AGENDA

START OF PUBLIC HEARING

1-202000044 ORDINANCE (EMERGENCY), dated 1/15/2020, submitted by Patrick A. Duhaney, City Manager, DESIGNATING the properties located generally along Warsaw Avenue between Hawthorne and Purcell avenues in the East Price Hill neighborhood as the Warsaw Avenue Local Historic District.

END OF PUBLIC HEARING

2-202000161 PRESENTATION submitted by Patrick A. Duhaney, City Manager, on 02/04/2020, regarding the Local Historic District Designation of portions of Warsaw Avenue in East Price Hill.
January 15, 2020

To: Mayor and Members of City Council

From: Patrick A. Duhaney, City Manager

Subject: Emergency Ordinance – Warsaw Ave. Local Historic District in East Price Hill

Transmitted is an Emergency Ordinance captioned:

**DESIGNATING** the properties located generally along Warsaw Avenue between Hawthorne and Purcell avenues in the East Price Hill neighborhood as the Warsaw Avenue Local Historic District.

The City Planning Commission recommended approval of the zone change at its December 20, 2019 meeting.

**Summary**
The 3100-3200 block of Warsaw Avenue is located between Hawthorne and Purcell avenues in East Price Hill. There are 17 structures within the proposed district all built between 1885-1923. There is one noncontributing building built in 1950. All of the buildings have Warsaw Avenue addresses. The district is significant for its history and architecture. Most of the buildings are substantially intact.

On November 18, 2019, the Historic Conservation Board (HCB) voted unanimously to recommend the Local Historic District designation of the Warsaw Avenue Local Historic District under Criterion 1 (historical significance) and Criterion 3 (architectural significance) in East Price Hill to City Planning Commission and City Council.

The East Price Hill Improvement Association and Price Hill Will are the applicants and support the designation. This designation will help preserve this architecturally significant and intact street.

The City Planning Commission recommended approval of the zone change at its December 20, 2019 meeting.

cc: Katherine Keough-Jurs, AICP, Director, Department of City Planning
To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning

Copies to: Caroline Hardy Kellam, Senior City Planner, Department of City Planning

Subject: Scheduling of Ordinance designating the Warsaw Ave. Local Historic District in East Price Hill

The above referenced Ordinance is ready to be scheduled for Economic Growth and Zoning Committee. We are requesting this item be placed on the next Economic Growth and Zoning Committee meeting agenda. In accordance with CMC section 111-1, this item requires fourteen days notice for a public hearing.

Included in this submission are the following items:

1) The transmittal letter to the Mayor and City Council;
2) The City Planning Commission report;
3) The Ordinance designating the Warsaw Ave. Local Historic District;
4) The mailing labels for notification; and
5) A copy of the mailing labels for your record.
January 15, 2020

Mayor and Members of Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

I am transmitting herewith an ordinance captioned as follows:

DESIGNATING the properties located generally along Warsaw Avenue between Hawthorne and Purcell avenues in the East Price Hill neighborhood as the Warsaw Avenue Local Historic District.

The City Planning Commission recommended APPROVAL of this Local Historic District designation at their December 20, 2019 meeting.

Summary:
City Planning Commission recommended approval of the Local Historic District designation for the following reasons:

1. Designating the Warsaw Avenue Local Historic District will assist in the revitalization of the area and will have a positive impact on the community and economic development plans of the city.
2. This designation will assist in the redevelopment of this area of East Price Hill by promoting the general maintenance and preservation of the building stock in the community.
3. It has been determined that the proposed guidelines are acceptable to meet the goal of preserving the architecture of this historic district.
4. This Local Historic District designation will not negatively impact the existing character of the surrounding area.

Motion to Approve: Mr. Eby

Ayes: Mr. Smitherman
Mr. Juech
Mr. Stallworth
Mr. Samad
Mr. Eby

Seconded: Mr. Smitherman

THE CITY PLANNING COMMISSION

Katherine Keough-Jurs, AICP, Director
Department of City Planning
DESIGNATING the properties located generally along Warsaw Avenue between Hawthorne and Purcell Avenues in the East Price Hill neighborhood as the Warsaw Avenue Local Historic District.

WHEREAS, the East Price Hill community experienced a great increase in population beginning in the 1880s, as residents of downtown Cincinnati sought greater comfort and seclusion in neighborhoods to the west; and

WHEREAS, as the population of East Price Hill grew, commercial development and activity arose along Warsaw Avenue, a major connection between the Central Business District and the East Price Hill community; and

WHEREAS, the properties along Warsaw Avenue between Hawthorne and Purcell Avenues in the East Price Hill neighborhood contain a collection of commercial structures built between 1889 and 1928, serving as examples of Italianate, Second Empire, Romanesque Revival, Beaux Arts, Italian Renaissance, Prairie Commercial, and Commercial Vernacular architecture; and

WHEREAS, the structures on Warsaw Avenue between Hawthorne and Purcell Avenues remain as a continuous strip of commercial architecture from the late nineteenth and early twentieth centuries in Cincinnati, while many other similar buildings have been razed; and

WHEREAS, the scale, setback, and building materials embodied in these structures along Warsaw Avenue between Hawthorne and Purcell Avenues contribute to a sense of cohesiveness and uniformity; and

WHEREAS, to ensure the future preservation of the area’s historic architectural pattern and character, the East Price Hill Improvement Association and Price Hill Will applied for designation of the area as a local historic district to be known as the “Warsaw Avenue Local Historic District”; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on November 18, 2019, upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, recommended designation of the Warsaw Avenue Local Historic District as a local historic district and recommended adoption of the proposed conservation guidelines for the district; and
WHEREAS, the City Planning Commission, at its regularly scheduled meeting on December 20, 2019, upon considering the recommendation of the Historic Conservation Board and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c), recommended designation of the Warsaw Avenue Local Historic District as a local historic district, and recommended the proposed conservation guidelines for the district; and

WHEREAS, a committee of Council held a public hearing on the recommended designation of the Warsaw Avenue Local Historic District as a local historic district following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the designation, finding it is in the interest of the public health, safety, and general welfare; and

WHEREAS, the Council finds that the designation of the Warsaw Avenue Local Historic District as a local historic district conforms to Plan Cincinnati (2012), specifically the “Sustain” initiative, which aims to “preserve our built history” (page 197), and the Policy Principles seeking to build on and preserve the City’s historic resources (pages 75, 81); and

WHEREAS, Council considers the designation of the Warsaw Avenue Local Historic District as a local historic district to be in the best interest of the City and general public; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves the Designation Report for the area along Warsaw Avenue between Hawthorne and Purcell Avenues (“Warsaw Avenue Local Historic District”), which report is attached hereto as Exhibit “A,” and specifically adopts as its own findings that the Warsaw Avenue Local Historic District as depicted on the attached Exhibit “B” and more particularly described on the attached Exhibit “C” has architectural significance and qualifies in all respects for designation as a local historic district under Chapter 1435 of the Zoning Code of the City of Cincinnati (“CZC”); particularly, Council designates the Warsaw Avenue Local Historic District under CZC Section 1435-07-1(a)(3). By reference, Exhibits A, B, and C are hereby incorporated herein and made part hereof.

Section 2. That the official City zone map is amended to superimpose over the existing underlying zoning districts the designation of the Warsaw Avenue Local Historic Designation as a local historic district.
Section 3. That, pursuant to CZC Chapter 1435, Council hereby adopts the Warsaw Avenue Local Historic District Guidelines, attached hereto as Exhibit D, which guidelines shall govern the conservation and development of the Warsaw Avenue Local Historic District. By reference, Exhibit D is hereby incorporated herein and made part hereof.

Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning, and the City Solicitor of the Warsaw Avenue Local Historic District’s designation as a local historic district.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the need to ensure that the Warsaw Avenue Local Historic District’s historic assets are protected from threats to their architectural integrity at the earliest possible time.

Passed: __________________________, 2020

John Cranley, Mayor

Attest: __________________________

CITY PLANNING COMMISSION

December 20, 2015

K. E. Venegra

DIRECTOR OF CITY PLANNING
Warsaw Avenue Historic District
Historic Designation Report
November 11, 2019

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Summary Paragraph

The historic district, which will be known as the Warsaw Avenue Historic District, is located in East Price Hill, a suburb of Cincinnati. The proposed 3.17-acre commercial district will extend from approximately Hawthorne Avenue to Purcell Avenue. The two-block district was developed between the late nineteenth century and the early twentieth century, in direct correlation to advances in transportation. Located on the western rim of the downtown basin, the commercial district on Warsaw Avenue was vital to the development of Price Hill and communities to the west. As one of the oldest neighborhoods located on the western hilltop, the landscape has a diverse collection of mid-nineteenth century and early twentieth century urban architecture that are significant to early community development.

The Warsaw Avenue Historic District exemplifies early expansion of communities outside of the central basin during the late-nineteenth and early twentieth century's. At a time when downtown Cincinnati was becoming overcrowded, citizens looked to the western hills for comfort and seclusion. In 1874, the Price Hill House was constructed by William Price to bring citizens from the downtown basin to the quiet setting of Price Hill. The entertainment house had a cable railway known as the Incline Plane that transported citizens 860 feet above sea level to the hilltop. This transportation advancement sparked an interest in the middle class to relocate to the Price Hill community during the 1880s. A pocket of commercial structures developed along Warsaw Avenue bridged a gap between the downtown center of Cincinnati and the early neighborhoods to the west. This continuous strip of commercial development not only signifies early urban life but also reflects the diversity of architectural styles of this period. Historically the commercial strip along Warsaw Avenue continued west to Glenway Avenue. Today many of the historic buildings have been razed. The proposed two-block area holds the highest level of historic integrity along Warsaw Avenue.

Sixteen buildings within the two-block boundary contribute to the historic integrity of the Warsaw Avenue Historic District. These buildings were erected between 1885 and 1928. Architectural styles range from Italianate, Second Empire, Romanesque Revival, Beaux Arts, Italian Renaissance Revival, Prairie Commercial, and Commercial Vernacular. The variety of architectural styles contributes to the sense of cohesiveness and uniformity of the District through scale, setbacks, and building materials.

There are three architecturally and historically significant secular public buildings located in the district, each of distinctive design. These include the District #3 Police Station (HAM-1848-20); the Price Hill Branch Library (HAM-07392-20); and the Price Hill Firehouse (HAM-1803-20). The police station, a Renaissance Revival brick edifice designed by Harry Hake (1871-1952), is listed in the National Register of Historic Places as part of a thematic nomination of police patrol stations in the city. Set well back from the street on a deep lawn with semicircular drive, the library is a one and a half-story Beaux Arts brick edifice funded by Andrew Carnegie. Located opposite the police station, the firehouse is a brick Romanesque Revival structure built in the late 1880s. The library and firehouse were recommended as eligible for National Register listing by the Cincinnati Historic Inventory in 2003.

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The proposed Period of Significance of the Warsaw Avenue Historic District is from 1885, the date of the earliest surviving building, to 1928, the construction date of the last building built during the height of the commercial development along Warsaw Avenue and the Price Hill community. The Period of Significance represents the time span of commercial development and urban expansion in East Price Hill.

Narrative Description of District

SETTING

Warsaw Avenue in East Price Hill has been predominantly mixed commercial and residential since the late 1800s. (Figures 1-5) Escaping the factory soot and congestion of the downtown basin, residents took advantage of the cleaner environment. The Sanborn Map of 1891 indicates there was a combination of large estates and one- and two-story mixed use buildings along Warsaw Avenue. Modest two-story homes and row houses are shown on adjacent blocks of the historic district. Many of these homes are still standing today and vary in style from Queen Anne, Italianate, Classical Revival, Victorian, and Renaissance Revival. Also indicated on the 1891 Sanborn Map is Mount Saint Mary Catholic Theological Seminary that was constructed at the intersection of Warsaw Avenue and Hawthorne Avenue (located just outside the northeast corner of the District). Constructed in 1851 by Bishop Purcell, the Archdiocese of Cincinnati chose the Price Hill location (historically known as Storrs Township) for its remoteness. The site of the Seminary was far from the hectic daily life of Cincinnati (refer to the 1869 Titus Map).

The 1904 Sanborn Map publication shows an increase in one- and two-story mixed use buildings along the 3100 and 3200 block of Warsaw Avenue. The continuous high density business district that is present today appears to have taken form by 1904. There do not appear to be any structures related to the residential development along adjacent avenues. The Sanborn Map indicates that the area was a pedestrian oriented neighborhood with a central business district that catered to residents living in the immediate area.

By the 1930s the landscape of East Price Hill changed drastically. The 1934-1937 Sanborn Map shows numerous commercial and public buildings including the Price Hill Branch Public Library and the Third District Police Station. It is evident that the growth of public services and businesses attracted residents. The Sanborn Map shows a home or row house on nearly every lot adjacent to Warsaw Avenue. Thirty years early, less than fifty-percent of each block had been developed. The development of the centrally located business district provided the necessary resources for new homeowners.

Between the 1930s and 1950, East Price Hill flourished with the help of the successful commercial district and new residents. By 1950 the housing market began to decline and residents looked to the west in Delhi Township for modern suburban living. The once spacious and walkable neighborhood became overcrowded and dominated by commercial traffic. These social changes altered the feeling of the historic neighborhood that lead to the decline of the community. Today, the area remains under populated and the remaining infrastructure is in various states of disrepair. East Price Hill is a tight knit community that believes in investing in their neighborhood and recently has made an effort to restore a number of historic structures and revive the commercial district.
One block south of the Warsaw Avenue Historic District is Holy Family Church, the first Roman Catholic Church of the area dating back to 1884. To the east of the Church is the original Price Hill House site dating back to 1874, redeveloped in 1963. One block southwest of the Historic District is the Masonic Temple (1912) that was recently added to the National Register of Historic Places in 2017 (NR ref. # SG100001269). South of the district along Purcell, Considine, and Hawthorne Avenues are grand estates built during the mid-1800s. These estates were built for the first well-to-do residents of Price Hill and today a number of them are being restored. Directly east of the Historic District are a number of homes dating back to the turn of the century that have been recommended as eligible for National Register listing.

The area is pedestrian friendly with sidewalks leading to and from the residential neighborhoods into the commercial district. Warsaw Avenue is a wide street with an abundance of commercial activity and heavy traffic. The side streets leading into the residential area, such as Purcell and Considine Avenues, are narrow and are lightly traveled. Price Hill was developed to discourage car traffic within the residential areas. Main traffic was directed along Warsaw and Glenway Avenues. This was an area that would act as a sanctuary from noisy city traffic and pollution.

ARCHITECTURAL CHARACTERISTICS AND STYLES

The Warsaw Avenue Historic District has sixteen contributing buildings and a variety of building types and architectural styles that date between 1885 and 1928. The variety in building types are a reflection of urban development and the needs of the community. As the natural progression of urban development took shape, the community required amenities that were more reflective of an urban environment. This natural progression is evident in the remaining structures lining Warsaw Avenue. The two-block area is a unique representation of different building types including mixed-use, commercial, community buildings, and residential.

A variety of architectural styles exist within the district including Italianate, Italian Renaissance Revival, Romanesque Revival, Beaux Arts, Commercial Vernacular, and Second Empire. The variety in architectural styles reflects the period in which the structures were built and gives the district a distinct appearance that is unique to Price Hill.

The following buildings listed below are contributing to the Warsaw Avenue Historic District.

Mixed-Use
The first, oldest and most common building type in the district is the mixed-use building. The eight of the sixteen structures (3104 - 3106, 3108, 3110 - 3112, 3113, 3116, 3117, 3206, and 310 Warsaw Avenue) are two-part commercial blocks. Two-part commercial block buildings are defined as two-to-four-story structures with a public zone at the street level and a private zone on the upper levels. This building type is significant to Warsaw Avenue as it characterizes the district as a place where residents would live and work within the community. The following is a description of the buildings listed above.

3104 - 3106 Warsaw Avenue
The three-story structure at 3104 - 3106 Warsaw Avenue (Parcel #173-0004-0032-00) is an Italianate mixed-use building that was constructed circa 1890.

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Community Development
According to The Williams Directory, four flats were rented out above the ground floor at 3104 and an additional four tenants resided above 3106. One noteworthy resident rented a flat above 3106 in 1945. This tenant was famed Hollywood actress and singer Doris Day who rented the flat with her mother, Alma Kappelhoff.\(^3\)

Within the ground floor of 3104, a soft drink shop operated out of the space in the early 1920s, The Great Atlantic & Pacific Tea Company operated the space between 1925 and 1940 and Burke’s Grocery store operated the space between 1940 and 1945. In 1945 the grocery store expanded into the ground floor of 3106. Between 1923 and 1940, a confectionery shop was located at the ground floor of 3106. Today the building remains vacant.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with paired brackets, a low-pitched roof, brick construction, stone belt courses, decorative stone window hoods, bracketed window sills, one-over-one double-hung windows, and a stone storefront cornice. The historic storefront openings are largely intact. The recessed door configurations, cast iron sill, fluted pilasters with rosette detailing, and plinths remain at the historic storefront locations. Over the years, modifications have been made to the existing storefronts on the ground floor. The historic doors, bulkheads, display windows, and transom windows have been infilled with plywood and vertical wood siding. These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

3108 Warsaw Avenue
A two-story Italianate mixed-use building constructed circa 1890 is located at 3108 Warsaw Avenue (Parcel #173-0004-0033-00).

Community Development
Between 1923 and 1945, barber Maurice Conway operated out of the ground floor. According to the William’s Directory, in 1945 a confectionery shop moved into the ground floor and remained in business through 1949. One tenant occupied the second floor between 1923 and 1949. Today the building remains vacant and is owned by Price Hill Will which is a nonprofit community development corporation that is in the process of revitalizing the Price Hill neighborhood.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting frieze cornice with paired brackets, a side-gabled roof, brick construction, eave windows, a stone string course, decorative stone window hoods, bracketed stone window sills, one-over-one double hung windows, and a projecting storefront cornice. The historic storefront opening and configuration are intact. The cast iron sill, fluted pilasters with rosette detailing, and plinths remain at the historic storefront location. Over the years, modifications have been made to the existing building. The historic door, bulkheads, display windows, transom windows, and double-hung windows have been replaced.

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These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

3110 - 3112 Warsaw Avenue
The two-story building at 3110 - 3112 Warsaw Avenue (Parcel #173-0004-0034-00) is a mixed-use Italianate structure constructed circa 1890.

Community Development
The ground floor at 3110 was the site of a meat shop from 1923-1940. In 1940 the ground floor of 3110 and 3112 was transformed into a single restaurant space. Prior to 1940, 3112 housed a fruit store that was operated by the Chroysovargis family. Today the building is vacant and is owned by Price Hill Will which is a nonprofit community development corporation that is in the process of revitalizing the Price Hill neighborhood.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with paired brackets, a side-gabled roof, brick construction, frieze windows, decorative stone window hoods, bracketed stone window sills, one-over-one double hung windows, and a stone storefront cornice. The historic wood storefront configuration is intact. The tiled entryway, recessed door openings, and stone pilasters remain at the historic storefront location. Over the years, modifications have been made to the building. The historic doors and bulkheads have been replaced with contemporary materials, the windows have been replaced, and the ground floor windows on the east elevation have been infilled with glass block. The building retains a high level of historic integrity and these modifications do not impact the historic integrity of the building or the district.

3113 - 3115 Warsaw Avenue
The structure at 3113 - 3115 Warsaw Avenue (Parcel #175-0017-0003-00) is a mixed-use two-story Italian Renaissance Revival building built circa 1925.

Community Development
At the site of 3113, the ground floor housed a number of different restaurants between 1935 and 1949. One noteworthy restaurant was owned and operated by Carl Welz from 1940 through 1945. Carl Welz was the uncle of the famed Hollywood actress and singer Doris Day.4 Doris Day and her mother, Alma Kappelhoff, lived in the rented flat above 3113 in 1940.5 The ground floor at the site of 3115 was occupied by Warsaw Avenue Savings and Loan Company between 1930 and 1949; one tenant lived above the Savings and Loan Company. Today the building is vacant and is owned by Price Hill Will which is a nonprofit community development corporation that is in the process of revitalizing the Price Hill neighborhood.

Architectural Description
Defining features that identify the structure as Italian Renaissance Revival include a symmetrical façade, brick construction, a flat roof, a roof-line parapet, a wide clay tile roof overhang with brackets, a classical detailed stone belt course, classical door

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surround on the first floor level, and arcaded second floor. The historic storefront masonry openings are largely intact. Over the years, modifications have been made to the existing storefronts on the ground floor. The historic doors, bulkheads, display windows, and transom windows have been replaced. The storefront configuration at 3113 appears to resemble the historic 1925 design. The display window at 3115 has been infilled with a contemporary window and vinyl siding. Modifications have been made to the north façade of the second floor. Modifications include painted stucco, replacement windows at 3113, replacement doors, and contemporary door trim. The minor modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

3116 Warsaw Avenue
A three-story mixed-use Italianate structure built circa 1900 is located at 3116 Warsaw Avenue (Parcel #173-0004-0037-00).

Community Development
The building was designed to house a commercial space on the ground floor and two tenants on the upper floors. Between 1923 and 1930 Cohn & Son Clothing Renovators occupied the ground floor. A member of the Cohn family was a tenant in one of the upper-story flats. In 1930 the ground floor housed a dry cleaner and by 1935 the space was vacant. Two different restaurants moved into the space in 1940 and 1949.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with brackets, a low-pitched roof, brick construction, decorative corbel brick, a stone belt course, one-over-one double hung windows, and a stone storefront cornice. The historic storefront opening and configuration are intact. The recessed door location, wood storefront elements, and fluted pilasters and plinths remain intact. Over the years, modifications have been made to the existing building. The historic door, bulkheads, and upper story windows have been replaced. The building retains a high level of historic integrity and these modifications do not impact the historic integrity of the building or the district.

3117 Warsaw Avenue
At 3117 Warsaw Avenue (Parcel #175-0017-0004-00) a three-story Italian Renaissance Revival structure remains intact. The building was completed in 1928 and was designed with an office space on the ground floor and a single-family residence above.

Community Development
The building was originally owned by Physician Clarence Beekley who worked and lived in the building until 1935 when he son took over the business. Henry Beekley also worked and lived in the building through the 1950s. Today the property is a performing arts center.

Architectural Description
Defining features that identify the structure as Italian Renaissance Revival include an asymmetrical façade, a rectangular plan, a porte-cochère on the west elevation, an exposed rusticated stone foundation, brick construction, a flat roof, a wide cornice with brackets, a soldier course belt course, smaller upper-story windows, and arched transom
openings above doorways. Overall the structure remains intact from the 1928 design and retains a high level of historic integrity. Over the years, minor modifications have been made to the existing building. The large masonry opening on the east portion of the building along the north façade has been infilled with glass block, the double hung windows on the ground floor have been infilled with wood panels, and the windows have been replaced. These minor modifications do not impact the historic integrity of the building or the district.

3206 Warsaw Avenue
At 3206 Warsaw Avenue (Parcel #173-0004-0063-00) a two-story Italianate structure remains intact. The building was designed with commercial space on the ground floor and two tenant spaces on the upper floor. The building was completed circa 1910.

Community Development
According to the 1923 William’s Directory, the ground floor housed a bakery. Two flats were located on the upper floor, one of which was rented by the family of the bakery owner. In 1925 the site became a grocery store and was then converted into a restaurant in 1935. Between 1940 and 1949 the ground floor housed a beauty salon. Today the property is owned by the Santa Maria Properties which is a non-profit organization that offers community services to greater Price Hill families.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with brackets, a side-gabled roof, brick construction, decorative stone window hoods, segmental arch windows, bracketed stone window sills, one-over-one double hung windows, and a belt course. Over the years, modifications have been made to the building. The historic storefront opening has been infilled with modern brick and contemporary windows with awnings. A mural exists on the east elevation. The modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

3210 Warsaw Avenue
A Second Empire structure remains at 3210 Warsaw Avenue (Parcel #173-0004-0065-00). The three-story mixed-use structure was completed 1885.

Community Development
Historically the building housed a soft drink shop on the ground floor and tenant space on the upper floor. It appears that the shop was connected to the adjacent bowling alley located at 3208 Warsaw. In 1930 the two properties were listed together in the Williams Directory as the site of a bowling alley and later a restaurant in 1945. Today the property is owned by the Santa Maria Properties which is a non-profit organization that offers community services to greater Price Hill families.

Architectural Description
Defining features that identify the building as Second Empire include masonry construction, a mansard roof with a gabled dormer, a slate pattern roof, molded cornices, a wide eave with brackets, bracketed stone sills, decorative stone window hoods, and Italianate detailing at the storefront. The building has had minor modifications and holds a high level of historic integrity. Modifications include
replacement windows, storm windows, and replacement doors. The remaining storefront
elements such as the bracketed cornice, wood framing, bulkheads, transom bars, and
cast iron detailing remain intact. These modifications do not impact the historic integrity
of the building or the district.

**Commercial**
The second building type is commercial. The four commercial buildings in the district are one-
part commercial block buildings (3114, 3200, 3208, 3220 Warsaw Avenue). One-part
commercial block buildings are defined as one-story commercial buildings with display windows
at the ground floor and parapet walls. This building type is significant within the district as it
represent the community's need for individual structures with modern amenities. These
amenities are a reflection of the growing urban lifestyle. The following is a description of the
buildings listed above.

**3114 Warsaw Avenue**
The Commercial Vernacular building with Italianate details located at 3114 Warsaw
Avenue (Parcel #173-0004-0035-00) was constructed circa 1890.

**Community Development**
The William’s Directory states that half of the commercial space was occupied by
plumber Edward Doctor from 1923 until 1945. The other half of the ground floor was
occupied by Liberty Savings & Loan Company/ Warsaw Avenue Savings & Loan
Company from 1925-1930 and a shoe repair business from 1930-1940. The two
commercial spaces were combined and a dry cleaning business occupied the building in
1945.

**Architectural Description**
The single-story structure has a wood Italianate style false front with an overhanging
cornice with brackets. Modifications have been made below the roofline on the south
façade. Historic materials have been replaced below the historic wood lap siding and
ribbon windows have been installed above the display windows. The existing wood half-
light door and wood framed display windows appear to be historic. The modifications do
not detract from the overall visual character of the district and the building retains historic
integrity through materials, scale, and visual character.

**3200 Warsaw Avenue**
The structure at 3200 Warsaw Avenue (Parcel #173-0004-0061-00) is a single-story
structure designed in the Commercial Vernacular style. The original brick portion of the
building was built circa 1900 while the non-contributing EIFS addition facing Warsaw
Avenue was constructed circa 1950. The historic brick building is accessed along
Considine Avenue.

**Community Development**
The 1904 Sanborn Map indicates that the building was historically used by an
undertaker. In 1925 the property became known as M&M Fireproof Garage & Auto
Laundry. In 1945 the garage was transformed into an auto sales business where it
remained into the 1950s. Today the building is the site of ZSR Contracting and
Restoration.
Architectural Description
Historically a two-story structure was connected to the existing one-story commercial space and faced Warsaw Avenue. This portion of the building was razed circa 1950 and the current EIFS structure was constructed around the same time period. An outline of the original structure is visible on the southeast corner of the brick structure. The Commercial Vernacular building has a flat-roof, masonry construction, low parapet walls, a stepped parapet on the east façade, vertical and decorative brick cladding with stone corner pieces, narrow windows, and stone sills. The non-contributing one-story EIFS addition has a flat roof, an angled storefront entrance on the southeast side of the structure, and square windows in groups of four. The modifications do not detract from the overall feeling of the district and the brick building retains historic integrity through materials, scale, and visual character.

3208 Warsaw Avenue
The single-story structure at 3208 Warsaw Avenue (Parcel #173-0004-0064-00) was completed circa 1900. A one-story stucco addition was constructed along the south façade of the building along Warsaw Avenue. The addition appears on the 1910 Sanborn Map.

Community Development
The original building was the site of a bowling alley according to the 1904 Sanborn Map. The bowling alley operated within the space for approximately forty years and was then transformed into a restaurant in 1945. Today the property is owned by the Santa Maria Properties which is a non-profit organization that offers community services to greater Price Hill families.

Architectural Description
The vernacular addition has characteristics of Prairie style architecture. Defining vernacular features that identify the addition as having Prairie style characteristics include a red clay tile roof, a low-pitch front and side gable roof, gabled roof edges, wood cladding in the gables, contrasting wood trim, and large three-part window opening on the south façade. It appears that the building has had minor changes over the years and the structure holds a high level of visual integrity within the district.

3220 Warsaw Avenue
A single-story structure remains intact at the far west end of the district at 3220 Warsaw Avenue (Parcel #173-0004-0143-00). The commercial building designed in the Prairie Commercial style was built circa 1925.

Community Development
According to the William’s Directory, the building was the site of Kroger Grocery & Baking Company between 1925 and 1940. In 1940 the grocery store was purchased and operated under different ownership. Today the building remains vacant.

Architectural Description
Defining features that identify the building as Prairie Commercial style include emphasis on horizontal lines, masonry construction, flat roof, decorative polychromatic stonework, decorative brick pattern, and stepped parapet. The building has a high level of integrity and has minor alterations. Modifications include a painted wall mural, infilled windows on
the north (rear) elevation, and an infilled storefront on the south façade. These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

Community/Civic
The third building type is community buildings. As previously mentioned, three of the buildings are prominent public buildings; these buildings are the Price Hill Firehouse (3120 Warsaw Avenue), District #3 Police Station (3201 Warsaw Avenue), and the Price Hill Branch Library (3215 Warsaw Avenue). These three buildings are prominent in the community through their scale, style, and street presence. The community buildings characterize the development of Price Hill and symbolize the community's need for public services. The following is a description of the buildings listed above.

3120 Warsaw Avenue
The historic Price Hill Firehouse Company #10 structure (OHI #HAM1803-20) is located at 3120 Warsaw Avenue (Parcel #173-0004-0038-00). The two-story Romanesque Revival firehouse was constructed in 1889.

Community Development
The Price Hill Firehouse operated out of 3120 from 1889 through the 1940s. Today the building is used by MYCincinnati which supports music for the youth in the community. MYCincinnati is a program of Price Hill Will.

Architectural Description
Defining features that identify the structure as Romanesque Revival include a heavy appearance, flat roof, brick construction, ashlar stonework, brick corbelling, stone arched window and door openings, grouping of two arched windows on the west elevation, stained glass, broad stone lintels and sills, Corinthian column capitals, dentils above the historic garage door entrances, rusticated quoins, recessed windows, lion stone casts, and decorative stone plaques. The building holds a large amount of historic integrity within the district and has had minor modifications over the years. Modifications include replacement windows and doors on the north and west elevations, window infill on the north and west elevations, protective clear plexiglass over the glazing of the garage doors, and a fire escape on the north elevation. The minor modifications do not impact the historic integrity of the building or the historic district.

3201 Warsaw Avenue
The historic District #3 Police Station (OHI #HAM1848-20) is located at 3201 Warsaw Avenue (Parcel #175-0017-0090-90). The two-story Beaux Art structure was completed in 1907 by well renowned Cincinnati builders William Miller & Son.

Community Development
Today the structure is continuing to be used by the Cincinnati Police Department.

Architectural Description
Defining Beaux Arts features include a feeling of grand size and scale, a symmetrical façade, flat roof, masonry construction, light colored stone, a stone base, wide block cornices with dentils and block modillions, low parapet walls, classical stone quoins, dentils, detailed brackets, a segmental arch window opening, French window arches,
and a pronounced first floor cornice with brackets and dentils. The firm William Miller & Son began business in 1868 under the name Dittman & Miller and built more public buildings in Cincinnati than any other firm. Known for their close attention to detail, the structure at 3201 has a high level of integrity in design, workmanship, materials, and association to the surrounding district. Minor modifications over the years include replacement windows and doors, an accessible ramp on the north façade, two infilled windows on the east and west elevations, and a fire escape on the south (rear) elevation. The modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

3215 Warsaw Avenue
The historic Price Hill Public Library is located at 3215 Warsaw Avenue (Parcel #175-0017-0091-90). The one and a half-story structure is designed in the Beaux Arts style and was constructed circa 1905-1910 by renowned Cincinnati architects Garber & Woodward. The library was one of nine libraries in Cincinnati built with Carnegie Library grant funds.

Community Development
Today the property is owned by the Hamilton County Library and remains vacant as of 2018.

Architectural Description
Defining features that identify the building as Beaux Arts include a feeling of grand size and scale, a symmetrical façade, a mansard roof, masonry construction, light colored stone, exaggerated stone joints, a rusticated stone base, a pronounced stone belt course separating floor levels, wide block cornices with block modillions, low parapet walls, French window arches, a grand elevated entrance, an elaborate stone door surround with floral motifs and egg-and-dart detailing, large keystones, bracketed stone window sills. Minimal modifications have occurred over the years leaving the building with a great amount of historic integrity in design, workmanship, materials, location, setting, feeling, and association.

Multi-Family
The fourth and less prevalent building type in the two-block boundary is the multi-family building type. Built during the housing boom at the turn of the century, this building type represents a progression of economical growth in the community. The following is a description of the building listed above.

3216-3218 Warsaw Avenue
The structure at 3216 - 3218 Warsaw Avenue (Parcel #173-0004-0067-00) is a three-story structure designed in the Second Empire townhouse style. The residential building was built circa 1904.

Community Development
The structure at 3216 - 3218 historically housed four flats. Today the building is continuing to be used as multi-family.

Architectural Description
Defining features that identify the building as Second Empire include masonry construction, a mansard roof, gabled dormers, a shallow cornice with dentils, paired windows with stone lintels and sills, and bay windows on the west and east elevations. Over the years the building has undergone minor modifications. Modifications include a fire escape on the south façade and the removal of two one-story porches on the west and east elevations. The minor modifications do not impact the historic integrity of the building or the historic district.

ARCHITECTURAL INTEGRITY

The sixteen historic structures listed above contribute to the historic integrity of the Warsaw Avenue Historic District. Minor alterations such as window and door replacements, modified storefronts, and contemporary materials do not detract from the overall feel and visual character of the district. The Warsaw Avenue Historic District retains much of its original appearance, massing, and building elements. The setting along the district has remained largely unchanged. Warsaw Avenue remains a central business corridor with pedestrian and automotive traffic. In summary, the district still retains the dignity and importance of its original streetscape when Price Hill developed as an urban community. Therefore, the buildings retain integrity under all its aspects: design, workmanship, materials, location, setting, feeling and association.

NON-CONTRIBUTING BUILDING

The district has one non-contributing structure located at 3214 Warsaw Avenue (Parcel #173-0004-0066-00). The structure is a one-story commercial building designed in the commercial vernacular style circa 1950. The building is not contributing because it falls outside of the period of significance and does not contribute to the urban development of Warsaw Avenue or Price Hill.
Narrative Statement of Significance

The Warsaw Historic District is significant at the local level of significance for its significance in urban development within the Price Hill neighborhood. Sparked by early forms of transportation, the early commercial development along Warsaw Avenue encouraged urban expansion along the western hilltops and west of downtown Cincinnati. The intact district is a visual account of urban expansion during the turn of the twentieth century in Cincinnati.

The district also has historic significance as it embodies distinctive characteristics of a period of architecture that represents urban development within Cincinnati between 1885-1923. The district retains the overall feel and visual character of its original streetscape dating back to the development of Price Hill. The cohesiveness and variety of the urban architecture is unique to Price Hill. Therefore, the buildings retain integrity under all its aspects: design, workmanship, materials, location, setting, feeling and association.

URBAN DEVELOPMENT

The Warsaw Avenue Historic District is located in today's East Price Hill. To better understand the setting in which the Warsaw Avenue Historic District exists, it is helpful to understand how the district developed, and how the district in turn serves as a record of early developments. The history of this area's settlement and development began in 1791, when the first settler, William Terry, established his home on Bold Face Hill, Price Hill's original name. During the late eighteenth and early nineteenth centuries the area was used mostly for agriculture. In the mid-1880s upper-income families settled into the area including the Price family who helped developed lower Price Hill. Due to the steep incline, Price Hill was secluded and isolated. This was desirable for families looking to escape the busy city life. Improvements made to transportation at the base of the hill, and eventually up the hill, lead to the residential boom of Price Hill in the 1890s.

Transportation started to improve during the later part of the 1800s. In 1870 the horse car line was extended from the city basin to the foot of Price Hill incline along Eighth Street. This area is known as Lower Price Hill and was developed by Rees Price. As life in the basin became confining and overpopulated, entrepreneurs and developers looked to the hilltops for opportunities. Opportunity came in the form of entertainment. Five hilltops surrounding Cincinnati invested in entertainment halls that attracted visitors from the basin. William Price, the son of Rees Price, was not interested in residential development within East Price Hill, rather he was interested in making a profit. Price built an incline plane with two cable railways that brought consumers from Eighth Street to the Price Hill House which was situated next to the incline plane. As previously mentioned, the Warsaw Avenue Historic District is just a few blocks to the northwest of the historic incline plane which represents the early development of urban life within East Price Hill. In 1885 a horse-drawn streetcar was installed along Warsaw Avenue which carried consumers from the Price Hill Incline House down Warsaw Avenue. Two electric streetcar lines were installed along Elberon and Warsaw Avenues in 1894. These were the main thoroughfares through East Price Hill. Once visitors witnessed the serene environment of East Price Hill, the housing market exploded in the years 1894-1920.
25,000 (60%) of residents of East Price Hill in 1920 included Irish and German Catholics. It became a middle-class community who lived and worked in the area. Residential development also continued west of Price Hill as the housing market became saturated. The higher income families moved west into areas such as Delhi Township. As mentioned, residents of East Price Hill also worked in the area. Residents took employment as office workers, clerks, and salesmen to name a few. The buildings along Warsaw Avenue Historic District are symbolic of early urban life in East Price Hill at the turn of the century.

Today, East Price Hill is in the midst of trying to rebuild their community and attract new residents. In the 1950s, as residents began to move west, new residents with lower-incomes settled into the area. The average income levels dropped in the 1960s and by 1970 poverty pockets scattered the area. During the housing decline the community remained stable and was able to retain their strong business district along Warsaw Avenue.

The buildings within the Warsaw Avenue Historic District are an excellent example of turn of the century architecture and urban development that is unique to Price Hill. The buildings within the district reflect progress in local transportation and community expansion. This was an area where people would live and work in the same community. The overall feeling and visual characteristics of early life in Price Hill is still in evident today.

ARCHITECTURAL SIGNIFICANCE

The Warsaw Avenue Historic District is comprised of sixteen mixed-use, commercial, community, and multi-family buildings. Most of the buildings within the district are mixed-use two-part commercial blocks that are two-to four-stories in height and are situated tight up against the sidewalks. The two-part commercial blocks have large storefront windows that would have engaged local consumers and neighboring travelers along the streetcar. The upper floors contained rental flats for middle-class families who benefitted from local amenities. The two-part commercial block is often associated with the rapid growth of commerce and the increasing demands of professional services and conveniences.

One-part commercial blocks are also intact within the district. These one-story building types were associated again with urban development and built to encourage commerce. With large storefront openings, these structures were used as retails stores. Price Hill settled as a walkable neighborhood and these destination retail stores would service the residential neighborhoods adjacent to the commercial hub along Warsaw Avenue. These long, narrow retail centers would also attract neighboring consumers who would travel by streetcar. As the neighborhood expanded, the need for modern conveniences increased and these remaining one-part commercial buildings are symbolic of urban development in Price Hill.

The three community buildings (Price Hill Fire Station, Price Hill Branch Library, and Police Station #3) are symbolic of the growing need for public services during the turn of the century. Clustered together in a one block radius, these structures are the focal point of the district. Embedded within the neighborhood, these three structures, built between 1889 and 1910, symbolize the rapid expansion of Price Hill. The housing boom of 1894 facilitated the growing

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need for public services within the community. These buildings are the most grand and ornate structures within the district symbolizing the wealth and progress of Price Hill.

One single multi-family building remains within the district. Situated between one- and two- part commercial blocks, the three- story residential building symbolizes the residential growth in the neighborhood. This residential building could house up to four families at a time and was well situated along the streetcar route. Set further back from the sidewalk and built upon a small grassy incline, this residential building provides a buffer from the heavy street traffic. Unlike its neighboring commercial structures, this residential building is accessed from the rear and sides of the building to provide residents with additional privacy.

The variety of architectural styles remaining within the district including Italianate, Italian Renaissance Revival, Beaux Arts, Romanesque Revival, Commercial Vernacular, and Second Empire. Italianate, Vernacular, and Second Empire were prevalent designs in Cincinnati during the period of significance of 1885-1923. Italian Renaissance Revival and Beaux Arts are two uncommon designs used during this period and it is very unusual for a two block radius in Cincinnati to have a combination of all six styles. Warsaw Avenue Historic District is distinct for its unique diverse composition of architectural styles.
Boundary

The Warsaw Avenue Historic District is located in the City of Cincinnati, Hamilton County, Ohio and is described as the following: the beginning point starts at the centerline of Warsaw Avenue and the westerly extension line of parcel number 175-0017-0001-00 and extends south along the east parcel line of parcel 175-0017-0003-00 and ends at the southwest corner of parcel 175-0017-0004-00; thence north along parcel 175-0017-0004-00 ending at the centerline of Warsaw Avenue; thence, west along the centerline of Warsaw Avenue to the westerly extension line of parcel 175-0017-0090-90; thence south along the east parcel line of 175-0017-0090-90; thence west along said parcel turning south at parcel 175-0017-0091-90 ending at the southeast corner of said parcel; thence turning west to the southwest corner of parcel 175-0017-0091-90; thence north to the intersection of the centerline of Warsaw Avenue; thence east to the intersection of the centerline of Warsaw Avenue and the westerly extension line of parcel number 173-0004-0143-00; thence turn north to the northwest corner of said parcel; thence turn east along parcel 173-0004-0143-00 extending to the intersection of parcel 173-0004-0067-00; thence turn north to the northwest corner of said parcel; thence turn east to the point of intersection with the west side of parcel 173-0004-0066-00; thence turn north to the northwest corner of said parcel; thence turn east to the intersection of the northerly extension line of parcel 173-0004-0061-00 and the centerline of Considine Avenue; thence turn south to the intersection of the northerly extension line of parcel 173-0004-0038-00 and the centerline of Considine Avenue; thence continue east until the northeast corner of parcel 173-0004-0035-00; thence turn north ending at the northwest corner of parcel 173-0004-0034-00; thence turn east ending at the northeast parcel of 173-0004-0032-00; thence turn south to the intersection of the easterly extension line of said parcel and the centerline of Warsaw Avenue; thence westerly along the centerline of Warsaw Avenue to the point of origin.

Justification of Boundary

The boundary was based on the cohesiveness of the architectural integrity along Warsaw Avenue and buildings constructed within the period of significance (1885-1928). Undeveloped lots, located at the northeast corner of Warsaw Avenue and Purcell Avenue and to the west of parcel 175-0017-0004-00, have been omitted from the boundary of the district to focus on the historic integrity of the existing architecture. The construction date of the building located at 3102 Warsaw Avenue is within the period of significance but modern alterations have diminished the historic integrity of the structure and it has been omitted from the district. The modern building located at the southwest corner of Warsaw Avenue and Hawthorne Avenue has been omitted as the structure is outside the period of significance.
District Location in Relationship to Downtown Cincinnati
Findings

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic district can be designated by City Council. The district must be found to have Historic Significance. Historic Significance means that the attributes of a district, site or structure possess integrity of location, design, setting, materials, workmanship, 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 our 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 has yielded, or may be likely to yield, information important in prehistory or history.

The Warsaw Avenue Historic District has historic significance as defined according to Chapter 1435 under criteria 1 and 3. Sparked by early forms of transportation, the early commercial development along Warsaw Avenue encouraged urban expansion west of downtown Cincinnati. The district is significant at the local level of significance under criterion 1 for its significance in the history of the Price Hill neighborhood for its association with urban development.

The district also has historic and architectural significance as defined by criterion 3. The district retains the overall feel and visual character of its original streetscape dating back to the development of Price Hill. The cohesiveness and variety of the urban architecture is unique to Price Hill. Therefore, the buildings retain integrity under all its aspects: design, workmanship, materials, location, setting, feeling and association.
Planning Considerations

In addition to the previously presented findings, Section 1435-07-2-B(c) of the Cincinnati Municipal Code (Report, Public Hearing and Decision) lists other considerations that are to be factored when a designation of a Historic Landmark, Historic District or Historic Site is evaluated:

1. The relationship of the proposed designation to the comprehensive plans of the city and of 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 economic development plans of the city; and

3. Such other planning and historic preservation considerations as may be relevant to the proposed designation.

See below for additional Comprehensive Plans below:

East Price Hill Neighborhood Business District (NBD) Urban Design Plan 2000

Designating The Warsaw Avenue Historic District is in keeping with the mission of the East Price Hill Neighborhood Business District (NBD) Urban Design Plan adopted by the City of Cincinnati in 2000. The overall goal of the adopted plan states, “Improve the image and vitality of the East Price Hill Neighborhood business District as both a neighborhood and regional retail and cultural center, through marketing, new development, and physical public improvements.”

- The first goal of the plan is Image and Identity which states, “Create a positive image of the business district and residential areas of the East Price Hill Community.” Designating The Warsaw Avenue Historic District will improve and enhance the historic character of the historic district by presenting a clear and positive image of the community.

- The second goal of the plan is Business and Development. This goal states, “Maintain and strengthen existing businesses and recruit new businesses that enhance the economic vitality of the district.” The Warsaw Avenue Historic District will encourage new development within the neighborhood and encourage existing businesses to become more active within the community.

PLAN Cincinnati 2012

Historic designation of the Warsaw Avenue Historic District will contribute and strengthen the vision of PLAN Cincinnati developed in 2012.

- The vision of PLAN Cincinnati states, “The vision for the future of Cincinnati is focused on an unapologetic drive to create and sustain a thriving inclusive urban community, where engaged people and memorable places are paramount, where creativity and innovation thrive, and where local pride and confidence are contagious.” The Warsaw Avenue Historic District is a memorable district in Cincinnati for its connection to urban
development in Price Hill and architectural styles at the turn of the twentieth century. This district also symbolizes the drive and desire to explore areas outside the Cincinnati basin. Residents in Price Hill took pride in creating a neighborhood that stood for development and prosperity outside of the downtown basin.

- The second Guiding Principle (Build on our assets) of the PLAN Cincinnati states: “Cincinnati doesn’t need to create a new city, we simply need to build on what we already have: our natural beauty (river, hillsides, parks and greenspace); our historic resources; our unique neighborhood character (we are after all, a city of neighborhoods); our exceptional amenities (entertainment, recreation, culture, education); and our proximity and accessibility (you can get anywhere in the greater Cincinnati Area in around 30 minutes.” The Warsaw Avenue Historic District is ten minutes from downtown Cincinnati and has unique neighborhood character that offers daily amenities.

- The fifth Guiding Principle (Preserve or create a pedestrian-scaled city) of the PLAN Cincinnati states: “Much of our city is already walkable, but we want Cincinnati to become truly human-scaled by focusing on accommodating the person and not the automobile. We want to preserve our compact, walkable areas where they already exist and strategically create them where they don’t they key to modernization of our thriving urban city is to contemorize, but not suburbanize.” Price Hill was designed as a pedestrian neighborhood that discouraged automobile traffic. The majority of the buildings along The Warsaw Avenue Historic District are mixed-use and provide ample opportunities for new businesses and residents. Multiple bus stops already exist throughout the two block boundary.

- The eighth Guiding Principle (Preserve our resources and facilitate sustainable development) of the PLAN Cincinnati states: “Our natural beauty, such as our river, hillsides, parks and greenspace, and our built resources such as our walkable neighborhoods and historic structures, are some of our city’s greatest assets. We need to protect our assets and reverse the modern trend of ‘disposable’ development.” Price Hill and the Warsaw Avenue Historic District is an asset to Cincinnati and its historic structures are symbolic of the urban development of Price Hill. The district symbolizes the permanence of our shared past through urban planning and architecture.

- The first Geographic Principle within PLAN Cincinnati is to focus revitalization on existing centers of activity. This principle is described as: “We also must invest in our existing infrastructure, focusing our resources into maintaining, evolving, or transforming the walkability of our existing centers of activity. We will locate new commercial and civic activities into our existing centers and discourage the creation of new centers in places that already have an existing center.” The financial investment in renovating the Warsaw Avenue Historic District will encourage new businesses and tenants into existing spaces while also promoting financial growth within the Price Hill area.

- There are three goals within the Five Initiative Areas under Compete in the PLAN that pertain to the designation of the Warsaw Avenue Historic. These goals include: 1. Provide support to businesses that focus on our City’s historic heritage of beer brewing, pork production, riverboat travel, sports, music, the arts, and other cultural traditions. 2. Develop a coordinated heritage tourism program that promotes Cincinnati’s historic and architecturally significant structures. 3. Achieve national recognition for our Historic
Conservation program. By listing the Warsaw Avenue Historic District as a local district it will bring attention to the area as well as other neighborhoods on the west side of Cincinnati. Preserving this historic district demonstrates the City’s dedication to protecting our valuable structures and history.

- Live Goal 2 in the PLAN states: “The physical space of a community should help us live healthy, engaged, and positive lives, Driving is becoming more expensive and less desirable, and individuals and families want walkable neighborhoods that encourage interaction. We will adapt our neighborhoods to respond to these growing trends.” Listing The Warsaw Avenue Historic District as a local historic district will help stabilize, update, and preserve the natural character of Warsaw Avenue as well as guiding future development.

- The comprehensive plan also has goals for managing and preserving our urban environment (Sustain Goal 2). One goal that has significant impact on the Warsaw Avenue Historic District is to preserve our natural and built environment. This goal states, “The environmental and economic benefits of preservation are interrelated when considering that reusing building and infrastructure extends the life of materials and infrastructure. Preservation is also a proven development tool that creates jobs and keeps money in local communities.” Preserving this two block district will not only extend the life of the buildings and infrastructure but also create a unique space for future residents and businesses.

Price Hill Plan 2014

The Price Hill Plan represents a strategic vision for Price Hill and acts as a guide for improving housing and strengthening the business district. The plan states, “The Ultimate goal of the Price Hill Plan is to make Price Hill a community where people choose to live, choose to stay, choose to work, raise a family, and play.” Historic Designation of The Warsaw Avenue Historic District will make residents proud of their community and will encourage future development.

- Theme 2: Arts and Culture
  - Goal 3 state, “Increase Price Hill’s artistic vibrancy, attracting art lovers to enjoy local performances, exhibitions, and architecture, leading to an increase in economies activity for local businesses and restaurants.” Listing The Warsaw Avenue Historic District will preserve local architecture and will bring attention to the historic commercial center along Warsaw Avenue.

- Theme 4: Economic Development and Business Districts
  - Goal 7 states, “Price Hill Neighborhood Business Districts (NBDs) and commercial nodes are vibrant centers of positive social activity and commerce – they are easy to get to and travel around both for automobile and pedestrian travelers. Commercial property is ready to attract stable businesses with a variety of offerings.” Stabilizing The Warsaw Avenue Historic District will attract new business owners and residents. The existing storefronts along Warsaw Avenue will provide opportunities for new businesses and future development along a major route from downtown Cincinnati to the western suburbs.
o Goal 8 states, "There is a positive change in the reputation and image of the Price Hill area – it is known as a place people want to live, work, and play." Designating The Warsaw Avenue Historic District symbolizes the City's dedication to invest in established neighborhoods. The new district will become a positive change in Price Hill and will become a destination for new consumers and residents.

o Goal 9 states, "Destination locations and anchors (i.e. businesses, retail, schools, restaurants, theaters, etc.) are defined, maximized, and retained." Preserving the two historic commercial blocks will focus financial resources on existing commercial centers. Retaining this walkable community will bridge the gap between the surrounding commercial and residential areas.

Warsaw Alive! Plan 2017

Historic designation of The Warsaw Avenue Historic District will contribute and strengthen the vision of Warsaw Alive! Plan developed in 2017.

Theme 1: Enhance & Attract Businesses

Goal 1: Improve the Built Environment
- Work with existing businesses and property owners to improve the existing building stock
- Create and maintain a clean, aesthetically pleasing streetscape along Warsaw Avenue

Designating The Warsaw Avenue Historic District will maintain the existing historic buildings and will preserve the historic character of the two block boundary. Preserving the architectural integrity of the district will create an aesthetically pleasing streetscape and will encourage better designs.

Theme 2: Drawing Visitors to Warsaw Avenue

Goal 1: Brand the business district
- Establish an identity for the business district
- Create attractive gateways into the business district

Goal 2: Create and grow unique events to make Warsaw Avenue a destination
- Capitalize on the unique architecture of the area

Visitors will be attracted to the historic district because of its uniqueness, location, and historic ties to the Price Hill community. Preserving the two-block commercial hub of Warsaw Avenue will promote the history of the area and will encourage new businesses to invest within the neighborhood.
Research

Archival research was conducted through the Price Hill Historical Society, Main Branch of the Cincinnati-Hamilton County Public Library, and via internet sources including the Hamilton County Auditor property search and photographs from the Cincinnati History Library and Archives. Historic maps such as Sanborn and Titus maps were consulted to provide information regarding the historic demographics of the area. City directories, such as the William’s Directory, provided information regarding local businesses and residents. Past planning projects such as East Price Hill of 2000, PLAN Cincinnati 2012, the Price Hill Plan of 2014, and the 2018 Warsaw Alive! Plan provided insight into past planning considerations. Additional printed resources included in this report were consulted.

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Comprehensive Plans

East Price Hill May 2000
Price Hill Plan 2014
Warsaw Alive! Plan

Online

Architectural Foundation of Cincinnati (2012), Bibliographical Dictionary of Cincinnati Architects, 1788-1940 www.oldsite.architecturecincy.org/dictionary


Figure 1: 1869 Titus Map of Storrs (East Price Hill)
Figure 2: 1891 Sanborn Map of Storrs (East Price Hill)

Figure 3: 1904 Sanborn Map of East Price Hill
Figure 4: 1934-1937 Sanborn Map of East Price Hill
Figure 5: 1950 Sanborn Map of East Price Hill
Warsaw Avenue Historic District (3.17 Acres)

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</tr>
<tr>
<td>3124 Warsaw Avenue</td>
<td>178-0004-0025-00</td>
<td>Price Hill, 3724 Lawrence St., Cincinnati, OH 45205</td>
<td>Historic</td>
<td>House</td>
<td></td>
<td>Two-Part Commercial</td>
<td>Vacant</td>
<td>c. 1890</td>
<td>Contributing</td>
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Figure 6: The Warsaw Avenue Historic District Building Description
3104-3106 Warsaw Avenue
3110-3112 Warsaw Avenue
3120 Warsaw Avenue
3201 Warsaw Avenue
3206 Warsaw Avenue
3208 Warsaw Avenue
3214 Warsaw Avenue
Warsaw Avenue Local Historic District in East Price Hill
Situated in Section 36, Town 4, Fractional Range 1 Between the Miamis, Storrs Township, The City of Cincinnati, Hamilton County, Ohio containing 4.016 acres and being further described as follows:

Begin at the intersection of the centerline of Considine Avenue and the centerline of Warsaw Avenue, said intersection being the True Point of Beginning:

thence, departing the centerline of said Warsaw Avenue, with the centerline of said Warsaw Avenue, South 86° 54' 34" West, 29.63 feet;

thence, South 05° 31' 39" West, 182.04 feet;

thence, North 84° 03' 34" West, 70.00 feet;

thence, South 05° 51' 39" West, 150.00 feet;

thence, North 84° 03' 34" West, 208.69 feet;

thence, North 05° 51' 39" East, 332.88 feet to the centerline of said Warsaw Avenue;

thence, departing the centerline of said Warsaw Avenue, North 86° 54' 34" West, 65.18 feet;

The above description is a complete, proper and legal description of the property by Hamilton County, C.A.G.I.S, deeds and plats of record.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio
EXHIBIT D
Warsaw Avenue Historic District
Historic Conservation Guidelines
November 11, 2019
CONSERVATION GUIDELINES: WARSAW AVENUE HISTORIC DISTRICT

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INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the Warsaw Avenue Historic District, and includes recommendations for building rehabilitation and alterations, site improvements and alterations, new construction and additions, and demolition.

The guidelines have been adapted from the Secretary of Interior's Standards for Rehabilitation and the National Park Service's Preservation Briefs. These guidelines are not rigid sets of rules, but serve as a guide in making improvements which are compatible with the district's historic character. They set broad parameters within which district changes should occur, while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine if the proposed work is appropriate for the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB). This is in addition to a building permit. The following kinds of work do not require a C.O.A.:

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

The following points are extremely important:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship.
- The guidelines and the legislation which set up the HCB are structured for negotiating solutions which will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to the Zoning Board of Appeals.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 500, Centennial Plaza Two, 805 Central Avenue or at 513-352-4848.

This project was made possible in part by a grant from the National Park Service, U.S. Department of the Interior administered by the State Historic Preservation Office of the Ohio History Connection. Department of the Interior regulations prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C. Street, N.W. Washington, D.C. 20240.
GENERAL CHARACTERISTICS

Description of Physical Appearance
Sixteen buildings within the two-block boundary contribute to the historic integrity of the Warsaw Avenue Historic District. These buildings were erected between 1885 and 1928. Architectural styles range from Italianate, Second Empire, Romanesque Revival, Beaux Arts, Italian Renaissance, Prairie Commercial, and Commercial Vernacular. The variety of architectural styles contributes to the sense of cohesiveness and uniformity of the District through scale, setbacks, and building materials.

Italianate (1840-1885)

3104 - 3106 Warsaw Avenue
The three-story structure at 3104 - 3106 Warsaw Avenue (Parcel #173-0004-0032-00) is an Italianate mixed-use building that was constructed circa 1890.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with paired brackets, a low-pitched roof, brick construction, stone belt courses, decorative stone window hoods, bracketed window sills, one-over-one double-hung windows, and a stone storefront cornice. The historic storefront openings are largely intact. The recessed door configurations, cast iron sill, fluted pilasters with rosette detailing, and plinths remain at the historic storefront locations. Over the years, modifications have been made to the existing storefronts on the ground floor. The historic doors, bulkheads, display windows, and transom windows have been infilled with plywood and vertical wood siding. These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

3108 Warsaw Avenue
A two-story Italianate mixed-use building constructed circa 1890 is located at 3108 Warsaw Avenue (Parcel #173-0004-0033-00).

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with paired brackets, a side-gabled roof, brick construction, eave windows, a stone belt course, decorative stone window hoods, bracketed stone window sills, one-over-one double hung windows, and a stone storefront cornice. The historic storefront opening and configuration are intact. The cast iron sill, fluted pilasters with rosette detailing, and plinths remain at the historic storefront location. Over the years, modifications have been made to the existing building. The historic door, bulkheads, display windows, transom windows, and upper story windows have been replaced. These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

3110 - 3112 Warsaw Avenue
The two-story building at 3110 - 3112 Warsaw Avenue (Parcel #173-0004-0034-00) is a mixed-use Italianate structure constructed circa 1890.
Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with paired brackets, a side-gabled roof, brick construction, eave windows, decorative stone window hoods, bracketed stone window sills, one-over-one double hung windows, and a stone storefront cornice. The historic wood storefront configuration is intact. The tiled entryway, recessed door openings, and stone pilasters remain at the historic storefront location. Over the years, modifications have been made to the building. The historic doors and bulkheads have been replaced with contemporary materials, the windows have been replaced, and the ground floor windows on the east elevation have been infilled with glass block. The building retains a high level of historic integrity and these modifications do not impact the historic integrity of the building or the district.

3116 Warsaw Avenue
A three-story mixed-use Italianate structure built circa 1900 is located at 3116 Warsaw Avenue (Parcel #173-0004-0037-00).

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with brackets, a low-pitched roof, brick construction, decorative corbel brick, a stone belt course, one-over-one double hung windows, and a stone storefront cornice. The historic storefront opening and configuration are intact. The recessed door location, wood storefront elements, and fluted pilasters and plinths remain intact. Over the years, modifications have been made to the existing building. The historic door, bulkheads, and upper story windows have been replaced. The building retains a high level of historic integrity and these modifications do not impact the historic integrity of the building or the district.

3206 Warsaw Avenue
At 3206 Warsaw Avenue (Parcel #173-0004-0063-00) a two-story Italianate structure remains intact. The building was designed with commercial space on the ground floor and two tenant spaces on the upper floor. The building was completed circa 1910.

Architectural Description
Defining features that identify the structure as Italianate include a wide, projecting cornice with brackets, a side-gabled roof, brick construction, decorative stone window hoods, segmental arch windows, bracketed stone window sills, one-over-one double hung windows, and a belt course. Over the years, modifications have been made to the building. The historic storefront opening has been infilled with modern brick and contemporary windows with awnings. A mural exists on the east elevation. The modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

Second Empire (1855-1885)

3210 Warsaw Avenue
A Second Empire structure remains at 3210 Warsaw Avenue (Parcel #173-0004-0065-00). The three-story mixed-use structure was completed 1885.

Architectural Description
Defining features that identify the building as Second Empire include masonry construction, a mansard roof with a gabled dormer, a slate pattern roof, molded cornices, a wide eave with brackets, bracketed stone sills, decorative stone window hoods, and Italianate detailing at the storefront. The building has had minor modifications and holds a high level of historic integrity. Modifications include replacement windows, storm windows, and replacement doors. The remaining storefront elements such as the bracketed cornice, wood framing, bulkheads, transom bars, and cast iron detailing remain intact. These modifications do not impact the historic integrity of the building or the district.

3216-3218 Warsaw Avenue
The structure at 3216-3218 Warsaw Avenue (Parcel #173-0004-0067-00) is a three-story structure designed in the Second Empire townhouse style. The residential building was built circa 1904.

**Architectural Description**
Defining features that identify the building as Second Empire include masonry construction, a mansard roof, gabled dormers, a shallow cornice with dentils, paired windows with stone lintels and sills, and bay windows on the west and east elevations. Over the years the building has undergone minor modifications. Modifications include a fire escape on the south façade and the removal of two one-story porches on the west and east elevations. The minor modifications do not impact the historic integrity of the building or the historic district.

Romanesque Revival (1870-1900)

3120 Warsaw Avenue
The historic Price Hill Firehouse Company #10 structure (OHI #HAM1803-20) is located at 3120 Warsaw Avenue (Parcel #173-0004-0038-00). The two-story Romanesque Revival firehouse was constructed in 1889.

**Architectural Description**
Defining features that identify the structure as Romanesque Revival include a heavy appearance, flat roof, brick construction, ashlar stonework, brick corbelling, stone arched window and door openings, grouping of two arched windows on the west elevation, stained glass, broad stone lintels and sills, Corinthian column capitals, dentils above the historic garage door entrances, rusticated quoins, recessed windows, lion stone casts, and decorative stone plaques. The building holds a large amount of historic integrity within the district and has had minor modifications over the years. Modifications include replacement windows and doors on the north and west elevations, window infill on the north and west elevations, protective clear plexiglass over the glazing of the garage doors, and a fire escape on the north elevation. The minor modifications do not impact the historic integrity of the building or the historic district.

Beaux Arts (1885-1930)

3201 Warsaw Avenue
The historic District #3 Police Station (OHI #HAM1848-20) is located at 3201 Warsaw Avenue (Parcel #175-0017-0090-90). The two-story Beaux Art structure was completed in 1907 by well renowned Cincinnati builders William Miller & Son.
Architectural Description
Defining Beaux Arts features include a feeling of grand size and scale, a symmetrical façade, flat roof, masonry construction, light colored stone, a stone base, wide block cornices with dentils and block modillions, low parapet walls, classical stone quoins, dentils, detailed brackets, a segmental arch window opening, French window arches, and a pronounced first floor cornice with brackets and dentils. The firm William Miller & Son began business in 1868 under the name Dittman & Miller and built more public buildings in Cincinnati than any other firm. Known for their close attention to detail, the structure at 3201 has a high level of integrity in design, workmanship, materials, and association to the surrounding district. Minor modifications over the years include replacement windows and doors, an accessible ramp on the north façade, two infilled windows on the east and west elevations, and a fire escape on the south (rear) elevation. The modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

3215 Warsaw Avenue
The historic Price Hill Public Library is located at 3215 Warsaw Avenue (Parcel #175-0017-0091-90). The one and a half-story structure is designed in the Beaux Arts style and was constructed circa 1905-1910 by renowned Cincinnati architects Garber & Woodward. The library was one of nine libraries in Cincinnati built with Carnegie Library grant funds.

Architectural Description
Defining features that identify the building as Beaux Arts include a feeling of grand size and scale, a symmetrical façade, a mansard roof, masonry construction, light colored stone, exaggerated stone joints, a rusticated stone base, a pronounced stone belt course separating floor levels, wide block cornices with block modillions, low parapet walls, french window arches, a grand elevated entrance, an elaborate stone door surround with floral motifs and egg-and-dart detailing, large keystones, bracketed stone window sills. Minimal modifications have occurred over the years leaving the building with a great amount of historic integrity in design, workmanship, materials, location, setting, feeling, and association.

Italian Renaissance Revival (1890-1935)

3113 - 3115 Warsaw Avenue
The structure at 3113 - 3115 Warsaw Avenue (Parcel #175-0017-0003-00) is a mixed-use two-story Italian Renaissance Revival building built circa 1925.

Architectural Description
Defining features that identify the structure as Italian Renaissance Revival include a symmetrical façade, brick construction, a flat roof, a roof-line parapet, a wide clay tile roof overhang with brackets, a classical detailed stone belt course, classical door surround on the first floor level, and arcaded second floor. The historic storefront masonry openings are largely intact. Over the years, modifications have been made to the existing storefronts on the ground floor. The historic doors, bulkheads, display windows, and transom windows have been replaced. The storefront configuration at 3113 appears to resemble the historic 1925 design. The display window at 3115 has been infilled with a contemporary window and vinyl siding. Modifications have been
made to the north façade of the second floor. Modifications include painted stucco, replacement windows at 3113, replacement doors, and contemporary door trim. The minor modifications do not detract from the overall feeling of the district and the building retains historic integrity through materials, scale, and visual character.

3117 Warsaw Avenue
At 3117 Warsaw Avenue (Parcel #175-0017-0004-00) a three-story Italian Renaissance Revival structure remains intact. The building was completed in 1928 and was designed with an office space on the ground floor and a single-family residence above.

Architectural Description
Defining features that identify the structure as Italian Renaissance Revival include an asymmetrical façade, a rectangular plan, a wide porch on the west elevation, an exposed rusticated stone foundation, brick construction, a flat roof, a wide cornice with brackets, a soldier course belt course, smaller upper-story windows, and arched transom openings above doorways. Overall the structure remains intact from the 1928 design and retains a high level of historic integrity. Over the years, minor modifications have been made to the existing building. The large masonry opening on the east portion of the building along the north façade has been infilled with glass block, the double hung windows on the ground floor have been infilled with wood panels, and the windows have been replaced. These minor modifications do not impact the historic integrity of the building or the district.

Prairie Commercial (1900- circa 1930)

3220 Warsaw Avenue
A single-story structure remains intact at the far west end of the district at 3220 Warsaw Avenue (Parcel #173-0004-0143-00). The commercial building designed in the Prairie Commercial style was built circa 1925.

Architectural Description
Defining features that identify the building as Prairie Commercial style include emphasis on horizontal lines, masonry construction, flat roof, decorative polychromatic stonework, decorative brick pattern, and stepped parapet. The building has a high level of integrity and has minor alterations. Modifications include a painted wall mural, infilled windows on the north (rear) elevation, and an infilled storefront on the south façade. These modifications do not impact the historic integrity of the building as the building retains its original feel and visual character within the district.

Commercial Vernacular (1900-current)

3114 Warsaw Avenue
The Commercial Vernacular building with Italianate details located at 3114 Warsaw Avenue (Parcel #173-0004-0035-00) was constructed circa 1890.

Architectural Description
The single-story structure has a wood Italianate style false front with an overhanging cornice with brackets. Modifications have been made below the roofline on the south façade. Historic materials have been replaced below the historic wood lap siding and ribbon windows have been installed above the display windows. The existing wood half-
light door and wood framed display windows appear to be historic. The modifications do not detract from the overall visual character of the district and the building retains historic integrity through materials, scale, and visual character.

3200 Warsaw Avenue
The structure at 3200 Warsaw Avenue (Parcel #173-0004-0061-00) is a single-story structure designed in the Commercial Vernacular style. The original brick portion of the building was built circa 1900 while the non-contributing EIFS addition facing Warsaw Avenue was constructed circa 1950. The historic brick building is accessed along Considine Avenue.

Architectural Description
Historically a two-story structure was connected to the existing one-story commercial space and faced Warsaw Avenue. This portion of the building was razed circa 1950 and the current EIFS structure was constructed around the same time period. An outline of the original structure is visible on the southeast corner of the brick structure. The Commercial Vernacular building has a flat-roof, masonry construction, low parapet walls, a stepped parapet on the east façade, vertical and decorative brick cladding with stone corner pieces, narrow windows, and stone sills. The non-contributing one-story EIFS addition has a flat roof, an angled storefront entrance on the southeast side of the structure, and square windows in groups of four. The modifications do not detract from the overall feeling of the district and the brick building retains historic integrity through materials, scale, and visual character.

3208 Warsaw Avenue
The single-story structure at 3208 Warsaw Avenue (Parcel #173-0004-0064-00) was completed circa 1900. A one-story stucco addition was constructed along the south façade of the building along Warsaw Avenue. The addition appears on the 1910 Sanborn Map.

Architectural Description
The vernacular addition has characteristics of Prairie style architecture. Defining vernacular features that identify the addition as having Prairie style characteristics include a red clay tile roof, a low-pitch front and side gable roof, gabled roof edges, wood cladding in the gables, contrasting wood trim, and large three part window opening on the south façade. It appears that the building has had minor changes over the years and the structure holds a high level of visual integrity within the district.

ARCHITECTURAL INTEGRITY
The sixteen historic structures listed above contribute to the historic integrity of the Warsaw Avenue Historic District. Minor alterations such as window and door replacements, modified storefronts, and contemporary materials do not detract from the overall feel and visual character of the district. The Warsaw Avenue Historic District retains much of its original appearance, massing, and building elements. The setting along the district has remained largely unchanged. Warsaw Avenue remains a central business corridor with pedestrian and automotive traffic. In summary, the district still retains the dignity and importance of its original streetscape when Price Hill developed as an urban community. Therefore, the buildings retain integrity under all its aspects: design, workmanship, materials, location, setting, feeling and association.
Statement of Significance

The Warsaw Historic District is significant at the local level of significance for its significance in urban development within the Price Hill neighborhood. Sparked by early forms of transportation, the early commercial development along Warsaw Avenue encouraged urban expansion along the western hilltops and west of downtown Cincinnati. The intact district is a visual account of urban expansion during the turn of the twentieth century in Cincinnati.

The district also has historic significance as it embodies distinctive characteristics of a period of architecture that represents urban development within Cincinnati between 1885-1923. The district retains the overall feel and visual character of its original streetscape dating back to the development of Price Hill. The cohesiveness and variety of the urban architecture is unique to Price Hill. Therefore, the buildings retain integrity under all its aspects: design, workmanship, materials, location, setting, feeling and association.
GENERAL GUIDELINES

Adapted from the Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in design, color and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
DEFINITION OF EXISTING CONDITIONS

Excellent
Excellent conditions consist of no signs of aging or ordinary exposure; the architectural feature should look brand new. This condition will often only be used after the repair, restoration or replacement of an architectural feature.

Good
Good conditions consist of typical signs of aging and ordinary exposure from the elements. Deterioration at this level should generally be addressed through repairs or restoration and/or can be sufficiently maintained at its current condition through routine maintenance.

Fair
Fair conditions consist of long-term neglect; inadequate protection against the elements; damage from vandalism or small fires; intentional destruction or removal of portions of architectural features. Deterioration at this level may require rebuilding, replicating or replacing architectural features or portions of them.

Poor
Poor conditions consist of rot, irreparable deterioration, collapse or partial collapse, past removal and destruction of significant architectural features. Architectural features that display poor conditions lack the physical integrity to be repaired or restored.
BUILDING REHABILITATION AND ALTERATION

GENERAL GUIDELINES FOR REHABILITATION

Overview
The guidelines for Building Rehabilitation and Alteration are intended to ensure that rehabilitation will maintain significant features of buildings. The guidelines are not concrete rules, but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes. Ordinary repair and maintenance that in no way changes the appearance of the building shall not be subject to review. Replacement is subject to review.

The following general guidelines apply to all subsections of Building Rehabilitation and Alteration:

Identify, Retain, and Preserve
Identify, retain, and preserve features that are important in defining the overall historic character of the building and are in good condition. Rehabilitation work should fit the character of the original building.

Protect and Maintain
Original building materials should not be covered by other materials.

Surface cleaning should be done by the gentlest means possible. Cleaning may not be necessary at all if the materials have a protective patina, are not heavily soiled, or could be damaged by cleaning methods.

Repair and Replace
Original materials should be repaired, restored, and reused wherever possible. If replacing, replicate the original based on existing materials.

Replace missing or severely deteriorated material sensitively to harmonize with or replicate the original as closely as possible with regard to:

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<th>Color</th>
<th>Placement</th>
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<td>Size of Unit</td>
<td>Shape</td>
<td>Detailing</td>
</tr>
<tr>
<td>Composition</td>
<td>Texture</td>
<td>Type of joint</td>
</tr>
</tbody>
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If no evidence of original materials or detailing exists, alterations and completely new features should be detailed in a simple manner and be contemporary in design, yet harmonize with the character of the building in terms of scale, texture, design, and composition.

Not Recommended
- Making the building look older than it really is or inventing a feature that "might have been."
- Removing or altering historic materials or distinctive architectural features.
1. EXTERIOR WALLS AND ARCHITECTURAL FEATURES

Overview
Exterior Materials: Brick, Stone, Mortar, Wood, Cast Iron

Location of Materials: Walls, Foundation, Architectural Features

Exterior Architectural Features: Cornices, Architraves, Brackets, Pilasters, Mansard Roofs, Dormers, Window Hoods, Storefronts

Overview: The exterior walls and architectural features of buildings in this district are composed primarily of brick, stone, wood, and cast iron. Brick varies considerably in size and quality. Historic mortar was generally quite soft, consisting of lime and sand and other additives. Stone can include various types of sandstone, limestone, marble, granite, slate and fieldstone and be used in foundations, roofs, and ornamentation. Wood was used as siding and for ornamentation such as cornice brackets. Cast iron can be found in architectural features including storefronts and building facades.

For help with identifying masonry materials, refer to Preservation Brief 2.
Examples of exterior walls and architectural features.

**Identify, Retain, and Preserve**
Identify, retain, and preserve all exterior features that are important in defining the overall historic character of the building such as walls, brackets, cornices, window and door architraves, window hoods, decorative stone elements, storefronts, roof forms, steps, and pilasters; and details such as tooling and bonding patterns, coatings, and color.

**Protect and Maintain**
Protect and maintain masonry, wood, and architectural metals by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The cleaning of exterior materials should be done by the gentlest means possible. Identify the particular material prior to any cleaning procedure. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Refer to Preservation Brief 1 for recommended cleaning methods for masonry surfaces. Clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Refer to Preservation Brief 27 for maintenance and repair of architectural cast iron.

The color of trim and decorative detailing on a building should contrast with the wall paint color. Light colored buildings should have darker trim and dark colored buildings should have lighter trim. The detailing and trim should not be painted the same color as the walls.

While not permanent, paint provides an effective protective skin for structures. Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The best treatment for painted brick is a gentle scraping, then repainting. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. On wood surfaces, remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), then repainting. Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Refer to the Secretary of Interior Standards Guidelines on Wood for treatment of painted wood surfaces. For architectural metals, apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.
Exterior Colors and Considerations

Italianate
Italianate structures that have been previously painted should be repainted rather than stripped or cleaned. Bright, contemporary colors are nontraditional and should be avoided on brick surfaces. Previously painted trim, cornices, and storefront surfaces should contrast with the adjacent wall color. Unpainted Italianate structures should be preserved and maintained.

Second Empire
Second Empire structures that have been previously painted should be repainted rather than stripped or cleaned. Bright, contemporary colors are nontraditional and should be avoided. Previously painted trim and storefront surfaces should contrast with the adjacent wall color. Unpainted Second Empire structures should be preserved and maintained.

Romanesque Revival
The existing Romanesque Revival structure is unpainted and should be preserved and maintained. Previously painted trim surfaces should contrast with the adjacent wall color.

Beaux Arts
The Beaux Arts structures are unpainted and should be preserved and maintained. Previously painted trim should contrast with the adjacent wall color.

Italian Renaissance
The Italian Renaissance structures are not painted and should be preserved and maintained. Previously painted trim and cornices should contrast with the adjacent wall color.

Prairie Commercial
Prairie Commercial structures are unpainted and should be preserved and maintained. Previously painted trim should contrast with the adjacent wall color.

Commercial Vernacular
Painted Commercial Vernacular structures that have been previously painted should be repainted rather than stripped or cleaned. Bright, contemporary colors are nontraditional and should be avoided. Previously painted trim and storefront surfaces should contrast with the adjacent wall color. Unpainted Commercial Vernacular structures should be preserved and maintained.

Repair
Repair masonry and wood features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of architectural features. Refer to Preservation Brief 16 for recommended use of substitute materials.

Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration which can significantly aid the rehabilitation of a structure. When repointing an existing masonry wall, duplicate old mortar in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile. Refer to Preservation Brief 2 for mortar history, technical assistance, and recommendations for repairing.
Replace
Missing or deteriorated materials is to be replaced with new materials which match the original details as closely as possible, when known, with regard to the following: type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing. When alternative materials other than those historically used in the district are proposed the following qualities will be used in evaluating its appropriateness and its establishment of visual continuity:

1. Life-span/durability of the material
2. Sheen, glare, reflectivity
3. Texture
4. Color
5. Design/Pattern/Profile
6. Dimensions

Not Recommended for Exterior Walls and Architectural Features

- Removing or radically changing features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
- Replacing an entire feature when repair of and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the feature or that is physically or chemically incompatible.
- Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance. Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new feature that is incompatible in size, scale, material and color.
- Treating a material without identifying, evaluating, and removing the source of deterioration.
- Applying paint or other coatings (such as stucco to masonry) that has been historically unpainted or uncoated to create a new appearance. Removing paint from historically painted material. Radically changing the type of paint or coating or its color.
- Sandblasting and use of wire brushes are not an acceptable method of cleaning. Refer to Preservation Brief 6 for the dangers of abrasive cleaning.
- Waterproof and water repellent coatings should never be used on masonry unless there is actual water penetration through the masonry, then only the affected area should be treated and only after it has thoroughly dried. Refer to Preservation Brief 1 for recommended water-repellent treatment.
- Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance. Repointing with mortar of high portland cement content unless it is the content of the historic mortar. Repointing with a synthetic caulking compound. Changing the width or joint profile when repointing. Refer to Preservation Brief 2 for additional information on repointing historic mortar joints.
- The use of aluminum or vinyl siding for wood clapboard siding replacement or resurfacing material on wood frame buildings. The use of artificial stone, asbestos, asphalt shingles, and other similar resurfacing material.

2. DOOR AND WINDOW OPENINGS

Overview

Common Window Styles: The most common window style is a one-over-one double-hung wood window with ogee lugs. Other styles within the district include divided lights, wood fixed windows, color stained glass, casement windows, fixed transom windows, eave windows, and one-over-one double-hung vinyl replacement windows.

Common Door Styles: Half-and full-light paneled wood doors are common throughout the commercial district.

Overview: Among the most important features of any building are its openings—its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture.

Examples of existing windows within the district.
Examples of existing doors within the district.

**Identify, Retain, and Preserve**
Identify, retain, and preserve windows—and their functional and decorative features—that are important in defining the overall historic character of the building.

**Protect and Maintain**
Apply appropriate treatment methods, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, to surface materials which comprise the windows and doors. Refer to *Preservation Brief 9* for appropriate wooden window treatments, *Preservation Brief 27* for the maintenance of historic cast iron, and *Preservation Brief 47* for maintaining and cleaning openings.

Evaluate the overall condition of materials to determine whether more than protection and maintenance are required.
**Repair and Replace**

Original doors and window sashes should be repaired rather than replaced, whenever possible. When replacement is necessary, the new door or window should match the original in size and style as closely as possible.

Original openings should not be filled in and shall not be filled in on street facing facades. If infill of original openings cannot be avoided, the outline of the openings should remain apparent by setting the new infill material back from the existing wall plane and by leaving the existing sills and lintels in place.

Screens and storm windows should be as inconspicuous as possible.

Repair window frames, windows sashes, and doors by patching, splicing, consolidating or otherwise reinforcing. If an entire window, door, or its parts are extensively deteriorated or missing, replace in kind or with compatible substitute material.

Missing shutters may be reintroduced, particularly where existing hard-ware proves that they were part of the original design and function of the building. New shutters must fit the original window openings and be functional.

**Not Recommended for Openings**

- Altering or infilling original openings.
- Changing the historic appearance of windows and doors through the use of inappropriate materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Metal or plastic window frames, trim, and storm windows and doors are generally unacceptable. Roll down shutters and metal bar systems installed on the exterior of the buildings that cover door and window openings are not encouraged.
- Replacing a window or door when it can be repaired.
3. ROOFS

Overview

Roof Materials: Roofs in the Warsaw Avenue Historic District vary in materials. The most common roofing material is single-ply rubber membrane roofing. Rubber membrane roofing is installed on flat and low-pitched roofs and is not visible from the public right-of-way. The other common roofing material is asphalt shingles which vary from black, grey, and brown in color. The structures at 3210 Warsaw Avenue and the Price Hill Branch Public Library have historic slate shingled mansard roofs. A red ceramic tile roof remains at the front portion of 3208 Warsaw Avenue.

Common Roof Styles: Roofs within the district vary in styles. Existing styles include low-pitched, flat, mansard, side-gabled, and front-gabled. Two buildings (3210 and 3216-3218 Warsaw Avenue) have dormers on the south façade.

Overview: The roof is an important design element of many historic buildings. In addition, a weathertight roof is essential to the long term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.

Examples of slate roofs within the district.

Examples of asphalt shingle roofs within the district.
Identify, Retain, and Preserve

Identify, retain, and preserve roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. The existing roofline and architectural features which give the building its character should be preserved. For help with identifying roofing materials, refer to Preservation Brief 4.

Protect and Maintain

It is important to identify and locate issues with a building’s roof. Protect a leaking roof until it can be repaired. Maintain a roof by providing adequate anchorage for roofing material to guard against wind and moisture penetration. Clean gutters and downspouts and replace deteriorated flashing. Refer to Preservation Brief 4 for help with identifying common failures of surface materials.

Repair and Replace

Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered. Refer to Preservation Brief 4 for use of alternative roofing materials. The original roof configuration, framing style, and dormers must be retained. An entire feature that is too deteriorated to be repaired can be replaced in kind, however, if the overall form and detailing are still evident and can be used as a model to reproduce the feature. Refer to Preservation Brief 4 for additional information on repairing and replacing historic roofing materials.

Not Recommended for Roofs

- Inappropriate roof materials for the district.
- Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof, and entire feature, or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or “improved” appearance.
- Painting or applying coating to roof which has been historically uncoated.
- Failing to clean and maintain gutters and downspouts properly. Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration. Permitting a leaking roof to remain unprotected.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof.
- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- The addition of features such as vents, skylights, decks, and rooftop utilities should be avoided or should be inconspicuously placed and screened where necessary. Refer to section Site Improvements- Utility Equipment.
4. HISTORIC STOREFRONTS

Overview
The storefront is usually the most prominent feature of a historic commercial building. Several buildings in this district contain storefronts at the first level. These are concentrated along Warsaw Avenue. The storefront varies from the rest of the building in design and detailing. The basic elements which give the storefront its character include:

- Decorative work
- Original Lintels
- Original sill height
- Proportions of openings
- Original piers
- Doorways
- Original window height
- Transoms

Examples of storefronts within the district.

Identify, Retain, and Preserve
The basic elements which give the storefront its character should be retained and preserved. Refer to Preservation Brief 11 for detail on the identification and preservation of historic storefronts.
Ornamentation and design elements which separate the storefront from the upper floors should not be covered or removed. Original ornamentation, including transoms, window configurations, and doors, should be retained, repaired, or replicated.

**Protect and Maintain**
Protecting and maintaining materials which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems. Refer to Preservation Brief 11 for detail on the identification and treatment of historic storefronts materials.

Protect storefront from arson and vandalism prior to rehabilitation work begins. Protection should include covering storefront opening with at least one-half inch of CDX plywood that is weather protected and tightly fitted to the opening and secured by screws or bolts.

**Repair and Replace**
Reinforcing the historic materials.

Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs. Refer to Preservation Brief 16 for the recommended use of substitute materials on historic exteriors.

Where no original materials or detailing remains, new work should be contemporary in design and compatible in size, scale, and material with the original character of the building.

Refer to Preservation Brief 11 for detail on the repair and replacement of historic storefronts.

**Not Recommended for Historic Storefronts**
- Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished or the storefront appears residential rather than commercial in character.
- Introducing coach lanterns, mansard designs, wood shakes, non-operable shutters, and small-paned windows if they cannot be documented historically.
- Changing the location of a storefront's main entrance or openings.
- Stripping the storefront of historic material.
- Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.
SITE IMPROVEMENTS AND ALTERATIONS

1. SIGNS

Examples of appropriate signage.

Overview: New signs for businesses within commercially designated Historic Districts should be designed for clarity, legibility and compatibility with the building or property on which they are located. Diversity in new signs in their sizes, types, colors, lighting, lettering and other qualities are encouraged. Signs should reflect the nature of the business that they are identifying.

Existing historic signs should be retained whenever possible. Refer to Preservation Brief 25 for recommendations on retaining, maintaining and reusing historic signs.

Design
New signs do not need to appear historic, but should be made of materials that are consistent in appearance with the age of the building. New signs should respect the size, scale and design of the historic building. Small projecting signs such as symbol signs are appropriate. Neon signs may be approved on a case-by-case basis.

Location
Signs should be located above the storefront, on the storefront windows or on awnings. Wall and projecting signs should be located above the storefront or first story and below the second story sills. Signs should not cover any architectural features or overwhelm the historic character
of the building themselves. New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.

**Installation**
New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

**Not Recommended**
- Any sign that disrupts or covers significant architectural features of the building and neighboring buildings.
- Attaching signs to buildings which were originally private homes, although small identification signs may be acceptable.
- Attaching signs to buildings in a manner that will damage historic fabric, such as installing signs directly into the brick masonry and not at the mortar joints.
- Billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.
- Internally lit signage. Halo lighting maybe acceptable on a case-by-case basis. Cabinet signs are not permitted.

**2. PARKING LOTS**

Overview: A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building, subject to the applicable provisions of the Cincinnati Zoning Code.

*Example of an appropriate parking lots.*

**Design**
Commercial and/or Residential Districts: Parking lots should be sufficiently screened to minimize the public view of parked cars. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing, and planting areas with landscaping and wrought iron fencing. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots. In these cases, trees should be placed around the perimeter of the lots and in planting islands.
within the lots. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

**Location**

New parking lots should be placed to the side or rear of buildings and should be as small as possible. Parking lots should relate well to the natural slopes and site contours, avoiding excessive cutting and filling.

Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible.

**Not Recommended**

- Chain link fences should never be used for screening parking lots.
- Parking lots and pads in areas other than the rear and side yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

### 3. WALLS AND FENCES

Overview: Stone retaining walls and wrought iron fences are distinctive characteristics of the Historic District. Existing historic walls, gates, and fences should be repaired and retained wherever possible. Refer to *Preservation Brief 2* for recommendations on caring for masonry and *Preservation Brief 27* for protecting and maintaining cast iron. New walls and fences should adhere to the following recommendations below.

*Example of wrought iron fence within the district.*  
*Example of appropriate fencing on a retaining wall.*
Design
New fences should be of wood, iron, or stone and should be simple and contemporary in design. Fencing may be set between wrought iron and cast iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear and side of the property.

New retaining walls should be of dry stone or stone masonry or an appropriate masonry unit material that replicates the look, feel and size of stone. In some instances, planted hedges may be more appropriate than new fences or walls.

Location
New fences and walls in the front yard should only be constructed where physical, photographic, or other evidence suggests that a building originally possessed fences or walls in front of the façade (primary elevations). These fences and walls should not exceed four (4) feet in height in the front yard, so that views of the contributing buildings within the district are not obstructed.

New fences and walls are appropriate at the side and rear of the property. These fences and walls should be compatible with the materials within the historic district.

Not Recommended
- Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas.
- Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.
4. LANDSCAPE AND SITE FEATURES

Overview: The landscape of the district includes the following site features: circulation systems such as sidewalks and paths; vegetation such as trees and plants; landforms such as berms or grading; furnishings such as lights. New landscaping should be reflective of the space in which it is contained, the stylistic nature of the property, and the character of the Historic District.

Examples of appropriate landscaping.

Design
Identify, retain and preserve site features that are important in defining the property's overall historic character. Retain existing vegetation, especially trees whenever possible. New landscaping should be scaled to complement the primary elevation of the property. Landscaping should not overwhelm or hide primary elevations. The design of new site features should be simple and contemporary.

Location
When constructing new site features, consider the topography, views, patterns of open spaces and planted areas and other significant existing landscape features of the district. It is important to protect trees and other features during construction. The installation of site features should not cover or require the alteration of any architectural details.

Not Recommended
- Landscaping that overwhelms or hides primary elevations.
- The installation of site features that cover or require the alteration of any architectural details.
- The installation of out of character site features, such as antiques or historic reproductions.
- The cutting down of mature, healthy trees. An Arborist report may be required.
5. AWNINGS AND CANOPIES

Overview: The installation of fabric awnings on residential and commercial buildings that historically had awnings is encouraged. The installation of new canopies on historic buildings is only encouraged when evidence of a historic canopy is present. The installation of awnings where no awning previously existed, may be permitted if the awning is compatible with the historic building.

Existing historic awnings and canopies should be retained whenever possible. Refer to Preservation Brief 44 for recommendations on retaining, maintaining and reusing historic awnings and hardware.

Example of appropriate awnings.

Example of appropriate canopies.

Design
The shape, material, scale, and massing of awnings or canopies must be compatible with the historic character of the building. The traditional shed awning, which is triangular in section with a valance hanging down the outside edge, is appropriate for most historic window, door, and storefront installations. Awnings should be made of fabric, particularly canvas. On both commercial and residential buildings, awnings should only be wide enough to cover the single window opening that it shelters. Canopies should be flat metal or aluminum and can stretch across a single facade, or be connected to extend along an entire block.
Location
Awnings should be installed only where necessary, such as elevations experiencing full sun exposure or storefronts. Awnings on storefronts should not be higher up on the building facade than necessary to shade the entrance and display window. Storefronts with glass transoms may have the awnings placed above or below the transom. Awnings should be installed so they do not cover or require the removal of any original architectural feature. Canopies should only be installed where historic evidence is present and should be installed in the same location.

Installation
New awning hardware should be installed in a way that does not damage historic materials. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. If new backboards and rollers are installed, care needs to be taken not to damage cornices or transoms.

Not Recommended
- Internally illuminated awnings are not permitted.
- Use of metal, plastic, vinyl (not vinyl coated fabric) or wood materials for awnings is discouraged, however will be reviewed on a case-by-case basis.
- Installation that requires the covering, removal or damage of historic materials.

6. UTILITY EQUIPMENT

Overview: The installation of utility and mechanical systems such as water or gas meters, solar equipment and central air conditioning cooling units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the façade (primary elevation).
Examples of appropriate fencing surrounding utility equipment.

Design
Utility and mechanical systems at the ground level should be screened from public view. Appropriate screening includes landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings and landscape elements. Solar equipment should have camouflaging screens incorporated into the design. This can be accomplished by having the roofing materials the same color as the solar panel.

Location
Utility and mechanical systems, including water, electric and gas meters, should be installed on secondary elevations when possible. A meter placement agreement for utility service providers can be requested through the Historic Conservation Office at 513-352-4848. Utility and mechanical systems installed on the roof should be situated in a manner so that they are not visible from the street. Solar equipment should be located in an inconspicuous location that cannot easily be seen from the street, such as a rear slope of the roof or in a shed. Location should maximize the sun's energy and should not interfere with the building's characteristics.

Not Recommended
• Wall or window air conditioning units on the façade (primary elevation) should be avoided.

7. DECKS, BALCONIES AND FIRE ESCAPES

Overview: Where physical, photographic, or other evidence suggests that a building originally possessed balconies or decks on primary elevations, they may be reintroduced in the scale and basic design of those that were common throughout the Historic District. New balconies or decks on secondary elevations may be constructed and must be compatible to the Historic District. Rooftop decks may be an acceptable element of adaptive reuse. Fire escapes located on primary elevations may be removed on a case-by-case basis.

Example of an appropriate deck and balconies on secondary elevation.
Balconies and decks on primary elevations will replicate the original width and scale conveyed by historic evidence, or that which is similar to other buildings from the era found in close proximity. As closely as building code permits, new balconies on primary elevations should mimic one of the railing designs found in the Historic District that remains from the same era in which the building was constructed. The owner does not have to prove that the proposed balcony design is an exact replica of what was on the building if there is insufficient evidence to do so, but may use any design consistent with the era, style and features of the building.

New balconies and decks on secondary elevations should use compatible materials and styles for the Historic District and be designed to be minimally noticeable. Wood decks should be stained or painted.

Rooftop deck railing should be of a material and design that minimizes the visibility of the deck from all vantage points.

**Location**

Balconies on the façade (primary elevation) should only be constructed where physical, photographic or other evidence suggests that the building originally possessed balconies. These replicated balconies should be constructed in their previous locations. Balconies may be added to the rear or side elevations that were not constructed to face the street (i.e. on side elevations that are not the street-facing side of a corner building.)

No part of a roof deck including railings, access structures or any element of the deck should be visible from a street-level vantage point from within 40 feet in any direction from the primary street-facing facade. The same criteria should be applied to the secondary elevation sides of corner buildings.

Fire escapes located on the façade (primary elevation) which were often later additions may be removed on a case-by-case basis through consultation with Historic Conservation Office Staff at 513-352-4848. Fire escapes on secondary elevations may remain and be maintained. Any fire escape being used as a mean of egress must be inspected periodically. For more information on maintaining existing fire escapes for egress, please review the Façade and Fire Escape Inspection Programs.

**Not Recommended**

- Balconies that are historically inaccurate either because evidence conclusively establishes that the building never possessed a balcony or because the design, size, scale and materials do not replicate balconies found on buildings of similar age and location cannot be added to the primary street-facing façade.
- Design must not detract from the historic integrity of the building, and must not damage or cover architecturally significant components.
- Rooftop deck designs with modifications to the existing structure that alter the roofline or slope, chimneys or cornices.
8. MURALS

Overview: The installation of murals on historic buildings is permitted.

Example of acceptable mural within the district.

Design
Murals may vary in artistic depictions, design, and colors.

Location
Murals should be located on secondary elevations that were previously painted or preferably on exposed party walls. Only one wall of a historic building can be designated for a mural.

Not Recommended
- Murals located on the façade (primary elevation).
- Any mural that is related by language, logo, or pictorial depiction to the advertisement of any product, service, place, person or the identification of any business. For information on restoring painted historic signs on building elevations, refer to the Signs section of this document.
NEW CONSTRUCTION AND ADDITIONS

There are no vacant lots within the district and subdivision of the lots is likely unfeasible new construction of principal structures would likely only happen if a contributing or non-contributing building is permitted to be demolished in the Demolition section of these guidelines.

The general aim of the guidelines for new construction is to encourage compatibility with (but not Replication of) the character and quality found in the existing contributing buildings on Warsaw Avenue. The language of the guidelines, therefore, is keyed to the district’s contributing buildings.

For information on New Construction within a Historic District or the construction of an Addition to an existing building within a Historic District, refer to the City of Cincinnati’s Building Codes or contact the Buildings & Inspections Permit Center, 805 Central Avenue, Suite 50 or at 513-352-3267.

1. MATERIALS
Overview
The majority of the structures in the district are brick construction with stone details and cast iron storefronts.

Design
Materials should be of similar color, texture, and scale to building materials found in the original building and/or district’s contributing structures. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.

2. SCALE AND MASSING
Overview
There are four building types within the district including one-part commercial buildings, mixed use buildings, community buildings, and a three-story multi-family structure. Mixed use buildings range from two-to-four stories in height and have commercial spaces on the ground floor. The one-part commercial block buildings are one-story and sit on long narrow lots. The community buildings are grand in scale and built on larger lots. The majority of the structures have symmetrical façades, flat roofs, cornices, tall windows, storefronts.

Design
The scale and massing of new buildings and their architectural elements should be compatible with the forms found on the original building and/or among the contributing buildings within the district.

3. HEIGHT: CONSIDER THE SURROUNDINGS
Overview
Contributing buildings in the district vary in height from one-to- four-stories.

Design
The height of additions should not exceed the height of the original building nor impact the historic integrity. The height of a new building should be comparable to the height of neighboring buildings and should not exceed the height of the tallest building. Additions and new buildings should not detract from the historic character of the district.
4. DETAILING

Overview
Details within the district include, but not limited to, stepped parapet walls, projecting cornices, stone storefront cornices, cornice brackets, belt courses, corbel brick, decorative stonework, stone window hoods, stone lintels, arched windows, segmental arch windows, bracketed stone window sills, and cast iron storefronts.

Design
Detailing of additions or new buildings should be compatible with and refer to the historic detailing found on contributing buildings within the district. Compatible detailing includes walls, roofs, eaves, cornices, chimneys, windows, doors, ornamental features, and accoutrements.

5. SETBACK

Overview
The majority of the structures are built along the sidewalk edge. The majority of the contributing buildings have a five to ten foot side yard setback. In a few instances buildings abut one another along the north side of Warsaw Avenue.

Design
The setback of new buildings should be comparable to the setback of adjacent buildings within the district.

6. HISTORIC INTEGRITY

Overview
The Warsaw Avenue Historic District holds a high level of historic integrity. The Warsaw Avenue Historic District retains much of its original appearance, massing, and building elements. The setting along the district has remained largely unchanged.

Design
New work within the district should be compatible to the historic structures and should not negatively impact the historic integrity of the buildings or the district. New work should not imitate historic construction and should remain apparent.

7. COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (1990)

Overview
For any change of occupancy, additions/new components, and/or alterations made to existing buildings, including those designated as historic, there are requirements for accessibility pursuant to the Ohio and Cincinnati Building Codes.

Design and Location
Unless technically infeasible (see summary of Accessibility Requirements for Existing Buildings and Structures for definition), alterations and additions to historic buildings shall be required to meet Ohio Building Codes.

When technically feasible, accessibility solutions should preserve the property's historic character and avoid impacting its historic significance. New or altered accessible ramps, routes, and entrances should be located on a secondary elevation. If these new or altered accessible features must be on a primary façade, the feature should be designed and located in a way that
is compatible with the historic building and does not impact the overall historic character. Refer to Preservation Brief 32 for accessibility solutions on historic properties.

If compliance with requirements for accessible features threatens or destroys the historic significance of a building, OBC,Chapter 34 may be required as an alternative.

### 8. ARCHAEOLOGICAL RESOURCES

Under Section 106 of the National Historic Preservation Act of 1966, the City of Cincinnati is responsible for reviewing federally funded projects and are to take into account how the undertaking is affecting historic properties. To apply for Section 106 review, contact the Historic Conservation Office Staff at 513-352-4848.

New construction sites that are not federally funded should also be evaluated for their potential for archeological resources. Contact the Historic Conservation Office Staff at 513-352-4848 for consultation and guidance on existing archeological survey protocols.

### DEMOLITIONS

**Overview**
 Within historic districts demolition will require review for approval. For contributing structures, demolition should be considered a last resort and only in either emergency situations or when rehabilitation is economically infeasible per the review of the Historic Conservation Board and governed by Cincinnati Zoning Code Section 1435-09 et seq., as may be amended from time to time by municipal ordinance.

**Guidelines**

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

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency.

2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.

3. The demolition request is for a non-significant building or portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

4. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

### NON-CONTRIBUTING BUILDINGS

**Overview**

{00302583-2}
Buildings, which do not contribute to the distinctive character and historical significance of the district fall into two general categories:

Newer buildings: Most buildings that were built within the past seventy-five years do not fit the historic or architectural context, or period of significance, of the neighborhood. The majority of these newer buildings differ architecturally from the district’s historic buildings, especially in scale, building materials, and detailing.

Outside the Period of Significance: The Period of Significance for the Warsaw Avenue District is 1889-1928. The Period of Significance represents the time span of commercial development and urban expansion in East Price Hill. Buildings outside of the Period of Significance do not contribute to the historic integrity of the district and are non-contributing.

Significantly altered buildings: Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details, but have been altered completely in their appearance. This does not include buildings that have façade treatments covering historic facades. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the District.

The following buildings do not contribute to the District:

3214 Warsaw Avenue was constructed circa 1950 and falls outside the Period of Significance (1889-1928) of the district.

The Historic Conservation Board shall review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the District that will reinforce its historic and architectural character, but acknowledge that some buildings are of a different age or architectural period.

**Guidelines for Non-Contributing Buildings**

The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the *Rehabilitation and Alterations* section of this document. These rehabilitation guidelines provide a framework for maintaining a building’s basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is.

Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.

The rehabilitation of an older, altered structure should restore elements of the building’s historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Refer to the *Rehabilitation and Alterations* section of this document.
Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.

Additions to non-contributing buildings should comply with the guidelines outlined in the Additions section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building. Refer to Preservation Brief 14 for further guidance on additions.

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board’s review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the New Construction and Site Improvements and Alterations sections of this document.
SUBJECT: A report and recommendation on a proposed Local Historic District designation of the Warsaw Avenue Local Historic District in East Price Hill.

GENERAL INFORMATION:
Location: Portions of the 3100-3200 block of Warsaw Avenue between Hawthorne and Purcell Avenues in East Price Hill
Petitioners: Price Hill Will and the East Price Hill Improvement Association

ATTACHMENTS:
Provided in addition to this report are:
A- Maps
B- Historic Designation Report
C- Historic Conservation Guidelines
D- Property owners list
E- Letters

BACKGROUND:
The applicants are requesting a Local Historic District designation for certain properties along the 3100 and 3200 blocks of Warsaw Avenue in East Price Hill. The buildings are situated between Hawthorne and Purcell avenues. All of the buildings have Warsaw Avenue addresses.

There are 17 structures within the proposed district, all built ranging in age from 1885-1923 in a variety of architectural styles. Sixteen of the buildings are contributing to the district and one is noncontributing. The noncontributing is located at 3214 Warsaw Avenue, built in the 1950s, which is outside the period of significance (1885-1923). The district is significant for its architecture, which is all substantially intact and its history of development in Cincinnati.

According to Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation), certain findings must be made before a Local Historic District can be designated by City Council. The proposed buildings must be found to have historic or architectural significance.

The criteria are below:

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

2. Are associated with the lives of persons significant in our past; or

3. Embodies the distinctive characteristics of a type, period or method of construction, or 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 history or prehistory.
The applicants applying for this Local Historic District designation are nominating this historic district under Criterion 1 for its significant contributions to the broad patterns of our history and Criterion 3 for architectural significance. The proposed Warsaw Avenue Local Historic District was significant in the westward urban expansion of downtown Cincinnati as defined by Chapter 1435 of the Cincinnati Zoning Code.

On November 18, 2019, the Historic Conservation Board (HCB) voted unanimously to recommend the Local Historic District designation of the Warsaw Avenue Local Historic District under Criterion 1 (historical significance) and 3 (architectural significance) in East Price Hill to City Planning Commission and City Council.

**HISTORIC SIGNIFICANCE:**

The structures within the proposed District were developed between the late 19th and early 20th century related to advances in transportation. The East Price Hill community was one of the oldest neighborhoods on the western hilltop. It features a diverse collection of mid-19th and early 20th century urban architecture. This area of Warsaw Avenue relates to the early expansion of communities outside the central basin during the late 19th and the early 20th centuries.

Cincinnati was becoming overcrowded and people starting looking to the western hills for a less dense and healthier environment. In 1870, a horse car line was extended from the basin to the foot of the Price Hill incline along 8th Street. Rees Price, the father of William Price, developed Lower Price Hill. William Price built an incline with two cable railways that brought people from 8th Street to the Price Hill Incline House (an entertainment venue) in East Price Hill, which was next to the incline plane. In 1885, a horse-drawn streetcar was installed along Warsaw Avenue which carried people from the Price Hill Incline House down Warsaw Avenue. Two electric streetcars lines were then installed along Elberon and Warsaw avenues in 1894. Price Hill became more accessible and people loved the quiet peaceful less-polluted environment. The housing market took off in the years 1894-1920.

William Price built the Price Hill incline which transported people from the basin to the hilltop. This transportation advancement assisted in the middle class migration to the Price Hill community during the 1880s. This sparked a continuous strip of commercial development reflecting an early urban life and very diverse architectural styles. Architectural styles range from Italianate, Second Empire, Romanesque Revival (Firehouse Company 10 ca. 1889), Beaux Arts (Price Hill Library ca. 1908 and the police station ca. 1907), and Commercial Vernacular. The district features 16 contributing structures all with minimal alterations.

**ANALYSIS:**

In making a determination, the City Planning Commission shall consider all of the following factors:

1. The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

   The designation of the Warsaw Avenue Local Historic District is consistent with Plan Cincinnati (2012). In the Sustain Initiative Area, a Goal recommends to "preserve our natural and built environment" and "preserve our built history with new development incentives and regulatory measures" (pages 193-194).
This designation is also consistent with the Warsaw Alive! An East Price Hill Neighborhood Business District Plan (2018) which recommends that the community “engage the Price Hill Historical Society and the Cincinnati Preservation Association to determine if Warsaw Avenue is eligible to become a Historic District, based on buildings such as the library, former Police District 3 headquarters, etc” (pages 33-34).

(2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

Designating the Warsaw Avenue Local Historic District will assist in the revitalization of the area and will have a positive impact on the community and economic development plans of the city.

(3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

This designation will assist in the redevelopment of this area of East Price Hill by promoting the general maintenance and preservation of the building stock in the community.

The Local Historic District designation of Warsaw Avenue in East Price Hill meets the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in the designation report provides conclusive evidence that all required findings may be made for the proposed designation. This designation will help encourage rehabilitation and preserve this two block area and beyond within the East Price Hill Business District.

The Historic Conservation Board recommended approval and Price Hill Will and the East Price Hill Improvement Association, the applicants, both support the historic designation.

1435-07-2-C. - Adoption of Conservation Guidelines.

“At the time of designation of a Historic Landmark, Historic District or Historic Site, Council has the duty to adopt conservation guidelines for each Historic Landmark, Historic District or Historic Site. 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.”

The proposed guidelines are attached to this staff report as Attachment C. The Historic Conservation Board and staff of the Department of City Planning have determined that the proposed guidelines are acceptable to meet the goal of preserving the architecture of this historic district.

PUBLIC COMMENT:
A joint public staff conference with the Historic Conservation Office and the Department of City Planning was held on October 17, 2019. Notices were sent to property owners within a 400’ radius of the proposed historic district boundary and Price Hill Will and the community council. The majority of the attendees were the applicants and City staff. One property owner attended from outside the district
There was no opposition. Attached is a letter of support from the Price Hill Will and the East Price Hill Improvement Association for the designation.

**CONSISTENCY WITH PLANS:**
The designation of the Warsaw Avenue Local Historic District in East Price Hill is consistent with *Plan Cincinnati* (2012) in the Sustain Initiative Area, a Goal recommends to “preserve our natural and built environment” and “preserve our built history with new development incentives and regulatory measures” (pages 193-194).

This designation is also consistent with the *Warsaw Alive! An East Price Hill Neighborhood Business District Plan* (2018) which recommends that the community “engage the Price Hill Historical Society and the Cincinnati Preservation Association to determine if Warsaw Avenue is eligible to become a Historic District, based on buildings such as the library, former Police District 3 headquarters, etc” (pages 33-34).

**RECOMMENDATION:**
The staff of the Department of City Planning recommends that the City Planning Commission take the following actions:

1. **APPROVE** the proposed Local Historic District designation of the Warsaw Avenue Local Historic District in East Price Hill, as described in the “Warsaw Avenue Historic Designation Report dated November 11, 2019” as seen in Attachment B;

2. **APPROVE** the attached map amendment designating the historic district as seen in Attachment A; and

3. **APPROVE** the “Warsaw Avenue Historic District Conservation Guidelines dated November 11, 2019” as seen in Attachment C.

Respectfully submitted:

[Signature]
Caroline Hardy Kellam, Senior City Planner
Department of City Planning

Approved:

[Signature]
Katherine Keough-Jurs, AICP, Director
Department of City Planning
TO: Economic Growth and Zoning Committee
FROM: Patrick A. Duhaney, City Manager
SUBJECT: Presentation for the Local Historic District Designation of portions of Warsaw Avenue in East Price Hill

Attached is the presentation for the February 4, 2020, Economic Growth and Zoning Committee for one ordinance regarding the Local Historic Landmark Designation of portions of Warsaw Avenue in East Price Hill.

CC: Katherine Keough-Jurs, AICP, Director
Department of City Planning
Historic District designation application submitted by:

- Applicants – Price Hill Will and the East Price Hill Improvement Association

The Historic Conservation Board reviewed and approved the proposed local historic district designation on November 18, 2019, recommending historic designation to the City Planning Commission and City Council.
Background

The Warsaw Ave. Local Historic District buildings are located in the 3100-3200 block of Warsaw Ave. approximately between Hawthorne and Purcell avenues in East Price Hill.
3120 Warsaw Avenue
The Cincinnati Zoning Code specifies that a structure or structures having historical significance must have one of the following attributes:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or

2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. That has yielded, or may be likely to yield information important in history or prehistory
The Warsaw Ave. Local Historic District is being nominated under:

1. **Criterion 1 (historical significance) and**;

2. **Criterion 3 (architectural significance)**
The Warsaw Ave. Historic District buildings are architecturally significant:

- There are 17 structures within the district built between 1885 and 1928
- Architectural styles ranging from Italianate to Beaux Arts
- 16 of the buildings are contributing to the historic district and one built in 1950 is noncontributing
The Warsaw Ave. Local Historic District is also historically significant.

East Price Hill developed because of advancements in transportation.

- 1870 horse car line, then William Price built two inclines which carried people to the top of East Price Hill.
- 1885 a horse-drawn streetcar installed on Warsaw Ave to take people into the heart of East Price Hill.
Analysis of Nomination

- 1894 two electric streetcars were installed along Elberon and Warsaw avenues
- East Price Hill became more accessible
- People loved the quiet peaceful less-polluted environment
- The housing market then boomed from 1894-1920
Analysis of Nomination

The Local Historic District designation of Warsaw Ave. in East Price Hill meets the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.
This designation will help preserve this architecturally significant area of Warsaw Ave. in the heart of the East Price Hill Business District.
In making such determination, the City Planning Commission shall consider all of the following factors:

- The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

- The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
Planning Commission Considerations

- Such other planning and historic preservation considerations as may be relevant to the proposed designation.
The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

- This designation is consistent with *Plan Cincinnati (2012)* will help preserve this architecturally intact stretch of Warsaw Ave., enhance the community of East Price Hill and will benefit the City of Cincinnati as a whole.
Planning Commission Considerations

The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

• Designation will not have a negative impact on plans in the City but will help strengthen and stabilize this part of East Price Hill
Such other planning and historic preservation considerations as may be relevant to the proposed designation.

- This designation will assist in the redevelopment of this area of East Price Hill by promoting the general maintenance and preservation of the building stock in the community.
Conservation Guidelines

- Proposed guidelines cover rehabilitation, additions, demolition and site improvements

- The Historic Conservation Board and Planning staff have determined the proposed guidelines are acceptable to meet the goal of preserving the architecture of these buildings
On December 20, 2019, City Planning Commission voted unanimously to recommend the designation of The Warsaw Avenue Local Historic District to City Council.
Joint Staff Conference with the Historic Conservation Office and the City Planning Department was held on October 17, 2019

- The applicants and a few neighboring property owners were present but there was no opposition

- The East Price Hill Improvement Association and Price Hill Will supports the local designation
Consistency with Plans

Plan Cincinnati (2012)

- **Sustain Initiative**: preserve our built history with new development incentives and regulatory measures

- **Compete Initiative**: Promote Cincinnati Lifestyle, capitalize on historic character and heritage
Warsaw Alive! (2018)

- The proposed district is consistent with Warsaw Alive! Which recommends researching the possibility of a Local Historic District along Warsaw Ave.
Recommendation

The City Planning Commission recommends City Council take the following actions:

I. APPROVE the Local Historic District designation of the Warsaw Ave. Local Historic District in East Price Hill as described in the “Warsaw Avenue Historic Designation Report dated November 11, 2019” as seen in Attachment B.
2. APPROVE the attached map amendment designating the historic district; as seen in Attachment A; and

3. APPROVE the “Warsaw Avenue Historic District Conservation Guidelines dated November 11, 2019” as seen in Attachment C.