

HISTORIC CONSERVATION BOARD

5th Floor Conference Room 805 Central Ave, II Centennial

AGENDA

Monday, February 5, 2024 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS

Item 1. 1618 WALNUT ST
COA2023069

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure including new windows, and a minor addition to raise the roof in the Over the Rhine Historic District.

Applicant: CHAD PUCKETT
Staff Report: DOUG OWEN

Item 2. 3043 WOLD AV
COA2023068

The applicant requests a Certificate of Appropriateness to construct a garage addition in the East Walnut Hills Historic District.

Applicant: TODD YOBY
Staff Report: DOUG OWEN

OTHER BUSINESS

Ohio Historic Site Preservation Advisory Board nomination for to the National Register of Historic Places for 3066-3092 and 3066-3084 Melbourne Terrace

ADJOURN

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

APPLICATION #: COA2023069
APPLICANT: Chad Puckett, AIA
OWNER: 3MG Walnut, LLC
ADDRESS: **1618 Walnut Street**
PARCELS: 094-0007-0369
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: January 19, 2024
STAFF REVIEW: Douglas Owen, Urban Conservator

Existing Conditions

The subject property is situated on the east side of Walnut Street between its intersection with E. McMicken Avenue on the north and Corwine Street on the south in the Over-the-Rhine neighborhood. The existing 3.5-story building, built ca. 1900 per the Hamilton County Auditor, is built to the front and side lot lines. The building is currently a four-unit apartment building. The building has an interior courtyard on the south with the surrounding roof sloping toward the courtyard.

Proposed Conditions

The applicant is proposing to rehabilitate the existing building, including replacement windows and an altered roofline that will raise the roof by approximately 2' at the greatest extent along the courtyard. The new wall will be built of matching brick. Frieze windows in this area will be extended to full size windows. The extended wall and raised roofline will allow for additional ceiling height on the fourth floor, allowing the owner to fully utilize the fourth floor of the building.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review



Figure 1: Location of subject property. Image from CAGIS.



Figure 2: 1618 Walnut Street at center, ca. July 2022, facing east. Image from Google.

Previous Reviews: N/A.

Zoning Review

The proposed work complies with the Zoning requirements for the district. No Zoning Relief is required.

Certificate of Appropriateness Review:

A COA is required for the proposed roof alteration and wall extension, as well as replacement windows. None of the proposed changes to the roofline and walls will be visible from any surrounding streets. Deteriorated and missing windows throughout the building will be replaced with Pella Reserve windows, while existing basement windows will be infilled with split-faced concrete block. The building will be tuckpointed and remain unpainted. Painted limestone will be stripped and painted metal trim will be repainted. Staff finds that the proposed alterations substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines

Staff has reviewed the project under the “Additions” section and the “New Construction” sections of the Conservation Guidelines. As the majority of the new construction guidelines are extensive and intended for infill development visible from the street, they are not directly addressed in this report. Staff has found that the roof alteration and minor addition is compatible with the massing, height and scale, setbacks, composition, rhythm, roof, and materials sections of the New Construction guidelines.

ADDITIONS

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

The addition is a small extension to the walls surrounding the interior courtyard. The extension will be approximately 2’ in height at its greatest extent. The addition will consist of brick matching the original building. A box gutter that surrounds the courtyard will be removed and replaced with a metal gutter; however, the box gutter is not visible in this location as it is screened from surrounding streets by the existing building and surrounding development. The addition will not exceed the height of the original building. The proposed addition will not overpower the original building and will be compatible in character with the original design.

REHABILITATION

- 2. Door and Window Openings: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Door and window openings on the primary façade will remain in the current size and location. As the existing sash are either badly deteriorated or missing entirely, all windows will be replaced with Pella Reserve aluminum-clad wood windows in a two-over-two configuration, which are an appropriate replacement window for historic buildings. Small window openings on the fourth floor facing the courtyard will be expanded vertically to create full-size openings that will better relate to the proposed wall extension. These openings are not visible from the street. A painted steel gate will enclose the breezeway entrance.

Existing basement window openings will be infilled with split-faced concrete block recessed from the building plane by a minimum of 2". Only one window is visible from the street on the front elevation. These windows are currently covered with plywood. Staff finds this infill appropriate in the interest of security and weather-tightness. The windows are located in the stone foundation. Staff finds the split-faced concrete block material appropriate as it will resemble the stone foundation while the material and recession will indicate the location of the original opening.

- 5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.*

The existing roof is a shed roof sloping inwards toward the interior courtyard. The proposed alteration will create a flat roof. As the existing shed roof is screened from view by a parapet wall, the change to the roof form will not be visible from the street. Flat roofs are a common feature of historic buildings in the district.

Other Considerations:

Prehearing Results: A prehearing was held on January 17, 2024. No one attended.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions based on plans by Fold & Form, LLC dated 10.31.2023:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1618 Walnut Street including any revisions submitted for permit subject to staff review and approval with the following conditions:

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

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

Historic Conservation Board

Hearing Application



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

Section 1. SUBJECT PROPERTY

ADDRESS _____ COMMUNITY _____
PARCEL ID(S) _____ HISTORIC DISTRICT _____
BASE ZONING CLASSIFICATION _____ HILLSIDE DISTRICT: Yes No
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 3. OWNER

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

New Construction Alteration Demolition

BRIEF DESCRIPTION OF PROJECT (*Do not write "see attached" or leave blank.*)

Section 5. NATURE OF ZONING RELIEF REQUESTED

Zoning relief is NOT being requested, or select all that apply:
 Variance Special Exception Conditional Use Use Variance
 Expansion or Substitution of Non-Conforming Use Hillside Overlay District Permission
 Urban Design Overlay District Permission DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (*Do not write "see attached" or leave blank.*)

Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name _____ **Signature**  **Date** _____

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. <i>No emails.</i>
<input type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input type="checkbox"/>	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. <i>If you fail to follow the instructions for your type of request(s), your application may be denied.</i>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. <i>Please ensure your application meets these requirements.</i>
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. <i>No larger sizes will be accepted.</i>
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of existing and proposed project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of existing conditions of all sides/directions of the structure/property.
<input type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to “City of Cincinnati.”

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

ADJUDICATION/DENIAL LETTER

Date: November 1, 2023
Location: 1618 Walnut Street
Request: COA/ Zoning Relief
Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations to the building, specifically, a minor addition to raise the roof for additional fourth floor living space.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items

checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 642.80

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

For additional questions about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

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

Brigid Kelly, Hamilton County Auditor

Property Report

generated on 11/2/2023 1:13:55 PM EDT

Parcel ID
094-0007-0369-00

Address
1618 WALNUT ST

Index Order
Parcel Number

Tax Year
2022 Payable 2023

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches	
Appraisal Area 01801 - OVER THE RHINE 01 <u>Sales</u>		Auditor Land Use 401 - APARTMENT, 4-19 UNITS	
Owner Name and Address 3MG WALNUT LLC 7385 DALEVIEW RD CINCINNATI OH 45247 (call 946-4015 if incorrect)		Tax Bill Mail Address 3MG WALNUT LLC 7385 DALEVIEW RD CINCINNATI OH 45247 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 17,960		Effective Tax Rate 90.565061	Total Tax \$1,632.95
Property Description ES WALNUT ST 0.026 AC S13 T3 FR2			



Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	6/12/2023
Last Sale Amount	\$0
Conveyance Number	332799
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.026

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,090
CAUV Value	0
Market Improvement Value	30,240
Market Total Value	51,330
TIF Value	31,520
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,632.95
Tax as % of Total Value	0.000%

Notes

***2020 2/14 CG-PER C/U FOR TY 2021 VOID PAR 094-7-190/NEW PAR 368-NEW BAL PAR 369

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

FOLDANDFORM
architecture

October 31, 2023

Mr. Douglas Owen, Urban Conservator
City of Cincinnati Planning & Engagement
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

RE: 1618 Walnut St. - OTR Historic District

Dear Doug,

Thank you for your time and comments during the preliminary design phase of our proposed project. My client and I are excited in our proposal to remodel the existing building.

The existing building is 4 stories with a basement. The building is uninhabited and in a state of disrepair. The building is configured with 4 apartments, one being on each floor level. The entrance to the building is through a gated breezeway at the front of the building that leads into a courtyard that contains the fire-escapes and the main entry stair towards the rear of the building.

The front elevation is the only portion that is visible to the public. The existing brick will be cleaned and tuckpointed. The brick will not be painted. Existing painted stone will be cleaned and removed of paint. The existing metalwork, decorations, and cornice and coping will be cleaned, repaired and re-painted.

Most of the existing window are missing and a few of the remaining appear to be 2 over 2 double hung windows. It is proposed that the new windows will be by Pella, aluminum-clad double hung with 2 over 2 divided lites. A cut sheet is included with our submission.

The major portion of the proposed work is to remove the existing roof and replace with new. The existing ceiling height in the 4th floor apartment slopes from 6' to 7' high. The roof structure is undersized, and portions are in disrepair. We are proposing to install a new flat roof that will have an 8' ceiling in the 4th floor apartment. The existing roof and the proposed new roof are and will be contained within the parapet walls at the exterior perimeter of the building. This additional height will not be visible to public view. At the taller courtyard facing walls of the 4th floor apartment, we propose to install taller windows. The existing windows are 2'-10" tall and the proposed windows will be 5'-0" tall. The existing location and width of the brick opening will remain the same. A new portion of brick wall approximately 2' high will face the courtyard elevation where the new roof line is elevated. New gutter and downspouts will connect to the existing underground storm drains in the courtyard.

In closing, we believe this proposed roof modification and rehabilitation of this building conforms with a common use of the neighborhood and will give value and add to the streetscape and local economy with an improved property.

Please feel free to contact me if you have any other questions or concerns.

Sincerely,



Chad Puckett, AIA
Fold and Form

FOLDANDFORM
architecture

List of Witnesses for Hearing:

1. Chad Puckett, Architect, Fold & Form, chp@foldformdesign.com
2. Katie Garber, Owner, garber.katie@gmail.com

PELLA® RESERVE™ TRADITIONAL



**ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



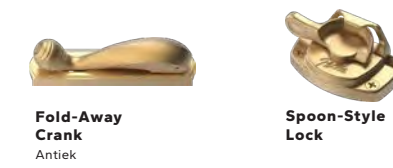
Custom colors are also available.

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

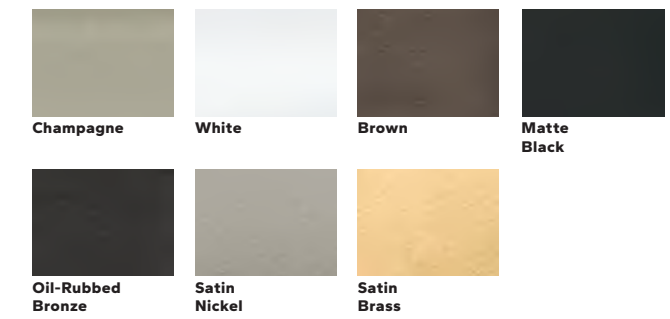
WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Finishes:

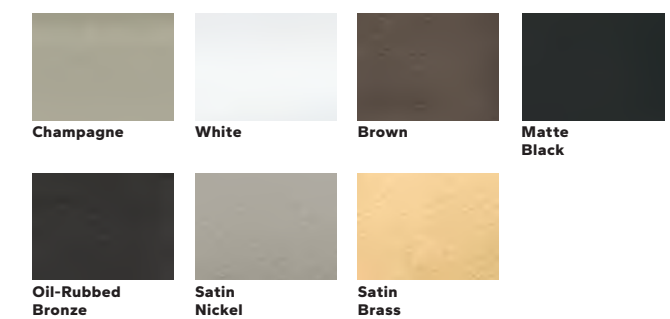


Essential Collection

Select from popular designs and finishes to suit every style.



Finishes:



PATIO DOOR HARDWARE

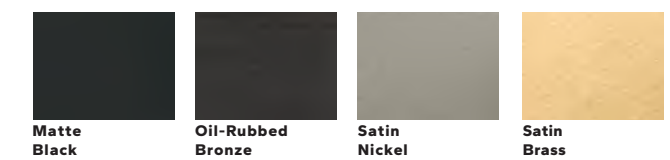
Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Finishes:

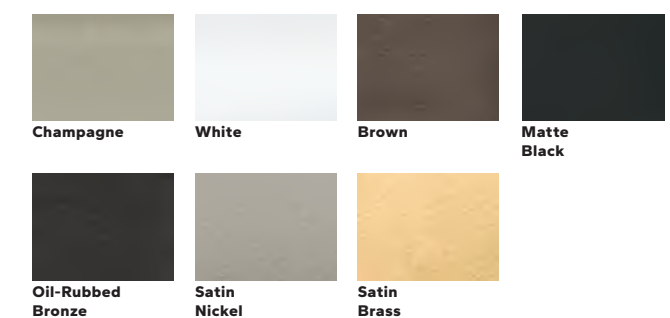


Essential Collection

Elevate your style and transform your home with elegant selections.



Finishes:



Additional hardware collections available. See your local Pella sales rep for more options.

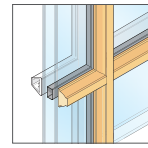
¹ Flush multi-slide handle is a Pella exclusive design.

² Flush multi-slide handle is not available in Champagne.

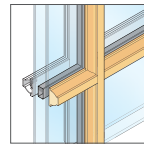
GRILLES

Grille Types

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



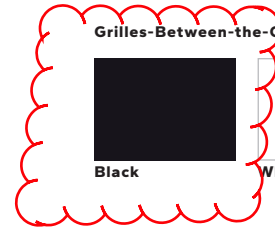
Putty Glaze Integral Light Technology® with Ogee Interior¹ 5/8", 7/8" or 1-1/4"



Ogee Integral Light Technology®¹ 7/8", 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass² 3/4"



Grilles-Between-the-Glass Interior Colors:²



Black



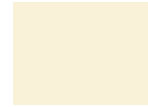
White



Brown



Fossil



Ivory



Harvest



Cordovan

GLASS

InsulShield® Low-E Glass³



Advanced Low-E insulating dual- or triple-pane glass with argon⁴



AdvancedComfort Low-E insulating dual-pane glass with argon

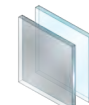


NaturalSun Low-E insulating dual- or triple-pane glass with argon⁴

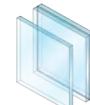


SunDefense™ Low-E insulating dual- or triple-pane glass with argon⁴

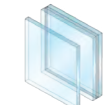
Additional Glass Options



Laminated (non-impact-resistant)^{5,6} tinted^{3,5} or obscure^{3,5} glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass^{4,7}



Impact-Resistant glass^{4,5}

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.⁸ Learn more at connectpella.com.

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Available with Low-E insulating glass with argon on select products.

⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).

⁸ Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.

KEY NOTES LEGEND

- 1 SPLIT FACE CMU BLOCK INFILL AT EXIST. OPENING, RECESS 2" FROM FACE OF EXTERIOR WALL.
- 2 A/C CONDENSER UNIT, REFER TO MEP DRAWINGS
- 3 REPLACE EXISTING STEEL GATE W/ NEW, MIN. 36" WIDE x 84" HIGH, W/ EGRESS LEVER ON INTERIOR SIDE THAT IS ALWAYS FREE TO ALLOW EGRESS, ENTRY FROM EXTERIOR BY KEYS LEVER
- 4 NEW 4" DIA. METAL DOWNSPOUT
- 5 KITCHEN BASE CABINETS W/ COUNTERTOP, WALL CABINETS
- 6 NEW WINDOW IN EXISTING MASONRY OPENING, REFER TO ELEVATIONS SHEET A4.0 & A4.1. BEDROOM EGRESS WINDOWS TO BE MIN. 5.75' CLEAR OPENING, MIN. 24" H. CLR., MIN. 20" W. CLR., *TEMP* DENOTES SAFETY GLAZING
- 7 PATCH & REPAIR EXISTING PLASTER WALL AS REQUIRED, PAINT
- 8 EXISTING STAIR & RAILINGS TO REMAIN, PATCH, REPAIR & PAINT AS REQ'D., REPAIR ANY BROKEN BALUSTERS & TREAD NOSINGS
- 9 RE-BUILD EXIST. WOOD STAIR TO MATCH TREAD AND RISER DIMENSION. INSTALL METAL GUARD RAILING ON OPEN SIDE 36" H. W/ BALUSTERS TO PREVENT PASSAGE OF 4" DIA. SPHERE. & HANDRAIL ON WALL AT 36" H.
- 10 TOILET
- 11 BATHROOM VANITY CABINET AND SINK
- 12 32"x60" TILE SHOWER
- 13 EXPOSED BRICK WALL AT INTERIOR
- 14 ELECTRIC RANGE W/ RE-CIRCULATING HOOD
- 15 WALL MOUNTED MINI-SPLIT SYSTEM, REFER TO M-DWGS.
- 16 EXPOSE FIRE ESCAPE WALL CONNECTIONS AND CONTACT STRUCTURAL ENGINEER FOR INSPECTION AND ANY REPAIRS REQ'D.
- 17 NEW WOOD BEAM ABOVE, WRAP W/ (2) LAYERS 5/8" TYPE X GYP. BOARD, SOLID 2X FIRE BLOCKING AT JOIST CAVITIES ABOVE BEAM, REFER TO S-DWGS.
- 18 NEW WINDOW AT EXISTING WINDOW LOCATION, NEW WINDOW IS TALLER THAN EXISTING, REFER TO ELEVATIONS
- 19 SPRINKLER HEAD AT WINDOW TO PROTECT OPENING
- 20 NEW 1-1/4" DIA. HANDRAIL AT 34" H. AT EXIST. STAIR
- 21 FLAT FRAME WALL W/ 2X4 STUDS AT 16" OC
- 22 GYP. SOFFIT AT 8"-0" AFF, REFER TO DETAIL 5/A3.0
- 23 DROP CEILING AT 8'-0" AFF TO BE 1/2" GYP. BOARD ON 2x4 FRAMING AT 16" O.C., (2) LAYERS CONT. 5/8" TYPE X GYP. BOARD ON FLOOR JOISTS ABOVE, REFER TO DETAIL 5/A3.0. FIRE RATED GYP. BOARD MEMBRANE AT FLOOR JOISTS IS NOT TO BE INTERRUPTED BY SOFFIT FRAMING
- 24 WASHER CONNECTION BOX AND DRYER VENT, REFER TO MEP-DWGS
- 25 NEW 8" BRICK WALL TO EXTEND FULLY TO UNDERSIDE OF NEW ROOF DECKING, BUILD WALL ON TOP OF EXISTING BRICK WALL BELOW, MAKE FACE OF WALL FLUSH AT STAIR INTERIOR SIDE, REFER TO S-DWGS
- 26 EXTEND EXISTING SOLID WOOD PANEL GUARDRAIL TO 42" ABOVE WALKING SURFACE AT LANDING AND DOWN STAIRCASE, ALTERNATE TO REPLACE W/ NEW 42" H. METAL GUARDRAIL W/ OPENINGS TO PREVENT PASSAGE OF 4" DIA. SPHERE
- 27 NEW WOOD BEAM ABOVE, WRAP W/ (1) LAYER 5/8" GYP. BOARD, BOTT. BEAM AT 7'-9" AFF, REFER TO S-DWGS
- 28 REMOVE EXIST. CLAY TILE CAPS, REPLACE W/ METAL COPING ON PT 2x WOOD BLOCKING AT PERIMETER OF PARAPET ROOF

WALL LEGEND

- EXISTING MASONRY WALL
- EXISTING FRAMED WALL
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED NEW FRAMED WALL / FURRING
- PROPOSED NEW BRICK WALL

WALL TYPES

- 1 FURRED WALL
1/2" GYP. BOARD ON 2x4 STUDS AT 16" O.C. FURRING AT EXISTING MASONRY WALL, INSULATE AT EXTERIOR WALLS W/ BLOWN CELLULOSE R-13.5
- 1A FURRED WALL
1/2" GYP. BOARD ON 2x6 STUDS AT 16" O.C. FURRING AT EXISTING MASONRY WALL, INSULATE AT EXTERIOR WALLS W/ BLOWN CELLULOSE R-21.0
- 2 PARTITION WALL
1/2" GYP. BOARD AT EXPOSED FACES ON 2x4 STUDS AT 16" O.C.
- 2A PARTITION WALL
1/2" GYP. BOARD AT EXPOSED FACES ON 2x6 STUDS AT 16" O.C.
- 3 RATED WALL
(1) HOUR RATED WALL W/ (1) LAYER 5/8" TYPE "X" GYP. BOARD FULLY EACH SIDE OF WALL OVER 2x4 STUDS AT 16" O.C., EXTEND GYP. BOARD FULLY TO UNDERSIDE OF ROOF / FLOOR SHEATHING, BASED ON U.L. DESIGN UJ305
- 4 RATED WALL
(2) HOUR RATED WALL TWO-WYTHE THICK 8" BRICK WALL, PER CBC 721.1 PRESCRIPTIVE METHOD, MATERIAL 1, ITEM 1-1.1 SOLID BRICK OF CLAY OR SHALE, MINIMUM WALL THICKNESS OF 3.5" TO ACHIEVE (2) HOUR RATING, ACTUAL WALL THICKNESS IS 8"

GENERAL WALL NOTES

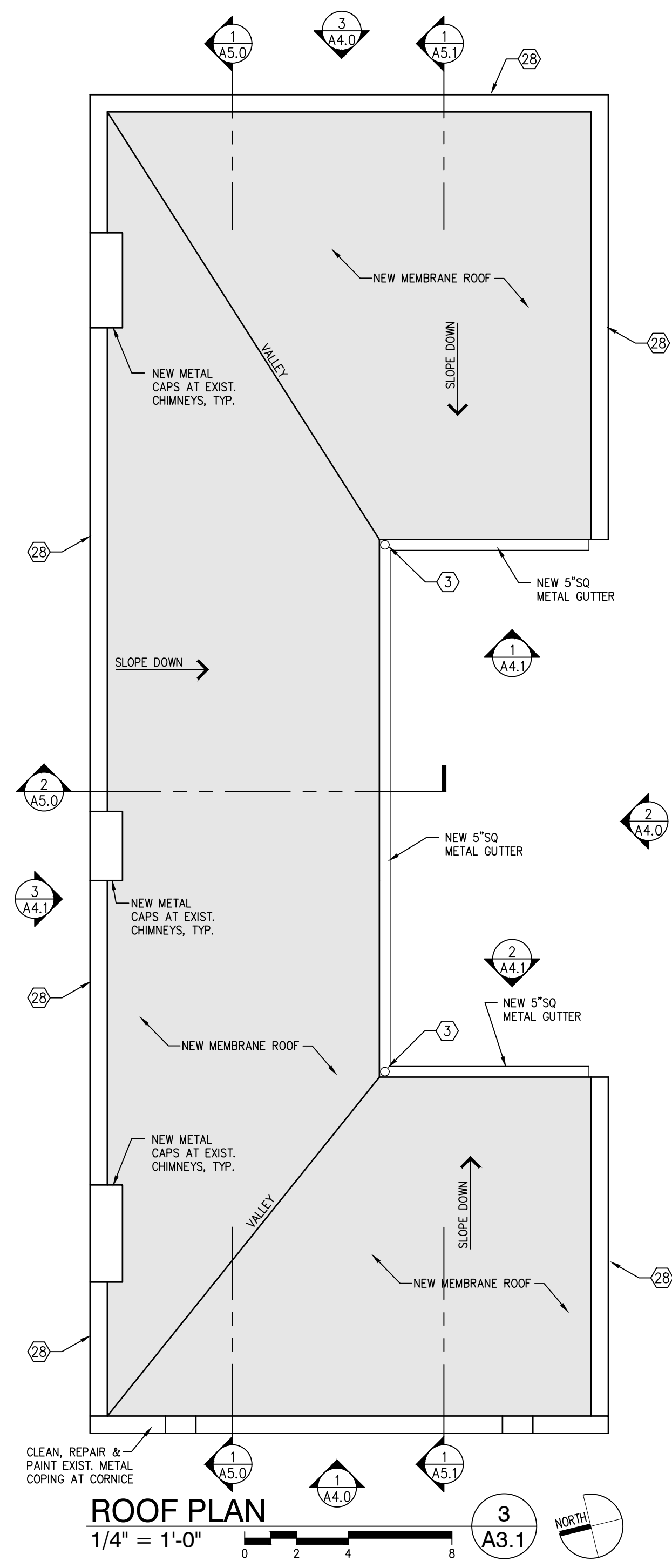
- 1 PROVIDE SOUND BATT INSULATION AT BATHROOM & LAUNDRY WALLS
 - 2 USE 1/2" CEMENT BOARD IN LIEU OF GYP. BOARD WITHIN SHOWER ENCLOSURES, USE MOISTURE RESISTANT GYP. BOARD IN DAMP LOCATIONS
- GENERAL TRIM NOTES:**
- 1 EXISTING DOOR & WINDOW & BASEBOARD TRIM TO REMAIN, RE-APPLY TO NEW FURRED WALLS. AT NEW FRAMED WALL USE TRIM LISTED BELOW
 - 2 CASING AT NEW INTERIOR DOOR OPENINGS TO BE SQUARE PROFILE PAINTED WOOD SIZE 3/4" x 3-1/2"
 - 3 BASEBOARD AT NEW INTERIOR WALLS TO BE PAINTED 3/4" x 5-1/4" SQUARE PROFILE

GENERAL NOTES

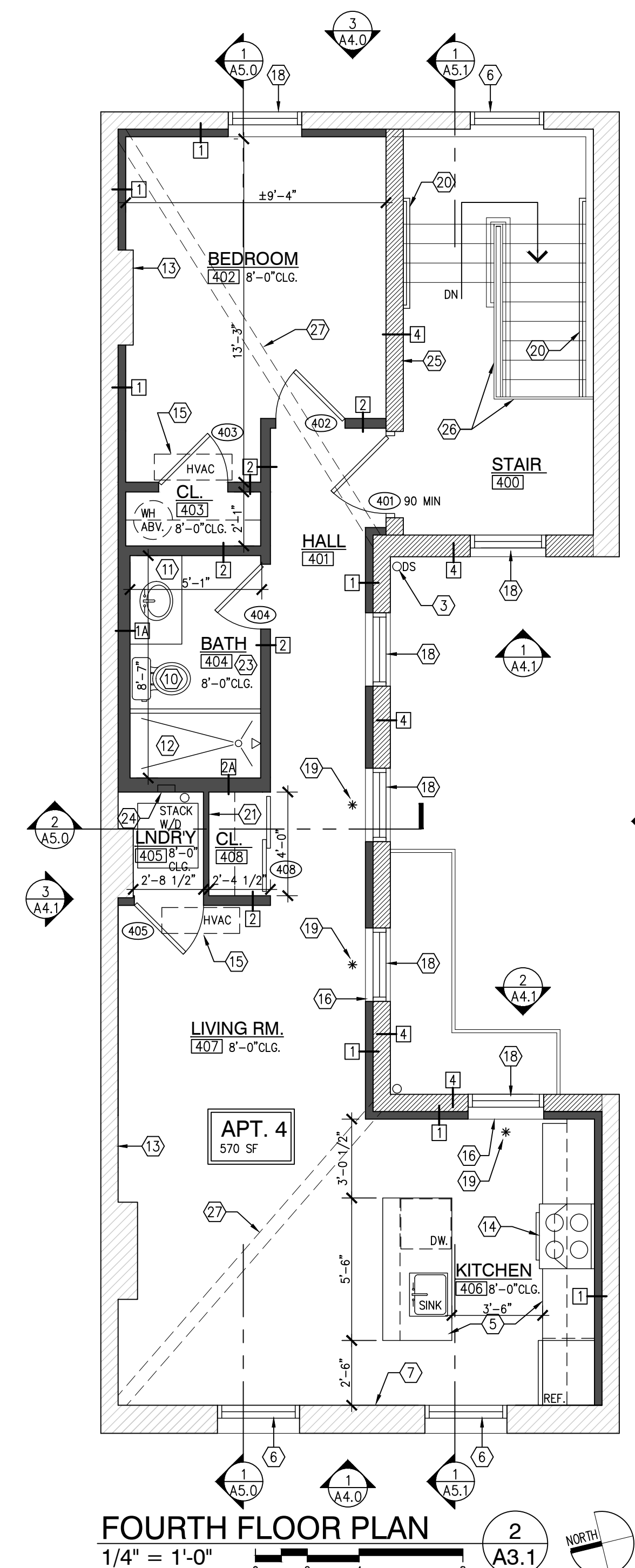
- 1. DO NOT SCALE DRAWINGS.

SMOKE ALARMS

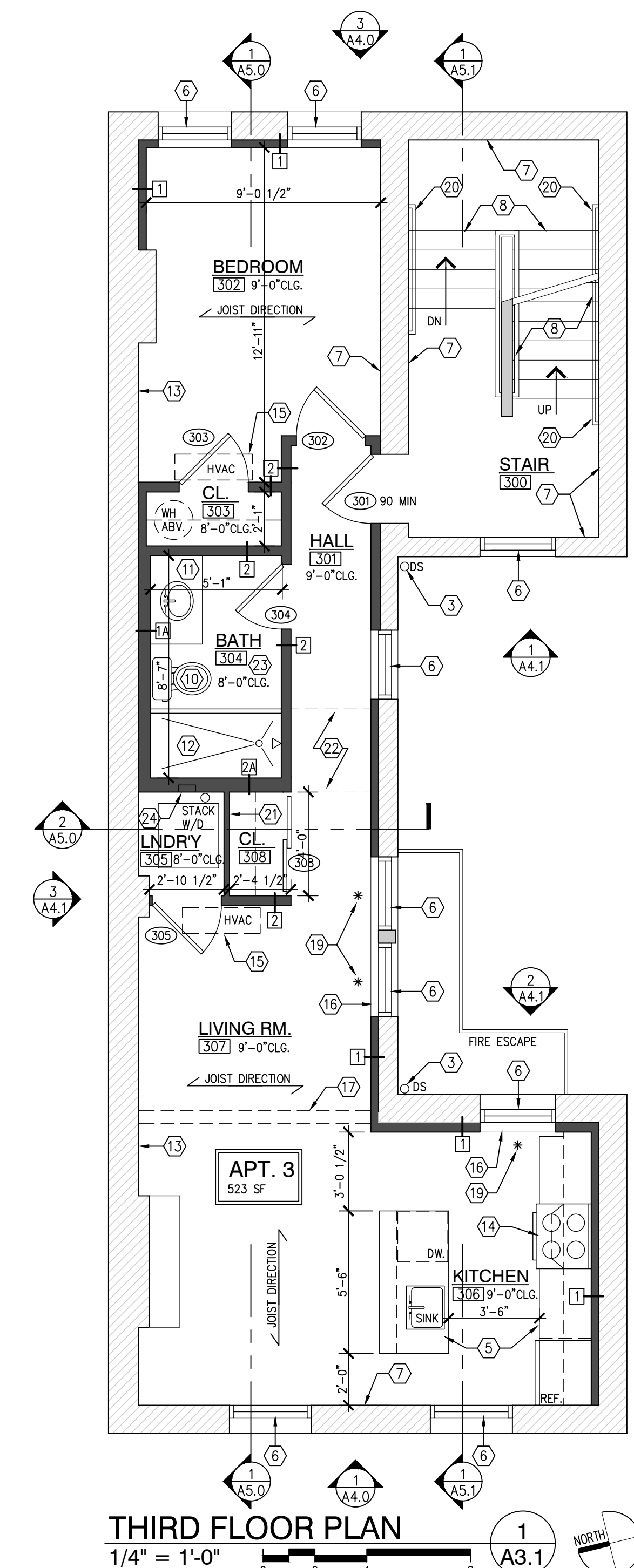
ELECTRIC SMOKE ALARM & CARBON MONOXIDE ALARM W/ BATTERY BACKUP, WIRE ALL ALARMS TOGETHER
NOTE: ALL SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGY. SEPARATE OR DUAL ALARMS MAY BE USED



ROOF PLAN
1/4" = 1'-0"



FOURTH FLOOR PLAN
1/4" = 1'-0"



THIRD FLOOR PLAN
1/4" = 1'-0"

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

APPLICATION #: COA2023068
APPLICANT: Todd Yoby
OWNER: Dolly Kohls
ADDRESS: **3043 Wold Avenue**
PARCELS: 053-0006-0013; 053-0006-0045
ZONING: SF-20
OVERLAYS: East Walnut Hills Historic District
COMMUNITY: East Walnut Hills
REPORT DATE: January 30, 2024
STAFF REVIEW: Douglas Owen, Urban Conservator

Existing Conditions:

3043 Wold Avenue is a single-family residential building located on a panhandle lot on the west side of Wold Avenue between its intersection with Dexter Avenue on the north and Madison Road on the south. The existing house was built circa 1900 and originally served as the carriage house for the building at 3045 Wold Avenue. The lot was split ca. 1986 creating a separate lot for the carriage house, which was subsequently converted to a single-family dwelling. The building is directly behind the property at 3045 Wold Avenue and is not visible from the street. It is listed as a contributing structure to the East Walnut Hills Historic District; however, it should be noted that the building has been heavily altered in the past with additions, infilled window and door openings, new window openings, and a new front entry on the north.

Proposed Conditions:

The proposal is to add an addition to the north elevation to house a garage with living space above, attached to the main house by an enclosed breezeway. The breezeway will be approximately 289 sf, while the garage/ living space addition will be approximately 528 sf for a total footprint of approximately 817 sf.

Applicable Zoning Code Sections:

Zoning District: [Section 1403](#) Residential
HCB authority: [Section 1435-05-4](#)
HCB authority: [Section 1435-05-4](#)
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: East Walnut Hills Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



Figure 1: Aerial view of subject property. Image provided by CAGIS.



Figure 2: Image of south elevation of subject property facing northwest. Image provided by applicant.



Figure 3: Image of north elevation at location of proposed addition, facing south. Image from applicant.

Previous Reviews:

A large addition was proposed in 2009 (ZH20090072). At 2,263 sf, the previously proposed addition was nearly three times larger than the currently proposed addition and required extensive setback variances. While a decision from the 2009 hearing could not be readily identified, the Staff Report from 9.28.2009 notes a lack of sufficient detail to make a recommendation, as full elevation drawings and details on materials were not provided.

The application was likely tabled at the 2009 hearing, as another hearing occurred on 6.7.2010. The Staff Report from the 6.7.2010 hearing notes that the addition was reduced in size to 1,740 sf. The 2010 Staff Report also notes that while the concept of an addition on the property is appropriate, due in part to the unsympathetic alterations that had previously occurred on the building, any proposed addition would need to be compatible with the “overall size, scale, design and detailing” of the historic district guidelines. The report notes that no Historic Conservation Board (HCB) action was required on the proposal, only asking for comments on the proposed size of the addition and location of the driveway. As a result, no written decision was issued and the HCB’s comments are unknown. Ultimately, the building permit application for the previously proposed addition was withdrawn by the applicant.

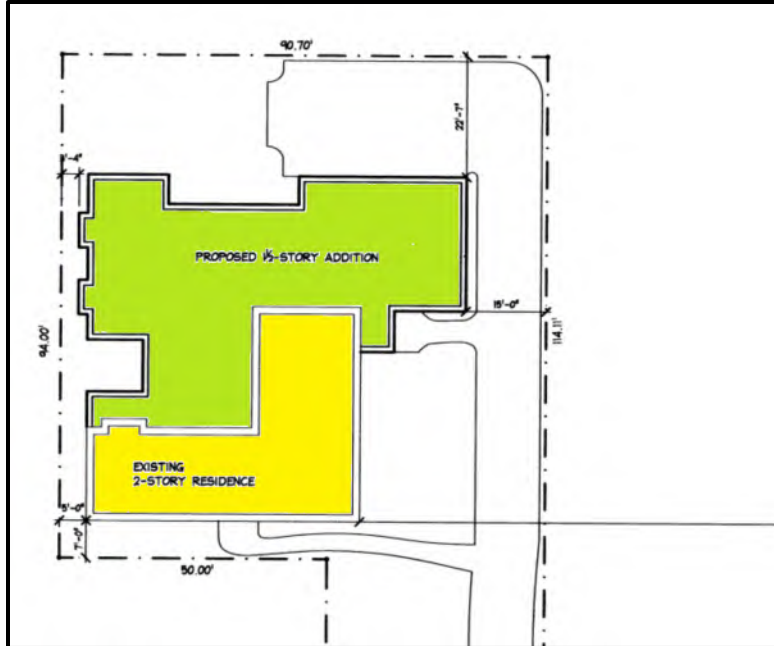


Figure 4. Previously proposed Site Plan from 2009 showing original house in yellow and large addition in green.

Zoning Analysis:

The proposed side addition meets the setback requirements for the SF-20 District. The addition will house a 1.5 car garage on the ground floor with a studio/ home office, guest room and bathroom above. There is no kitchen proposed and the addition will not constitute an additional dwelling unit or an Accessory Dwelling Unit. No Zoning Relief is required.

Certificate of Appropriateness Review

A Certificate of Appropriateness is required for the proposed side addition.

ADDITIONS

1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION

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

The materials of the addition consist of brick, wood trim and stucco. The first story of the front façade will be brick with painted wood trim above. The garage addition will have stucco above the first floor on the front elevation and stucco as the primary cladding material on the side and rear elevation. The side and rear elevations will have brick wainscot in the appearance of a raised foundation. The proposed materials are found throughout the district. A black metal railing will be installed above the single-story enclosed breezeway connector.

Windows were initially proposed as Pella Lifestyle series, which do not meet the dimensions of a historic window, particularly on the thin top and bottom rails. The

owner plans to replace the existing (non-historic) windows on the existing building in the near future and will choose a suitable window from a list maintained by the Urban Conservator's office of previously approved windows for use in historic renovation projects. The same window model will be used on the addition to match.

The form, scale and height of the addition are compatible with the original. The addition will be a similar height and massing as the original structure and will maintain setbacks required by the SF-20 district. While the size of the addition is fairly substantial in comparison to the original structure, the massing is broken up by the single-story enclosed breezeway connection. While it is expected that a former carriage house would be smaller than nearby houses in the area, it should be noted that even with the addition, the house is still smaller than the surrounding houses.

The existing driveway will remain with the portion just in front of the garage entrance to be paved. Landscaping will be installed following the completion of construction. No existing mature trees will be removed from the site.

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

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

The design of the proposed addition responds to the vernacular architecture of the original building by utilizing similar materials, massing and siting. While not duplicative, the addition is influenced by the original building, while maintaining a clear division with the historic building.

3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

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

While the existing building has been heavily altered over the years through additions, infilled and new window openings, and a non-original entry on the north elevation, it does maintain some historic integrity, which will not be significantly impacted or obscured by the proposed addition. The addition is separated from the main building by a single-story connector in the form of an enclosed breezeway. The clear division between the historic and new construction helps to ensure the original structure will not be overpowered by the side addition.

4) CONNECTIONS: KEEP THEM SIMPLE

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

The proposed connection consists of an enclosed breezeway with glass entry doors and round columns and a black metal railing at the top. The current entry at the north elevation is not original, consisting of glass entry doors, an overhanging pediment supported by round columns and a second story altered roofline, glass doors, and gable addition. As these features are later additions to the building, the new connection at this location will not obscure or remove significant features.

Other Considerations:

Pre-Hearing: A prehearing was held on January 17, 2024. The applicant and owner representative were present. Three neighboring property owners attended and noted concerns regarding parking, setbacks and landscaping.

Comments Provided to Staff: Staff received six letters of opposition from surrounding neighbors.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for additions and changes to the property at 3043 Wold Avenue per plans by Studi:yo-b Architects dated 12.19.23 with the following condition:
 - a. Windows shall be approved by the Urban Conservator prior to installation.
 - b. Parcels 053-0006-0013 and 053-0006-0045 shall be consolidated prior to the issuance of building permits.
 - c. The building permits must be issued within two years of the decision date, or the Certificate of Appropriateness shall expire.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b. The addition will not overwhelm the main building in size or placement.

Historic Conservation

Historic Conservation



WOLD AV
A2023068

Historic Conservation Board

Section 1. SUBJECT PROPERTY

ADDRESS 3043 Wold Ave COMMUNITY Cincinnati
PARCEL ID(S) 005300060013 HISTORIC DISTRICT East Walnut Hills
BASE ZONING CLASSIFICATION SF-20 HILLSIDE DISTRICT: Yes No
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Todd Yoby CONTACT PERSON (if legal entity) Studiyo-b Architects
ADDRESS 8833 Cincinnati-Dayton Rd., Suite 103 CITY W e s t STATE OH ZIP 45069
EMAIL tmyoby@studiyo-b.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-910-6149

Section 3. OWNER

NAME Dolly Kohls CONTACT PERSON (if legal entity) _____
ADDRESS 3043 Wold Ave CITY Cincinnati STATE OH ZIP 45206
EMAIL georgemvjr@gmail.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-325-5527

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

New Construction Alteration Demolition

BRIEF DESCRIPTION OF PROJECT (Do not write "see attached" or leave blank.)

N/A

Section 5. NATURE OF ZONING RELIEF REQUESTED

Zoning relief is NOT being requested, or select all that apply:

Variance Special Exception Conditional Use Use Variance
 Expansion or Substitution of Non-Conforming Use Hillside Overlay District Permission
 Urban Design Overlay District Permission DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (Do not write "see attached" or leave blank.)

N/A

Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name Todd Yoby Signature  Date 12/19/2023

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

<input checked="" type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, <u>AND</u> one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. <i>No emails.</i>
<input checked="" type="checkbox"/>	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
<input checked="" type="checkbox"/>	Adjudication Letter <u>AND</u> worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet.
<input checked="" type="checkbox"/>	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. <i>If you fail to follow the instructions for your type of request(s), your application may be denied.</i>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. <i>Please ensure your application meets these requirements.</i>
<input checked="" type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. <i>No larger sizes will be accepted.</i>
<input checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) of <u>existing and proposed</u> project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input checked="" type="checkbox"/>	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <u>existing</u> conditions of all sides/directions of the structure/property.
<input checked="" type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
<input checked="" type="checkbox"/>	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
<input checked="" type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee - a check made payable to “City of Cincinnati.”

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

ADJUDICATION/DENIAL LETTER

Date: December 6, 2023

Location: 3043 Wold Avenue

Request: COA

Zoning District: SF-20/ East Walnut Hills Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations to the building, specifically, a garage addition.

All documents **that are checked** on the “Checklist for Historic Conservation Board” document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the “Checklist” Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,



Douglas Owen

Urban Conservator

(p): 513-352-4848

(e): douglas.owen@cincinnati-oh.gov

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items

checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 642.80

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

For additional questions about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

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



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Brigid Kelly

138 East Court St., Cincinnati, Ohio 45202- (513)946-4000


Online Property Access

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Property 1 of 1

Parcel ID 053-0006-0013-00	Address 3043 WOLD AVE	Index Order Parcel Number	Tax Year 2022 Payable 2023
--------------------------------------	---------------------------------	-------------------------------------	--------------------------------------

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	Auditor Land Use	
00700 - EAST WALNUT HILLS Sales	520 - TWO FAMILY DWLG	
Owner Name and Address	Tax Bill Mail Address	
KOHL'S DOLLY R 3043 WOLD AVE CINCINNATI OH 452061437 <i>(call 946-4015 if incorrect)</i>	KOHL'S DOLLY R 3043 WOLD AVE CINCINNATI OH 452061437 <i>(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)</i>	
Assessed Value	Effective Tax Rate	Total Tax
104,750	76.876291	\$7,384.96
Property Description		
S WOLD AVE 19,115 SQ FT R2-T3-S2 PARS 13-45 CONS		

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	3/11/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	339391
# of Parcels Sold	2
Acreage	0.421

Tax/Credit/Value Summary	
Board of Revision	YES(95)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	165,050
CAUV Value	0
Market Improvement Value	134,220
Market Total Value	299,270
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$7,384.96
Tax as % of Total Value	2.377%

Notes

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

I Want To...

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View:

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

Print:

- [Current Page](#)
- [Property Report](#)

December 19, 2023

HISTORIC CONSERVATION BOARD
Written Statement

Project Owner:

Dolly Kohls

Project Name:

Kohls Residence Garage Addition
3043 Wold Ave
Cincinnati, OH

PROJECT SUMMARY:

The proposed addition includes a 1.5 car garage with home office and guest room space above. The garage addition is attached to the existing Carriage house via a connector entry. This connector serves as a clear “front door” for the home, something it currently lacks. The connector is single story, maintaining the same scale and details as the current side entry of the home.

The attached garage will provide the Owner with a secure place to get in and out of her vehicle. The garage is oversized for a one car garage to provide additional storage space. The second floor of the garage will provide an office space for the Owner’s home-based travel business. The exterior door and separate stair will provide independent access for when clients need to visit the office. The second floor will also be utilized as an occasional guest suite for the Owner’s guests.

The design of the addition is sensitive to the scale of the existing building, responding to it, but not overtaking it. Details from the original building, such as the foundation line and brick details will be applied to the addition to respond to the original architecture.

A matching brick veneer will be used on the first level of the addition along the front elevation. A wainscot of brick veneer will wrap the other sides of the addition. Stucco, matching the areas of stucco on the existing building, will be used on the 2nd floor walls on the front elevation. Stucco will also be the primary finish on the side and rear elevations above the brick veneer wainscot.

Wood trim, painted to match the existing, will be used around the windows and doors. Trim materials for the gutter boards, fascia, and stucco trim will be sized and painted to match the existing building’s trim.

The proposed garage addition is a much-needed improvement to the existing home. Neighboring properties have attached or detached garage space, and this property should be afforded the same opportunity for expansion. The property sits well off of the street and is only partially visible to the immediately adjacent neighbors. Despite that, we believe the proposed addition is designed within the applicable Historic Conservation Guidelines.

December 19, 2023

HISTORIC CONSERVATION BOARD

List of Witnesses

Project Owner:

Dolly Kohls

Project Name:

Kohls Residence Garage Addition

3043 Wold Ave

Cincinnati, OH

Possible Witnesses:

Todd Yoby – Architect

email: tmyoby@studiyo-b.com

Dolly Kohls – Owner

email: georgemvjr@gmail.com

George Vredeveld – Son-in-law

email: georgemvjr@gmail.com

ATTACHED GARAGE ADDITION

Kohl's Residence
3043 Wold Ave.
Cincinnati, OH

PROJECT SUMMARY:

Attached two-story garage addition to existing Single Family home.

The new addition shall be brick veneer and stucco to match the existing finishes.

The first level includes a formal entry connector to the 1.5 car garage addition. The second floor will serve as home office/guest space.

ZONING SUMMARY:

Jurisdiction: City of Cincinnati
Zoning Classification:
'SF-20' - Single Family Residential

Min. Setbacks:

Front Yard: 30'
Rear Yard: 35'
Side Yard: 10'/20'

Proposed Setbacks:

Front Yard = 31'
Rear Yard = 35'
Side Yard = 10' (addition)

SHEET INDEX

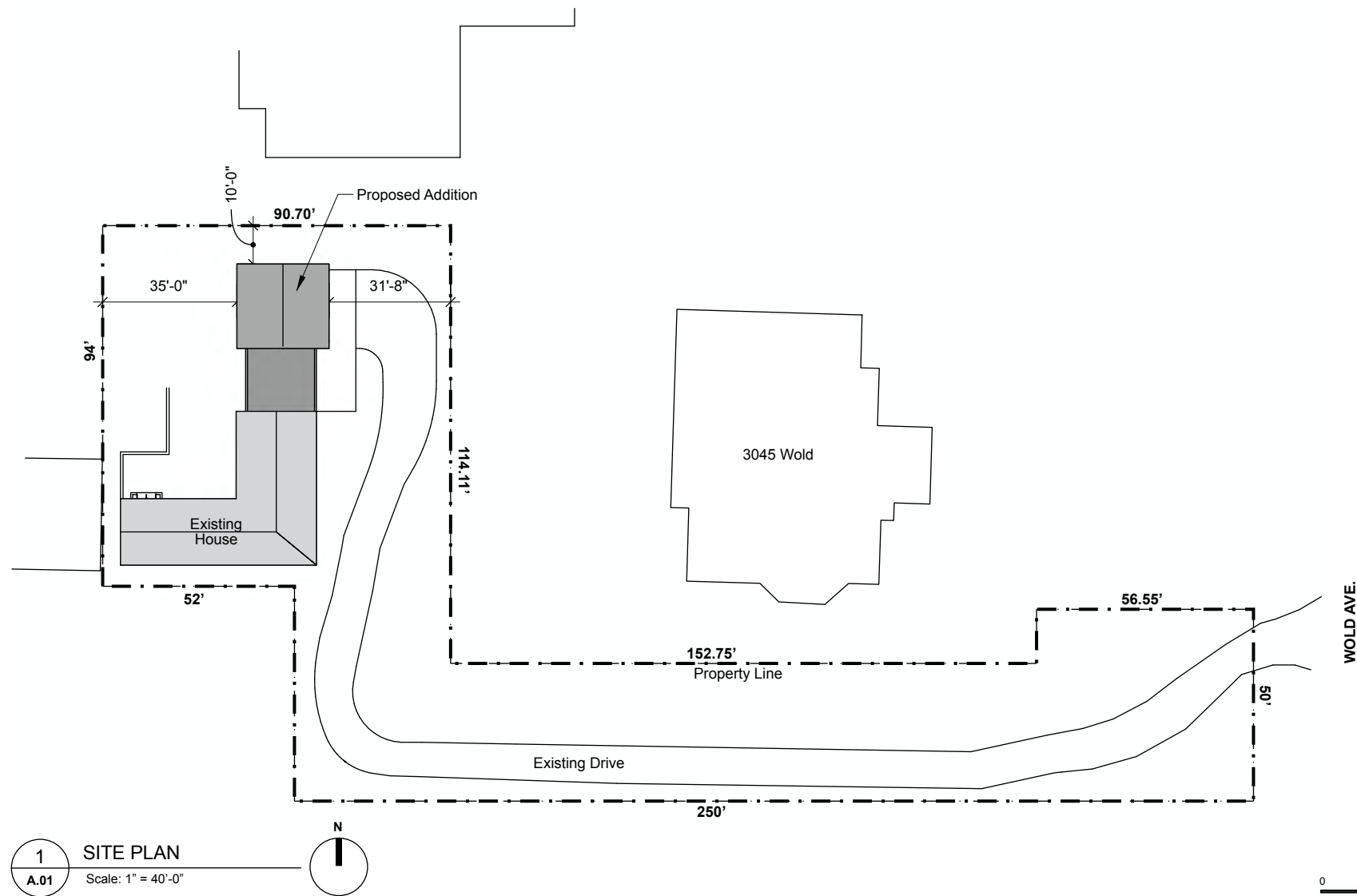
No.	Title	Date
A.01	Cover & Site Plan	12.19.23
A.02	Floor Plans	12.19.23
A.03	Elevations & Rendering	12.19.23
A.04	Front Elevation (Full)	12.19.23
A.05	Existing Building Photos	12.19.23
A.06	Additional Site Photos	12.19.23
A.07	Streetscape Photos	12.19.23
	Garage Door Cut Sheet	12.19.23
	Window Cut Sheets	12.19.23

SQUARE FOOTAGE SUMMARY:

Garage + Stairs = 528sf
First Floor Entry = 305sf
Total Footprint = 833sf

Second Floor = 473 sf

Studiyo-b Architects
 8833 Cincinnati-Dayton Rd.
 Suite 103
 West Chester, OH 45069
 Tel: 513.910.6149



1 SITE PLAN
A.01 Scale: 1" = 40'-0"



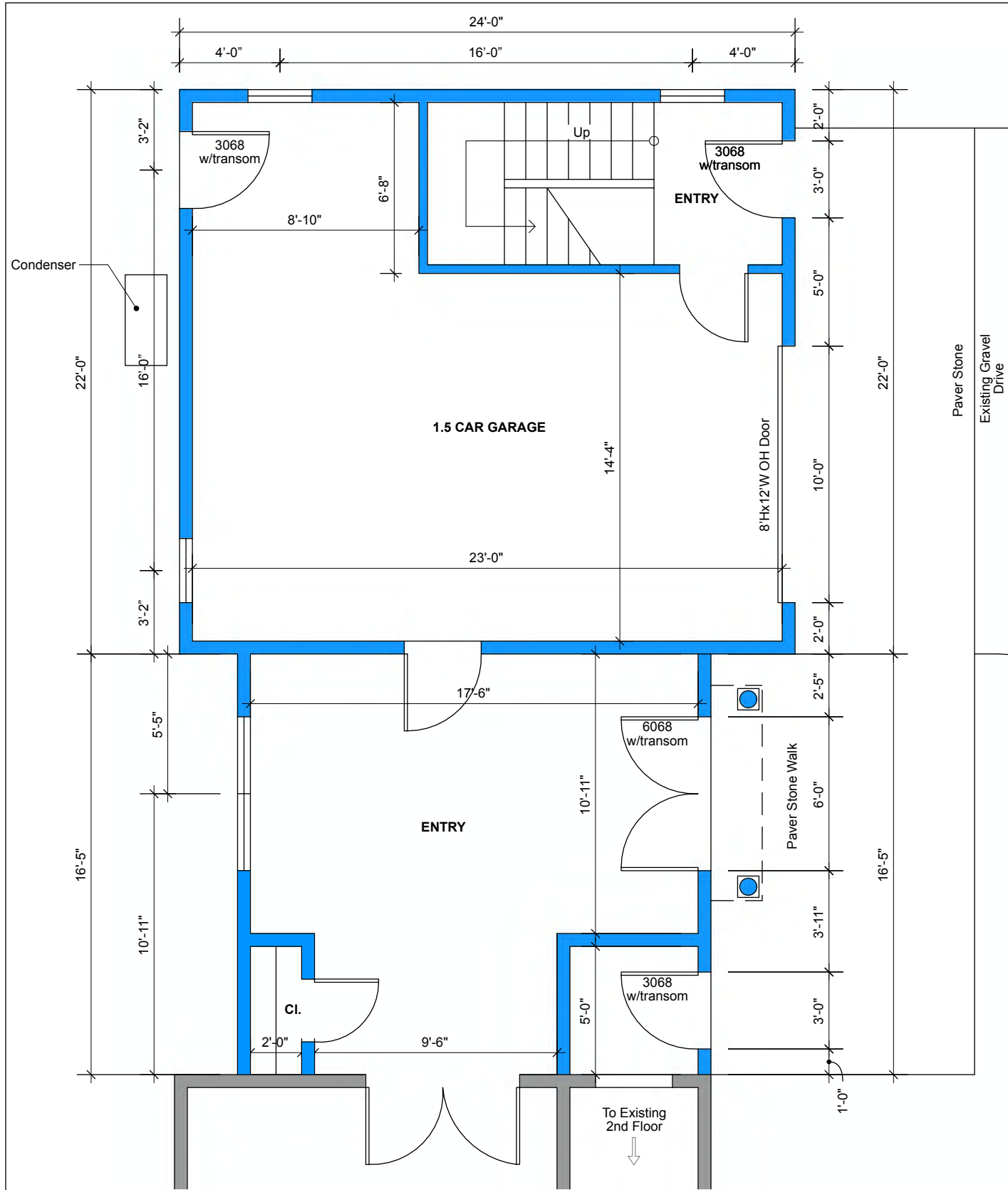
2 VICINITY MAP
A.01 Not To Scale

CLIENT
 Dolly Kohls
 3043 Wold Ave
 Cincinnati, OH

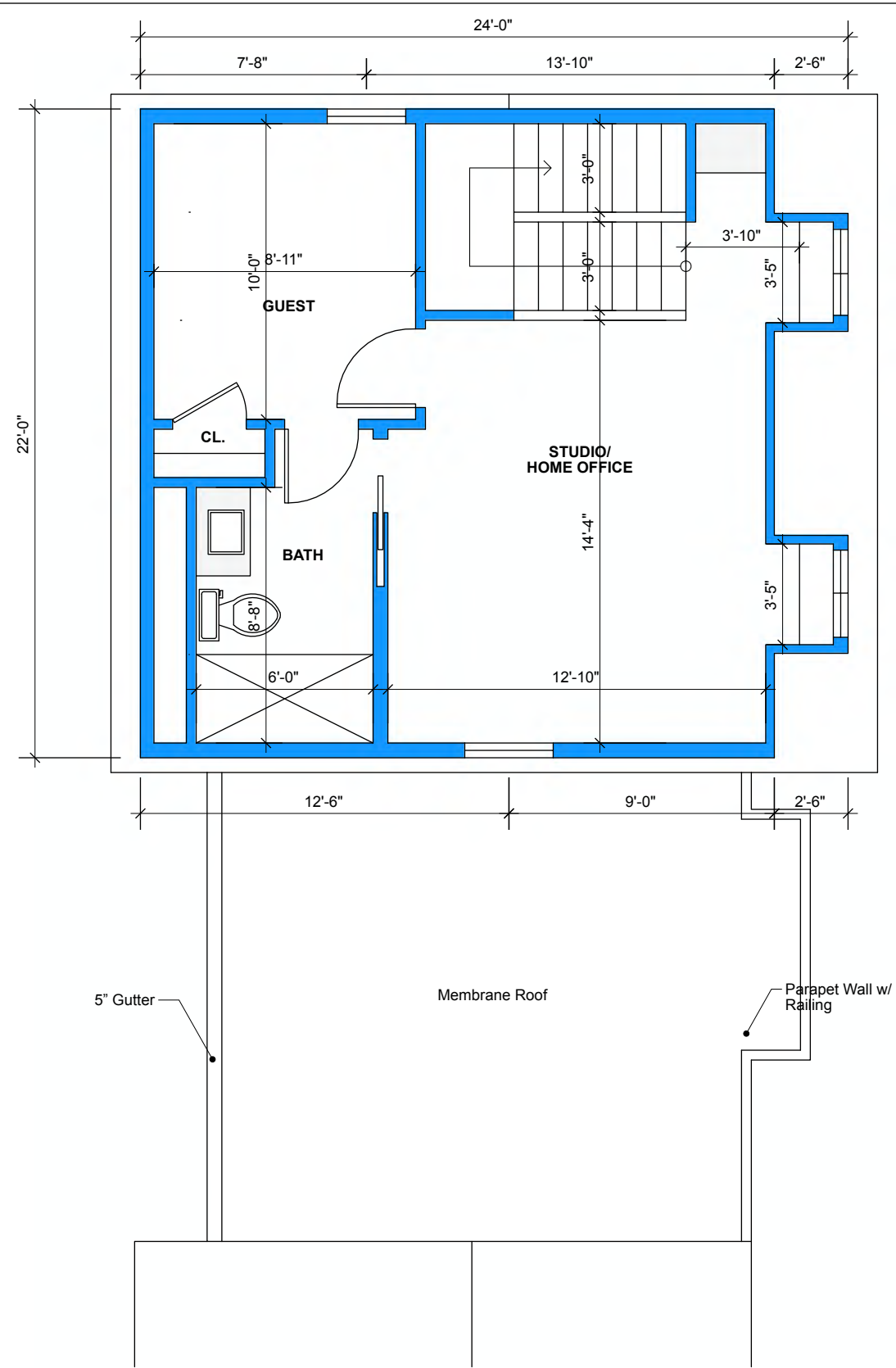
PROJECT
 GARAGE ADDITION
PROJECT NO.
 023.3043Wold

ISSUE
 12.19.23
DRAWN BY
 TMY

COVER & SITE PLAN



1 FIRST FLOOR PLAN
A.02 Scale: 3/16" = 1'-0"

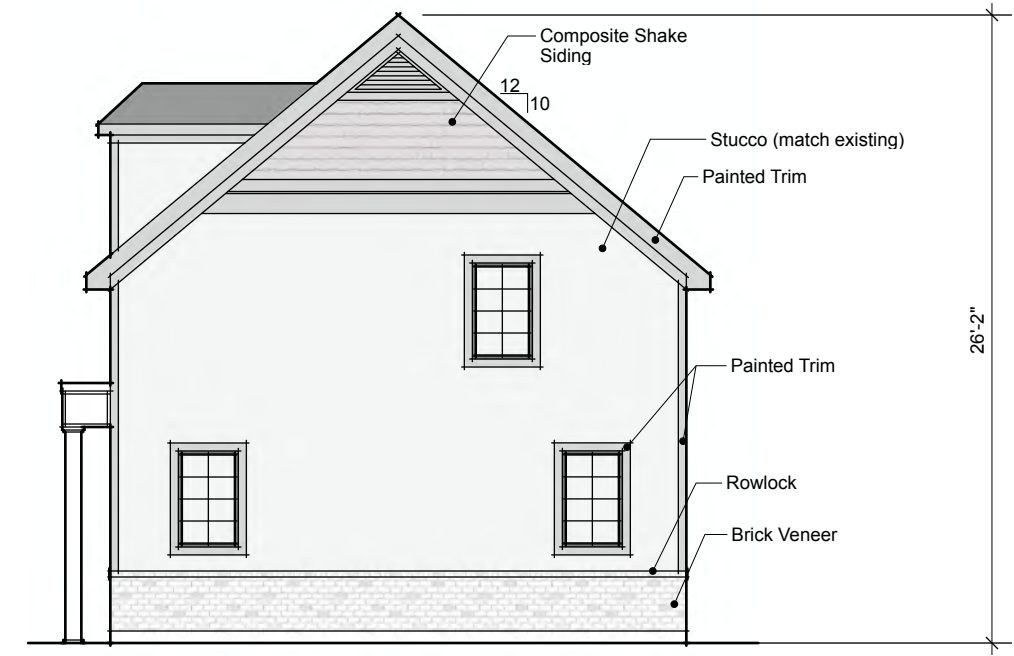


2 SECOND FLOOR PLAN
A.02 Scale: 3/16" = 1'-0"

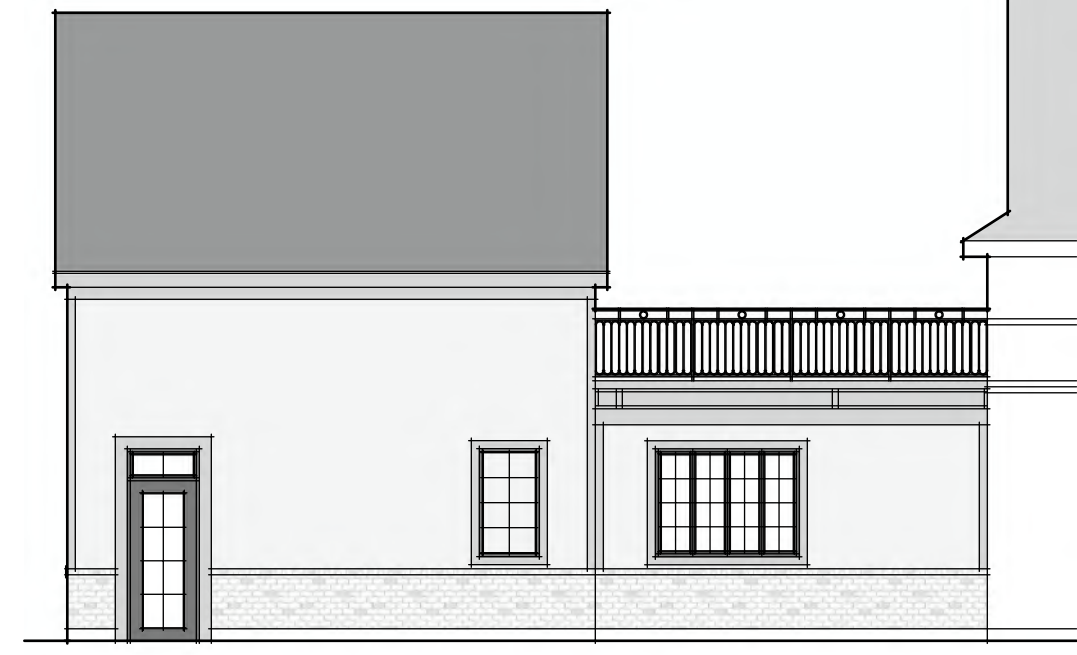




1 FRONT ELEVATION
A.03 Scale: 3/16" = 1'-0"



2 SIDE ELEVATION
A.03 Scale: 1/8" = 1'-0"



4 REAR ELEVATION
A.03 Scale: 1/8" = 1'-0"



3 FRONT VIEW
A.03 Not To Scale



1 FRONT ELEVATION (FULL)
A.04 Scale: 1/8" = 1'-0"





1. Existing Side View from Driveway



2. Existing Side View - where Addition will connect

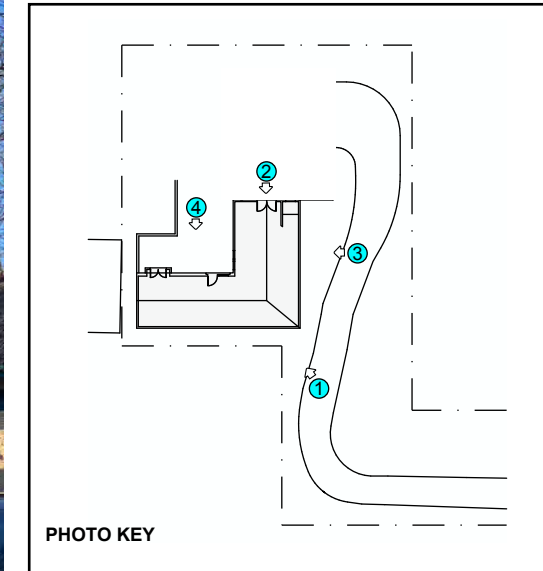


PHOTO KEY



3. Existing Front View from Driveway



4. Existing Rear View - (neighboring property Garage on Right)



1. View of Existing Carriage House from Driveway



2. Side View of Carriage House and Neighboring Property (3045 Wold)

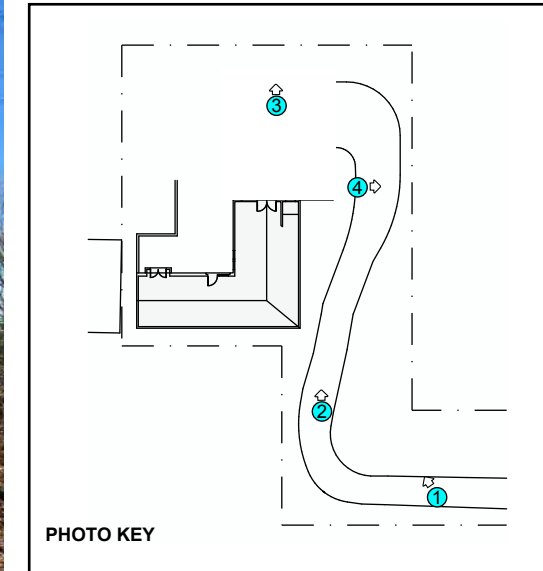


PHOTO KEY



3. View of Neighboring Garage



4. Existing Landscape Buffer between property and neighbor (3045 Wold)

Studiyo-b Architects
8833 Cincinnati-Dayton Rd.
Suite 103
West Chester, OH 45069
Tel: 513.910.6149

CLIENT
Dolly Kohls
3043 Wold Ave
Cincinnati, OH

PROJECT
GARAGE ADDITION
PROJECT NO.
023.3043Wold

ISSUE
12.19.23
DRAWN BY
TMY

**SITE
PHOTOS**



1. View from Wold looking at Driveway and neighboring Property (3045)



2. View along Wold from Driveway



3. View from Wold of Neighboring Properties



4. View from Wold of nearby properties

Amarr® Classica® Premium Steel Carriage House Garage Doors



Northampton design with Madeira windows in Walnut with Canterbury handles and hinges

Looks can be deceiving. From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr Classica collection of carriage house doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.

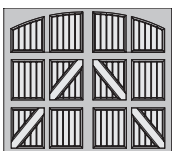


Santiago design with Madeira windows in True White/Gray with Blue Ridge handles and hinges

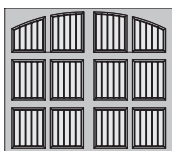


PANEL DESIGNS

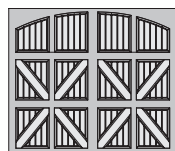
L1 • LUCERN
CLOSED ARCH



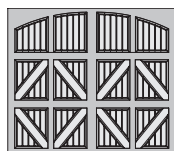
T1 • TUSCANY
CLOSED ARCH



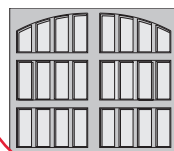
S1 • SANTIAGO
CLOSED ARCH



V1 • VALENCIA
CLOSED ARCH



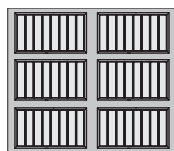
N1 • NORTHAMPTON
CLOSED ARCH



B1 • BORDEAUX
CLOSED ARCH



C2 • CORTONA
CLOSED SQUARE



Illustrations shown are for standard door sizes of 8', 9', 16', and 18' wide and 7' and 8' tall. Check amarr.com for odd width and height door illustrations.

Not available in odd heights.

Not available with Arched top.

Construction

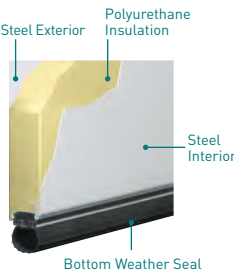
CL1000
Single-Layer:
Steel



CL2000
Double-Layer:
Steel + Insulation



CL3000
Triple-Layer:
Steel + Insulation + Steel



Specifications

	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000
PANEL DESIGNS			
Carriage House	7 Designs	7 Designs	7 Designs
INSULATION		Polystyrene ¹	Polyurethane
R-VALUE²		6.64	13.35
ENERGY EFFICIENCY		Better	Best
QUIET OPERATION		Better	Best
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
INSULATED GLASS OPTION³			•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	Lifetime	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	3 Years	5 Years	Lifetime

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
² Calculated door section R-value is in accordance with DASMA TDS-163.
³ It is your responsibility to make sure your garage door meets local building codes.
⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Actual paint colors may vary from samples shown. Price upcharge applies to all colors except True White.

Amarr Color Zone
Over 800 color options. Approved color list is at amarr.com/amarr_color_zone.
 Visit your local Sherwin-Williams store for paint chips.

NEW WEATHERED GRAY (WZ)* GOLDEN OAK (OK)*
 WALNUT (NT) MAHOGANY (MY)*

TWO-TONE PAINT OPTIONS†

PANEL	TRUE WHITE	ALMOND	WICKER TAN	SANDTONE	TERRATONE	CHARCOAL GRAY	DARK BROWN	BLACK
TRUE WHITE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
ALMOND	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
WICKER TAN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
SANDTONE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
TERRATONE	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
CHARCOAL GRAY	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
DARK BROWN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
BLACK	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
HUNTER GREEN	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black
GRAY	True White	Almond	Wicker Tan	Sandtone	Terratone	Charcoal Gray	Dark Brown	Black

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors. Visit amarr.com for painting instructions. Non-factory painting of garage door voids the paint finish warranty.
 †Price upcharge applies.

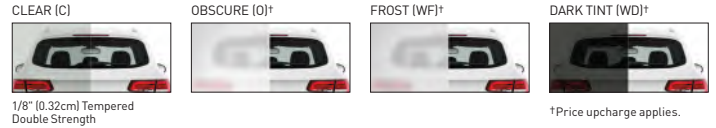
Amarr Company
165 Carriage Court
Winston-Salem, NC 27105
800.503.D00R
www.amarr.com



Door specifications and technical data subject to change without notice.
 Sectional door products from Amarr Company may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.
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Glass Options

Insulated glass† available in Clear, Frost and Dark Tint.

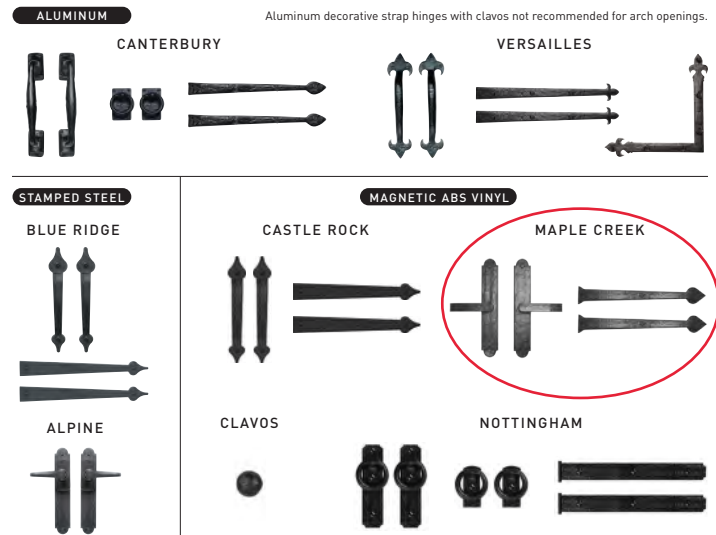


Top Sections



*Window insert shown on Clear glass. Design also available with Obscure, Frost or Dark Tint glass.
 †Tempered obscure glass with baked-on ceramic design. Design visibility varies due to lighting.

Decorative Hardware



Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane casement



- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹

- **ENERGY STAR® certified²**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.³

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

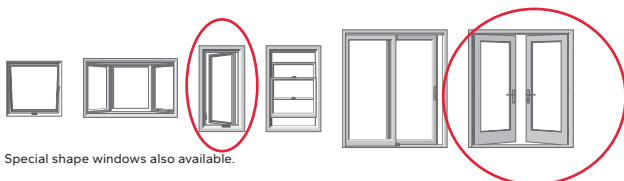
- **Best limited lifetime warranty⁴**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:⁵



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values		
						U-Factor	SHGC	STC
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

Window sizes available in 1/4" increments

Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

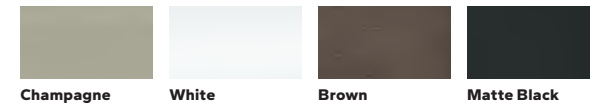


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel

Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.

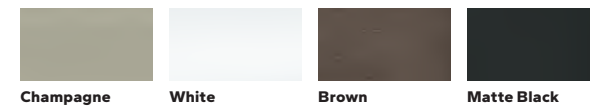


Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel

Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



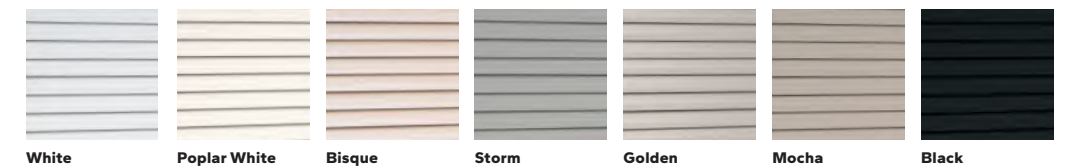
Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Integrated Blinds⁶

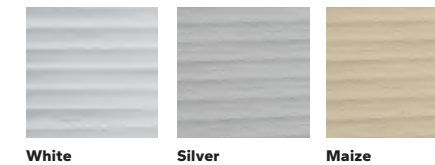
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



Integrated Shades⁶

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

Light-Filtering:



White

Silver

Maize

Room-Darkening:



Cotton

Bamboo

Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁷ For more information, go to connectpella.com.

^{6,7} See back cover for disclosures.

Performance Packages

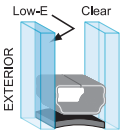
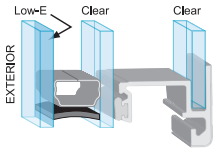
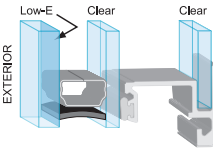
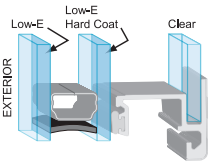
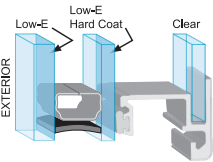
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



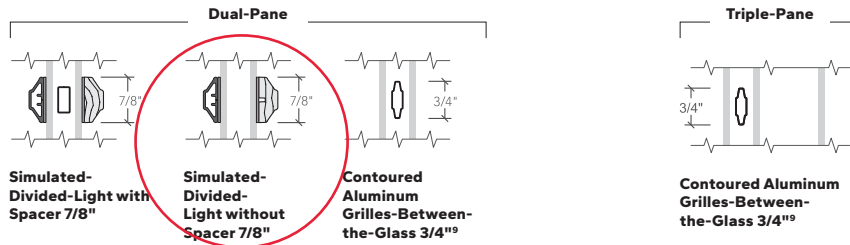
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.²

Base	Performance 71% More Energy Efficient ⁸ + 34% Noise Reduction ³	Sound Control 52% Noise Reduction ³	Energy Efficiency 83% More Energy Efficient ⁸	Ultimate Performance 79% More Energy Efficient ⁸ + 52% Noise Reduction ³
 <p>Advanced Low-E</p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	 <p>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	 <p>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	 <p>AdvancedComfort</p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	 <p>AdvancedComfort Sound-reduction glazing</p> <p>A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>

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² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

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

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁵ Double-hung windows available in dual-pane only.

⁶ Available with triple-pane products only.

⁷ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

⁸ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

⁹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

January 28, 2024

Douglas Owen
Historic Conservation Board
City of Cincinnati
805 Central Ave.
Cincinnati, OH 45202

Re: COA2023068, 3043 Wold Av Garage Addition

Dear Mr. Owen,

We have serious concerns regarding the proposed plans to construct a 1,306 square foot attached garage on the referenced property for several key reasons. Potentially the most important points for your review are neighborhood compatibility and preservation of a historic property located in a designated historic district in the City of Cincinnati.

We do not believe that this addition is compatible with the existing neighborhood homes as it does not support the general character of the surrounding neighborhood, which is large homes with detached garages. The existing structure is the original carriage house/garage for the main house at 3045 Wold Ave (originally 3043 Wold Ave). The proposed addition is adding an attached garage to a detached carriage house, which to the best of our knowledge does not exist anywhere else in this historic district.

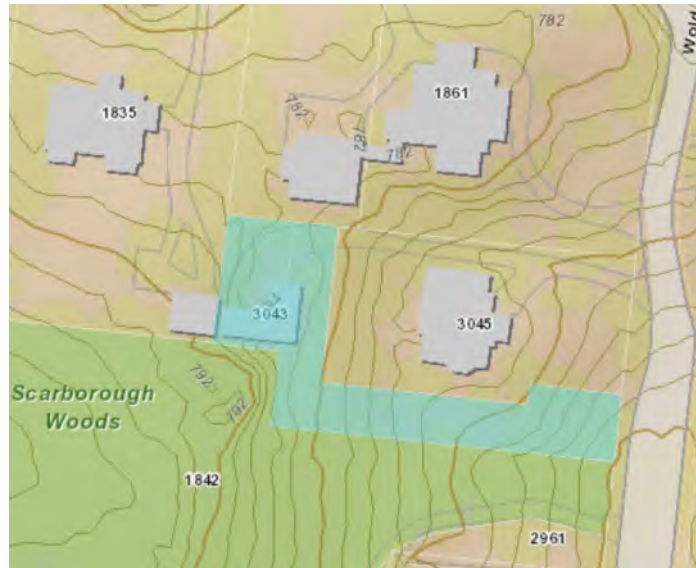
Also, the addition of this structure would be in contradiction with the preservation of the overall historic property. The proposed plan simply is not compatible with the historic neighborhood as it is a 2-story structure amongst much larger 3 story homes common on Wold Avenue. The existing carriage house is hidden behind the main house, but this addition will be very visible from the street and to many neighbors. The proposed roof does not match the red tile roof of the main house. Also, the proposed steepness of an "A style" roof line and the dormer windows facing Wold do not support the Mission Revival style of the original home's architecture. Also, we have concerns with the ability to source appropriate materials to match the original brick and stone foundation. The original brick is both an abnormal color and size (2.5" x 12" brick). This large-scale addition will have major implications regarding the future goal of restoring the property to how it was originally developed and intended.

The property appears to be made up of two separate parcel IDs and we were advised that the driveway is egress in designation and should not be considered in the total square footage of land when looking at % of building structure vs. land. If only Parcel ID 045 is considered per the CAGIS Online Maps provided by Hamilton County, impermeable surfaces would be built on most of the existing land based on the proposed plans.

Another key point to consider is the lack of available parking for the property based on the number of units and the Owner's described rental business and onsite travel agency. Based on our understanding of the zoning code there is a requirement for 1.5 parking spaces per dwelling unit for a two-family residence. With two dwelling units, you would need space for at least 3 vehicles on site. The proposed 1.5 car garage does not meet this requirement when accounting for the Owner's living unit, the rental unit and the additional proposed living space above the garage to support their travel agency business. It is also our understanding that any parking would need to be 5 ft from the property line and the overflow parking discussed during the pre-hearing would be on or very near our property line and an eye sore to

several neighbors. Also, without the inability to turnaround, cars would have to back down the long driveway creating issues when multiple vehicles are present.

We are also concerned that eliminating nearly all permeable surface on the lot could lead to issues with stormwater runoff and erosion. This property utilizes a shared sewer with 3045 Wold Av and tying into our shared sewer line with that additional volume of water could lead to issues that could directly impact our property including basement flooding. The survey specialist that we spoke to was very concerned that issues may arise in terms of runoff/erosion based on the topography of the surrounding properties.



We have additional concerns regarding the construction itself as access to the property is a narrow, hilled, gravel driveway with a sharp 90 degree turn to access the proposed project. During the pre-hearing it was made mention that they have had “dump trailers” on the property during a current construction project but the size and weight of the dump trailer utilized is nowhere near the size and weight of a fully loaded concrete truck, which would be required for a foundation pour of this size. There is no ability for a construction vehicle to turnaround so some risky back driving would be required.

We appreciate your consideration of the points outlined above in opposition to the proposed attached garage addition but specifically for the reasons of neighborhood compatibility and preservation of a historic property. This could set a precedent for other like properties with carriage houses in this historic district and lend to the demise of the original charter of the neighborhood. Should you have any questions or require any additional information, please contact us.

Regards,

Brad and Amanda Birck

3045 Wold Avenue
Cincinnati, OH 45206
E: bebirck@gmail.com

1835 Dexter Avenue
Cincinnati, OH 45206-1459
January 28, 2024

Mr. Douglas Owen
Historic Conservation Board
City of Cincinnati
805 Central Avenue
Cincinnati, OH 45202

Via email @
douglas.owen@cincinnati-oh.gov

Dear Mr. Owen,

I write in response to the application in Case Number COA2023068 regarding 3043 Wold.

I own the property at 1835 Dexter, which on the west side of 3045 Wold.

The proposed addition of an enclosed walkway and two-story building at 3045 Wold is wholly inconsistent with the nature of garages and houses in the historic East Walnut Hills neighborhood. It would transform the existing two-unit residential rental into a three-unit rental and a larger building on the smallest lot around. The footprint doubles the north-south spread of buildings so that the proposed north building is as close as it can be to the north property line.

Within the last year or so additional exterior lighting has been installed at 3045 Wold and there are now nine exterior lights on the north side of the existing building—all visible from my house—and all of which are on from dusk past dawn. From my house this lighting appears comparable to that of a motel and, again, is wholly inconsistent with the lighting throughout the neighborhood. This excessive illumination should not be increased.

Finally, the proposed addition of another unit fit for a third rental would mean the property would likely have at least three vehicles using the remaining lot on the east of the buildings. The parking area remaining after construction of a new building seems too small to accommodate ungaraged vehicles, let alone enable vehicles to turn around before exiting on the long and narrow gravel drive.

I have read the letter from Amanda and Brad Birck and concur in their concerns.

Respectfully,

Richard Boydston

January 29, 2024

Douglas Owen
Historic Conservation Board
City of Cincinnati
805 Central Ave.
Cincinnati, OH 45202

Re: COA2023068, 3043 Wold Av Garage Addition

Dear Mr. Owen,

Along with our neighbors, we are seriously concerned with the proposed plans to construct a 1,306 square foot attached garage on the referenced property for several key reasons. We strongly feel this will negatively impact neighborhood compatibility and preservation of a historic property located in a designated historic district in the City of Cincinnati.

We do not believe that this addition is compatible with the existing neighborhood homes as it does not support the general character or architecture of the surrounding neighborhood. The existing structure is the original carriage house/garage for the main house at 3045 Wold Ave. The proposed addition would add an attached garage to a detached carriage house. This does not exist anywhere else in this historic district.

The addition of this structure would be in contradiction with the preservation of the overall historic property and neighborhood. The proposed plan is not compatible with the historic neighborhood and homes common on Wold Avenue. The proposed plans do not match the architecture nor the original building materials of the existing carriage house or main house, and unlike surrounding homes, the structure would be very visible from the street and to many neighbors.

We have additional concerns of parking on the property, the proposed plan is not in compliance with the zoning code for parking spaces per residence in the area, potential issues with the sewer line that is shared with 3044 Wold, the use of dump trailers and the limited accessibility for construction vehicles to the site.

We appreciate your consideration of the opposition to the proposed attached garage addition. If completed, this project could set a precedent for other properties with carriage houses in this historic district and lead to the demise of the original character of the neighborhood.

As the longest tenured resident on the street, we strongly object.

Regards,



Paul & Laura Bunner

3044 Wold Avenue
Cincinnati, OH 45206
lauranifongbrunner@gmail.com

From: [Kathryn Lanni](#)
Sent: Monday, January 29, 2024 12:38 PM
To: [Owen, Douglas](#)
Subject: [External Email] Re: COA2023068, 3043 Wold Ave Garage Addition

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

Dear Mr. Owen,

I'm writing with concern for the proposed garage edition on 3040 Wold Ave. My husband, children and I have lived at 2959 Wold Ave. (immediate next-door neighbor) for nine years and are committed to our beautiful historic neighborhood. If these plans are approved, not only would it be detrimental to Scarborough Woods, it would be an eyesore from the street and for many of our homes surrounding it. The renderings we have seen do NOT match the current home that this coach house was built for and the value of all properties surrounding would suffer from this if it is approved.

We have been informed that if this project is greenlighted the owner will be renting out space and using some for their offices. We fear that this will bring unwanted traffic from some who may not be as committed to the safety and beauty of Wold Avenue as we are.

We are passionate about our neighborhood, and would ask you to consider if this is what would be best for the dedicated young families who have moved in, improved, maintained and continue to protect our historic neighborhood.

Thank you for your time and consideration.

Respectfully,

Katie and Joe Lanni
2959 Wold Ave
513-349-9240

From: [Moira Lyon](#)
Sent: Sunday, January 28, 2024 9:18 PM
To: [Conservator, Urban](#)
Subject: [External Email] COA2023068, 3043 Wold Ave

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

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Douglas Owen
Historic Conservation Board
City of Cincinnati
805 Central Ave.
Cincinnati, OH 45202

Re: COA2023068, 3043 Wold Ave Garage Addition

Dear Mr. Owen,

We have been made aware of a large structure being considered at 3043 Wold Avenue. We are concerned about what this will do to the historic nature of our neighborhood and the preservation of the historic properties.

The addition is not compatible with the existing neighborhood homes as it was originally designed to be a garage and during the recent sale of the main home, it was separated. No other properties in the area have 2 homeowners on the same lot let alone allow for rentals to support the upkeep income of a property.

The owner of the proposed garage addition previously did not up keep her main property prior to the sale to the new owners. Because of the new owners, major cosmetic improvements have been made, making our neighborhood a better place to live especially the landscape and outdoor façade.

The proposed design is outlined using veneer, again a non supported historic way of keeping the charm of history and character. Additionally, the A style room line does not support the Mission Revival style of the original design of the neighborhood.

We continue to have parking issues with this neighbor. Please refer to the Mercedes that was called in multiple times for being parked on Wold for months with dust and debris collecting. She currently rents other parts of the existing building and is planning to add more tenants. She was parking her cars on the street for room and parking of her tenants. This is not a street for multiple rental living. The renters come and go from the property unsafely at fast speeds while we have kids and pets enjoying neighborhood living. This addition will excelerate the traffic from this property with more tenants and visitors that have no vested interest in the property or neighborhood.

We are passionate about preserving our neighborhood and this would absolutely deteriorate the historic nature of the street. We do not agree with approving this addition or any addition moving forward.

Many thanks for your time and consideration,

Moira and Joe Lyon
3048 Wold Avenue
440.503.3678

Moira G Lyon

Market & Corporate Development Leader
Oswald Companies

36 East 7th Street | Suite 2625
Cincinnati, OH 45202

Direct **513-725-0306**

Mobile **440-503-3678**

OswaldCompanies.com

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From: [Ryan McClish](#)
Sent: Monday, January 29, 2024 3:00 PM
To: [Conservator, Urban](#)
Subject: [External Email] COA2023068. 3043 Wold Ave Garage Addition

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email Communication

Mr. Owen,

I received the notice of the proposed addition to the carriage house at 3043 Wold Ave. I wanted to write a quick email over the few concerns with the addition as it pertains to the guidelines of the East Walnut Hills Historic District. Most homes that have an existing garage originally had a detached garage or carriage house. In the case of 3043 Wold it was the original carriage house that was then broken off as it's own address (I believe as a rental) and they are now wanting to add a garage/rental unit to what is realistically an original garage. No aspect of the proposed addition seems to support the general character of the surrounding neighborhood. I'm not aware of any other home in the neighborhood that has an original out building that then gets another out building added to it. Additionally, the concern of adding a garage and rental to an existing rental (that was already a rental added to the original home, now 3045 Wold) is the parking requirement. The 1.5 spaces per dwelling unit doesn't seem feasible given the current property and driveway layout.

I appreciate you taking the time to review my concerns and please don't hesitate to reach out if you have any questions.

Best Regards,

Ryan McClish
2950 Wold Ave.

February 5, 2024

**NATIONAL REGISTER NOMINATION REVIEW
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

ADDRESS: **3066-3092 Kerper and 3066-3084 Melbourne Terrace**
PARCELS: 060-0005-0012; 060-0005-0013; 060-0005-0014
COMMUNITY: Walnut Hills
REPORT DATE: January 25, 2024
STAFF REVIEW: Douglas Owen, Urban Conservator

Summary of National Register Nomination:

The Ohio Historic Site Preservation Advisory Board (OHSPAB) will be considering a National Register Historic District nomination for the properties at 3066-3092 Kerper and 3066-3084 Melbourne Terrace (Kerper and Melbourne Terrace Apartments) in the Walnut Hills neighborhood at their March 15, 2024 meeting. As a Certified Local Government (CLG), the City of Cincinnati is invited to submit a letter of support or opposition to the proposed nomination.

The proposed district is being nominated under Criterion A for its association with Ethnic Heritage. The development was originally built beginning in 1916 as a philanthropic housing development during the Progressive Era by Jacob Schmidlapp and the Cincinnati Model Homes Company (CMHC), which would retain ownership until the company was dissolved in 1977. Dealing with a housing shortage, an influx of African American residents from the Great Migration, and a density in the basin area second only to that of Manhattan's Lower East Side, Schmidlapp envisioned an integrated apartment complex that provided safe and sanitary conditions not commonly found in the crowded tenement buildings of the basin. The apartments featured spacious layouts, individual entries, natural light in every room, individual bathrooms, and communal greenspace. During CMHC's ownership, which lasted through 1977, renovations occurred regularly, and this assurance was a key component of the development's success.

The applicant utilized the guidance from the "Apartment Buildings in Ohio Urban Centers, 1870-1970" Multiple Property Documentation, which states that in Cincinnati the philanthropic apartment "subtype has been extremely vulnerable to insensitive rehabilitations and demolition. Public support and funding for their preservation has been limited. The few examples that remain are highly significant and worthy of preservation."

The properties retain excellent historic integrity, including location, design, setting, workmanship, materials, feeling and association. In Staff's opinion, the district meets eligibility requirements under Criterion A under Ethnic History. The district is an example of the national Progressive housing reform movement that aimed to provide safe and sanitary housing to the African American working class. The development served both white and African American residents, which is significant as "at the time few housing options were provided to Cincinnati's Black residents outside of the West End."

Recommendation:

Staff recommends the Historic Conservation Board take the following action:

I. **APPROVE** the submission of a Letter of Support to the Ohio Historic Site Preservation Advisory Board for the inclusion of the proposed Kerper and Melbourne Terrace Apartments National Register Historic District.

II. **FINDING:**

a. That the application has demonstrated by credible evidence that the subject properties meet Criterion A for Ethnic History as an example of the Progressive housing reform movement in the Cincinnati area.

b. The properties demonstrate an excellent level of historic integrity.

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____	_____
Signature of commenting official:	Date
_____	_____
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>8</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic-multiple dwelling

Current Functions

(Enter categories from instructions.)

Domestic-multiple dwelling

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

No style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Kerper and Melbourne Terrace Apartments are philanthropic apartments located in the Walnut Hills neighborhood of Cincinnati, Ohio. The apartment complex is located on a residential street, a mix of early twentieth-century houses and contemporary vacant lots, that terminates in the approach of the Blair Avenue overpass spanning Interstate 71 (Photograph 1). The complex contains eight contributing buildings. The apartment buildings are two-story solid brick masonry construction with plastered interior walls on concrete block or poured concrete foundations. The apartments have basements but no attics. The roofs are flat.¹

Both sets of apartment buildings are built into the hillside sloping down to the northwest. The Kerper apartments front Kerper Avenue, while the Melbourne Terrace apartments are located directly behind the Kerper apartments with a courtyard in between and a retaining wall at the northern end of the courtyard. The courtyard has a line of unevenly spaced deciduous trees down the center separating the apartment groups. The Melbourne apartment basements are largely

¹ Jacob Godfrey Schmidlapp, *Low Priced Housing for Wage Earners* (New York: National Housing Association, 1919), 8.

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

above grade with raised basements, while the southernmost Kerper apartments are at grade. Kerper Street was graded during construction and is flat. The individual buildings, and the complex as a whole, maintain historic integrity and meet the registration requirements, as defined in the Multiple Property Documentation Form "Apartment Buildings in Ohio Urban Settings, 1870-1970."

Narrative Description

The Kerper and Melbourne apartments are located in the Walnut Hills neighborhood in Hamilton County, Cincinnati, Ohio. The four Kerper apartment buildings front Kerper Avenue and the four Melbourne Terrace apartment buildings are directly behind them. The setting is urban with a row of 1920s single-family homes across from the Kerper apartments. The Kerper and Melbourne apartments were originally associated with the Washington Terrace apartment complex (Figure 11). In the 1970s, interstate construction resulted in the demolition of much of Washington Terrace. The street grid was altered to make a highway ramp for the interstate, resulting in Kerper Avenue ending in a dead end. In approximately 2017, the last portion of Washington Terrace, behind the houses on Kerper Avenue next to the interstate, were demolished when the noise-sheltering tree line was removed to expand the highway ramp.

The Kerper and Melbourne apartments are located on their original parcels. Each apartment group, Kerper and Melbourne Terrace, maintains the yard surrounding the buildings. The four two-story Kerper apartments front Kerper Avenue with the approach to the Blair Avenue Interstate 71 overpass directly to the northeast. This is accessed with a concrete stairway. Unlike Schmidlapp's stylized overview, the Kerper and Melbourne apartments faced a row of largely extant single-family homes across the street (Figure 11). Interstate 71 is directly behind these houses. The Kerper apartments has a replacement concrete curb instead of the original cut stone curb. There is a tree lawn and a sidewalk. Sidewalks run between each Kerper apartment to access the rear of the building.

The Melbourne Terrace apartments are directly behind the Kerper apartments (Photographs 0001, 0002). They are uphill from the Kerper apartments, separated by a historic concrete retaining wall at the north end and portions of a contemporary retaining wall of stacked, tumbled concrete block. The hillside in between has a mix of mature and young trees. The Melbourne Terrace apartments are fronted by a concrete sidewalk accessed by concrete stairs at each end of the complex and concrete steps running between the Kerper apartments up the hill to Melbourne Terrace (Photographs 0005, 0006, 0007, 0010, 0011).

The space behind Melbourne Terrace has a sidewalk running the length of the buildings with sections of a contemporary tumbled concrete block retaining wall in poor repair. A section of grassy hillside terminates in historic stone or concrete retaining wall or a chain-link fence behind the northern two buildings (Photographs 0008, 0013).

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

The Kerper and Melbourne buildings reflect the design elements of terrace apartment buildings as defined in the Multiple Property Documentation Form “Apartment Buildings in Ohio Urban Settings, 1870-1970.” Terrace apartment buildings are generally two stories; contain three or more individual units; have flat roofs and simple or modestly crenellated parapets; porches, sometimes paired at the front and rear entrances; upstairs bedrooms; and entrances opening into one or occasionally two units. The private entrances, often with their own address, and direct outdoor access provided a greater degree of privacy than other apartment building types.²

Cincinnati Model Homes Company (CMHC) founder Jacob G. Schmidlapp wanted to differentiate the apartments from rowhouses. At the same time, the building process had to be economical. In order to make them distinctive, he altered the details on the rectangular or square two-story double-pile mass of the buildings. One apartment façade style consisted of two bays, a double-hung window, and an entrance door with corresponding windows above. Differentiation was provided by varying the number of units, and bays, in each building, ranging from four to eight. Additional details such as brick pilasters with corbelled capitals, crenellated and gabled parapets on the front elevation, and decorative brickwork on the front elevation tied together with porch hoods lent differences that made each building distinct from its neighbors but did not add to the overall cost.

However, the largely unsheltered wood and concrete porches quickly became a maintenance issue. At the Kerper group, as it was referred to in the annual reports, two porches were replaced in 1922.³ This coincides with the exterior maintenance painting schedule. The first group of Schmidlapp’s properties, constructed in 1911, started on the roughly four-year schedule in 1916–1917. Units made for African American occupancy in 1915–1916 started their schedule in 1921–1922. Exterior painting necessitated carpentry repairs before painting that included repairing or replacing window sashes, sash cords, porches, and exterior doors. Concrete porch decks and brick repointing was also done at intervals. CMHC made every effort to reuse material, and the rounded picket iron fences on the concrete decks are likely original, although their posts are more modern (Figure 9) (Photograph 0004). The current speed rail hand railings to the apartments are contemporary but effectively mimic the previous pipe and fitting handrails (Photograph 0010).

According to the CMHC records, apartments with white occupants appear to have gotten more capital improvements, such as installation of steam heat, than those with African American residents, as white tenants could move more easily to other locations.⁴ Consequently, fewer major changes were made in the early history of the Kerper and Melbourne buildings.

² Stephen C. Gordon, “Apartment Buildings in Urban Ohio, 1870–1970,” Multiple Property Document, National Register of Historic Places Multiple Property Document Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2011), p.F-8 and 9.

³ Cincinnati Model Homes Annual Report 1921, 1922, Cincinnati Model Homes Papers, MSS 657, Series 2, Box 2, Folder p. 4, Cincinnati Museum Center Archives and Manuscripts Collections.

⁴ Cincinnati Model Homes Annual Report 1922, Cincinnati Model Homes Papers, MSS 657, Series 2, Box 2, Folder p. 4, Cincinnati Museum Center Archives and Manuscripts Collections

Kerper & Melbourne Terrace Apartments
Name of Property

Hamilton, Ohio
County and State

A selling point for these apartments was the frequency in which they were rehabilitated, and advertisements stated that they could be custom decorated. The rehabilitations would slow over time and also appear to be racially based, with white-occupied apartments being improved more often to reduce vacancy rates, which were always higher in white-occupied buildings.

In 1945–1946 a major change was made on the front elevations of the vast majority of buildings constructed between 1916 and 1917. This includes all the Kerper and Melbourne apartments except 3080–3082 Melbourne Terrace (Photograph 0006). The 1945 winter brought heavy rains and a series of freeze-thaw cycles that damaged the soft original brick and concrete slab coping. This resulted in major leaks where the gabled parapet met the roof in the spring of 1946. Consequently, harder brick was used to reconstruct the parapets to the roofline, which corresponds to the corbels on the front façade. The parapet roof was changed from gabled parapets to merlons, with all the brickwork capped with vitrified tile coping.⁵ The pilasters were not extended beyond the parapets as previously constructed (Photograph 0003, 0004) (Figure 10).

The windows in all eight buildings were replaced in 1999 with aluminum one-over-one sash. The windows replicate the sash pattern of the original windows, including the double-hung windows flanked with sidelights in 3066 Kerper Avenue (Photograph 0003). Throughout the complex, the majority of the doors are original one-light over three-panel horizontal wood doors.

The 1999 dates are based on building permit records and an article about the renovation showing the building before the 1999 renovations. The 1999 interior renovations in all units included new kitchen cabinets, fixtures, and mechanical upgrades. The bathrooms were reframed and space was made for a small furnace. The ceilings were dropped and some soffits installed, presumably for ductwork. Original interior elements include the five horizontal-panel doors and some interior woodwork, albeit very simple.

3066 Kerper Avenue

3066 Kerper Avenue is a two-story rectangular double-pile brick apartment with four units (Photograph 0003). Two units are on the ground floor and two are on the second floor. The building has a poured concrete foundation and solid brick masonry construction. This is the only building completely at grade. There are no basement windows. There is no retaining wall in the rear (Photograph 0010).

The front façade, the northwest elevation fenestration pattern, is roughly symmetrical, centered with two entrance doors. Two brick pilasters are located on each side of the front façade. A crenellated parapet obscures the shed roof sloping to the southeast. The parapet is defined by a line of flush and protruding rowlock bricks that also make a capital for the pilasters at each end. The rowlock bricks are topped by two corbelled brick courses. The front parapet wall is topped

⁵ Cincinnati Model Homes Annual Report 1946, Cincinnati Model Homes Papers, MSS 657, Series 2, Box 2, p. 4, Cincinnati Museum Center Archives and Manuscripts Collections

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with double-slant tile coping. This is a change from the original parapet, which was a central gable topped with stone cap. The front wall was constructed above the corbel in 1946.

The roof is flat and the side parapet walls are sloped to the rear. Modern HVAC equipment is located on the roof but is not visible from the front elevation.

The front elevation has eight bays that reflect the interior function of the living room or bedroom. The front elevation is symmetrical, with two apartments on each side of the center. Each apartment has an entrance door and a double-hung aluminum window. The front elevation has a stoop that stretches between the doors and is almost at grade. The porch railing is modern square steel stock, which is a contemporary replacement. Each door is capped with a bracketed flat-roofed wood porch hood with beadboard ceiling. The porch hoods on the building are original except for the beadboard ceiling, which appears to be a replacement.

There is a concrete slab porch across the entire front façade. The entrance doors in the center contain two one-light over three-panel wood entrance doors with mail slots. A decorative rectangle above the doors on the second floor is brick with square stone corners. This center bay is flanked on the first floor by a double-hung aluminum window, a single-light over a three-panel wood door with a mail slot, and another double-hung aluminum window on either side. The center doors are topped by a flat-roofed wood porch with the fascia board decorated with crown molding. The doors have a surround of vertical stacked bond brick with a soldier course along the top. The corners of the brick surround are square stone blocks.

Except for the double-hung windows at each end, the second-floor bays do not correspond to the first-floor bays. The second floor on the south half of the front elevation contains a pair of double-hung windows to the left and a double-hung window with narrow sidelights. The pattern is repeated in the north half with another pair of double-hung windows and a double-hung window with sidelights. The windowsills are painted stone and there is no top lintel.

The rear elevation reflects the interior room functions and apartment layout (Photograph 0010, far left). Each side is symmetrical, with a double-hung aluminum window, a smaller double-hung window, and a one-panel, three-panel horizontal wood door. The pattern repeats itself from the north elevation going south. The second floor exterior doors, which are next to each other in the center of the elevation, currently have a wood Juliet balcony railing replacing the shared wood porch. It was presumably removed in 1999, as the material and style match the other replacement porches.

The south elevation has three bays on each floor. The floors correspond to each other in window type and pattern. From east to west there is a three fixed one-light aluminum-framed window on each floor. There is an exterior chimney extending beyond the roofline. This is followed by two double-hung aluminum windows. All the windows have painted stone sills.

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The north elevation is exactly the same with the exception of the exterior chimney. It is an interior chimney on the north elevation and is located between the westmost and middle windows.

3070–3076 Kerper Avenue

This apartment building contains four townhouses (Photograph 0002). The two-story rectangular building is of solid brick masonry with interior plastered walls. The basement is raised and the window openings are blocked-in. Each townhouse consists of two bays with a consistent fenestration pattern across the symmetrical front façade. Facing the building, from left to right, northwest to southeast, on the front elevation, the first-floor bay is a double-hung aluminum window with the entrance to the right. Directly above the window and door are two double-hung windows separated with a common bond brick wall. The two windows are surrounded by a band of stacked bond brick on the sides with a soldier course across the top, tying together the two windows and dividing wall. The sill, which runs under the wall connecting the windows, is stone. These two bays constitute one townhouse.

The next two bays, from left to right, are a one-light over three-panel horizontal wood entrance door next to a double-hung aluminum window. The entrance door is accented with a stacked bond brick surround on each side with a soldier course on top. The second floor features two double-hung aluminum windows with a brick wall separating them, placing the two windows directly over the door and window, respectively, below. The second-story windows have a brick surround of a stacked bond on the sides and a soldier course across the top with stone accent squares in the corners. A stone sill connects the stacked bond surround on the bottom, going across the blank brick center wall and both windows.

The two entrance doors on the left side are sheltered under a flat-roof wood porch hood with decorative brackets on each side of the entrance doors, resulting in four brackets. The two porch stoops are concrete decks with a rounded picket iron fence railing. The porch decks are accessed by three concrete steps and speed rail pipe fitting handrail.

The next four bays are an exact repeat of the first four bays.

Above the second-story windows, a cornice band features a corbelled capital at each side of the front façade with four decorative rectangles of protruding rowlock bricks with stone square corners and a diamond-shaped stone block in the middle. The roof parapet is crenellated with double-slant tile coping.

The rear elevation has eight bays (Photograph 0010). It is symmetrical with one small double-hung aluminum window followed by two one-light over three-panel wood doors. There is another small double-hung aluminum window and the pattern repeats on the other half of the building. The second floor corresponds except small double-hung aluminum windows are in place of the doors.

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The south elevation has one double-hung aluminum window on the first floor near the rear of the building. There are two flush chimneys that extend above the roofline. A sidewalk to the rear is beside the building on the south elevation.

The north elevation has the same window and chimney pattern with a sidewalk for rear access. The sidewalk has a concrete stairway and speed rail pipe fitting handrail.

3078–3084 Kerper Avenue

3078 Kerper Avenue is a two-story double-pile eight-unit brick apartment on a poured concrete and concrete block foundation (Photograph 0002). The basement is raised with blocked-in window openings. The building departs from the previous building's bay iterations. From left to right (facing the building), the first two bays on the first floor are double-hung aluminum windows with stone sills. The third bay is a door consisting of a single-light over three-horizontal panels. The door has the usual brick surround of stacked bond brick and a horizontal soldier course with stone squares in the corners and a flat porch overhead with a beadboard ceiling. This porch hood appears to be original.

The fourth bay is a double-hung aluminum window. Three entrance doors are next, in succession under a flat porch roof with four brackets. The porch ceiling is beadboard. Two double-hung windows separate the first bank of three entrance doors from the next bank of three single-light over three-panel entrance doors underneath a flat porch roof with four brackets. A single double-hung aluminum window separates the three-door bank from a single-light three-panel horizontal wood door. A flat porch roof with two brackets shelters the door. The first floor is finished with two double-hung aluminum windows. All windows have stone sills but no lintels. The poured concrete porch deck on concrete blocks with a concrete central stairway has a cast-iron railing. Each door has a sconce light with a conduit that does not appear to be original.

The upper story bays do not correspond to the first floor but are six pairs of double-hung aluminum windows spaced evenly across the façade. A band of bricks consisting of flush and protruding rowlock bricks with three courses of corbelled brick is above the windows. Two rectangles of protruding rowlock and horizontal brick form decorative rectangles with stone squares at each corner and a diamond shape in the center of the rectangle. Each end has a corbelled capital near the edge of the façade. The parapet roof is crenellated with two flush chimneys in the second crenel from each side. The crenels and merlons are capped with tile.

The rear elevation has eight bays (Photograph 0007, far right). The rear elevation is symmetrical. From each end there is a double-hung aluminum window, two single-light over three-horizontal panel doors, and another double-hung aluminum window. The second story bays correspond to the bays below but are all double-hung aluminum windows.

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The south elevation has two bays with corresponding double-hung aluminum windows on each floor. A flush chimney extends beyond the roofline. Two small metal vents are present near the roofline.

The north elevation has a two double-hung aluminum window near the center of the first and second floors. The remainder of the wall is blank. There are two flush chimneys that extend above the roofline. An exterior stairwell accessing the basement is near the front corner of the building. The stairwell is enclosed with a rounded picket cast iron railing.

The interior has the original circulation pattern and room arrangement. It features some original five panel doors (Photographs 0014, 0016). The ceilings are dropped and some soffits were installed presumably in 1999 (Photograph 0015). The kitchen has cabinets from the 1999 renovation but retains the original form (Photograph 0017, 0018).

3086–3092 Kerper Avenue

3086 Kerper Avenue is a symmetrical two-story double-pile brick apartment building with four townhouses (Photograph 0004). The basement is raised and the window openings are blocked-in.

From left to right, the building has eight bays on the first floor. The first bay is a double-hung window. The next two bays, under a flat canopy roof, are single-light over three-panel horizontal doors. Two double-hung windows are followed by two single-light over three-panel horizontal wood doors under a flat-roof canopy. A single double-hung window completes the first floor. All entrances have a concrete stoop with a steel railing with arched balusters. The window bays have a stone sill and soldier course lintel.

The second floor has eight bays of paired double-hung windows that correspond to the bays below. The second-story windows have a brick surround of a stacked bond on the sides and a soldier course across the top with stone accent squares in the corners. A stone sill connects the stacked bond surround on the bottom, going across the blank brick center wall and both windows.

The parapet roof is crenellated with double-slant clay tile coping. This is not original, as a photograph shows the merlon as a stone-capped gabled parapet, and it was altered in 1946. Clay tile double-slanted coping is also present on each side of the building's parapet. However, the five chimneys, two on each exterior side wall, two interior chimneys between the second and third bay from each side with one interior chimney in the center of the building, retain their original stone caps but not the exposed square clay flue liner present in the 1920s photograph.

The rear elevation has eight bays reflecting the interior use with a symmetrical pattern of window, door, door, window across the rear elevation (Photograph 0005). The doors are original one-light over three-panel horizontal wood doors. A concrete sidewalk with a stairway provides access to each pair of doors. A concrete retaining wall begins at the rear south end of the

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building. Another retaining wall constructed of tumbled concrete block is located behind the building at the north end, protecting the two stairs to the rear sidewalk.

The south elevation has one double-hung aluminum window on the first floor near the rear of the building. There are two metal vents near the roofline. The rest of the wall is blank.

The north elevation has a centered double-hung window at the first floor, with two double-hung windows above on the second floor. The second-floor window openings are secured with painted plywood. There is a parapet with a rectangular rowlock brick decoration above the windows with two chimneys extending above. The parapet is capped with double-slant tile coping.

3066–3068 Melbourne Terrace

3066 Melbourne Terrace is located behind 3066 Kerper Avenue. The apartment is a two-story brick building with a partially raised basement (Photograph 0011).

The basement walls are cast concrete block that are parged. The basement windows are blocked-in and parged.

The first floor has seven bays. From left to right, there is a double-hung aluminum window with sidelights, a double-hung window, three entrance doors—a single-light over three-panel horizontal wood door, a replacement steel slab door, and another single-light over three-panel horizontal wood door—a double-hung window, and a pair of double-hung windows in the last bay. All entrance doors are under a flat-roof canopy with four spaced brackets. The doors have vertical stacked brick surround with a soldier course above. There is an elevated porch on wood beams with a simple balustrade and square wood baluster, accessed by wood stairs. This dates from 1999.

The second floor has five bays. A double-hung window with sidelights corresponds to the one below. A pair of double-hung windows is next, with a decorative brick rectangle in the center composed of vertical stacked bond with soldier courses at the top and bottom and square stone blocks in each corner. A pair of double-hung aluminum windows and a single double-hung aluminum window with sidelights completes the second-floor bays. Each end of the façade has a protruding brick pilaster with a corbelled capital. The parapet is separated from the windows with a course of alternating flush and protruding rowlock bricks and two courses of corbelled brick above. The parapet is capped with double-slant vitrified tile.

The south elevation has three window bays, each with a stone sill. The first floor has a single double-hung aluminum window with sidelights, a smaller double-hung window in the center, and a double-hung window to the rear. The second floor has a fixed window with three vertical lights, a smaller double-hung window in the center, and a double-hung window to the rear. An interior chimney protrudes above the roofline.

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The rear elevation has six bays and is symmetrical (Photograph 0013). The first bay from the side elevation is a large double-hung aluminum window followed by a small double-hung aluminum window and a one-light over three-panel wood door. The next three bays reverse the pattern, starting with the door. The second-floor fenestration pattern corresponds to the bays below, except the doors have one-light with square wood balustrade Juliet balcony replacing the porch that both apartments shared.

The interior at 3068 Melbourne Terrace features hardwood floors (Photograph 0019). It also retains some original five panel interior doors with wood surrounds (Photograph 0020). The bathroom has the 1999 fixtures (Photograph 0021). There have been some framing alterations, presumably for the HVAC improvements in 1999 (Photograph 0022). The kitchen also has the 1999 cabinets and fixtures (Photograph 0023).

3070–3072 Melbourne Terrace

3070 Melbourne Terrace is located behind 3070 Kerper Avenue (Photographs 0001, 0005, 0011). The two-story brick apartment has a raised basement of cast concrete block with blocked-in and parged basement window openings.

The first floor has eight bays, from left to right, consisting of a double-hung aluminum window, three single-light over three-panel horizontal wood doors, a single double-hung window, another single-light over three-panel horizontal door, and two double-hung windows. The entrance doors are under flat canopies with brackets, with one canopy covering three grouped doors and a single canopy over the single door. Dating to 1999, wood stairs and a wood porch that matches 3066 Melbourne Terrace provides access to the elevated entrances. A slab door directly into the basement is underneath the porch at the northern end of the façade.

The second floor has three pairs of spaced double-hung aluminum windows with stone sills. The parapet is separated from the windows with a course of alternating flush and protruding rowlock bricks and two courses of corbelled brick above.

The rear elevation has eight bays. Each side is symmetrical and reflects the interior function of the room. The first two bays on either side are a double-hung aluminum window followed by a one-light over three-panel horizontal wood door and another double-hung aluminum window. These windows are smaller and reflect the kitchen and bathroom. The next two bays are larger double-hung aluminum windows in the bedroom. This is repeated on the other half of the building. The second floor has the same bay and window pattern and corresponds to the windows and doors below. The original second-floor porches have been removed and have square wood stiles and dimensional lumber top and bottom rails in a Juliet balcony. The rear sidewalk is accessed by a concrete stairway on the south and is at grade on the north.

The north and south elevations have two bays on each floor of double-hung aluminum windows. There is an interior chimney in the middle on both ends.

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3074–3080 Melbourne Terrace

3074 Melbourne Terrace is located behind 3078 Kerper Avenue (Photographs 0006, 0009). The building is located on top of the hill. The apartment building consists of three stories, the lowest being the completely exposed basement with cast concrete block. The basement story has ten bays, from left to right, roughly north to south, consisting of a single-light over three-panel horizontal door, a pair of double-hung aluminum windows, a single-light over three-panel horizontal door, a single double-hung aluminum window, a pair of double-hung aluminum windows, another pair of double-hung aluminum windows, a single double-hung aluminum window, a single-light over three-panel horizontal door, a pair of double-hung aluminum windows, and a single-light over three-panel horizontal door. The bays are separated by cast concrete walls. Bays two through nine, from left to right, are under a replacement porch that postdates 1999, supported by wood beams with a simple balustrade with square wood. A 1999 *Cincinnati Enquirer* photograph taken prior to the 1999 renovation shows the porch supported by columns of square-cast rusticated concrete block. The porch deck is dimensional lumber with a sill plate attached to the wall, joists and railing consisting of a bottom rail, and square wood balustrades and top rail. The support post, which doubles as the newel post, has a peaked cap.

The first floor is accessed by a stairway, parallel to the building, in the center of the porch deck. Bracketed wood porch hoods that match the other buildings are over the single-light over three-panel horizontal doors. The first floor has sixteen bays. From left to right, the first two bays are double-hung aluminum windows. Bays three, five, six, seven, ten, eleven, twelve, and fourteen are the entrance doors with canopy roofs. The remaining bays are single double-hung aluminum windows.

The second floor has six pairs of double-hung aluminum windows symmetrically spaced from the center of the façade. The roof parapet is separated from the windows with the standard cornice for the complex: alternating bands of flush and protruding brick with two corbelled courses above separate the second-story windows from the parapet. A chimney is located on the outer edge of each of the two merlons.

The east or rear elevation has fourteen bays reflecting the interior room function (Photograph 0008). The rear façade is symmetrical. From each side elevation there is a small double-hung aluminum window, a one-light over three-panel wood door with a square wood balustrade Juliet balcony, another small double-hung aluminum window, and a larger small double-hung aluminum window. The next apartment has one larger small double-hung aluminum window followed by two small double-hung aluminum windows and a one-light over three-panel wood door with a square wood balustrade Juliet balcony. The pattern reverses in the center of the building with another one-light over three-panel wood door with a square wood balustrade Juliet balcony, two small double-hung aluminum windows and two large double-hung aluminum windows followed by a small double-hung aluminum window, a one-light over three-panel wood door with a square wood balustrade Juliet balcony, and a final small double-hung aluminum window. The second floor has a corresponding fenestration pattern. The northernmost unit has a blocked-in basement window.

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The north elevation has two corresponding bays of double-hung aluminum windows split by an exterior chimney that extends above the roofline.

The 3078 Melbourne Terrace interior has a vinyl composite kitchen and bathroom floors (Photograph 0025, 0027). The kitchen has 1999 cabinets and fixtures but features an exterior door that led to the removed porch (Photograph 0026). It retains some wood five-panel doors, wood baseboards, and wood door and window casing (Photographs 0024, 0028).

3082–3084 Melbourne Terrace

3082 Melbourne Terrace is located behind 3086 Kerper Avenue (Photograph 0006). The apartment building is built into the hillside. Because of the slope, the south end of the building is at grade, while the north elevation has eight-and-a-half exposed courses of rusticated block. There are blocked-in basement windows at the north elevation and the northern end of the primary façade.

All windows on the front elevation have stone sills and no lintel on the top. The first floor has eight bays. The first bay is a double-hung aluminum window. The next three bays are doorways secured with plywood. The doors have brick surrounds of stacked bond brick with a soldier course along the top. The fifth bay is a double-hung aluminum window. The sixth bay is another secured door. Bays seven and eight are double-hung aluminum windows. Bays two through six are under a flat-roof canopy with brackets. The first floor is accessed by a replacement wood porch, dating to 1999, with a simple railing with square wood balustrades.

The second floor has three bays of pairs of double-hung aluminum windows that do not correspond to the lower bays but are evenly spaced across the front elevation centered on a brick gable on the brick parapet. An alternating band of flush and protruding brick with two corbelled courses above separate the second-story windows from the parapet.

The north elevation raised basement has a section of concrete block and a blocked-in door opening (Photograph 0006). At the first and second floors, small windows flank an interior chimney in the center of the elevation.

The south elevation has two bays of small double-hung aluminum windows split with an interior chimney that extends above the roofline.

The rear elevation has eight bays reflecting four apartment buildings (Photograph 0008). A small window opening is blocked next to a blocked door opening and another small window opening. This is followed by two blocked large window openings, two blocked small window openings, and a blocked door. The second floor has a corresponding fenestration pattern except with the small double-hung aluminum windows and a one-light over three-panel wood door with a square wood balustrade Juliet balcony.

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The apartment building caught fire, starting in the basement, in 1981. The two-alarm fire displaced three families. The interior was presumably damaged by the “heavy smoke and flames.”⁶

Historic Integrity

The Kerper and Melbourne apartments have good integrity. As a building type, the terrace apartments meet the registration requirements outlined in the Apartment Buildings in Urban Ohio, 1870–1970, Multiple Property Documentation form.⁷ They retain the character defining features of an elongated footprint, horizontal massing, individual entrances, and front porches, and the apartments retain the elements needed to meet the Apartment Buildings in Urban Ohio Centers, 1870–1970, Multiple Property Document for Criterion A.⁸ Their history is directly related to the Progressive movement’s “social gospel” and housing working-class African Americans. The relationship of the units to each other and the spaces in between are original.

The location is original. The setting illustrates the relationship between the buildings and the courtyard. The workmanship and materials are apparent with the original brick envelope. The fenestration pattern has not changed, and the chimneys are still extant.

When the Cincinnati Model Homes Company (CMHC) owned the buildings, the apartment interiors were rehabilitated every year. In the 1940s, when public housing faced profit cuts, wallpaper was replaced every five years or when a tenant moved out.⁹ A privately funded rehab does not appear to have been completed in 1980. Dorian Development received a construction loan for the complex in 1999. Building permits from that year indicate that the bathrooms were expanded in size.

The apartment building grouping retains the feeling and association that Schmidlapp intended. The greenspace is extant. The building exteriors still exhibit decorative architectural variability. Most importantly, the Kerper and Melbourne apartments are not tenements. They are a marked departure from Cincinnati’s Basin tenement dwellings, and they retain this feeling.

⁶ “Walnut Hills Fire Forces Families Out,” *Cincinnati Enquirer*, June 29, 1981, 10.

⁷ Stephen C. Gordon, “Apartment Buildings in Urban Ohio, 1870–1970,” Multiple Property Document, National Register of Historic Places Multiple Property Document Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2011).

⁸ Stephen C. Gordon, “Apartment Buildings in Urban Ohio, 1870–1970,” Multiple Property Document, National Register of Historic Places Multiple Property Document Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2011), F-17.

⁹ “Yes, a Worth Judge Deserves the Votes,” *Cincinnati Post*, August 17, 1949, 4.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Ethnic History - Black

Period of Significance

1916-1977

Significant Dates

1916

1977

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Henry Hooper, architect

Frank Hamer, contractor

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Kerper and Melbourne apartments are significant under Criterion A, with Ethnic History—Black as the area of significance. The period of significance is 1916–1977, and the complex is being nominated at the local level of significance. The dates correspond to the date of construction and the date when the Cincinnati Model Homes Company (CMHC) dissolved. The Kerper and Melbourne apartments, constructed in 1916–1917, represent a local response to a national problem of unsafe and unsanitary housing for the working class. Tenement housing, closely spaced apartments with shared hallways, yards, and bathrooms, were thought to encourage social ills, such as crime and vice, and to be a threat to public health.

The Kerper and Melbourne apartments are Cincinnati's examples of a national Progressive housing reform movement that aimed to provide safe and sanitary housing to the African American working class. Progressive reformers, such as Cincinnati's Jacob G. Schmidlapp, constructed housing designed not only to be safe and sanitary but also to alleviate what they perceived as the resultant vice, crime, and disease in the city. Schmidlapp and his 1914 company, the CMHC, provided housing to working-class African Americans in addition to the white working class. This was a rarity, as at the time few housing options were provided to Cincinnati's Black residents outside of the West End. The CMHC was privately funded and provided a solid investment with a five percent return to investors while solving a housing need, alleviating the overcrowding and price gouging that was a constant problem for the working class. Identified as philanthropic apartments in the Apartment Buildings in Urban Ohio, 1870–1970 Multiple Property Document, the Kerper and Melbourne apartments are excellent examples of this Progressive action to use private business to solve a societal problem.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Kerper and Melbourne apartments are significant under Criterion A, Ethnic History—Black. The period of significance is 1916, the time of construction, to 1977, when the Cincinnati Model Homes Company (CMHC) ceased to operate. The apartments are a product of a particular Progressive school of thought: that the private market could cure many societal problems by providing safe and sanitary housing to the working class.

The national elections of 1892 and 1896 and changes in corporate finance and business introduced the Progressive Era, an attempt at municipal, societal, and business reform that would

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last until the end of World War I. Financial shocks in the 1890s caused many in business, government, and industry to attempt to stabilize and create a more efficient society. Progressive elements aimed “to put rationality, efficiency and order” into society in the same manner and scale as was being done to corporations.¹⁰

At the same time, the burgeoning field of sociology lent the concept of the social organism to the Progressive movement, which addressed problems associated with rapid industrialization, urbanization, and population movements often through a sociological lens. Prevailing views on African Americans and race were mixed together. How and where African American residents fit into American society was widely debated. Segregation began to solidify with the end of Reconstruction and the 1890s. Many Americans, and some early sociologists, thought that racialized differences meant that whites should help lift up African Americans and other people of color either through colonialism or other means.¹¹

Progressive reformers viewed society as a living organism with the ability to grow and advance but also to become extremely ill. Curing the “diseases” of the social organism became a central tenant of Progressive reformers. Social ills could manifest as actual disease, vice, and crime. Consequently, curing the individual became a focus, as well as removing the individual from the places where social ills were thought to be not only prevalent but formed.

The first tenement regulation was passed in New York City in 1867, although the dire conditions in tenement housing were recognized twenty-five years earlier in the 1842 pamphlet “A Brief Review of the Sanitary Condition of the City.”¹² Tenement housing was increasingly recognized as a locus for a variety of societal issues and concerns. Progressive reformers gradually initiated programs that would alleviate societal and public health issues. These programs were largely based on class, with the upper class formulating solutions to the behavioral and social differences of the poor. They were based on the type of housing that reformers believed caused the issues. These building types—tenements and alley houses—were soon seen as root causes. Although the conditions were real, the reasoning was not fully formed. Reformers believed the lack of sunlight and ventilation promoted conditions that caused disease, which was attributed to the dark and damp conditions in tenements and cellar dwellings. Alley houses were thought to be another cause of disease and immorality, as they were cheaply built without ventilation, sanitary conveniences, or adequate lighting.¹³

The battle against “home diseases,” such as diphtheria, typhoid, and scarlet fever, eventually expanded to all classes of dwellings as people realized that status did not protect against

¹⁰ Daniel T. Rogers, “Capitalism and Politics in the Progressive Era and in Ours,” *Journal of the Gilded Age and Progressive Era* 13, no. 3 (July 2014): 381.

¹¹ Howard Winant, “One Hundred Years of the Sociology of Race,” in *Sociology in America: A History*, ed. Craig Calhoun (Chicago: University of Chicago Press, 2007), 540.

¹² Robert W. de Forest, “A Brief History of the Housing Movement in America,” *Annals of the American Academy of Political and Social Science* 51, January 1914. Robert W. de Forest was also the National Housing Association president at this time.

¹³ J. R. Hildebrand, “Sanitary Housing Companies Move to Reduce High Death Rate Due to Unhealthful Homes,” *Washington Times*, April 26, 1914, 16.

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disease.¹⁴ However, this did not stop reformers from trying to alter behavior—largely associated with alcohol, crime, and vice—that they thought caused disease and social ills concentrated among the poor.

In 1893, Jane Addams, the founder of Chicago’s Hull House, a well-known settlement house that served recent immigrants and aimed to cure social ills, said that in large swaths of American cities the poor lived in squalid tenements with their lives focused on subsistence and saloons. She noted that any mechanisms for social advantage—libraries, galleries, and other conveniences—were nowhere near their neighborhoods.¹⁵ Addams stated, “They have no share in the traditions and social energy that make for progress.”¹⁶ Addams also noted the myriad groups that needed help: immigrants, African Americans, the poor, and young people. However, in a departure from many Progressives, Addams did not focus on individual moral failure but on the failure of our democratic system, which had not been extended to African Americans, who were socially ostracized. Whatever the reason, the general agreement of the Progressive movement was that the key to solving the social organism’s problems was to remove the root cause, or remove the people themselves from the cause, and that cause was tenement housing.¹⁷

The Progressive housing movement fully developed with advances in public health and bacteriology. It started to place an emphasis on solving these problems with scientific expertise. The Progressive housing movement promoted “business philanthropy” as the solution to the housing problem. Affordability and the philanthropic aspect were gained through the 5 percent limited-dividend model. This model limited the investor dividend, usually to 5 percent. The business model began in England in the 1850s but quickly moved to America. However, in England and Europe the investment capital came from the government and not private individuals.¹⁸ In conjunction with schools of thought concerning domestic space, the model home movement, with its business philanthropy and public health and aspects of social control, aimed to improve society while turning a profit, albeit a limited one.

Physician George Miller Sternberg became interested in public health before his interest in housing. Sternberg was born in 1838 at Hartwick Seminary, located roughly between Syracuse and Albany, New York. He received his medical degree in 1860 and volunteered for the Union Army when the war began. Sternberg stayed in the army and was posted in the West and participated in the Nez Perce campaign in 1877. However, Sternberg was mainly interested in bacteriology—specifically yellow fever and disinfection—and he was considered a leading expert in the field. In 1893, Sternberg was appointed surgeon general of the army, a position he held until 1902.¹⁹

¹⁴ Nancy Tomes, “The Private Side of Public Health: Sanitary Science, Public Health, and the Germ Theory,” *Bulletin of the History of Medicine* 64, no. 4 (Winter 1990): 510.

¹⁵ Jane Addams, *Philanthropy and Social Progress* (New York: Thomas Y. Crowell, 1893), 1–26.

¹⁶ Addams, 1–26.

¹⁷ Addams, 1–26.

¹⁸ Hildebrand, “Sanitary Housing Companies Move,” 16.

¹⁹ “Dr. George Miller Sternberg,” *Military Medicine* 1, vol. 017 (2001): 166.

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Sternberg both mentored and was influenced by his friend George Kober, a German immigrant. Kober moved to the United States when he was sixteen and joined the army in 1867. Kober became a hospital steward at Carlisle Barracks in Pennsylvania. A bout with pneumonia piqued his interest in medical school, and he graduated from Georgetown Medical School in 1873 while still enlisted in the army.

George Kober and George Sternberg met in 1877, during the Nez Perce campaign, and they became lifelong friends. Kober left the army in 1886, and after a stint in Europe he went back to Georgetown Medical School as a professor.²⁰ Kober became interested in public health in the 1890s when he read a paper about typhoid and waterborne epidemics. He later became interested in milk as a disease vector and factor in child mortality.

Sternberg and Kober both became interested in sanitary housing and its role in public health during this period in the 1890s. In 1897, the pair formed the Washington Sanitary Improvement Company in Washington, DC. They created two-room flats with a bath and yard. In 1900, they won a gold medal at the Paris International Exposition for their work in sanitary housing.²¹

In 1903, Sternberg and Kober founded the Sanitary Housing Company in Washington, DC. The stockholders were limited to a 3 percent dividend, with any excess going to maintenance or building additional units.²² The project was successful, with more than 1,000 units constructed before World War II,²³ and this initial success did not go unnoticed.

In 1907, Theodore Roosevelt appointed Sternberg and Kober to the President's Home Commission. The commission's purview was wide but focused on improving living conditions for wage-earning families. The specific tasks, for which there were separate committees, included "financing, building of model homes, improvement of existing houses, and elimination of alley houses, and social betterment."²⁴

By November 1907, Sternberg, Kober, and the commission released papers and presentations about their recent work. The presentation featured the photographs of Washington's Associated Charities' general secretary, Charles Weller. A reporter noted that Weller had adopted Upton Sinclair's method. Sinclair, author of the 1906 book *The Jungle*, exposed dangerous health and safety practices in the meatpacking industry by tramping about Chicago and meeting people. Weller also went to live in various tenements in Washington, DC.²⁵ Kober gave a speech stating that it was impossible to eliminate disease until overcrowding and unsanitary homes were eliminated. Sternberg urged "philanthropic businessmen" to build model homes, assuring them a "legitimate return on their investment." Sternberg stated, "By this I do not mean making money

²⁰ George Rosen, "Public Health Then and Now: From Frontier Surgeon to Industrial Hygienist; The Strange Career of George M. Kober," *American Journal of Public Health* 65, no. 6 (June 1975): 639.

²¹ Rosen, 641.

²² "Good Cheap Homes," *Evening Star*, December 26, 1903, 1.

²³ QED Associates, *Historic Context Study: Southwestern Washington, DC 1791-1973*, Southwest Neighborhood Assembly, <https://swana.org/swna/task-forces/history-task-force/history-studies/>.

²⁴ "Homes Commission at First Meeting," *Washington Times*, May 30, 1907, 3.

²⁵ "Slum Zones are Revealed," *Washington Post*, November 20, 1907, 13.

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for individuals under the guise of charity. But I do mean a philanthropic enterprise conducted upon business principles and made to return a reasonable interest upon the capital invested.”²⁶ What Sternberg did *not* want expanded was a sanitary housing code. While the idea was good in theory, Sternberg thought that if “rigidly enforced,” it would result in the working poor being evicted from tenements, alley houses, or cellars and being forced to move into another tenement, resulting in more overcrowding.

In 1909, Sternberg gave a speech, covered nationally in the press, that promoted his ideas. Sternberg believed it was common knowledge that living conditions affected moral and physical health. Living in slum conditions removed respect for others and the occupants themselves, and there was a point where redemption was beyond hope.²⁷ Sternberg had a consistent message: he urged the nation’s leading philanthropists, naming Carnegie and John D. Rockefeller as examples, to invest ten million dollars in model homes. He said that this investment would have a better rate of return, in community and social benefits, than libraries or hospitals.²⁸

Sternberg and Kober’s ideas would resonate throughout the nation. Model home complexes were built in Washington, DC. But their ideas would especially resonate with a businessman in Cincinnati, Ohio, named Jacob Godfrey Schmidlapp.

Cincinnati Model Homes Company

Reformers in Cincinnati were well aware of the tenement problem. The Ohio River city grew rapidly during the nineteenth century. However, by the 1880s, the Basin area, near the Ohio River and including the Over-the-Rhine and West End neighborhoods, had turned into an area of virtual anarchy.²⁹ Labor unrest in the 1880s, ranging from Socialist rifle clubs marching under a red banner for an eight-hour day in 1886 to railroad strikes in the 1890s, combined with a proliferation of saloons caused enough consternation for all in Cincinnati’s middle and upper classes.³⁰ This accelerated movement out of the Basin neighborhoods, to Avondale and Walnut Hills, to escape congestion, disease, and overcrowding.

In 1894, political boss George B. Cox corralled enough support for a mandate in the city, achieving a sense of order through a program of patronage, infrastructure improvements, low tax rates, and some attempt to introduce public order.³¹ In the meantime, Cincinnati’s population exploded from 216,000 to 325,000, with ethnic enclaves in the Over-the Rhine neighborhood and

²⁶ Hildebrand, “Sanitary Housing Companies Move,” 16.

²⁷ “The Home and the Slum,” *Long Beach Telegram*, August 9, 1909, 2.

²⁸ “The Home and the Slum,” *Daily News-Democrat*, August 2, 1909, 4.

²⁹ Zane L. Miller, “Boss Cox’s Cincinnati: A Study in Urbanization and Politics, 1880–1914,” *Journal of American History* 43, no. 2 (March 1968): 827.

³⁰ Miller, 828–31; Lucy Eldine Parsons, *The Life of Albert R. Parsons with Brief History of the Labor Movement in America* (Chicago: Lucy Eldine Parsons, 1903), 120.

³¹ Miller, “Boss Cox’s Cincinnati,” 833.

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African American enclaves around Sixth and Seventh Avenue.³² In Over-the-Rhine, tenement construction through the last half of the nineteenth century made the neighborhood the second densest in the country after Manhattan's Lower East Side by 1900.³³

The first decade of the new century in Cincinnati involved advances in finance and banking and the beginning of the Great Migration, the movement of African Americans from the Deep South to Cincinnati. New African American residents came by the thousands, fleeing political repression, a collapse in tenant farming caused by a boll weevil infestation, and burgeoning agricultural mechanization.

Between 1900 and 1920, the population of Cincinnati increased from 325,902 residents to 401,247 residents.³⁴ In 1919, after reform efforts were well underway, the United States Public Health Service estimated that Cincinnati had between 12,000 and 14,000 tenement houses—houses in which three or more families lived and had common right to halls, yards, and, often, bathrooms. The United States Public Health Service estimated a greater percentage of people lived in tenement housing than any other large city.³⁵ In 1920, the Cincinnati Building Commissioner calculated that Cincinnati needed 5,000 additional houses to meet the demand.³⁶

However, reform efforts started well before 1919. In 1911, Jacob Godfrey Schmidlapp, the son of German immigrants, built railroad-style apartments in Avondale for working-class wage earners. Schmidlapp was strongly influenced by Sternberg and Kober's Washington housing projects and, to a lesser extent, sanitary housing in New York City.³⁷

Schmidlapp was born in Piqua, Ohio, in 1849. After attending school in Piqua, he lived in Memphis before moving to Cincinnati in 1874 to work in distilling and malting. In 1889, Schmidlapp started the Clifton Springs Distillery, making whiskey, gin, alcohol, and spirits—producing four hundred barrels a day by 1910.³⁸

In 1890, he started the Union Savings Bank and Trust Company. He had long been interested in public health and philanthropic activities. In 1895, Schmidlapp and Max Senior, a Clifton Distilling executive, became interested in pasteurizing milk to alleviate infant mortality.³⁹ Senior stated that there was so much need for sterilized milk, he decided to provide it, and the distillery

³² "Gilded Age Cincinnati: Modern Cincinnati is Born," Cincinnati History, <https://www.cincinnatihistory.org/post/modern-cincinnati>.

³³ "Over-the-Rhine," Society of Architectural Historians, <https://sah-archipedia.org/buildings/OH-01-061-0024>.

³⁴ Fourteenth Census of the United States: 1920 Bulletin, Population: Ohio <https://www2.census.gov/library/publications/decennial/1920/bulletins/demographics/population-oh-number-of-inhabitants.pdf>. Accessed January 2, 2024

³⁵ "Slums May Be Abolished," *Cincinnati Enquirer*, June 23, 1919, 8.

³⁶ Cincinnati Better Housing League. *Housing Progress in Cincinnati*. Cincinnati: Cincinnati Better Housing League, 1921, 8.

³⁷ Schmidlapp, *Low Priced Housing for Wage Earners*, 3.

³⁸ "Brewing-Distilling," *Cincinnati Enquirer*, August 28, 1910, 60.

³⁹ "Sterilized Milk," *The American Israelite*, June 13, 1895, 6.

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proceeded to process it.⁴⁰ In 1902, Schmidlapp founded his first charitable trust. Schmidlapp was highly successful in business, but his personal life was tragic. His wife and one of his daughters were killed in an early automobile accident, and his other daughter, Charlotte, was crushed when their car hit a peasant's farm cart in Arles, France. In 1907, Schmidlapp founded a charitable trust in her name to empower women in their education and employment.⁴¹

Schmidlapp and other philanthropic reformers did not provide affordable housing, schools, or other institutions out of a purely altruistic sense. It has been noted that affordable housing is not the end goal of affordable housing construction. The sanitary or model home movement aimed to provide "the worthy poor" with decent and affordable housing.⁴² The end goal was to improve the city by improving the residents. Schmidlapp's focus was on personal improvement that would then improve the city. However, his reform activities coincided with the Great Migration, southern-born African Americans moving north for wartime employment and better opportunities with the collapse of already grim tenant farming. In Cincinnati, the African American population increased 35 percent from 1900 to 1910, from 14,542 to 19,649 people.⁴³ This put incredible pressure on Cincinnati's West End, the main African American enclave in the Basin, the area near the Ohio River. The increased population started a white flight from the Basin and appears to have resulted in lower property values in the neighborhood. Schmidlapp took advantage of the situation to purchase the original site of Hebrew Union College at 724 West Sixth Street. The site was purchased and furnished in 1875 for \$30,000, but Schmidlapp paid \$8,500 for it in 1912 when the school wanted to expand and move to "a more desirable locality."⁴⁴ It was noted that "property in that section of town has materially depreciated."⁴⁵ Schmidlapp planned to establish a vocational school for African American youth at the college.

Schmidlapp made his first foray into sanitary housing in 1911, building ninety-six units with twelve of the first fifty-five units constructed for African Americans.⁴⁶ The initial units were built in Norwood on Harris Avenue and Hyde Park for white occupancy.⁴⁷ Schmidlapp was not the first in Cincinnati to construct sanitary housing. While Schmidlapp was acquiring lots, William Lodge, owner of the Lodge & Shipley Machine Tool Company, was building three workers houses on Dixmyth Avenue near Camp Washington.⁴⁸

⁴⁰ "Sterilized Milk," 6.

⁴¹ "Charlotte Schmidlapp Fund Has Helped Women Since 1907," *Cincinnati Herald*, <https://thecincinnatiherald.com/2020/02/29/charlotte-schmidlapp-fund-has-helped-women-since-1907/>.

⁴² Elizabeth Hannold, "'Comfort and Respectability': Washington's Philanthropic Housing Movement," *Washington History* 4, vol. 2 (Fall/Winter 1992-93): 22.

⁴³ "MAH, GOODNEFF, MA-A-N," *Cincinnati Enquirer*, May 3, 1915, 4.

⁴⁴ "Hebrew Union College," *Cincinnati Enquirer*, August 14, 1910, 35.

⁴⁵ "Local," *The American Israelite*, November 21, 1912, 6.

⁴⁶ Robert B. Fairbanks, *Race and the City: Work, Community, and Protest in Cincinnati, 1820-1970*, ed. Henry Louis Taylor (Champaign-Urbana: University of Illinois Press, 1993), 195.

⁴⁷ Schmidlapp, *Low Priced Housing for Wage Earners*, 4. The Norwood building was located on Harris Avenue.

⁴⁸ "Real Estate and Building," *Cincinnati Enquirer*, June 3, 1911, 15. These houses do not appear to be extant. Dixmyth has been redeveloped since their construction.

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The first units were based directly on Sternberg's Washington model homes. However, the railroad-plan houses, where one walked through one room to get to the next, sacrificed privacy for cost.⁴⁹ Tenants wanted basements too, which the buildings lacked.⁵⁰ In addition, this type of construction was too expensive for an adequate return.⁵¹ The Norwood municipal authorities aggravated the low return on investment and high construction cost by charging Schmidlapp exorbitant fees for permits and taxes. He announced at a Cincinnati Real Estate Exchange that he would never build in Norwood again. Schmidlapp also claimed at the meeting that the city stated, "We don't want your rattletraps, build 'em on East Walnut Hills."⁵² This referred to Schmidlapp's plan to build for African American occupancy. Schmidlapp tried to convince the audience, in detail, that European immigration would taper off and African Americans provided the best new source for common labor.⁵³

For his next apartment development, twelve units on Chapel Street and Park Street (demolished), Schmidlapp departed from the earlier 1911 railroad plan and adopted a new floor plan. The apartments had five rooms—four rooms and a bathroom—where all rooms except the bathroom could be entered from the living room. The bathroom was accessible down a short hallway. Chapel Street was Schmidlapp's first African American apartment building, though it was originally planned for white occupancy.⁵⁴ A different plan located the kitchen and living room downstairs with the bedrooms upstairs. Replacing the railroad plan with square apartment buildings lowered the overall construction costs and placed the rent within reach of his working-class tenants while still turning a profit.⁵⁵

The new designs led to two important attributes. Every room had windows and therefore sunlight and fresh air, and every apartment had its own bathroom. This was a sharp departure from Cincinnati's tenement housing, which had neither. In addition, tenants did have to pass through each room to get to another, adding a further sense of privacy.

In 1913, Schmidlapp built five more units for African American occupancy at Fredonia and Whittier in Avondale. Although the neighborhood was already integrated, white neighbors complained that it would attract more African American tenants.⁵⁶ The project was derailed when white neighbors complained before construction was completed. Thus, the project was reserved for white occupancy. Subsequent projects for African Americans were placed in Black enclaves or already segregated areas. The Fredonia and Whittier project represented the limits of reform housing and the general mindset of the times.

⁴⁹ "The Commission on the Church and Race Relations," *Better Houses for Negro Homes* (New York: Federal Council of the Churches of Christ in America, 1925), 19.

⁵⁰ Douglas G. Knerr, "Housing Reform and Benevolent Capitalism: Jacob G. Schmidlapp and the Cincinnati Model Homes Company," *Queen City Heritage*, Summer 1985, 30.

⁵¹ Schmidlapp, *Low Priced Housing for Wage Earners*, 4.

⁵² "Victim of the Conflagration," *Cincinnati Enquirer*, December 12, 1912, 15.

⁵³ "Victim of the Conflagration," 15.

⁵⁴ "Schmidlapp Sets Aside \$250,000," *Cincinnati Enquirer*, May 4, 1912, 17.

⁵⁵ Knerr, "Housing Reform and Benevolent Capitalism," 31.

⁵⁶ Knerr, 31.

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In 1913, at the third annual National Housing Association conference in Cincinnati, Schmidlapp and others explained their reasons for reform and the issues involved. The conference reflected the period's prevailing and varied attitudes about race and agency. The Great Migration was at the forefront of some discussions. The Better Housing League struggled with the new residents. Their representatives met new arrivals at the train station and attempted to place them in reasonable housing, but, like Schmidlapp in 1911, they were stymied by strident community opposition outside the Basin that believed it was difficult to enlarge Black enclaves in the suburbs.⁵⁷ Reformers could overcome many obstacles, but concerted community opposition was not one of them. So rather than continue to fight community opposition, the reformers chose to work within the community's social confines.

In other conference sessions, Dr. Otto P. Geier, director of the Department of Charities and Corrections, explained housing reform in service of social progress. Like Schmidlapp, Geier was intensely interested in the intersection of public health and welfare capitalism. Geier established and operated the medical department, one of the first, at the Cincinnati Milling Machine Company. He believed that taking care of a worker's health would also take care of production. Schmidlapp said that the greatest help to the wage earner was decent housing.⁵⁸

However, in the Progressive tradition of blaming societal problems on individual moral failure, Geier blamed African American residents in the congested Basin for an outsized share of disease, dependency, delinquency, and crime.⁵⁹ In his view, and a recurring theme, moving Black residents would alleviate these issues for white residents too.⁶⁰ Cincinnati's health officer Dr. J. H. Landis, another conferencegoer, did address segregation, noting it was all but impossible for an African American resident to secure decent housing. He stated that recent immigrants were hardworking and industrious, but the second generation, raised in Cincinnati's Basin tenements, "furnish(ed) recruits for the police court, workhouse, and red-light district." Consequently, Landis advocated decent housing for those who had not been tainted by unjust treatment, alcohol, and tenement living. But he saw little hope for those already living in the tenements.⁶¹

The National Housing Association conference included a tour of Lena Mike's tenement apartment at the corner of Sycamore and Third Streets, now demolished. The "unbidden guests," numbering two hundred and visiting by car, apparently took turns examining the two-windowed dwelling and watching Baby Rose eating breakfast in a windowless kitchen by lamplight.⁶²

In 1914, Schmidlapp and a group of investors that included attorney Max Senior, architect Henry Hooper, distiller Sidney Pritz, and philanthropist William A. Alms established the Cincinnati

⁵⁷ National Housing Association, *Proceedings of the National Housing Association VI, Chicago* (New York: National Housing Association, 1917).

⁵⁸ Schmidlapp, *Low Priced Housing for Wage Earners*, 1-2.

⁵⁹ National Housing Association, *Housing Problems in America: Proceedings of the Third National Conference on Housing* (New York: National Housing Association, 1913), 285.

⁶⁰ National Housing Association, 285.

⁶¹ National Housing Association, 3.

⁶² "Tenements of City Inspected by Delegates," *Cincinnati Enquirer*, December 4, 1913, 1.

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Model Homes Company.⁶³ Schmidlapp continued to use Sternberg's philanthropic business model. A session at the Cincinnati Chamber of Commerce appears to have encouraged Schmidlapp to enlarge his business by including more investors and capital. An aspect that appears to have been quickly dropped was spending 50 percent of the stock subscription on acquiring existing buildings that could be improved.⁶⁴

In 1915, Cincinnati Model Homes started Washington Terrace, located in the Walnut Hills neighborhood. Unlike previous apartments, Washington Terrace offered a wider range of amenities to the tenants. A community club, picnic area, and meeting rooms were included.⁶⁵ The planned development was designed to "exemplif[y] progressive efforts at social control through social welfare."⁶⁶ Schmidlapp was not alone in this school of thought in Cincinnati. Philanthropist and investor Max Senior and Schmidlapp attempted to rally other leading citizens through speeches and visits. In a 1915 lecture to the Cincinnati City Club, both men talked about the toll of tuberculosis in Cincinnati, three deaths a day and three thousand cases. Senior noted that Cincinnati's citizens "were compelled to pay enormous sums for the upkeep of hospitals, sanitariums, clinics, asylums, prisons, and the cost of charity" and that the whole affair was preventable.⁶⁷

In 1916, reforming citizens started the Better Housing League to provide the poor with housing. However, the League found it financially difficult to achieve its goals. The Better Housing League worked with tenement residents, maintaining that "just as there are a group of delinquent landlords there is also a class of tenants who are ignorant and destructive." In a Progressive mindset, "visiting housekeepers, intelligent, trained, tactful women" educated residents concerning "how to live properly, to appreciate repairs and improvements that are made for them, to be fair with the landlord, and to pay their rent promptly."⁶⁸ It was not entirely successful, and in 1918 the League changed its mission to providing housing for the middle class, hoping for a trickle-down effect.⁶⁹

In 1916, the CMHC started the Kerper and Melbourne Terrace apartments. The Kerper and Melbourne apartments were part of the larger Washington Terrace complex that was constructed in stages. The Annex apartment complex was also constructed. For Washington Terrace, Schmidlapp refined his plan. He changed the apartment layout and moved the location of the building to a Black enclave in Walnut Hills to avoid any community backlash.

Schmidlapp published his book about the project, *Low Priced Housing for Wage Earners*, in 1916. The apartment complex garnered national attention. Julius Rosenwald sent his personal secretary, William C. Graves, to inspect the project in February 1916. Graves thought that

⁶³ Knerr, "Housing Reform and Benevolent Capitalism," 32.

⁶⁴ "Purchase of the Adam Brewery," *Cincinnati Enquirer*, May 28, 1913, 10.

⁶⁵ Knerr, "Housing Reform and Benevolent Capitalism," 32.

⁶⁶ Knerr, 32.

⁶⁷ "Senior Scores City Tenements," *Cincinnati Commercial Appeal*, November 7, 1915, 7.

⁶⁸ "Slums May Be Abolished," *Cincinnati Enquirer*, June 23, 1919, 8.

⁶⁹ Charles Casey-Leininger, *Cincinnati: Housing Opportunities Made Equal*, 2008, 3.

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Rosenwald would like to duplicate the project in Chicago and requested three sets of architectural drawings be sent there.⁷⁰ However, the onset of the war delayed Rosenwald's plans until the 1920s.

CMHC principal Frank Hamer noted what he termed the "Chicago problem" in an August 1919 speech. As the Great Migration swelled Chicago's African American population, Black residents began to move into white neighborhoods. Hamer argued that this reduced property values and could be avoided by building safe, sanitary, and affordable housing projects to obviate the necessity for moving to a white neighborhood. Schmidlapp framed this argument as helping local African American residents, postulating that when Black residents moved to white neighborhoods, formerly race-neutral white residents formed anti-Black sentiments.⁷¹ Indeed, Schmidlapp felt that rather than move at all, African Americans should improve their own neighborhoods and bring people to them.⁷² Schmidlapp pointed out that he did not call this segregation, which he noted was opposed by African Americans. Instead, he called it "community," implying an invitation.⁷³ Hamer's speech came days after the conclusion of Chicago's 1919 Red Summer race riot. He noted the 1916 Rosenwald Foundation visit to see what he termed "the Cincinnati experiment": "Cincinnati has established a reputation for itself north of the Ohio River in its plan to solve the Negro problem."⁷⁴ He went on to say that the \$550,000 invested so far "showed the interest of capital in this venture."⁷⁵ In Schmidlapp's case, in addition to curing social ills through decent housing, the Kerper and Melbourne apartments in Walnut Hills were constructed to maintain property values in white neighborhoods, and after the 1919 Red Summer, they were seen to preserve the peace.

Schmidlapp also reduced costs, and community opposition, by placing the building in an area that was already an African American enclave, sparsely built and hilly. The Washington Terrace site had previously been a dumping ground, which reduced the purchase price, although he had to terrace and grade some of the site to make it usable.⁷⁶

Schmidlapp included other features that were nowhere to be found in tenements. Space for a garden was included at each apartment. An assembly room for 250 people provided a place for gathering. A billiard table was available for a fee of ten cents per week. Playgrounds for children and a drinking fountain were also provided.

Schmidlapp also included a level of social control not found in tenements. The qualifications for tenancy were being a working man or woman and paying a ten-dollar deposit. The rent ranged from nine to twelve dollars compared to the market rate of fifteen to twenty dollars per unit.⁷⁷

⁷⁰ "Real Estate and Building," *Cincinnati Enquirer*, February 8, 1916.

⁷¹ "Architecture Among Negroes in America," *Negro History Bulletin* 3, vol. 7 (April 1940): 112.

⁷² "Architecture Among Negroes in America," 112.

⁷³ Schmidlapp, *Low Priced Housing for Wage Earners*, 1-2.

⁷⁴ "Half Million To Be Spent to Build Homes for Negroes" *Cincinnati Enquirer*, August 1, 1919, 11.

⁷⁵ "Half Million To Be Spent," 11.

⁷⁶ "Model Homes Venture," *Pittsburgh Post*, April 9, 1916, 25.

⁷⁷ J. R. Schmidt, "Cincinnati's Model Homes for Workingmen," *American Builder and Carpenter* XIII, no. 2 (May 1912): 58.

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But Schmidlapp arranged for the city's safety director to alert the company if any tenants were arrested. If found guilty, or if there was "immorality," the tenants would be evicted. Schmidlapp noted there were two punishments, one from the state and one from him.⁷⁸ However, Schmidlapp pointed out that arrests were rare. In four years, there were only twelve arrests out of 188 families.⁷⁹

Schmidlapp died on December 18, 1919. News of his death and accomplishments in philanthropic housing were national news in white and Black newspapers. The Des Moines-based *Iowa Bystander* wrote of his efforts and the reduction in disease and mortality.⁸⁰ The *Dallas Express* carried the wire article.⁸¹ The *New York Times* carried the news of his death on the front page, which outlined his philanthropic philosophy. Schmidlapp, although decidedly paternal in his outlook for Cincinnati's Black residents, did more to construct healthy and affordable housing for African Americans than any other builder.

However, the rent increased after Schmidlapp's death. In 1920, CMHC raised the rent when electricity was installed in all the buildings. The CMHC was unable to build more apartments immediately after the war because the cost of labor and a shortage of building supplies stifled construction. The CMHC did purchase a tenement to renovate on Carr Street, but the project proved to be barely profitable. The company did slightly expand the supply of African American housing by switching some apartment buildings to Black occupancy as Black enclaves expanded, surrounding formerly white-occupied projects. White tenants balked at living in them. These included Lincoln Terrace and Braxton Campbell Court in the 1920s (both demolished).

Schmidlapp's company operated without competition until the mid-1930s. Plans for the federal government's public housing project—Lincoln Heights and Laurel Homes in the west—hampered the private philanthropic housing developer and virtually killed the business model nationwide. CMHC and the West End Property Owners Association mounted a years' long battle, albeit unsuccessful, to derail the public housing project. CMHC president Wendall Campbell said that the project would also certainly create a new slum in Cincinnati because CMHC could not compete with rents that would almost certainly be lower than what the private market could charge.⁸²

This slowed the pace of rehabs in the apartments. When the apartments opened, they were rehabbed every year. In addition, new tenants could choose the decorating scheme for their unit. By the 1940s, rehabbing each apartment was only done every three to five years. Nonetheless, the Washington Terrace tenants celebrated the CMHC twenty-fifth anniversary with a week-long celebration of Schmidlapp's life.

⁷⁸ Schmidlapp, *Low Priced Housing*, 12–13.

⁷⁹ Schmidlapp, 12.

⁸⁰ "Cincinnati Man Builds Model Homes for Negroes," *Iowa Bystander*, January 23, 1920, 1.

⁸¹ "Cincinnati Man Builds Model Homes for Negroes," *Dallas Express*, January 17, 1920, 1.

⁸² "Owners Group Seeks Public Hearing," *Cincinnati Enquirer*, December 7, 1934, 9.

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Housing for African Americans in Cincinnati continued to be lacking. Moving to white neighborhoods was a hostile proposition at best, while urban renewal and later highway construction reduced the housing supply. In 1953, 6,426 new dwelling units were built in Cincinnati, and the CMHC built twenty units for African American residency. These were the first homes built for African Americans in Cincinnati since the last CMHC project in 1928.⁸³

The CMHC was dissolved on December 7, 1977. The Kerper and Melbourne apartments were sold to an individual, Vera Holscher.⁸⁴ In 1980, Raymond Babb purchased the apartments to renovate them.⁸⁵ But it is unclear whether the project was successful, and the property appears to have been in foreclosure by 1984.⁸⁶

Schmidlapp's apartments in Walnut Hills were developed over time. The Kerper and Melbourne apartments were built in 1916–1917. Other apartments for African American residents were located at Ashland and Chapel Streets in Walnut Hills, southeast of the Kerper and Melbourne Terrace apartments, which are extant but heavily remodeled. The Fredonia and Whittier apartments, built for African American occupancy, were in the path of I-71 along with the bulk of Washington Terrace and have been demolished. Apartments that were built for white occupancy but later changed to Black occupancy, such as Lincoln Terrace and Braxton Court, were close to I-71 and have been demolished. Norwood's Harris No. 1 apartment building was also converted to African American occupancy and is extant. However, all the extant buildings such as Harris No. 1 and Markbreit were not part of the community concept but standalone apartments.

The bulk of Washington Terrace was demolished in the 1970s for interstate highway construction. The last remnant of Washington Terrace, seventeen units in six rowhomes, was demolished due to its proximity to I-71. The resultant noise from removing a tree line for a highway ramp to spur economic development made the apartments uninhabitable, according to the Department of Housing and Urban Development noise criteria standards.⁸⁷ The residents were relocated in 2015, and the apartments were subsequently demolished.⁸⁸ Consequently, the Kerper and Melbourne Terrace apartments are important extant buildings associated with Schmidlapp's efforts to form a community to assist in personal change for the tenants.

⁸³ "6426 New Dwelling Units Added to Area" *Cincinnati Enquirer*, February 5, 1954, 4.

⁸⁴ Hamilton County Auditor Property Card, *County Auditor On-Line* (website), <https://wedge1.hcauditor.org/view/re/0600005001200/2022/imagesOwnerCard>.

⁸⁵ "Rossmoyne Firm Cashes in on Expanding Energy Needs," *Cincinnati Enquirer*, June 15, 1980, 143.

⁸⁶ Hamilton County Auditor Property Card, <https://wedge.hcauditor.org/view/re/0600005001200/2023/imagesOwnerCard>.

⁸⁷ Environmental Assessment Determination and Compliance Finding for HUD assisted findings 24 CFR 50— Demolition and Disposition of Washington Terrace Apartments, 1, https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKewiRtejp4ueBAxV_hYkEH_VxgBnAQFnoECBMQAQ&url=https%3A%2F%2Ffiles.hudexchange.info%2Freports%2Fpublished%2FFERR_90000010039103_Demolition-and-Disposition-of-Washington-Terrace-Apts_Cincinnati_OH_EA_AN_10052018_1507216200308.docx&usg=AOvVaw3oNXb1b04nKfEegwI3eXc5&opi=89978449.

⁸⁸ Environmental Assessment Determination and Compliance Finding for HUD assisted findings 24 CFR 50— Demolition and Disposition of Washington Terrace Apartments, 3.

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Conclusion

Meeting Criterion A for Ethnic Heritage, Schmidlapp's Kerper and Melbourne apartments are important pieces of the Progressive housing reform movement history. Schmidlapp and CMHC not only continued the 5 percent dividend business model, made famous by Sternberg and Kober at the turn of the century in Washington DC, but also adopted the following building elements and attributes: separate buildings with green space, bathrooms, and private entrances. The apartments were well ventilated with natural light in every room. It was as far from tenement housing as design and cost considerations could muster.

Jacob Schmidlapp was interested in personal improvement and its cumulative effect on society, in changing how society valued people. This is where Schmidlapp and the CMHC are significant. They were true Progressives because they harnessed capital to improve society, which in turn would improve their business. It was not a blanket approach; people had to be working class and embrace a certain set of values. At the same time, Schmidlapp was careful not to confront community standards regarding race. When his first apartments drew community condemnation, he did not integrate neighborhoods. However, he and his investors took the perceived risk themselves in Walnut Hills, an African American enclave. They pointed out that there was no difference between white and Black residents in the businesses' bottom line. Consequently, the Kerper and Melbourne apartments are the built historical record of a Progressive reformer's opportunities and limitations with working-class housing in Cincinnati, during the Great Migration and the Progressive Era.

Discussing philanthropic apartments in Cincinnati, the Apartment Buildings in Ohio Urban Centers, 1870-1970, MPD notes that "this subtype has been extremely vulnerable to insensitive rehabilitations and demolition. Public support and funding for their preservation has been limited. The few examples that remain are highly significant and worthy of preservation."⁸⁹ The Kerper and Melbourne Terrace Apartments illustrate the broad pattern of development for philanthropic apartments, and the intact buildings meet the registration requirements for National Register listing.

⁸⁹ Stephen C. Gordon, "Apartment Buildings in Urban Ohio, 1870-1970," Multiple Property Document, National Register of Historic Places Multiple Property Document Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2011), E-46.

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The Canton Repository (Canton, Ohio)

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- Cincinnati Commercial Tribune*
- The Cincinnati Enquirer*
- The Cincinnati Post*
- Daily News Democrat (Huntington, Indiana)*
- Evening Star (Washington, DC)*
- The Bystander (Des Moines, Iowa)*
- Long Beach Telegram (Long Beach, California)*
- The New York Times*
- The Pittsburgh Post*
- Washington Post*
- Washington Times*

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.795 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.137430 | Longitude: -84.486399 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary corresponds to the building's tax parcel, 060-0005-0012-00, as recorded by the Hamilton County Auditor, State of Ohio. Auditor site accessed October 20, 2023. See boundary map (Figure 8).

Boundary Justification (Explain why the boundaries were selected.)

The current parcel boundary is the same as the historic parcel boundary. The two apartments were planned as a separate project on this parcel from CMHC's other apartment complexes. The nominated boundary includes the property historically associated with the Kerper & Melbourne Terrace Apartments during the period of significance.

11. Form Prepared By

name/title: Rory Krupp/Deanna Heil
organization: Owen & Eastlake/City Studios Architecture
street & number: 1356 Hamlet Street Columbus Ohio 43201/City Studios Architecture 1041 Main Street, Cincinnati, Ohio 45202

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city or town: Columbus state: Ohio zip
code: 43201

e-mail rkrupp@oweneastlake.com/dheil@citystudiosarch.com

telephone: Krupp-614-439-9068/Heil-513-621-0750

date: October 18, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Kerper and Melbourne Apartments

City or Vicinity: Cincinnati

County: Hamilton

State: Ohio

Photographer: Rory Krupp (exterior) and Laura Murray (interior)

Date Photographed: Exterior - January 4, 2024, Interior – September 27, 2023.

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 28. Kerper Apartments, overview, looking southeast.
- 2 of 28. Kerper Apartments overview, view looking northeast.
- 3 of 28. 3066 Kerper Avenue, view looking northeast.
- 4 of 28. 3086 and 3078 Kerper Avenue, view looking south.
- 5 of 28. Rear 3086 Kerper with retaining wall, view looking southwest.
- 6 of 28. 3082 Melbourne Terrace, view looking south.
- 7 of 28. Rear 3066, 3070, 3078 Kerper, view looking southwest.
- 8 of 28. Rear 3082 Melbourne Terrace, view looking south.
- 9 of 28. 3070 Melbourne Terrace, view looking south.
- 10 of 28. Rear 3078 and 3086 Kerper Avenue, view looking southwest.
- 11 of 28. Courtyard and front of Melbourne Terrace apartments, view looking northeast.
- 12 of 28. Courtyard and rear of Kerper apartments, view looking northeast.
- 13 of 28. Rear of Melbourne Terrace from 3070 Melbourne Terrace with retaining wall, view looking southwest.
- 14 of 28. 3078 Unit B, Kerper Avenue, bedroom, view looking southeast.
- 15 of 28. 3078 Unit B, Kerper Avenue, living room, view looking northeast.
- 16 of 28. 3078 Unit B. Kerper Apartments, hallway and bathroom, view looking southeast.
- 17 of 28. 3078 Unit B, kitchen, view looking southwest.
- 18 of 28. 3078 Unit B, Kerper Apartments, view looking northwest.
- 19 of 28. 3068 Melbourne Terrace, living room, view looking northwest.
- 20 of 28. 3068 Melbourne Terrace, bedroom, view looking southeast.

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- 21 of 28. 3068 Melbourne Terrace, bathroom, view looking northeast.
- 22 of 28. 3068 Melbourne Terrace, bedroom, view looking southwest.
- 23 of 28. 3068 Melbourne Terrace, kitchen, view looking southeast.
- 24 of 28. 3078 Melbourne Terrace Unit A, bedroom, view looking west.
- 25 of 28. 3078 Melbourne Terrace Unit A, bathroom view looking southeast.
- 26 of 28. 3078 Melbourne Terrace Unit A, kitchen, view looking southeast.
- 27 of 28. 3078 Melbourne Terrace Unit A, kitchen, view looking northwest.
- 28 of 28. 3078 Melbourne Terrace Unit A, living room, view looking northwest.

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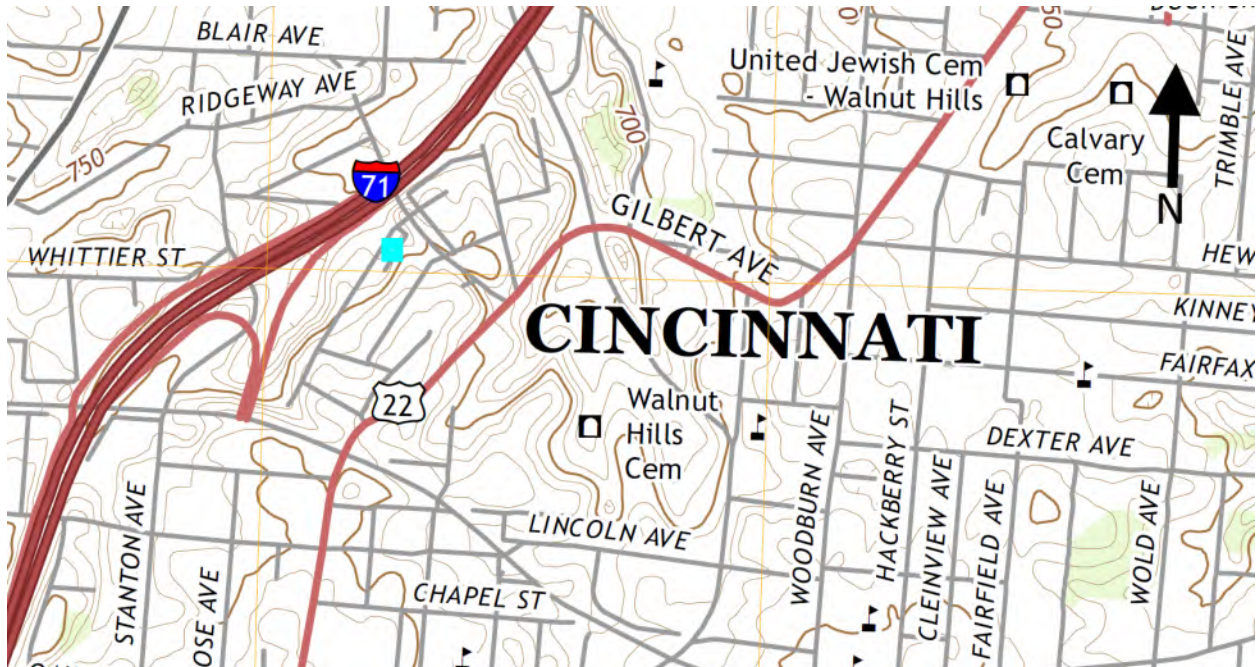


Figure 1. 2019 USGS 7.5 minute Cincinnati East Quadrangle map, Kerper and Melbourne Terrace location in blue square.

Brigid Kelly, Hamilton County Auditor
Property Report

generated on 10/20/2023 2:43:07 PM EDT

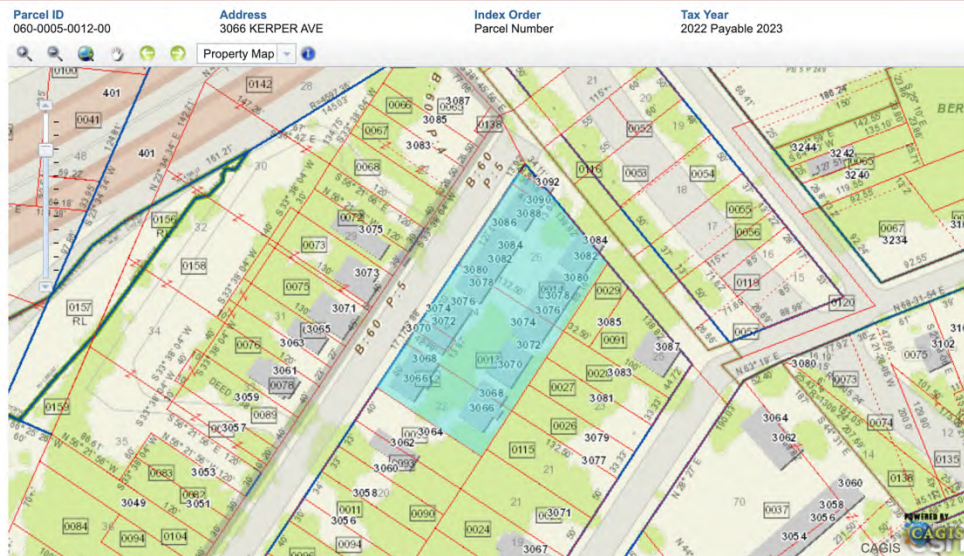


Figure 2. Boundary map from Hamilton County Auditor.

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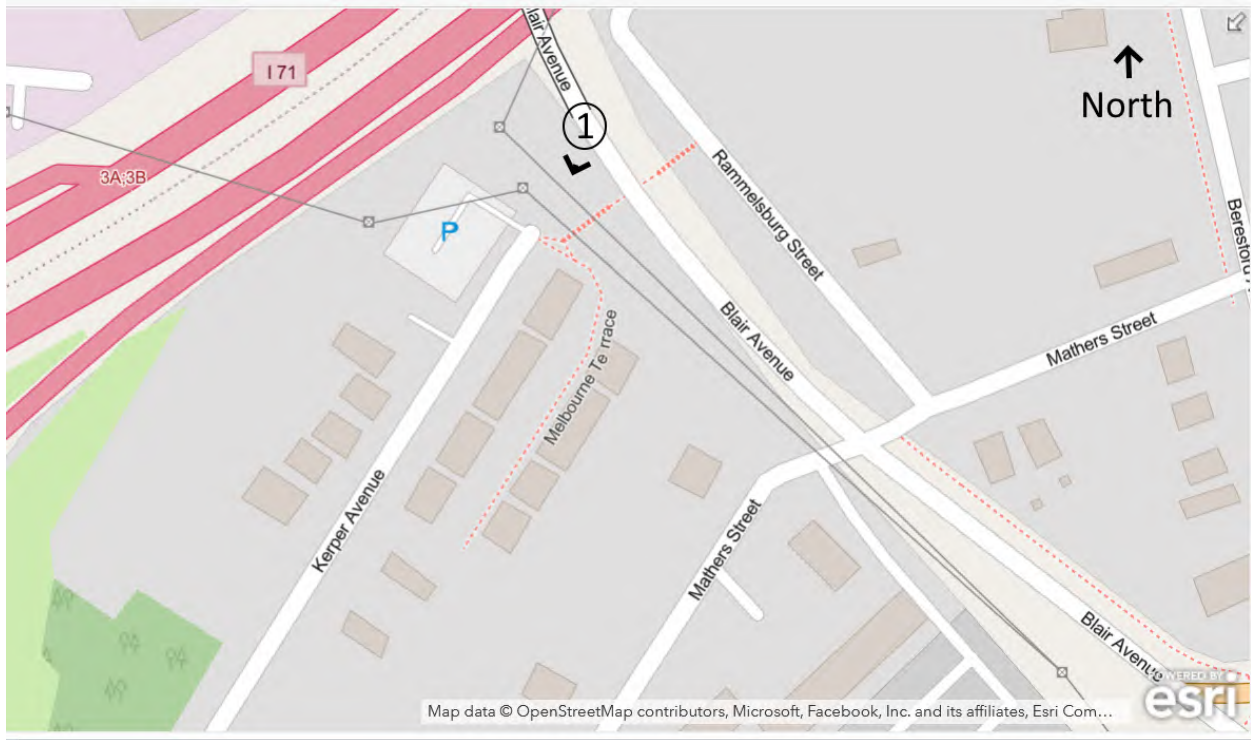


Figure 3. Exterior photograph key.

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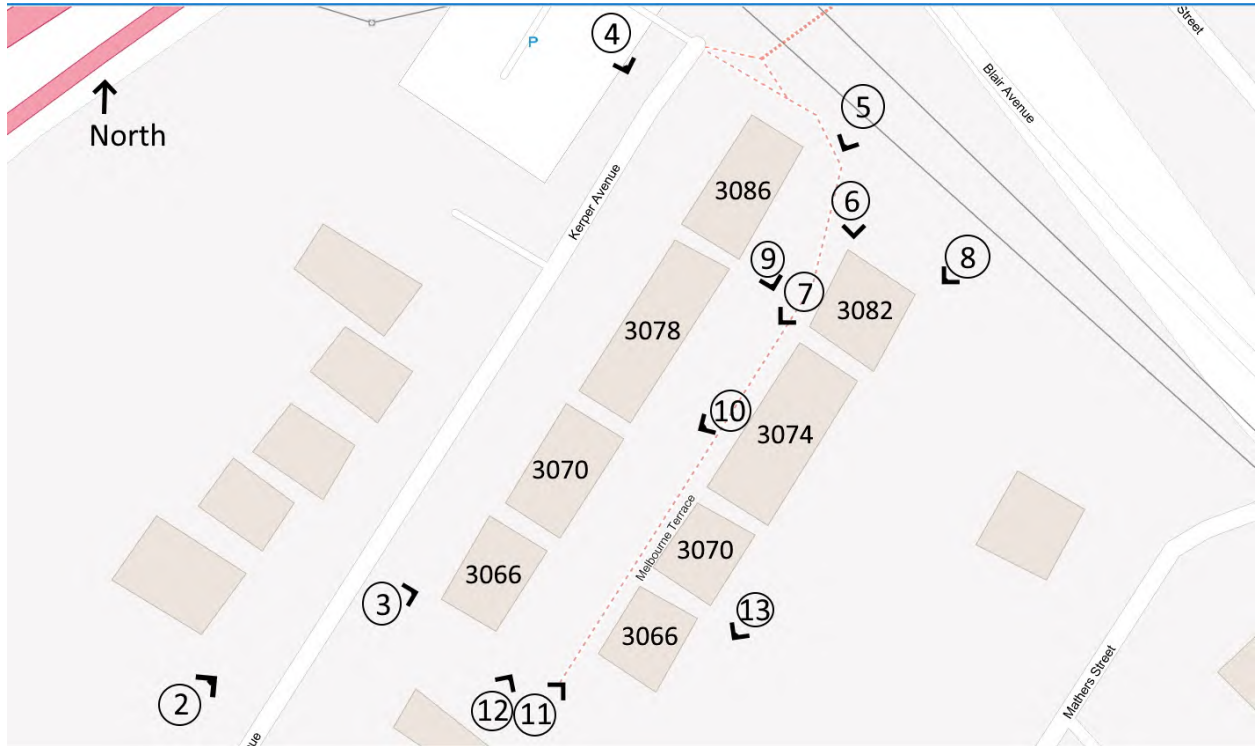


Figure 4. Exterior photograph key.

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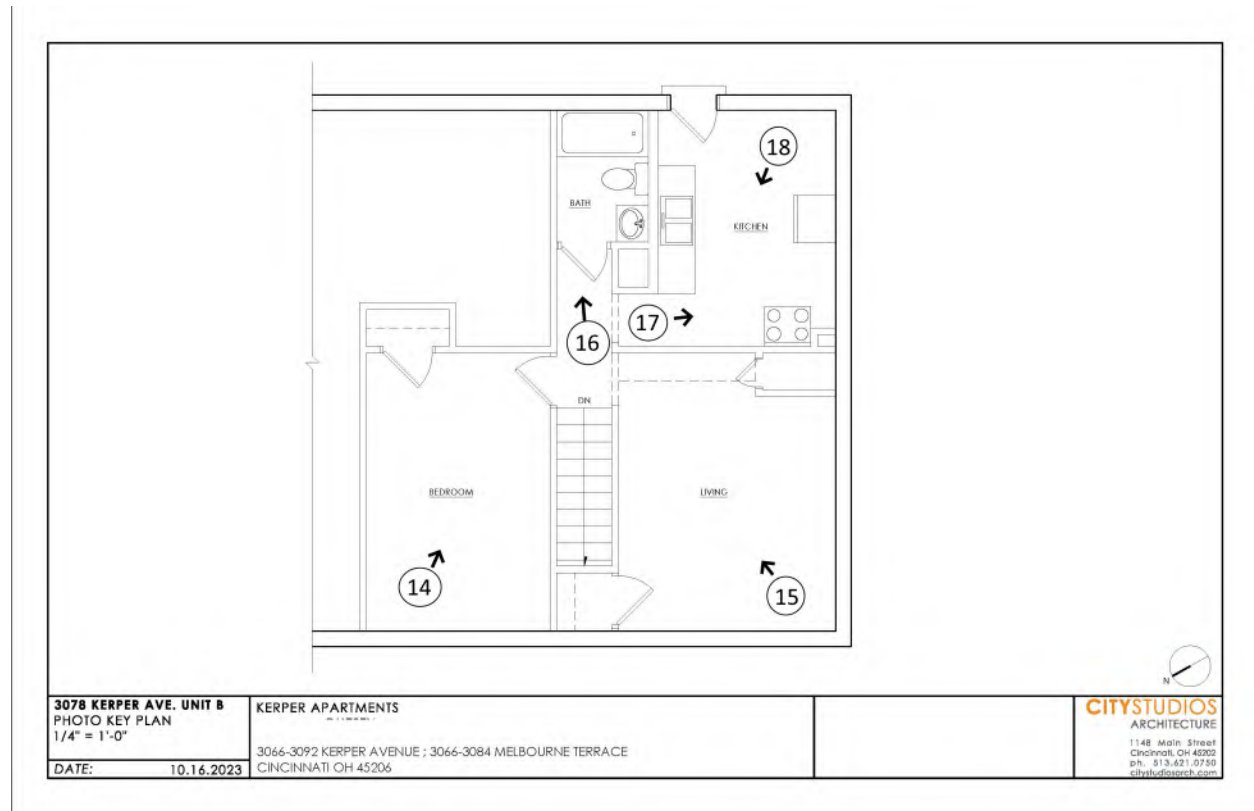


Figure 5. 3078 Kerper Avenue, Unit B.

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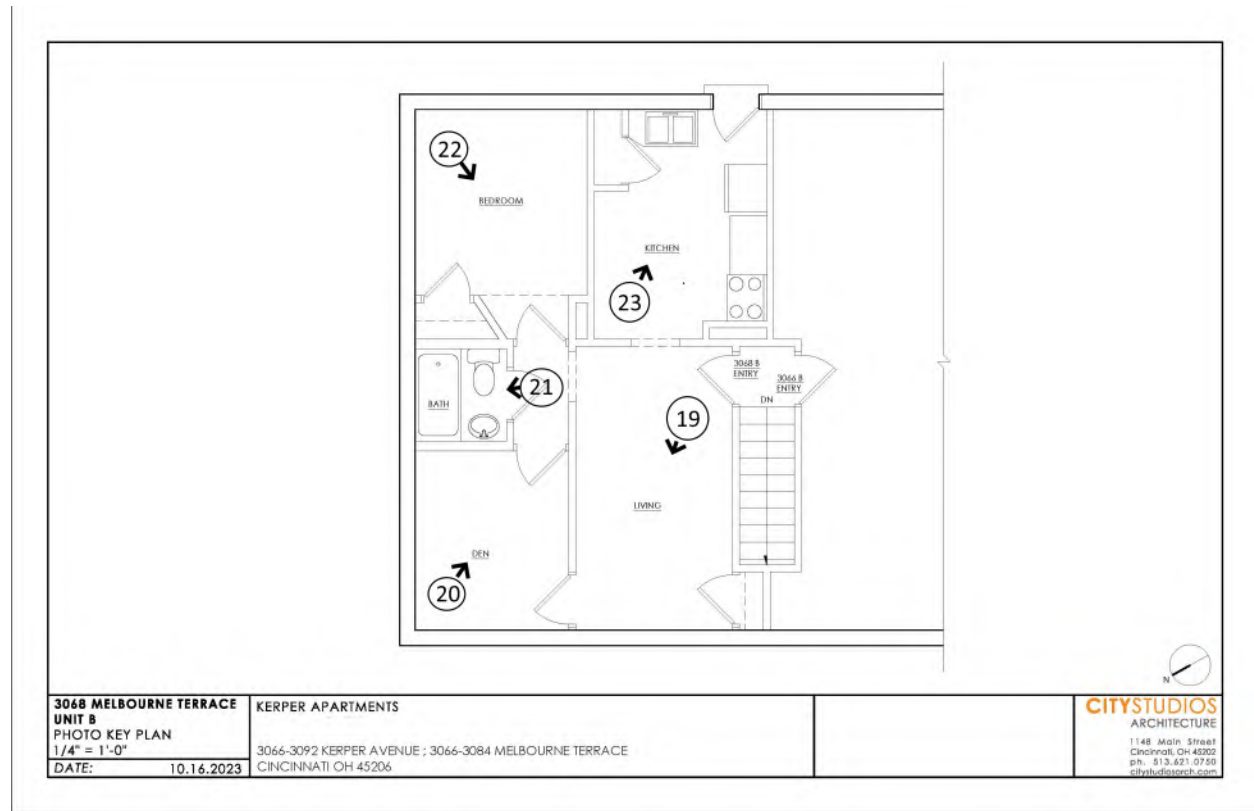


Figure 6. 3068 Melbourne Terrace, Unit B photo key.

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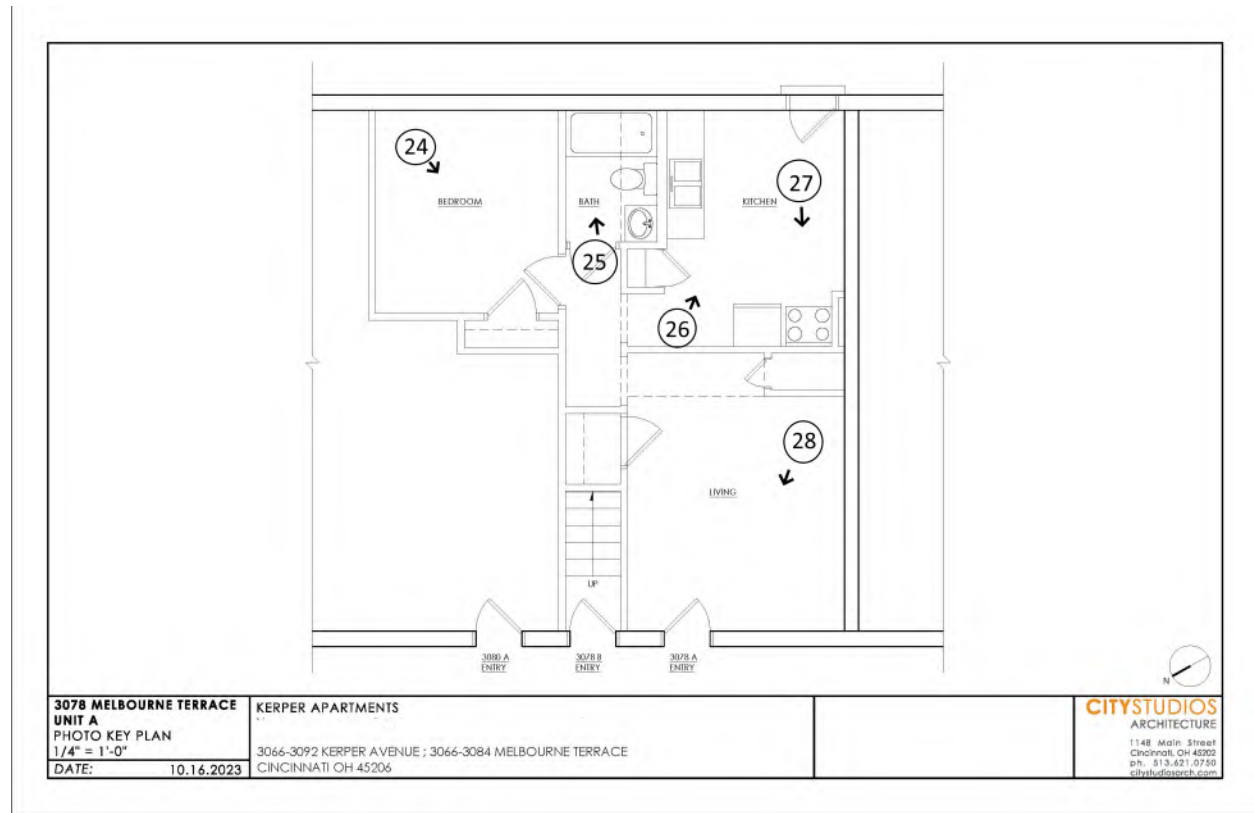


Figure 7. 3078 Melbourne Terrace, Unit A photo key.

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Figure 10. (R-L) 3066-3068 Kerper Avenue, 3070-3076 Kerper Avenue, and 3078-3083 Kerper Avenue in the 1920s before the front parapet reconstruction.

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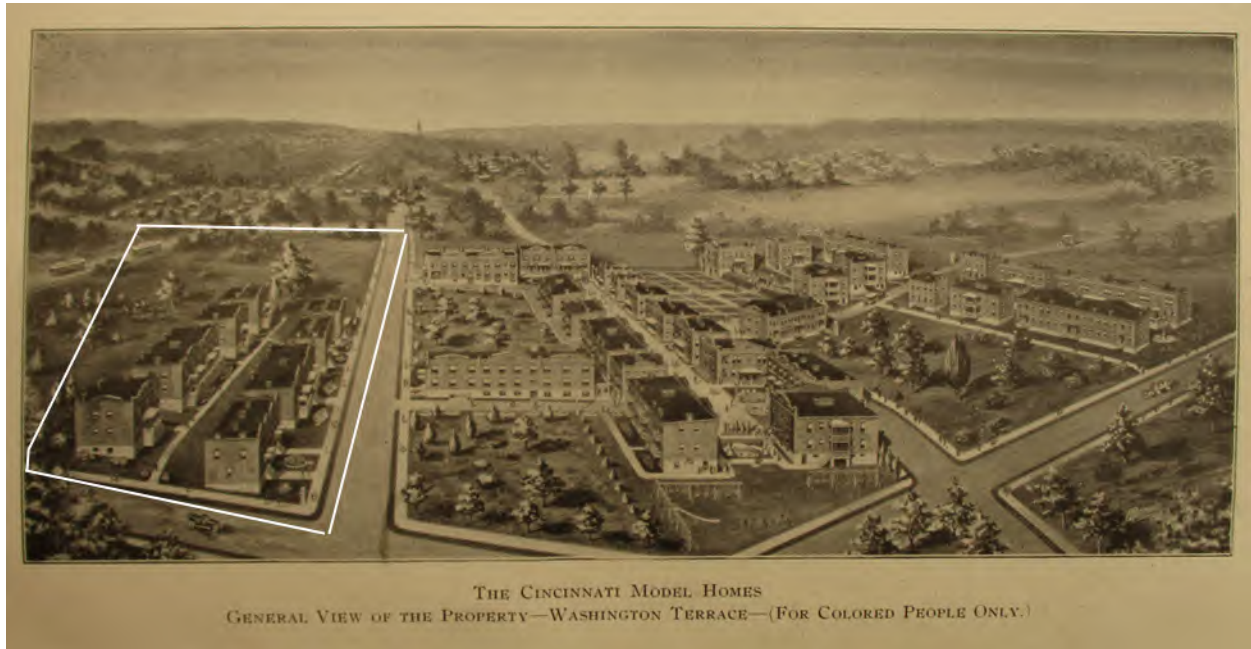


Figure 11. Stylized overview of Kerper and Melbourne Terrace apartments (on far left outlined in white) with Washington Terrace (on right) from Jacob G. Schmidlapps's Low Priced Housing for Wage Earners, 1916, revised 1919.

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- Tier 4 – 280 hours

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