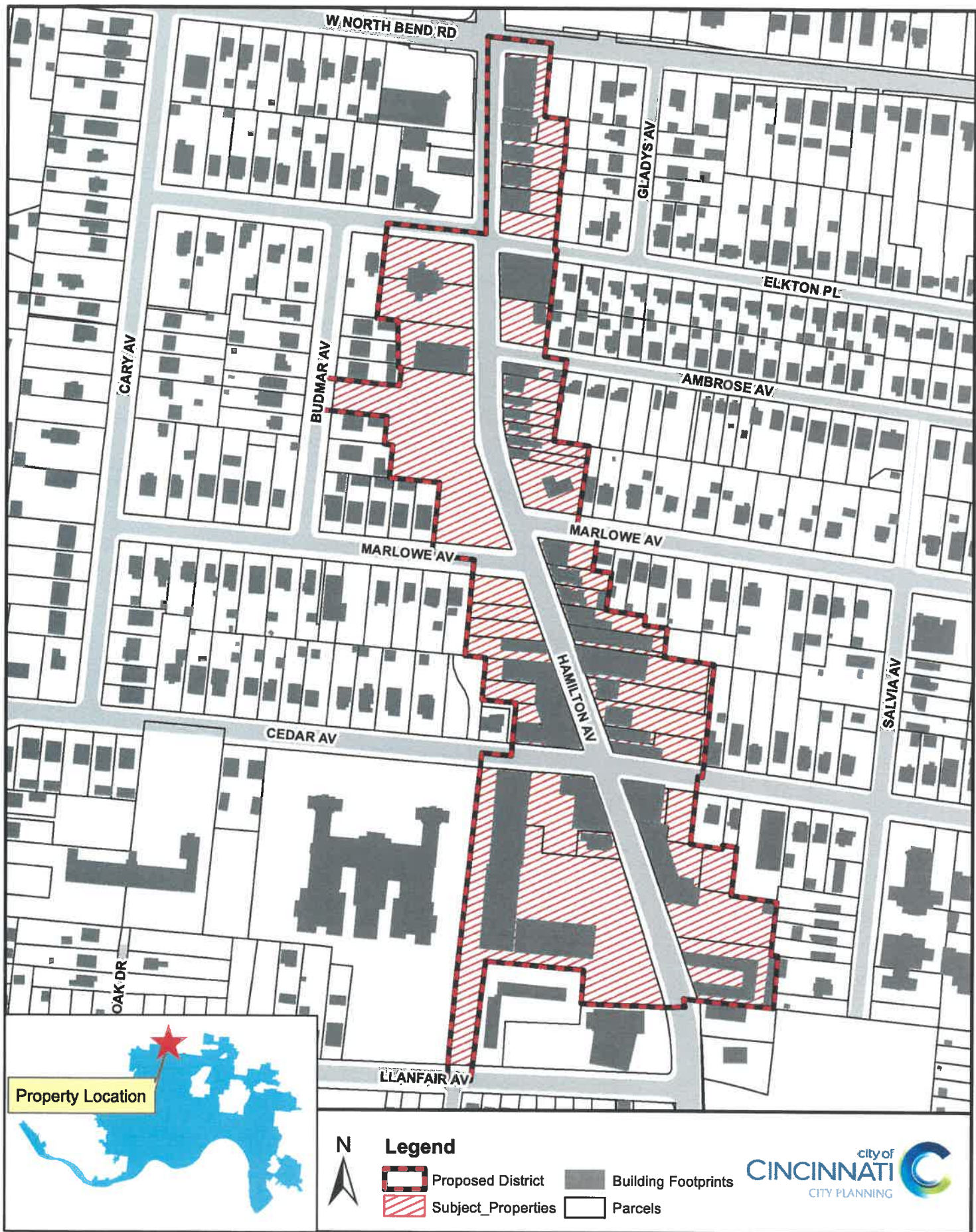


College Hill Mid-Business Historic District



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Legend

- Proposed District
- Subject Properties
- Building Footprints
- Parcels



CONSERVATION GUIDELINES
College Hill Mid-Business Historic District

Introduction

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INTRODUCTION

The desire to create a local historic business district in College Hill has been a desire and idea discussed over the past twenty years. Since the 1970s the portion of the business district along Hamilton Avenue has seen historic buildings deteriorate to the point of demolition, with the land left vacant and periodically overgrown with weeds and littered with trash. Vacant buildings, still standing, are home to hookers, squatters and generally attract trouble, crime, and unsavory activity. The 2002 Urban Revitalization Plan established the groundwork for the Marlowe Court Apartments and the future College Hill Station project. While both of these projects are significant to the stabilization of the area, they do not take into account the design characteristics of the district. In the defense of these two projects, designing projects in the likeness of the district is truly not financially feasible. Current construction and development projects in the area do follow the guidelines established by the Form Base Code, which cater to the pedestrian nature of the business district and promote the cohesion of the district as a single unit rather than an incongruent collection of businesses and interests. Infill construction is welcome and is critical to the success of the College Hill Mid-Business Historic District, but even more critical is the preservation of the existing buildings and the access to resources to help building owners rehabilitate these historic structures whose value is deeper than the brick and reaches into the colorful and quaint history of early to mid twentieth century College Hill.

GENERAL CHARACTERISTICS OF COLLEGE HILL

The College Hill Mid-Business district has the overall character of an early twentieth century mercantile community. The district is composed primarily of pre-1950 commercial, mixed-use, and residential structures built in the Art Deco/Moderne, Tudor Revival, Bungalow, Colonial Revival, Chateau, Victorian Vernacular, Italianate, and Greek Revival styles. Most of the buildings are one to three stories and are built of brick. The buildings within the district sit on the front property line right up to the sidewalk and share in common large first floor commercial glass storefronts. Windows found on upper floors are regularly spaced and contain double hung windows, with the exception of buildings that have missing windows or cheap vinyl replacement windows. Due to the mix of architectural styles and variations in building height the district has a unique and attractive visual aesthetic. An aesthetic that is worth preserving and supporting as the district and the neighborhood continues on a trajectory of positive growth and redevelopment.

Some of the buildings in the district have had alterations that are not in keeping with the character of the original building or the district. These alterations can be "undone" to honor the integrity of the buildings.

ALTERATION AND REHABILITATION REVIEW CRITERIA

GENERAL GUIDELINES

**Due to the similarity between the Northside Business District and the College Hill Mid-Business District these guidelines are taken from the Northside NBD guidelines to be adopted for College Hill Mid-Business District guidelines.*

Since there are a variety of building types in the College Hill Mid-Business District each project should be reviewed individually. There are, however, a few guidelines that apply to all rehabilitation work.

1. Avoid removing or altering historic material or distinctive architectural features: if it's original and in fairly good condition, try to keep it and repair.
2. Don't try to make the building look older than it really is. This also applies to any future additions to the building. Do not try and make new additions look like they were original to the building.
3. A later addition to an old building may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building.
4. Repair rather than replace wherever possible. If replacing, replicate the original – don't invent something new that "might have been." For example: if replacing commercial storefront windows it is suggested that aluminum anodized bronze frame windows be used, or something of a similar visual effect.
5. Be sensitive to distinct stylistic features and examples of skilled craftsmanship.
6. Surface cleaning should be done by the gentlest means possible. Don't sandblast or use other abrasive methods. Cleaning may not be necessary at all.
7. New additions should look new. They should be compatible with the existing structure but should not try to copy the old building.
8. Before starting on a project, stand back and look at your building and how it relates to its neighbors. Uncover original design features that may be buried under layers of improvements. It takes detective work but there may be evidence of where original elements were located. Research may turn up pictures of what your building originally looked like.

ALTERATION AND REHABILITATION REVIEW CRITERIA SPECIFIC GUIDELINES

1. MATERIALS: REPAIR OR MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE

Original materials should be repaired, restored, and reused wherever possible. Original materials should not be removed or covered. Where necessary, missing and deteriorated material should be replaced with appropriate recycled or new materials that match the original as closely as possible with regard to:

type of material	color	placement
size of unit	shape	detailing
composition	texture	style
type of joint		

2. STOREFRONTS: THEY SET THE IMAGE OF THE BUILDING

The basic elements, which give the storefront character, shall be retained and repaired. These include:

original window height	original piers	original sill height
original lintels	doorways	transoms
proportions of openings	decorative work	

Piers or columns that divide the storefront into bays, and lintels or cornices, which separate the storefront from the upper floors, should not be covered or removed. Windows should not be filled in. Sill height should be maintained. Original transoms, window configuration, doors, and ornamentation should be retained, repaired, or replicated. Where no original materials or detailing remains, new work should be compatible with the original character of the building.

3. WINDOWS: SHOULD REMAIN OPEN

Windows are a distinctive feature in buildings that comprise the College Hill Mid-Business District. The original pattern of window openings and their shape and configuration should not be altered. Window openings should not be reduced, enlarged, or filled in on street facades. Replacement windows should match the original in size, shape, design, and material. Vinyl replacement windows shall not be permitted.

Original window openings and storefronts should be retained.

However, the building code and egress requirements today are different than they were when the buildings were constructed. Conversion of window openings to door openings is allowed in order to meet egress and life & safety requirements.

4. SIGNS: KEEP THEM SIMPLE

Signs should be compatible with the district and in character with the building they are on. The removal of inappropriate and extraneous signs is encouraged. New or altered signs should meet the following guidelines:

- a. Signs should be compatible with the architecture of the building they are attached to.
- b. The design of signs should capitalize on the special character of the area and reflect the nature of the business they are identifying.
- c. Large signs should be kept flat against buildings and not detract from the architecture of the building or cover architectural details.
- d. Generally, signs should be attached to storefront lintels, or at the height of the lintel.
- e. Small projecting signs may be used for identification. These may take the form of projecting symbol signs.
- f. Signs should be adequately spaced from other signs for good visibility and should be approximately the same size and shape, placed in the same general location, and at the same height as other signs of similar businesses.
- g. Obsolete signs and unused sign supports should be removed. New roof top signs and signs that extend above the roofline of a building or above the window sill line of the 2nd floor of buildings should not be permitted.
- h. Signs may be painted on first floor commercial storefront windows, or applied in vinyl. The size of the sign cannot obscure the view into the storefront. The sign colors must be compatible with the colors of the building.

i. Internally Illuminated signs are not permitted.

5. ORNAMENTATION: KEEP ORIGINAL ORNAMENTATION

The existing architectural features that give buildings their character such as decorative piers, columns, brackets, decorative brickwork and terra cotta should be preserved. The addition of inappropriate and out of character features should be avoided.

6. MASONRY CLEANING: NEVER SANDBLAST OR DON'T CLEAN

Cleaning of masonry is generally discouraged. If cleaning is necessary, it should be done by the least damaging method available, ranging from washing with a mild detergent and soft bristle brushes to chemical cleaning. Sandblasting is not an acceptable method for cleaning: it destroys brick and lessens the life of buildings. Sandblasting brick severely damages the surface.

7. SILICONE: AVOID WATER REPELLENT COATINGS

Water repellent coatings (silicone) should never be used unless there is actual water penetration through the masonry units themselves, and if the problem is not caused by faulty or missing mortar, poorly functioning gutters and downspouts, or rising ground water.

If water is penetrating through the masonry to interior surfaces, then only the affected area should be treated, and only after the masonry has been allowed to dry. Painting is more permanent and provides a good measure of waterproofing to masonry walls. This procedure is highly recommended for the renewal of buildings in the district.

8. PAINTING: IF IT WAS PAINTED, PAINT IT AGAIN

Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The color of trim and decorative detailing on a building should contrast with the wall paint color. Light colored buildings should have darker trim and dark colored buildings should have lighter trim. At no time should the detailing and trim be painted the same color as the walls.

9. REPOINTING: USE THE RIGHT CEMENT AND MATCH MORTAR JOINTS

Older, softer bricks require a softer mortar. It is important to simulate the old lime and sand mortars, both in appearance and in composition. This will insure that during periods of freezing and thawing, the expansion and contraction characteristics of brick and mortar will be nearly the same. If a hard, modern mortar with a high portland cement content is used, the softer bricks may suffer irreparable damage during freeze/thaw periods.

A mixture consisting of one part of white masonry cement, two parts of lime, and seven to nine parts of the smallest available mesh sand (to match the original sand) is recommended.

In general, the mortar joint should be concave, as this gives the greatest bond of mortar to brick. In restoration work, however, the type of original joint should be matched with new work.

10. APPURTENANCES / AWNINGS: DO NOT COVER IMPORTANT FEATURES

All appurtenances, such as shutters, light fixtures, and signs, should be compatible with the building upon which they are to be installed. The installation of canvas canopies and awnings is permissible but should not obscure or require the removal of significant architectural features. Canopies and awnings made of material other than canvas are discouraged unless there is historic precedence for the building or architectural style.

11. WALL RESURFACING / WOOD FRAME STRUCTURES: USE WOOD CLAPBOARD

Wood clapboard siding should be used as the repair or replacement material where appropriate, and its use is encouraged as a resurfacing material on wood frame buildings. The use of aluminum or vinyl siding for resurfacing should be avoided. Artificial stone, asbestos, asphalt shingles, and other similar resurfacing materials shall not be used. Architectural features such as cornices, brackets, window sills, and lintels should not be removed or obscured when resurfacing material is applied. Siding should be applied horizontally and all wood siding should be painted.

12. UTILITY/SYSTEM INSTALLATION: PLACE THEM INCONSPICUOUSLY

The installation of utility and mechanical systems such as water or gas meters, and central air conditioning cooling units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should be avoided.

13. WALLS AND FENCES: RETAIN THE ORIGINAL

Existing retaining walls, gates, and fences should be repaired and retained wherever possible. The installation of chain link fences shall be prohibited on the property.

14. PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED

Parking should be designed so as not to detract from the visual quality of the district.

a. Screening should be sufficient to minimize the view of parked vehicles from other properties, from the street, and other public areas. Screening may employ masonry

walls, landscaping, and fencing. The design of this screening should be compatible with the district.

b. Within the interior of parking lots, there should be adequate landscaping, including planting islands containing trees to provide shade and to break up large areas of paving.

*Note that parking lots are also subject to the Form Base Code guidelines.

DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES

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

- a. Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;
- b. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition. This review will be governed by Section 1435-09: Alterations and Demolitions: Certificate of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, § 1, effective July 20, 2012. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the "Historic Preservation Code," shall be considered the governing law.
- c. The demolition request is for an inappropriate addition, or a building of a later period, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

BUILDINGS OF A LATER PERIOD

Buildings of a later period were generally constructed after most of the rest of the district was built and are of a different architectural character than the district due to their age and the different character of their scale, material, and detailing. The following "later period" buildings are subject to this review criteria:

- 5800 Hamilton (old Papa John's)
- 5819 Hamilton (shopping center)
- 1626 Llanfair (apartment building)

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

NEW CONSTRUCTION/ADDITIONS: COMPATIBLE BUT NOT REPLICAS

New construction should not try to imitate the old, but should be compatible with respect to the following:

MATERIALS – The type of materials and their color, texture, scale and detailing should be compatible with those of the District and/or the original building. Predominate materials are brick with stone, wood, or cast iron trim.

SCALE – The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts.

FORM – The shape, massing, and proportions of new work should be compatible with the District and the original building. Openings are primarily vertical.

DETAILING – The detailing including, but not limited to, the following features and

their placement on additions and new construction should be compatible with the District:

walls	roofs	windows
eaves	cornices	chimneys
doors	porches	appurtenances

HEIGHT – The height of an addition should not exceed the height of the original building. Buildings in the College Hill Mid-Business District vary from 1 to 3 stories high. The height of new buildings should be comparable to the height of existing buildings and should not detract from the character and appearance of the District.

SETBACK – The setback of new buildings should be comparable to the setbacks of existing buildings in the District. Buildings are commonly sited on the sidewalk and 3-10 feet from adjacent buildings or attached to them.

HISTORIC INTEGRITY – Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. If original openings are filled in on the side or rear elevations, the outline of the original opening should remain apparent by setting new infill material back from the surface and leaving original sills and lintels in place.

THESE GUIDELINES ARE NOT CAST IN CONCRETE.

They do not force you to do work on your property. They do not force you to "take the property back to the way it was." They can be waived or adjusted if the owner shows that sticking to the guidelines would cost more than he/she could afford. Ordinary repair and maintenance does not require review by the Historic Conservation Board.

Applicants are encouraged to consult with Historic Conservation Board staff before they finalize their plans and formally apply for a building permit.

Exhibit E

College Hill Mid-Business Historic District
Property Information List

Parcel Number	Property Street Number	Property Street Name	Property Name	Resource Category	Date of Construction	C	N/C	Owner Last Name	Owner First Name	Owner Street Number	Owner Street Name	Owner City, State	Owner Zip Code
233-0002-0032-00	5819	Hamilton Avenue	shopping center	Building	1990		X	Hamilton Avenue LLC		1532	East Seventh Street	Brooklyn, NY	11230
233-0004-0149-00	5830	Hamilton Avenue	La Rossa	Building	1900	X		Bruce and Dorothy	Soldano	2326	Castle Pines Court	Hamilton, OH	45013
233-0004-0149-00	5830	Hamilton Avenue	La Rossa garage	Building	1900	X		Bruce and Dorothy	Soldano	2326	Castle Pines Court	Hamilton, OH	45013
233-0004-0130-00	5836	Hamilton Avenue	Portulaca	Building	1928	X		CH Forum (CH Investment Collaborative)		44399	Haight Avenue	Cincinnati, OH	45223
233-0002-0049-00	5843	Hamilton Avenue	Fish Fry	Building	1936	X		Hamilton Avenue LLC		1532	East Seventh Street	Brooklyn, NY	11230
233-0004-0139-00	5846	Hamilton Avenue	E Print Works	Building	1950	X		CH Forum (CH Investment Collaborative)		44399	Haight Avenue	Cincinnati, OH	45223
233-0002-0049-00	5851	Hamilton Avenue	PNC Bank	Building		X		Hamilton Avenue LLC		1532	East Seventh Street	Brooklyn, NY	11230
233-0004-0138-00	5852	Hamilton Avenue	Marquet Building	Building	1950	X		College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0004-0017-00	5900	Hamilton Avenue	Shakers	Building	1900	X		Johnny	Collins	5900	Hamilton Avenue	Cincinnati, OH	45334
233-0002-0018-00	5901	Hamilton Avenue	Dow Corner	Building	1929	X		College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0004-0123-00	5904	Hamilton Avenue	Shakers	Building	1900	X		Johnny	Collins	5900	Hamilton Avenue	Cincinnati, OH	45334
233-0002-0017-00	5905	Hamilton Avenue	Brink Brewing	Building	1926	X		College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0004-0015-00	5910	Hamilton Avenue	House of Joy	Building	1910	X		Christian Ministries INC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0002-0057-00	5911	Hamilton Avenue	House of Joy Space	Building	1923	X		House of Joy		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0002-0015-00	5915	Hamilton Avenue	Red Rose Pizza	Building	1927	X		Streetcar Properties		1549	Larry Avenue	Cincinnati, OH	45224
233-0004-0014-00; 233-0004-0120-00; 233-0004-0132-00	5916- 5920	Hamilton Avenue	House of Joy	3 Buildings	1936	X		Christian Ministries INC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0002-0015-00	5917	Hamilton Avenue	Doll House	Building	1914	X		College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0004-0003-00	5922	Hamilton Avenue	Retail/Restaurant	Building	1926	X		Michael	Curton	1236	Hollywood Avenue	Cincinnati, OH	45224
233-0004-0131-00	5924	Hamilton Avenue	Mixed Use/Barbershop	Building	1925	X		Heard	Clifford	5924	Hamilton Avenue	Cincinnati, OH	45224
233-0004-0134-00	5928	Hamilton Avenue	Mixed Use	Building	1949	X		Michael	Curton	1236	Hollywood Avenue	Cincinnati, OH	45224
233-0004-0001-00	5932	Hamilton Avenue	Art Deco Bank Building	Building	1949	X		College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223

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233-0003-0185-00	6018	Hamilton Avenue	Kutz and Trims Barber Shop	Building	1950	X		Muhammad	Bial Shabazz	PO BOX	12082	Cincinnati, OH	45212
233-0003-0014-00	6020	Hamilton Avenue	mixed use	Building	1913	X		Williams	Olinda	9515	Tanbark Court	Cincinnati, OH	45231
233-0003-0013-00	6022	Hamilton Avenue	Single Family	Building	1915	X		Williams	Olinda	9515	Tanbark Court	Cincinnati, OH	45231
233-0003-0012-00	6024	Hamilton Avenue	Retail	Building	1930	X		AAB Management		PO BOX	54740	Cincinnati, OH	45254
233-0003-0011-00	6026	Hamilton Avenue	Two-Family House	Building	1915	X		Launch	Joyce	3632	Crestknoll Lane	Cincinnati, OH	45211
233-0001-0060-00	6033	Hamilton Avenue	MOON building	Building	1937	X		Kyong	Kim	2525	Gilbert Avenue	Cincinnati, OH	45206
233-0003-0010-00	6034	Hamilton Avenue	Love on a Leash: Home and Business	Building	1910	X		Wissell	Nancy	6034	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0009-00	6036	Hamilton Avenue	residential	Building	1930	X		Strasser	Richard & Cathleen	6036	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0076-00	6040	Hamilton Avenue	Fern	Building	1930	X		Strasser	Richard & Cathleen	6036	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0139-00	6060	Hamilton Avenue	Clothes, shoes, various goods mart	Building	1930	X		ANEMCO		3830	Charters Road	Philadelphia, PA	19154
233-0003-0102-00	6106	Hamilton Avenue	Silkroads	Building	1936	X		Parther Investment		1560	Wittekind	Cincinnati, OH	45224
233-0003-0080-00	6110	Hamilton Avenue	Marty's Hops and Vines	Building	1927	X		Weishorfer	Marty	5811	Glennview Avenue	Cincinnati, OH	45224
233-0003-0068-00	6114	Hamilton Avenue	Schwartz Jewlers	Building	1928	X		Schwartz	David	6114	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0179-00	6118	Hamilton Avenue	Becalls	Building	1923	X		Okeefe	Timothy	6118	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0001-00	6120	Hamilton Avenue	Inspire	Building	1930			College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0004-0068-00	5818-5822	Hamilton Avenue	Hollywood Apartments	Building	1926	X		208 Lakeshore LLC & 2069 Fantaine LLC		1704	Jennifer Road	Lexington, KY	40505
233-0004-0016-00	5904-5906	Hamilton Avenue	House of Joy	Building	1900	X		Christan Ministries INC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0058-00;	6041 &	Hamilton Avenue	HODAPP Funeral Home	Building	1939	X		John	Hodapp	6041	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0059-00	6051	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site		X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0101-00	6009	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a	X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0098-00	6013	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a	X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0096-00	6015	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a	X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0095-00	6017	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a	X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0001-0065-00	6021	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a	X		CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224

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233-0001-0071-00	6031	Hamilton Avenue	Marlowe Apartments & Future Park	Building and Site	n/a		X	CHCURC		5912	Hamilton Avenue	Cincinnati, OH	45224
233-0003-0015-00	6014	Hamilton Avenue	Pearce's Auto Care	Buildings	1937	X		Pearce	Harry	6014	Hamilton Avenue	Cincinnati, OH	45224
233-0002-0045-00	5919	Hamilton Avenue	Parking Lot	Parking Lot			X	College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0002-0094-00	5921	Hamilton Avenue	Parking Lot	Parking Lot			X	College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0002-0014-00	5943	Hamilton Avenue	Parking Lot	Parking Lot			X	College Hill Business District Investments, LLC		1718	Blue Rock Street	Cincinnati, OH	45223
233-0003-0100-00	6102	Hamilton Avenue	Parking	Parking Lot	n/a		X	College Hill Business Association		5850	Hamilton Avenue	Cincinnati, OH	45224