7 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.5 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	5.1 mi
	<u>Woodward Career Technical High School</u> 7005 Reading Rd, Cincinnati, OH 45237	4-12	6 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 13 Mercer St

Date	Details	Price	Change	Source
9/19/2018	Price Reduced	\$399,900	-2.22%	MLS
8/10/2018	Listed	\$409,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 13 Mercer St

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$1,076	11%	\$101,815	—
2015	\$971	-5%	\$101,815	—
2014	\$1,026	—	\$101,815	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by Continental Real Estate Group (877) 996-5728, Derek Eisenberg

13 Mercer Street, Cincinnati, OH 45202 (MLS# 1591884) is a Single Family property with 2 bedrooms, 1 full bathroom and 1 partial bathroom. 13 Mercer Street is currently listed for \$399,900 and was received on August 10, 2018. Want to learn more about 13 Mercer Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

212 Wade St, Cincinnati, OH 45202

\$475,000

For Sale Active Single Family 2 Beds 2 Full Baths 1 Partial Bath Updated 12 days ago







Enjoy all the benefits of urban living w/o sacrificing luxury amenities at Hillman Point OTR! Totally renovated 2bd/2.5bth + study townhome w/no HOA fees! Chef's kitchen w/SS appls, granite cntnrs, gas range & farmhouse sink. Unique mstrbth unlike anything else in OTR! 2nd flr laundry. LEED Silver rated & eligible for 15yr tax abatement.

Full Property Details for 212 Wade St

General

Price: \$475,000

Status: Active

Type: Single Family

MLS ID: 1584338

Updated: 9/27/2018

Added: 113 day(s) ago

Viewed: 69 times

Interior

Number of Rooms: 6

Interior Features: High Ceiling (9 Feet or More), Skylight, Vaulted Ceiling

Appliances: Dishwasher, Dryer, Garbage Disposal, Oven/Range, Refrigerator, Washer

Rooms

BATHROOMS

Total Bathrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Master Bathroom: Marb/Gran/Slate, Shower, Skylight, Tile Floor, Tub

Bathroom 1: Partial, Level 1

Bathroom 2: Full, Level 2

BEDROOMS

Total Bedrooms: 2

Master Bedroom: Adjoining Bathroom, Cork/Bamboo Floor, Vaulted Ceiling, 12 x 14, Level 3, 168 Sq. Ft.

Bedroom 2: 12 x 17, Level 2, 204 Sq. Ft.

School Information

School District: Cincinnati City SD

Heating & Cooling

Cooling Type: Ceiling Fans, Central Air Conditioning

Heating Type: Forced Air, Gas

Heating Fuel: Natural

Utilities

Sewer: Public

Water: Public

Structural Information

Architectural Style: Three+ Italianate

Exterior Const.: Brick

Basement: Yes

Basement Desc.: Full, Unfinished

Foundation: Stone

Roof: Membrane

Windows: Double-Hung, Insulated, Wood

Windows/Doors: Double-Hung, Insulated, Wood

OTHER ROOMS**Foyer/Entry:** Closet, Cork/Bamboo Floor, 8 x 6, Level 1**Living Room:** Bookcases, Cork/Bamboo Floor, 14 x 13 level:1, Level 1, 182 Sq. Ft.**Kitchen:** Cork/Bamboo Floor, Marble/Granite/Slate, 9 x 9, Level 1, 81 Sq. Ft.**Office/Den/Study:** 9 x 9, Level 2, 81 Sq. Ft.**Office:** Cork/Bamboo Floor**Laundry:** 3 x 6, Level 2, 18 Sq. Ft.**Year Built:** 1900**Lot Features****Lot Dimensions:** 21 x 45**Financial Considerations****Semi-Annual Taxes:** Of Record**Additional Information****Other Features:** Ceiling Fan, Recessed Lights, Tech Wiring**Disclosures and Reports****APN:** 081-0001-0080-00**Parking****Parking:** On-Street Parking**Garage Description:** None**Location****Area:** City**County:** Hamilton**Suburb:** City**Cross Streets:** Elm**Driving Directions:** Central Parkway to north on Elm, left on Wade.**Meet the listing agent**

— 212 Wade St —

**Bill Draznik** Email Me(513) 616-0409 *mobile*(513) 686-7677 *office***Schools serving 212 Wade St**School District: Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.4 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.1 mi
	<u>Walnut Hills High School</u>	6-12	2.9 mi

3250 Victory Parkway, Cincinnati, OH 45207

Withrow University High School 1-12 4.1 mi
2488 Madison Rd, Cincinnati, OH 45208

Dater High School 4-12 4.4 mi
2146 Ferguson Rd, Cincinnati, OH 45238

Western Hills University High School 3-12 4.4 mi
2144 Ferguson Rd, Cincinnati, OH 45238

Robert A. Taft Information Technology High School 1-12 0.3 mi
420 Ezzard Charles Dr, Cincinnati, OH 45225

Clark Montessori High School 7-12 5.3 mi
3030 Erie Ave, Cincinnati, OH 45232

Aiken High School 3-12 5.7 mi
2240 Baltimore Ave, Cincinnati, OH 45225

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 212 Wade St

Date	Details	Price	Change	Source
9/27/2018	Price Reduced	\$475,000	-4.81%	MLS
6/18/2018	Listed	\$499,000	98.8%	MLS
2/10/2015	Sold	\$251,000	583.92%	Public Record
8/30/2006	Sold	\$36,700	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 212 Wade St

Year	Property Taxes	Change	Tax Assessment	Change
2016	\$662	12%	\$8,681	—
2015	\$592	-1%	\$8,681	—
2014	\$595	26%	\$8,680	29%
2013	\$471	2%	\$6,727	—
2012	\$461	2%	\$6,727	—
2011	\$454	45%	\$6,727	35%
2010	\$313	2%	\$5,000	—
2009	\$308	2%	\$5,000	—
2008	\$303	—	\$5,000	—

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

212 Wade Street, Cincinnati, OH 45202 (MLS# 1584338) is a Single Family property with 2 bedrooms, 2 full bathrooms and 1 partial bathroom. 212 Wade Street is currently listed for \$475,000 and was received on June 18, 2018. This property is listed by Bill Draznik from our Metro Link Office. Want to learn more about 212 Wade Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.

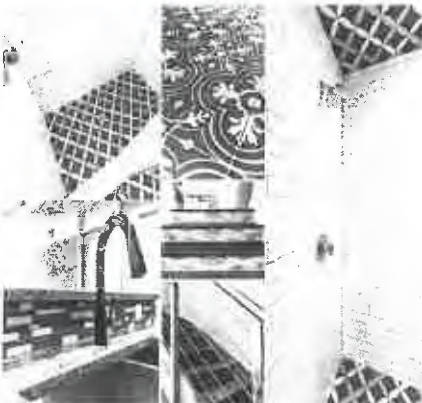


ColdwellBankerHomes.com

213 Kemp Alley, Cincinnati, OH 45202

\$625,000

For Sale Active Single Family 3 Beds 3 Full Baths 2 Partial Baths 1 Car Garage *Updated 13 days ago*







74



High End New Construction w/ 15 Yr Silver LEED In Central OTR Location. 4 Levels Of Luxury. Stunning Craftmanship Throughout- Rustic Modern w/ Modern Features. 3 Beds, 3 Full & 2 Half Baths! Secure Gated Entry w/ Attached Heated Garage. Private Rooftop Deck & Wet Bar! Tax Abated. No HOA. Custom Woodworking & Steel Work Throughout. Must See!!

Full Property Details for 213 Kemp Alley

General

Price: \$625,000

Status: Active

Type: Single Family

MLS ID: 1591325

Updated: 9/26/2018

Added: 65 day(s) ago

Viewed: 57 times

Interior

Number of Rooms: 7

Interior Features: High Ceiling (9 Feet or More), Multi-Panel Doors, Natural Woodwork, Skylight, Vaulted Ceiling

Appliances: Dishwasher, Dryer, Garbage Disposal, Gas Cooktop, Microwave, Oven/Range, Refrigerator, Washer

Rooms

BATHROOMS

Total Bathrooms: 5

Full Bathrooms: 3

Location

Area: City

County: Hamilton

Suburb: City

Cross Streets: Central Pkwy & Liberty

Driving Directions: North on Central Parkway, turn right on Kemp Alley after Wade St

Transportation: Street Car & Bus Stop

School Information

School District: Cincinnati City SD

Half Bathrooms: 2

Master Bathroom: Double Vanity, Marb/Gran/Slate, Shower, Tile Floor

Bathroom 1: Full, Level 1

Bathroom 2: Full, Level 3

Bathroom 3: Full, Level 3

Bathroom 4: Partial, Level 2

BEDROOMS

Total Bedrooms: 3

Master Bedroom: Adjoining Bathroom, Cork/Bamboo Floor, Walk-In Closet, Wood Floor, 15 x 15, Level 3, 225 Sq. Ft.

Bedroom 2: 14 x 12, Level 3, 168 Sq. Ft.

Bedroom 3: 14 x 11, Level 1, 154 Sq. Ft.

OTHER ROOMS

Foyer/Entry: Closet, Cork/Bamboo Floor, Wood Floor, Other, 9 x 6, Level 1

Living Room: Cork/Bamboo Floor, Walk-Out, Wood Floor, Other, 16 x 14level:2, Level 2, 224 Sq. Ft.

Kitchen: Cork/Bamboo Floor, Counter Bar, Eat-In, Gourmet, Marble/Granite/Slate, Pantry, Wood Cabinets, Wood Floor, 14 x 12, Level 2, 168 Sq. Ft.

Rec Room: 14 x 10, Level 4

Laundry: 3 x 3, Level 3, 9 Sq. Ft.

Additional Information

Other Features: 220 Volts, Bus Line Nearby, Ceiling Fan, Recessed Lights, Tech Wiring

Exterior

Exterior Features: Balcony, Covered Deck/Patio, Deck, Patio, Other

Parking

Garage: Yes

Attached garage: Yes

Garage Spaces: 1

Garage Description: Built-In, Front, Garage Attached, Heated

Heating & Cooling

Cooling Type: Central Air Conditioning, ENERGY STAR, Wall Unit

Heating Type: ENERGY STAR, Forced Air, Gas, Gas Furn EF Rtd 95%+, Program Thermostat

Heating Fuel: Natural

Utilities

Sewer: Public

Water: Public

Structural Information

Architectural Style: Three+ Italianate, Transitional

BUILDER/Architect: Hillman Point

Construction Status: Completed

Exterior Const.: Brick, Other

Basement Desc.: None

Foundation: Slab

Roof: Membrane, Shingle

Windows: Double-Hung, Double Pane, Gas Filled, Vinyl

Windows/Doors: Double-Hung, Double Pane, Gas Filled, Vinyl

Lot Features

Property View: City

Lot Dimensions: 20.5 x 45

Frontage: City Street

Zoning: Residential

Financial Considerations

Semi-Annual Taxes: TBD

Disclosures and Reports

APN: NEW/UNDER CONST/TO BE BUILT

Listed by RE/MAX Preferred Group (513) 229-7774, Tyler Smith

Schools serving 213 Kemp Alley

School District:Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.4 mi

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	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.1 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.9 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4.1 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.4 mi
	<u>Western Hills University High School</u> 2144 Ferguson Rd, Cincinnati, OH 45238	3-12	4.4 mi
	<u>Robert A. Taft Information Technology High School</u> 420 Ezzard Charles Dr, Cincinnati, OH 45225	1-12	0.3 mi
	<u>Clark Montessori High School</u> 3030 Erie Ave, Cincinnati, OH 45232	7-12	5.3 mi
	<u>Aiken High School</u> 2240 Baltimore Ave, Cincinnati, OH 45225	3-12	5.7 mi

Disclaimer: School ratings provided by GreatSchools. Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings.](#) School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 213 Kemp Alley

Date	Details	Price	Change	Source
9/26/2018	Price Reduced	\$625,000	-3.85%	MLS
8/06/2018	Listed	\$650,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Listed by RE/MAX Preferred Group (513) 229-7774, Tyler Smith

213 Kemp Alley, Cincinnati, OH 45202 (MLS# 1591325) is a Single Family property with 3 bedrooms, 3 full bathrooms and 2 partial bathrooms. 213 Kemp Alley is currently listed for \$625,000 and was received on August 06, 2018. Want to learn more about 213 Kemp Alley? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



ColdwellBankerHomes.com

WEST SHELL

221 Kemp St, Cincinnati, OH 45202

Sold Closed Single Family 3 Beds 2 Full Baths 1 Partial Bath 0.02 Acres 1 Car Garage



GLOBAL LUXURY



Sold Before Sent.

Full Property Details for 221 Kemp St

78

General**Status:** Closed**Type:** Single Family**MLS ID:** 1576971**Added:** 165 day(s) ago**Viewed:** 59 times**Rental Information****Date Available:** 1/1/1800**Interior****Number of Rooms:** 10**Interior Features:** High Ceiling (9 Feet or More), Cathedral Ceiling, French Doors, Multi-Panel Doors**Appliances:** Dishwasher, Dryer, Garbage Disposal, Gas Cooktop, Oven/Range, Refrigerator, Washer**Rooms****BATHROOMS****Total Bathrooms:** 3**Full Bathrooms:** 2**Half Bathrooms:** 1**Bathroom 1:** Partial, Built-In Shower Seat, Marb/Gran/Slate, Shower, Tub, Level 2**Bathroom 2:** Full, Level 3**Bathroom 3:** Full, Level 4**BEDROOMS****Total Bedrooms:** 3**Master Bedroom:** Adjoining Bathroom, Cork/Bamboo Floor, Walk-In Closet, 15 x 16, Level 3, 240 Sq. Ft.**Bedroom 2:** 11 x 11, Level 4, 121 Sq. Ft.**Bedroom 3:** 11 x 16, Level 4, 176 Sq. Ft.**OTHER ROOMS****Foyer/Entry:** Cork/Bamboo Floor, 10 x 4, Level 1, 40 Sq. Ft.**Living Room:** Cork/Bamboo Floor, Walk-Out, 10 x 16, Level 2, 160 Sq. Ft.**Family Room:** Cork/Bamboo Floor, 9 x 9, Level 4, 81 Sq. Ft.**Kitchen:** Cork/Bamboo Floor, Counter Bar, Gourmet, Island, Marble/Granite/Slate, 14 x 10, Level 2, 140 Sq. Ft.**Dining Room:** Chandelier, Cork/Bamboo Floor, 10 x 10, Level 2, 100 Sq. Ft.**Office/Den/Study:** 9 x 16, Level 1, 144 Sq. Ft.**Office:** Cork/Bamboo Floor, Walk-Out**Location****Area:** City**County:** Hamilton**Suburb:** City**Cross Streets:** Elm**Driving Directions:** North on Central Parkway to right on Kemp Alley, before Liberty St.**School information****School District:** Cincinnati City SD**Community****Assoc. Name:** Cincinnati Area Multiple Listing Service**Heating & Cooling****Cooling Type:** Central Air Conditioning, Mini-Split**Heating Type:** Forced Air, Gas, Mini-Split**Heating Fuel:** Natural**Utilities****Sewer:** Public**Water:** Public**Structural Information****Architectural Style:** Three+ Italianate**Exterior Const.:** Brick**Basement Desc.:** Partial**Foundation:** Stone**Roof:** Membrane**Windows:** Aluminum, Double-Hung, Gas Filled**Windows/Doors:** Aluminum, Double-Hung, Gas Filled**Lot Features****Property View:** City**Lot Size (Acres):** 0.02

Laundry: 4 x 8, Level 3, 32 Sq. Ft.

Lot Dimensions: 23 x 38

Zoning: Residential

79

Additional Information

Other Features: 220 Volts, Cable, Ceiling Fan

Financial Considerations

Sub Lease Exp.: 1800-01-01 T00:00:00

Semi-Annual Taxes: Of Record

Exterior

Exterior Features: Balcony, Patio

Disclosures and Reports

APN: 081-0001-0072-00

Parking

Garage: Yes

Garage Spaces: 1

Garage Description: Built-In, Front

Meet the listing and selling agent

— 221 Kemp St —

**Bill Draznik** Email Me(513) 616-0409 *mobile*(513) 686-7677 *office***Schools serving 221 Kemp St**School District: Cincinnati Public Schools

Score	Name	Grades	Distance
	<u>Rothenberg Preparatory Academy</u> 241 E Clifton Ave, Cincinnati, OH 45202	PK-6	0.4 mi
	<u>Hughes Stem High School</u> 2515 Clifton Ave, Cincinnati, OH 45219	3-12	1.1 mi
	<u>Walnut Hills High School</u> 3250 Victory Parkway, Cincinnati, OH 45207	6-12	2.9 mi
	<u>Withrow University High School</u> 2488 Madison Rd, Cincinnati, OH 45208	1-12	4.1 mi
	<u>Dater High School</u> 2146 Ferguson Rd, Cincinnati, OH 45238	4-12	4.4 mi
	<u>Western Hills University High School</u>	3-12	4.4 mi

 2144 Ferguson Rd, Cincinnati, OH 45238

 Robert A. Taft Information Technology High School

1-12 0.3 mi

420 Ezzard Charles Dr, Cincinnati, OH 45225

 Clark Montessori High School

7-12 5.3 mi

3030 Erie Ave, Cincinnati, OH 45232

 Aiken High School

3-12 5.7 mi

2240 Baltimore Ave, Cincinnati, OH 45225

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 221 Kemp St

Date	Details	Price	Change	Source
6/12/2018	Sold	\$717,000	—	MLS
4/27/2018	Listed	\$717,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

221 Kemp Street, Cincinnati, OH 45202 (MLS# 1576971) is a Single Family property that was sold on June 12, 2018. This property was listed by Bill Draznik from our Metro Link Office. Want to learn more about 221 Kemp Street? Do you have questions about finding other Single Family real estate for sale in City - Downtown Area? You can browse all City - Downtown Area real estate or contact a Coldwell Banker agent to request more information.



Online Property Search

Parcel ID
 081-0001-0072-00

Address
 KEMP ST

Index Order
 Parcel Number

Tax Year
 2017 Payable 2018

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2018	174103	717,000	6/13/2018	HILLMAN POINT LLC	SPILLER KEITH P & AMY B

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One Line List Residential Report

Sorted by Status (asc), Area (asc), Price (asc)

Click on the MLS# for Additional Information | Click on the Camera ICON for Photo | Click on the Address for Map

Property Type: Residential Include Property Subtype: Single Family Suburb (SIC): exclude exact: AD ZIP Codes: 45210 45214, 45202 Statuses: Active, Pending, Sold (4/12/2016 or after), Withdrawn (4/12/2016 or after), Cancel (4/12/2016 or after), Expired (4/12/2016 or after) Price: 500,000 or more Auctions: Included Garage Spaces: 1 or more

MLS#	Area/SIC	Address	#	List/Sell \$	Rms	Bd	Bth	BFGC	Fin SF	Type	Levels	LO	Status
S1572700p+vt	E01AU	538 Slack St		529,000	7	3	3-1	FN2C		SFRD	Three+	ADVS0	Active
S1565196p+	E01WH	407 Collins Ave		585,000	10	3	2-1	PN2C		SFRD	Three+	OWNE	Active
S1560540p+vt	E01CI	208 Wade St		599,000	6	2	2-2	NN2C		SFRD	Three+	SHEL2	Active
S1590275p+vt	E01CI	909 Dayton St		599,000	9	4	3-1	FN2C	3,602	SFRD	Three+	SHEL2	Active
S1590516p+vt	E01CI	211 Kemp Aly		625,000	6	3	3-2	NN1C		SFRD	Three+	STAR1	Active
S1591325p+	E01CI	213 Kemp Aly		625,000	7	3	3-2	NN1C		SFRD	Three+	PREG0	Active
S1595625p+	E01CI	210 Wade St		625,000	7	3	3-2	NN1C		SFRD	Three+	PREG0	Active
S1579936p+vt	E01AU	307-B Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Active
S1579937p+vt	E01AU	309 Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Active
S1587780p+vt	E01CI	1406 Pleasant St		698,000	7	3	3-1	FN2C	1,886	SFRD	Two	SHEL0	Active
S1563852p	E01CI	213 W Fifteenth St		849,000	9	3	3-2	PY2C		SFRD	Three+	SHEL0	Active
S1569639p+vt	E01AU	544 Milton St		850,000	13	5	5-0	FY3C	3,678	SFRD	Three+	COMY0	Active
S1596405p+	E01AU	406 Boal St		879,900	7	3	3-1	PN2C		SFRD	Three+	COMY0	Active
S1579698p+	E01WH	2110 Columbia Pkwy		1,295,000	11	4	3-1	PY2C	3,500	SFRD	Three+	ADVS0	Active
S1597869p+	E04EE	2604 Riverside Dr		575,000	8	3	2-1	NN2C		SFRD	Three+	PREG0	Active
S1557433p+	E04EE	2606 Riverside Dr		615,000	8	3	2-1	NN2C		SFRD	Three+	PREG0	Active
S1594915p+	E04EE	1931 Riverside Dr		949,900	9	3	3-2	FN3C	3,644	SFRD	Three+	ROBI01	Active
S1581879p+vt	E04EE	2475 Riverside Dr	Lot A	975,000	10	4	3-1	PN4C		SFRD	Three+	ADVS0	Active
S1582127p+vt	E04EE	2475 Riverside Dr	Lot B	975,000	10	4	3-1	PN4C		SFRD	Three+	ADVS0	Active
S1582163p+vt	E04EE	2475 Riverside Dr	Lot C	975,000	10	4	3-1	PN4C		SFRD	Three+	ADVS0	Active
S1582166p+vt	E04EE	2475 Riverside Dr	Lot D	975,000	10	4	3-1	PN4C		SFRD	Three+	ADVS0	Active
S1564463p+vt	E04EE	2415 Riverside Dr	Lot 2	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Active
S1564464p+vt	E04EE	2427 Riverside Dr	Lot 8	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Active
S1564467p+vt	E04EE	2429 Riverside Dr	Lot 9	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Active
S1564469p+vt	E04EE	2431 Riverside Dr	Lot10	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Active
S1564471p+vt	E04EE	2433 Riverside Dr	Lot11	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Active
S1572180p+vt	E01AU	544 Slack St		529,000	7	3	3-1	FN2C		SFRD	Three+	ADVS0	Pending
S1572695p+vt	E01AU	542 Slack St		529,000	7	3	3-1	FN2C		SFRD	Three+	ADVS0	Pending
S1572698p+vt	E01AU	540 Slack St		529,000	7	3	3-1	FN2C		SFRD	Three+	ADVS0	Pending
S1569481p+vt	E01AU	546 Slack St		532,850	7	3	3-1	FN2C		SFRD	Three+	ADVS0	Pending
S1597899p+	E01CI	1311 Spring St		624,900	8	3	2-1	FN2C	2,248	SFRD	Three+	SHIL01	Pending
S1579927p+vt	E01AU	305 Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Pending
S1579934p+vt	E01AU	307-A Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Pending
S1588769p+vt	E01CI	1416 Pleasant St		695,000	5	2	2-1	FY2C	1,786	SFRD	Two	SIBC06	Pending
S1589720p+	E01CI	1340 Spring St		700,000	7	3	2-1	NY1C		SFRD	Three+	COMY1	Pending
S1581956p+vt	E01CI	1342 Spring St		700,000	7	3	2-1	NY1C		SFRD	Three+	COMY1	Pending
S1481590p+	E01CI	210 W Fifteenth St	E	707,062	6	2	2-1	FN2C		SFRD	Two	SHEL0	Pending
S1481592p+	E01CI	214 W Fifteenth St	C	751,100	6	2	2-1	FN2C		SFRD	Two	SHEL0	Pending
S1539113p+	E01AU	436 Boal St		789,000	10	4	3-1	PY2C		SFRD	Quad-L	ROBI01	Pending
S1392777p+	E01AU	5 Pueblo St		795,000	9	4	2-2	PY2C		SFRD	Three+	ROBI01	Pending
S1488270p+	E01CI	221 W Fifteenth St	I	849,000	7	3	2-1	FN2C		SFRD	Two	SHEL0	Pending
S1501137p	E01CI	217-G W Fifteenth St		854,403	8	3	2-1	FN2C		SFRD	Two	SHEL0	Pending
S1396522p+	E01AU	4 Pueblo St		895,000	9	3	2-2	PY2C		SFRD	Three+	ROBI01	Pending
S1489563p+	E01CI	219-H W Fifteenth St		959,920	6	2	2-0	FN2C		SFRD	Two	SHEL0	Pending
S1396518p+	E01AU	3 Pueblo St		1,175,000	17	4	4-1	FY2C		SFRD	Quad-L	ROBI01	Pending
S1482014p+	E01CI	218-A W Fifteenth St		1,198,272	10	4	4-1	FN2C		SFRD	Three+	SHEL0	Pending
S1530869p+	E01CI	212-D W Fifteenth St		1,252,642	10	7	6-0	FN2C		SFRD	Three+	SHEL0	Pending
S1499187p+vt	E04EE	2419 Riverside Dr	Lot 4	1,100,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Pending
S1450769p+	E01CI	1531 Republic St		520,159	6	2	2-1	FN1C	1,980	SFRD	Three+	SHEL2	Sold
S1401662p+	E01CI	1339 Pendleton St		540,786	8	3	2-1	PY2C		SFRD	Two	COMY1	Sold

Click here for Area/SIC reference list.

BFGC: B = Basement Description (1st Character) | F = Family Room Yes/No | G = # of spaces in Garage | C = Type of Cooling (1st Character)

R-SqFt: Realist2/CoreLogic Building SqFt

Report Prepared by: David J Skvorak

513-658-3365

Comedy & Shepherd

513-241-3400



Featured properties many not be listed by the presenting office/agent.
Information has not been verified, is not guaranteed and subject to change.

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One Line List Residential Report

Sorted by Status (asc), Area (asc), Price (asc)

[Click on the MLS# for Additional Information](#) | [Click on the Camera ICON for Photo](#) | [Click on the Address for Map](#)

Property Type: Residential Include Property Subtype: Single Family Suburb (SIC): exclude exact: AD ZIP Codes: 45210, 45214, 45202 Statuses: Active, Pending, Sold (4/12/2016 or after) , Withdrawn (4/12/2016 or after) , Cancel (4/12/2016 or after) , Expired (4/12/2016 or after) Price: 500,000 or more Auctions: Included Garage Spaces: 1 or more

MLS#	Area/SIC	Address	#	List/Sell \$	Rms	Bd	Bth	BFGC	Fin SF	Type	Levels	LO	Status
S1522575p+vt	E01CI	18 Mercer St		569,900	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Sold
S1526309p+vt	E01CI	16 Mercer St		570,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Sold
S1528364p+vt	E01CI	22 Mercer St		574,900	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Sold
S1529468p+vt	E01CI	24 Mercer St		574,900	6	3	3-1	NN1C	1,807	SFRD	Three+	SHEL0	Sold
S1530369pvt	E01CI	20 Mercer St		575,000	6	3	3-1	NN1C	1,807	SFRD	Three+	SHEL0	Sold
S1401659p+	E01CI	1337 Pendleton St		578,538	8	3	2-1	PY2C		SFRD	Two	COMY1	Sold
S1511578p+vt	E01AU	556 Liberty Hill		590,000	10	4	4-0	FY2C	3,504	SFRD	Three+	SHEL0	Sold
S1511409p+	E01CI	18 E Fourteenth St		596,250	6	3	2-1	NN2C		SFRD	Three+	COMY1	Sold
S1541899p+	E01AU	116 Dorsey St		600,000	7	3	2-1	PN2C	2,884	SFRD	Three+	SHEL2	Sold
S1514810p+vt	E01CI	209 Kemp Aly		643,100	6	3	3-1	NN1C		SFRD	Quad-L	SHEL2	Sold
S1480446p+vt	E01CI	26 Mercer St		645,000	6	3	3-1	NN1C		SFRD	Three+	SHEL2	Sold
S1573966p+vt	E01AU	556 Liberty Hill		685,243	8	4	4-1	FY2C	3,504	SFRD	Three+	SIBC02	Sold
S1575953p+	E01CI	1433 Pleasant St		689,000	9	3	3-1	FY2C	1,866	SFRD	Two	CUTL0	Sold
S1558407p+	E01CI	1435 Pleasant St		690,000	9	3	2-1	FN2C	1,869	SFRD	Two	SIBC06	Sold
S1392787p+	E01AU	3-A Boal St		695,393	9	3	2-2	PY2C		SFRD	Three+	ROBI01	Sold
S1515465p+	E01CI	1333 Pendleton St		710,000	7	3	2-1	FY1C	1,071	SFRD	Three+	BUYS0	Sold
S1576971p	E01CI	221 Kemp St		717,000	10	3	2-1	PY1C		SFRD	Three+	SHEL2	Sold
S1573230p+vt	E01CI	1338 Spring St		725,000	7	3	2-1	NY1C		SFRD	Three+	COMY1	Sold
S1487393p+	E01CI	1427 Republic St		736,700	8	4	3-1	FY2C	2,805	SFRD	Three+	ROBI01	Sold
S1549704p+	E01CI	1344 Spring St		750,000	7	3	3-1	NY1C		SFRD	Three+	COMY1	Sold
S1565110p+vt	E01CI	1336 Spring St		750,000	7	3	3-1	NY1C		SFRD	Three+	COMY1	Sold
S1590577p+	E01CI	1427 Republic St		755,000	8	4	3-1	FY2C	2,784	SFRD	Three+	SIBC06	Sold
S1519840p+vt	E01CI	1509 Elm St		755,000	7	3	3-1	FY2C		SFRD	Two	COMY1	Sold
S1495880p+vt	E01CI	1513 Elm St		760,000	7	3	2-1	NY2C		SFRD	Three+	COMY1	Sold
S1539744p	E01CI	1503 Elm St		763,316	7	3	3-1	FY2C		SFRD	Two	COMY1	Sold
S1495866p+vt	E01CI	1511 Elm St		765,000	7	3	3-1	FY2C		SFRD	Two	COMY1	Sold
S1531944p	E01CI	1505 Elm St		779,682	7	3	3-1	FY2C		SFRD	Two	COMY1	Sold
S1488952p+vt	E01CI	215-F W Fifteenth St		785,340	6	2	2-1	FN2C		SFRD	Two	SHEL0	Sold
S1528643p+	E01CI	1501 Elm St		790,096	7	3	2-1	NY2C		SFRD	Three+	COMY1	Sold
S1481586p+	E01CI	216 W Fifteenth St	B	812,996	6	2	2-1	FN2C		SFRD	Two	SHEL0	Sold
S1532946p+	E01CI	1507 Elm St		829,547	7	3	3-1	FY2C		SFRD	Two	COMY1	Sold
S1401090p+	E01AU	430 Boal St		1,038,430	9	3	2-2	PY2C		SFRD	Three+	ROBI01	Sold
S1559180p+	E04EE	1184 Riverside Dr		640,000	7	3	3-1	NY2C	3,136	SFRD	Three+	SIBC06	Sold
S1579249p+vt	E04EE	1496 Riverside Dr		685,000	9	4	3-1	NY2C	3,076	SFRD	Three+	SHEL0	Sold
S1522174p	E04EE	2131 Riverside Dr		760,900	9	3	3-1	FN2C	3,376	SFRD	Three+	COMY1	Sold
S1525006p+	E04EE	1923 Riverside Dr		950,000	9	3	3-1	FN2C	3,800	SFRD	Three+	ROBI01	Sold
S1554445p+vt	E04HP	444 Whitman Ct		1,000,000	8	3	2-0	FY2C	2,327	SFRD	One	SHEL0	Sold
S1472949p+vt	E04EE	2423 Riverside Dr	Lot 6	1,055,087	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Sold
S1499195p+vt	E04EE	2437 Riverside Dr		1,060,900	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Sold
S1525044p	E04EE	1935 Riverside Dr		1,200,000	9	3	3-2	FY3C	3,723	SFRD	Three+	ROBI01	Sold
S1499188p+vt	E04EE	2421 Riverside Dr	Lot 5	1,398,250	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Sold
S1499184p+vt	E04EE	2413 Riverside Dr	Lot 1	1,455,314	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Sold
S1392788p	E01AU	2-A Boal St		598,500	9	3	2-2	PY2C		SFRD	Three+	ROBI01	Cancel
S1479633pvt	E01CI	16 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1479959pvt	E01CI	18 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1480163pvt	E01CI	22 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1480161pvt	E01CI	24 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1502541pvt	E01CI	20 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1509589pvt	E01CI	16 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel

Click here for Area/SIC reference list.

Report Prepared by: **David J Skvorak** 513-858-3365 **Comey & Shepherd**

R-SqFt: Realist2/CoreLogic Building SqFt
513-241-3400

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One Line List Residential Report

Sorted by Status (asc), Area (asc), Price (asc)

[Click on the MLS# for Additional Information](#) | [Click on the Camera ICON for Photo](#) | [Click on the Address for Map](#)

Property Type: Residential Include Property Subtype: Single Family Suburb (SIC): exclude exact: AD ZIP Codes: 45210, 45214, 45202 Statuses: Active, Pending, Sold (4/12/2016 or after), Withdrawn (4/12/2016 or after), Cancel (4/12/2016 or after), Expired (4/12/2016 or after) Price: 500,000 or more Auctions: Included Garage Spaces: 1 or more

MLS#	Area/SIC	Address	#	List/Sell \$	Rms	Bd	Bth	BFGC	Fin SF	Type	Levels	LO	Status
S1509592pvt	E01CI	18 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1509610pvt	E01CI	22 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1509611pvt	E01CI	24 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1509612pvt	E01CI	20 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL0	Cancel
S1526952p+	E01CI	1534 Elm St		650,000	7	3	2-1	FY2C		SFRD	Three+	ADVS0	Cancel
S1507618p	E01AU	1825 Walker St		670,000	8	4	3-0	PY2C	2,866	SFRD	Three+	COMY1	Cancel
S1534814pvt	E01AU	421 Boal St		679,900	7	3	3-0	PN1C	2,182	SFRD	Three+	HUFF1	Cancel
S1501954pvt	E01AU	556 Liberty Hill		699,900	10	4	4-0	FY2C	3,504	SFRD	Three+	SHEL0	Cancel
S1553551p+	E01WH	407 Collins Ave		725,000	12	3	2-1	FY2C		SFRD	Three+	PLTR0	Cancel
S1567341p+vt	E01AU	406 Boal St		849,900	7	3	3-1	PN2C		SFRD	Three+	COMY0	Cancel
S1557428p+	E04EE	2604 Riverside Dr		575,000	8	3	2-1	NN2C		SFRD	Three+	PREG0	Cancel
S1576786p+	E04HP	403 Torrence Ct		599,000	12	3	3-3	FY2C	4,232	SFRD	Two	ADVS0	Cancel
S1492769p	E04EE	2131 Riverside Dr		780,000	9	3	3-1	FN2C	3,376	SFRD	Three+	COMY1	Cancel
S1491729pvt	E01CI	225 Kemp Aly		599,000	6	3	3-1	NN1C		SFRD	Quad-L	SHEL2	Expired
S1470644pvt	E01CI	208 Wade St		599,000	6	3	3-1	NN1C	3,825	SFRD	Quad-L	SHEL2	Expired
S1470883pvt	E01CI	210 Wade St		599,000	6	3	3-2	NN1C		SFRD	Quad-L	SHEL2	Expired
S1545409pvt	E01CI	2017 Elm St		599,000	10	5	2-1	PY2C	3,280	SFRD	Three+	EDEN0	Expired
S1540087p+vt	E01WH	1850 Columbia Pkwy		599,000	8	3	3-1	FY2C	2,600	SFRD	One	SIBC12	Expired
S1514243pvt	E01CI	208 Wade St		614,000	6	3	3-1	NN1C		SFRD	Quad-L	SHEL2	Expired
S1514250pvt	E01CI	211 Kemp Aly		614,000	6	3	3-1	NN1C		SFRD	Quad-L	SHEL2	Expired
S1514805pvt	E01CI	213 Kemp Aly		614,000	6	3	3-1	NN1C		SFRD	Quad-L	SHEL2	Expired
S1480158pvt	E01CI	20 Mercer St		615,000	6	3	3-1	NN1C		SFRD	Three+	SHEL2	Expired
S1483795p	E01CI	18 E Fourteenth St		635,000	6	3	2-1	NN2C		SFRD	Three+	COMY1	Expired
S1520328p+vt	E01AU	305 Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Expired
S1520373p+vt	E01AU	307-A Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Expired
S1520375p+vt	E01AU	307-B Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Expired
S1520376p+vt	E01AU	309 Seitz St		659,000	8	3	3-1	PY2C		SFRD	Three+	SHEL2	Expired
S1514823p	E01CI	215 Kemp Aly		714,000	7	3	2-1	FN1C		SFRD	Quad-L	SHEL2	Expired
S1537209p	E01CI	1342 Spring St		724,900	8	3	2-1	NY2C		SFRD	Three+	BUYS0	Expired
S1549706p+vt	E01CI	1342 Spring St		725,000	7	3	2-1	NY1C		SFRD	Three+	COMY1	Expired
S1576350p+	E01CI	1406 Pleasant St		725,000	6	3	3-0	PN2C	1,886	SFRD	Two	OWNE	Expired
S1559491p+vt	E01CI	115 W Nlnth St		749,000	10	4	1-2	PN1C	5,092	SFRD	Three+	SHEL2	Expired
S1509768pvt	E01AU	421 Boal St		749,000	7	3	3-0	PN1C	2,182	SFRD	Three+	SHEL2	Expired
S1501019pvt	E04EE	1923 Riverside Dr		975,000	9	3	3-1	FY2C		SFRD	Three+	COMY2	Expired
S1499185p	E04EE	2415 Riverside Dr	Lot 2	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Expired
S1499186p	E04EE	2417 Riverside Dr	Lot 3	1,200,000	8	4	3-1	FY3C		SFRD	Three+	ADVS0	Expired

Property Report Summary Statistics

Entire Report/All Statuses

Total Listing Count 135
High List/Sale\$ 1,455,314
Low List/Sale\$ 520,159
Total Dollar Volume List/Sale\$ 102,829,776

Average List/Sell Price\$ 761,702
Median List/Sell Price\$ 695,393
Average DOM 140
Average CDOM 175

Click here for Area/SIC reference list.

BFGC: B = Basement Description (1st Character) | F = Family Room Yes/No | G = # of spaces in Garage | C = Type of Cooling (1st Character)

Report Prepared by: **David J Skvorak**

513-658-3365

Corney & Shepherd

R-SqFt: Realist2/CoreLogic Building SqFt

513-241-3400



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Homes Without Garages CMA One Line Portrait Residential Report

Sorted by Status (asc), Area (asc), Price (asc)

85

Listings as of 10/10/2018 at 8:43AM

Property Type: Residential Include Property Subtype: Single Family Suburb (SIC): exclude exact: AD ZIP Codes: 45210, 45214, 45202 Statuses: Active, Pending, Sold (4/12/2016 or after), Withdrawn (4/12/2016 or after), Cancel (4/12/2016 or after), Expired (4/12/2016 or after) Price: 500,000 or more Auctions: Included Garage Spaces: 0 or less

Page 1

Residential

Active

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price	
1599000	E01CI	1349 Broadway St	4	3-1		SFRD		0.05	1875	SHEL02	10/08/18	2/2	599,900	599,900	
1595730	E01CI	1325-A Republic St	3	2-2		SFRD	2,436		2016	COMY1	09/11/18	29/139	679,900	679,900	
Listing Count		2	Averages										16/70	639,900	639,900
			High	679,900				Low	599,900		Total		1,279,800	Median 639,900	

Pending

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price	
1577097	E01CI	207 Kemp Aly	3	2-1		SFRD		0.02	1890	SHEL22	08/26/18	123/123	525,000	525,000	
1586909	E01CI	1430 Main St	2	2-1		SFRD		0.02	1850	SHEL22	09/24/18	81/81	540,000	535,000	
1588760	E01CI	120 W Fourteenth St	3	2-2		SFRD	2,964	0.04	1850	ADVS01	08/03/18	15/15	749,000	749,000	
Listing Count		3	Averages										73/73	604,667	603,000
			High	749,000				Low	525,000		Total		1,809,000	Median 535,000	

Sold

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP	
1513386	E01CI	218-220 Orchard St	3	2-1		SFRD	3,528		1885	COMY1	11/15/16	7/7	595,000	595,000	530,000	89.08%	
1536087	E01CI	1711 Lang St	3	3-1		SFRD	3,372	0.06	1891	SHEL08	06/30/17	27/213	549,000	549,000	540,000	98.36%	
1536630	E01CI	12 Mercer St	3	2-1		SFRD			New	SHEL08	06/21/17	0/0	549,000	549,000	545,000	99.27%	
1565691	E01CI	10 Mercer St	3	2-1		SFRD	2,060		2015	SHEL08	03/17/18	6/121	549,900	549,900	547,000	99.47%	
1548653	E01AU	408 Boal St	4	4-1		SFRD	3,506	0.20	1880	SHEL08	09/19/17	1/1	590,000	590,000	595,000	100.85%	
1437516	E01CI	1325 Republic St	A	3	2-1	SFRD			New	SHEL22	04/22/16	362/362	589,000	598,000	598,000	100.00%	
1488731	E01CI	221 Wade St	4	2-1		SFRD	4,119		1900	SHEL22	09/16/16	130/130	699,000	599,000	599,000	100.00%	
1569111	E01CI	1435 Elm St	3	2-1		SFRD	1,920		1875	SHEL22	04/24/18	15/15	624,900	624,900	607,500	97.22%	
1438889	E01CI	1325 Republic St	C	3	2-1	SFRD			New	SHEL22	07/05/16	3/3	609,000	609,000	622,575	102.23%	
1520557	E01CI	1328 Broadway St	5	3-1		SFRD	5,133		1876	COMY1	04/14/17	98/175	750,000	750,000	670,000	89.33%	
1437521	E01CI	1325 Republic St	B	3	2-1	SFRD			New	SHEL22	05/27/16	75/75	599,000	599,000	691,018	115.36%	
Listing Count		11	Averages										66/100	609,436	601,164	595,008	99.20%
			High	691,018				Low	530,000		Total		6,545,093	Median 598,000			

Cancel

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price	
1538975	E01CI	1008 Elm St	3	2-1		SFRD			1870	SHEL22	06/06/17	7/7	559,000	559,000	
1557615	E01CI	10 Mercer St	3	2-1		SFRD	2,060		New	SHEL08	11/30/17	44/59	575,000	575,000	
1561628	E01CI	10 Mercer St	3	2-1		SFRD	2,060		2015	SHEL08	01/25/18	56/115	575,000	575,000	
1473827	E01CI	12 Mercer St	3	2-1		SFRD			New	SHEL08	09/01/16	287/287	610,000	589,500	
1509585	E01CI	12 Mercer St	3	2-1		SFRD			New	SHEL08	01/17/17	138/425	589,500	589,500	
1531790	E01CI	10 Mercer St	3	2-1		SFRD			New	SHEL08	10/17/17	15/15	589,900	589,900	
1480734	E01WH	2106-2110 Columbia Pk	2	3-0		SFRD	1,596	1.84	1945	ADVS01	11/03/16	272/272	599,000	599,000	
1516010	E01CI	1711 Lang St	3	3-1		SFRD	3,372	0.06	1890	SHEL08	03/08/17	133/133	695,000	649,000	
1583321	E01CI	216 W Fourteenth St	3	3-0		SFRD	2,592	0.04	1865	SHEL22	09/14/18	91/91	674,999	649,900	
1509613	E01CI	10 Mercer St	3	2-1		SFRD			New	SHEL08	09/01/16	0/300	650,000	650,000	
1472629	E01CI	10 Mercer St	3	2-1		SFRD			New	SHEL08	09/01/16	300/300	650,000	650,000	
1506211	E01CI	218 Orchard St	3	2-1		SFRD	3,528		1885	COMY1	10/05/16	60/60	749,500	675,500	
1580638	E01CI	1325-A Republic St	3	2-2		SFRD	2,436		2016	COMY1	09/11/18	110/110	699,900	699,900	
1550283	E01CI	120 W Fourteenth St	3	2-2		SFRD	2,944		1850	SHEL08	09/11/17	25/98	749,000	749,000	
1540846	E01CI	120 W Fourteenth St	3	2-2		SFRD	2,944		1850	SHEL08	08/17/17	73/73	889,000	799,000	
Listing Count		15	Averages										107/156	656,987	639,947
			High	799,000				Low	559,000		Total		9,599,200	Median 649,000	

Expired

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price
1470920	E01CI	212 Wade St	3	2-1		SFRD	1,584		1890	SHEL22	10/07/16	350/350	500,000	500,000
1470874	E01CI	206 Wade St	3	2-1		SFRD			1880	SHEL22	10/07/16	350/350	510,000	510,000
1514239	E01CI	212 Wade St	3	2-1		SFRD			1891	SHEL22	06/30/17	261/612	500,000	515,000
1514242	E01CI	206 Wade St	3	2-1		SFRD			1881	SHEL22	06/30/17	262/613	510,000	525,000
1539801	E01CI	1322 Spring St	3	1-1		SFRD	2,061	0.04	1855	SHEL22	11/30/17	176/176	525,000	560,000
1549502	E01CI	2017 Elm St	5	2-1		SFRD	3,280		1876	SHEL22	10/10/17	61/61	599,000	599,000

Click on the MLS# for Additional Information | Click on the Camera ICON for Photo | Click on the Address for Map | R-SqFt: Realist2/CoreLogic Building SqFt

Click here for Area/SIC reference list.

Report Prepared by: David J Skvorak

513-658-3365

Comey & Shepherd

513-241-3400x209

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CMA One Line Portrait Residential Report
Sorted by Status (asc), Area (asc), Price (asc)

86

Listings as of 10/10/2018 at 8:43AM

Property Type: Residential Include Property Subtype: Single Family Suburb (SIC): exclude exact: AD ZIP Codes: 45210, 45214, 45202 Statuses: Active, Pending, Sold (4/12/2016 or after) , Withdrawn (4/12/2016 or after) , Cancel (4/12/2016 or after) , Expired (4/12/2016 or after) Price: 500,000 or more Auctions: Included Garage Spaces: 0 or less

Page 2

Residential

Expired

MLS#	Area/SIC	Address	#	Bd	Bth	Type	AbvGSF	Acr	Year	LO	Date	DOM/CDOM	Orig Price	List Price
1528383	E01CI	1711 Lang St	3	3-1		SFRD	3,372	0.06	1891	SHEL08	04/30/17	53/186	599,000	599,000
1549310	E01CI	1325-A Republic St	3	2-2		SFRD			2016	COMY1	01/02/18	144/144	725,000	699,900
1488569	E01CI	115 W Ninth St	4	4-1		SFRD			1866	SHEL22	09/24/16	169/169	895,000	895,000
Listing Count	9					Averages						203/296	595,889	600,322
						High	895,000		Low	500,000		Total	5,402,900	Median 560,000
Property Type Count	40					Property Type Avgs						110/162	625,385	617,593

[Click on the MLS# for Additional Information](#) | [Click on the Camera ICON for Photo](#) | [Click on the Address for Map](#) | *R-SqFt: Realist2/CoreLogic Building SqFt*

[Click here for Area/SIC reference list.](#)

Report Prepared by: **David J Skvorak**

513-658-3365

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2 Bdrm Condos - No Parking

One Line List Residential Report

Click on the MLS# for Additional Information | Click on the Camera ICON for Photo | Click on the Address for Map

MLS#	Area/SIC	Address	#	List/Sell \$	Rms	Bd	Bth	BFGC	Fin SF	Type	Levels	LO	Status
C1532340pvt	E01CI	1214 Vine St	12	459,000	5	2	1-1	FN0C	1,782	COND	Two	SHEL2	Expired
C1522662p	E01CI	1308 Broadway St	3	549,000	6	2	2-0	FN0C		COND	One	COMY0	Cancel
C1540041p	E01CI	1308 Broadway St	3	529,000	6	2	2-0	FN0C		COND	One	COMY0	Cancel
C1522082p	E01CI	27 Mercer St	2	359,000	4	2	2-0	NN0C	1,137	COND	One	VISC01	Cancel
C1551081pvt	E01CI	1418 Race St	1	334,900	5	2	1-1	NN0C	1,207	COND	Two	SHEL0	Cancel
C1552586pvt	E01CI	1418 Race St	1	324,900	5	2	1-1	NN0C	1,207	COND	Two	SHEL0	Cancel
C1534888pvt	E01CI	1128 Race St	201D	309,900	4	2	1-1	NN0C	1,017	COND	Two	STAR0	Cancel
C1527424pvt	E01CI	1328 Republic St	102	299,900	4	2	2-0	PN0C		COND	One	SHEL2	Cancel
C1543352pvt	E01CI	1328 Republic St	102	289,000	4	2	2-0	PY0C		COND	One	SHEL2	Cancel
C1526490p+vt	E01CI	1214 Vine St	7	423,694	5	2	2-0	FN0C	1,606	COND	Two	SHEL2	Sold
C1527860p+	E01CI	1824 Elm St	2	400,000	3	2	2-0	FN0C		COND	Two	SIBC06	Sold
C1511254p+	E01CI	1214 Vine St	11	367,553	4	2	1-1	FN0C	1,416	COND	Two	SHEL2	Sold
C1527009p+vt	E01CI	1403 Vine St	1	330,000	4	2	2-0	NN0C	1,144	COND	One	SHEL2	Sold
C1486578p+	E01CI	1328 Republic St	201	301,240	4	2	2-0	PY0C		COND	One	SHEL2	Sold
C1512374p	E01CI	1328 Republic St	202	289,000	4	2	2-0	PN0C		COND	One	SHEL2	Sold
C1536076p+vt	E01AU	558 Liberty Hill	B	286,000	8	2	2-0	NY0C	1,932	COND	Two	SHEL0	Sold
C1524541p+	E01AU	324 Milton St		261,500	5	2	1-1	PN0C	1,330	COND	Two	SIBC06	Sold
C1509066p+	E01CI	1426 Republic St		211,000	5	2	2-0	PN0C	1,200	COND	Three+	COMY1	Sold
C1512816p+	E01CI	1346 Main St	2	168,000	3	2	2-0	NY0C	1,449	COND	One	RSRE0	Sold
C1598622p+	E01AU	1606 Broadway St	1	275,000	4	2	2-0	NN0C		COND	One	RSRE0	Pending
C1598638p+	E01AU	1606 Broadway St	2	275,000	4	2	2-0	NN0C	1,660	COND	One	RSRE0	Pending
C1597584p+	E01CI	1308 Broadway St	1	439,900	5	2	2-0	FN0C		COND	One	COMY1	Active
C1592001p+	E01CI	1307 Republic St	3	399,000	4	2	1-1	FN0C	1,218	COND	Two	ADVS0	Active
C1575078p+vt	E01CI	1237 Vine St	6	319,900	4	2	2-0	PN0C	1,140	COND	Two	SHEL2	Active

Property Report Summary Statistics

Entire Report/All Statuses

Total Listing Count 24
High List/Sale\$ 549,000
Low List/Sale\$ 168,000
Total Dollar Volume List/Sale\$ 8,201,387

Average List/Sell Price\$ 341,724
Median List/Sell Price\$ 322,400
Average DOM 71
Average CDOM 81

Click here for Area/SIC reference list.

BFGC: B = Basement Description (1st Character) | F = Family Room Yes/No | G = # of spaces in Garage | C = Type of Cooling (1st Character)

Report Prepared by: David J Skvorak

513-658-3365

Comey & Shepherd

R-SqFt: Realist2/CoreLogic Building SqFt
513-241-3400

*Featured properties many not be listed by the presenting office/agent.
Information has not been verified, is not guaranteed and subject to change.*

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1321 Republic 2 unit
Preliminary Project Proforma

Source & Use :		
Sources:	Per Unit	Total
Construction/Perm Loan	224,000	448,000
	0	0
Vision Equity 100%	56,000	112,000
Total Sources	\$ 280,000	560,000
Uses:		
1 Land	62,500	125,000
2 Demo	-	-
3 R.E. Taxes	2,500	5,000
4 Permits/Fees	2,500	5,000
5 Engineering/Environ/Survey	7,500	15,000
6 Architect	5,000	10,000
7 Site Improvements	15,000	30,000
8 Common Facilities	-	-
9 Site & Entry Landscaping	-	-
10 Clubroom/Exercise/Furniture	-	-
11 Pool/Outdoor Amenities	-	-
12 Bldg Construction Cost	100,000	200,000
13 Construction Contingency (5% Line 12)	5,000	10,000
14 General Requirements	25,000	50,000
15 Insurance	7,500	15,000
16 Design Build Fee 6% (line 5-line15)	10,000	20,000
17 Retail TI	-	-
18 Construction Interest	20,000	40,000
19 Closing Costs	7,500	15,000
20 Marketing/Lease-up/Working Capital	5,000	10,000
21 Soft-Cost Contingency	-	-
22 Credit Enhancement Fee	-	-
23 Developer Fees	5,000	10,000
Total Uses	\$ 280,000	560,000

Assumptions:	
Loan Valuation Cap Rate	6.25%
Loan Closing Costs %	2.50%
Financing LTC 80% Max	448,000
Int. Only Period Interest Rate %	4.25%
Constr. Loan/Int. Only Period Mths	12.00
Perm. Loan Interest Rate %	5.00%
Loan Amortization	30
Perm. Loan Constant	6.44%
Permanent Loan	448,000
Loan D.S.C.R.	1.0849
Credit Enhancement Fee	0.00%
Vacancy %	0.00%
Other Income \$/Unit/Month	\$ -
Operating Expense \$/Unit/Year	\$ 4,500
Retail TI \$/Ft	\$ -
Retail Rent Gross \$/Ft	\$ -
Retail Sq. Ft.	-
Replacement Reserves \$/Unit	\$ 500
Years to Build	1
Unstable Calendar Years	0.5
Unstable Year NOI Achieved	50%

Parking Garage	0
Surface	0
Total	0
Dedicated Retail Parking	0
Net Residential Parking ***	0
Per Unit	0.00
Per Bed	0.00

Operating Projections								Unstable Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Unit Type	# of Bdrms	Sq/Ft Per Unit	# of Units	Total Sq/Ft	% Sq/Ft	Rent Per Sq/Ft	Per Unit Rent	Projected Cash Flow	Projected Cash Flow	Projected Cash Flow	Projected Cash Flow	Projected Cash Flow	Projected Cash Flow
2-Bdrm	2	-	2	-	-	\$ -	\$ 1,700	\$ 20,400	\$ 40,800	\$ 41,820	\$ 42,866	\$ 43,937	\$ 45,036
Total			2				\$ 1,700	\$ 20,400	\$ 40,800	\$ 41,820	\$ 42,866	\$ 43,937	\$ 45,036
Rent Increases (2.5% - 1.25 % Collected)								-	510	523	536	549	563
Vacancy Loss								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retail Rent								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Income								\$ 20,400	\$ 41,310	\$ 42,343	\$ 43,401	\$ 44,486	\$ 45,599
Operating Expense (3.44%/yr increase)								\$ (4,500)	\$ (9,000)	\$ (9,310)	\$ (9,630)	\$ (9,961)	\$ (10,304)
Replacement Reserves/Capital Costs								\$ -	\$ (1,000)	\$ (1,030)	\$ (1,061)	\$ (1,093)	\$ (1,126)
N.O.I.								\$ 15,900	\$ 31,310	\$ 32,003	\$ 32,711	\$ 33,433	\$ 34,169
Senior Debt Service								\$ (14,430)	\$ (28,860)	\$ (28,880)	\$ (28,860)	\$ (28,860)	\$ (28,860)
Vision Debt Payoff								\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income After Debt Service								\$ 1,470	\$ 2,450	\$ 3,144	\$ 3,851	\$ 4,573	\$ 5,310
DSCR on Senior Debt								-	1.08	1.11	1.13	1.16	1.18
Return on Equity								1.31%	2.19%	2.81%	3.44%	4.08%	4.74%

