

**Honorable City Planning Commission  
Cincinnati, Ohio**

**SUBJECT:** A report and recommendation on a proposed Local Historic Conservation District designation in North Avondale.

**GENERAL INFORMATION:**

Location: Various properties within North Avondale

Petitioner: Vice Mayor Jan-Michele Lemon Kearney,  
on behalf of the North Avondale Neighborhood Association  
P.O. Box 16152, Cincinnati, OH, 45216

Owner: Various property owners within North Avondale

**ATTACHMENTS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Updated Location Map
- Exhibit B – Updated Designation Report & Resource Inventory
- Exhibit C – Updated Conservation Guidelines
- Exhibit D – Updated Boundary Map
- Exhibit E – Timeline and Engagement
- Exhibit F – Historic Conservation Board Staff Report
- Exhibit G – Historic Conservation Board Recommendation Letter
- Exhibit H – Cincinnati Preservation Letter of Support
- Exhibit I – North Avondale Business Association Letter of Support
- Exhibit J – Resident Petitions
- Exhibit K – Written Comment

**BACKGROUND:**

The applicant, Vice Mayor Jan-Michele Kearney, on behalf of the North Avondale Neighborhood Association (NANA), is requesting a Local Historic Conservation District designation consisting of 370 properties, of which 337 are contributing (91%) and 33 are non-contributing (9%), within the neighborhood of North Avondale.

The proposed district (Exhibit A) encompasses all of the properties on both sides of Avon Fields Lane, Avon Fields Place, Red Bud Place, Red Bud Avenue, Betula Avenue, Rose Hill Avenue, Beechwood Avenue, Lenox Place, Lenox Avenue, Glen Lyon Avenue, Dakota Avenue, Redway Avenue, Marion Avenue, and Valley Lane. It also includes a number of properties on Avondale Avenue, Barry Lane, Dana Avenue, Reading Road, and Winding Way. The boundary was selected based on the cohesiveness of architectural character within the district, which retains an excellent integrity of location, design, setting, materials, workmanship, feeling, and association.

The area is primarily zoned for large-lot single-family residential (SF-10-T and SF-20-T), with the exception of the Office Limited (OL-T) and Commercial Neighborhood – Pedestrian Oriented (CN-P-T) parcels spanning Reading Road, nine parcels zoned for medium-lot single-family residential (SF-6-T) on Lenox Place, nine parcels zoned Residential Mixed (RMX-T) on Dana Avenue, and one parcel zoned Residential Multifamily 1.2 (RM-1.2-T) on Paddock Road. Reading Road is a designated Transportation Corridor, so all parcels within the proposed district are given the Connected Communities “T” designation.

The concept of the North Avondale Local Historic District first arose in 2023, as historic preservation emerged as a goal of the in-progress neighborhood plan. In early 2024, NANA began gauging residents’ interest in a

historic district via the NANA newsletter, website posts, at monthly meetings, and at the North Avondale Block Party with Cincinnati Symphony Orchestra on July 19, 2024. In August, Vice Mayor Kearney agreed to be the official applicant, and in September, Beth Sullebarger was hired by NANA as the historic preservation consultant to produce the necessary application materials. In the fall of 2024, NANA engaged at two additional North Avondale block parties and began a press blitz with articles appearing in the Cincinnati Enquirer, Fox 19, and WCPO, as well as a radio interview on WVXU.

A kick-off meeting for the Historic District process was held on January 25, 2025. Additional meetings for the project were held on February 19, March 19, and June 10, 2025. The draft guidelines were posted to NANA's website on June 30, and information tables were set up at two additional block parties on July 18 and October 5, 2025. An application was officially accepted on December 23, 2025. See Exhibit E for the full timeline of neighborhood-led engagement.

On March 9, 2026, the Historic Conservation Board voted 5-1 to recommend approval of the proposed designation, including the staff recommendation for revised language in the "Demolitions" section of the Conservation Guidelines. On April 3, 2026, the item was presented to the City Planning Commission and public comment was taken. The City Planning Commission voted to hold the proposed designation with instructions to hold an additional public staff conference and for the applicant to work with City staff on revisions to various sections of the application materials—including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines—in order to correct mistakes and provide further detail and clarity.

### **SUMMARY OF REVISIONS:**

After the April 3, 2026, City Planning Commission meeting, several revisions were made to the application materials. NANA's Executive Board voted to approve these revisions at their meeting on April 7, 2026. Revisions are highlighted in the Exhibits and detailed below.

#### **Boundary Map (Exhibit D)**

Two properties, 1064 Barry Lane and 1026 Avondale Avenue, were added at the request of the homeowners.

#### **Resource Inventory (Exhibit B)**

Two properties, 1067 and 1070 Barry Lane, formerly listed as noncontributing structures, were removed from the Resource Inventory because they lay outside the finalized boundary of the proposed district. Four properties, 686 and 690 Red Bud Avenue, 724 Betula Avenue, and 1007 Marion Avenue, were corrected to be listed as noncontributing structures.

#### **Designation Report (Exhibit B)**

The number of resources provided throughout the document and list of noncontributing structures on page 25 of Exhibit B were modified to reflect the adjustments and corrections to the Boundary Map and Resource Inventory listed above. The architect profiles were amended to add information about John Scudder Adkins on page 9 and Werner & Adkins on page 14 of Exhibit B.

#### **Conservation Guidelines (Exhibit C)**

*Introduction:* Language was added on page 2 of Exhibit C to clarify that a Certificate of Appropriateness must be obtained from either the Historic Conservation Board or Urban Conservator, depending on whether the work is considered a major or minor alteration, and to advise applicants to check with the Urban Conservator's office for minor items that can be reviewed at the staff level.

*Door and Window Openings:* Language was added on page 9 of Exhibit C to include substitute materials, flexibility on building elevations that are not visible from the right-of-way, and a list of approved windows. On page 10 of Exhibit C, further explanation was added regarding plastic and vinyl windows.

*Roofs:* Acceptable substitute materials for slate and clay tile roofs were listed on page 11 of Exhibit C.

*Walls and Fences:* Language was added on page 13 of Exhibit C to explain why fences are relevant to the character of the district and to clarify that non-historic fences may be removed.

*Landscaping and Site Features:* This section was removed in its entirety from the Conservation Guidelines.

*Accessory Structures:* Language was revised on page 17 of Exhibit C to apply to all accessory structures, as opposed to only accessory dwelling units, and to be more in line with how accessory structures are treated in other historic districts. These revisions were made prior to the April 3, 2026, City Planning Commission meeting.

*Demolitions:* Language was revised on page 20 of Exhibit C per the recommendation of the City of Cincinnati Law Department to remove any reference to demolition based on Emergency Demolition and Economic Hardship, as these items are already included in §1435 of the Cincinnati Zoning Code, along with a third provision for Demolition in Compliance with Associated Historic Conservation Guidelines. Additionally, the modified language is more consistent with other historic districts. These revisions were made prior to the April 3, 2026, City Planning Commission meeting and were approved by the Historic Conservation Board.

*Non-Contributing Buildings:* Page 21 of Exhibit C was adjusted to reflect the corrections to the Boundary Map and Resource Inventory listed above.

### **HISTORIC SIGNIFICANCE:**

The applicant nominates the proposed district under the following Criteria, outlined in §1435-07-1 (a) “Becoming a Historic Structure; Determination of Historic Significance,” of the Cincinnati Zoning Code:

1. Association with events that have made a significant contribution to the broad patterns of our history; and
3. Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction;

Staff finds that the proposed district has historic significance as defined by §1435-07-1(a) under Criteria 1 and 3.

Under Criterion 1, the North Avondale Historic District is significant in the history of Cincinnati as an upper-middle-class residential neighborhood developed between 1896 and 1940. Sparked by expanding transportation options, including a new electric streetcar line accessing the neighborhood in the early 1890s, the early subdivision of land in North Avondale encouraged urban expansion from the basin area. This development began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side.

The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Many other wealthy Cincinnatians moved to the area to escape the congestion, noise, and pollution of the basin. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale also became an enclave for affluent German Jews, who moved there from the West End.

Under Criterion 3, the North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision, defined by a park-like character with continuous lawns and picturesque curving streets. This approach was closely related to the British “Garden City” movement. Gaslights add to the area’s historic ambiance. The district retains the overall feel and visual character of its original streetscape dating back to the development of the neighborhood, with substantial high-style houses on large lots.

The cohesiveness and variety of architectural styles in the urban architecture of the area is unique. Homes in North Avondale represent an unusually rich array of architectural styles, including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. The district includes many high-style buildings, providing a highly diverse selection of architectural styles. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; Tietig & Lee; and Werner & Adkins.

### **ROLE OF THE CITY PLANNING COMMISSION:**

The Historic Conservation Board recommendation (Exhibit F) is narrowly focused on a determination of historic significance under §1435-07-1(a) and the proposed conservation guidelines' effectiveness at preserving the structures within the boundaries. According to §1435-07-2-B of the Cincinnati Zoning Code, the City Planning Commission reviews broader criteria pertaining to preservation as well as urban planning and economic development. When holding a public hearing to determine whether to follow the recommendation of the Historic Conservation Board, the City Planning Commission shall consider all of the following factors:

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

The proposed designation of the North Avondale Historic District is consistent with the Sustain Initiative Area of *Plan Cincinnati (2012)*. See "Consistency with *Plan Cincinnati (2012)*."

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

The proposed designation will have a positive impact on the long-term stability of the neighborhood and the economic development plans of the city.

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

The proposed designation will preserve a unique and historic area of the city by promoting the general maintenance of the building stock and ensuring contextual and compatible new development.

### **PUBLIC COMMENT AND NOTIFICATION:**

A joint public staff conference and Historic Conservation Board pre-hearing was held by the Department of City Planning and Engagement on Tuesday, January 27, 2026, virtually on Zoom. Mailed notice was sent to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly.

A total of 79 members of the public were in attendance at the first virtual staff conference, in addition to the applicant team and members of city staff. There were many questions regarding the details of the district, how it would work in practice, and how decisions about the guidelines were made. Questions were answered by City staff and the applicant team as appropriate.

Attendees in support of the designation expressed that the area within the proposed district is worthy of protection, and a historic district is the primary tool to accomplish that end. Proponents supported the proposed guidelines' ability to regulate new construction and limit demolitions. Proponents also felt that the restrictions within the guidelines were reasonable and that homeowners should expect to interact with the city when making changes to their homes. Some proponents also felt that the designation will protect the neighborhood from perceived threats as a result of the recently passed Connected Communities legislation and provide an avenue for the neighborhood to weigh in on new development.

Attendees in opposition to the designation expressed that the district would impose an unnecessary burden on them, increasing the cost and time involved in making alterations to their homes and limiting their right to do as they please with their property. Opponents also expressed concern about the size and coherence of the district. Some opponents also disagreed with the motivation for the district to limit development as related to the Connected Communities legislation and questioned whether the proposed district would provide the sort of protections the proponents seek.

Joint notice of the March 9, 2026, Historic Conservation Board hearing and April 3, 2026, City Planning Commission meeting was mailed to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly. Email notice was sent to all persons who registered for the January 27 public staff conference.

At the March 9, 2026, Historic Conservation Board hearing, a total of 12 individuals provided public comments. Seven spoke in support, four spoke in opposition, and one was unsure. The primary comments raised mirrored those heard during the public staff conference. Those in support reiterated the eligibility of the proposed district for its historic significance, the limited scope of the guidelines to regulate only the exterior with a focus on the front façade, the positive impact of historic districts on neighborhood stability, the creation of a way for neighbors to weigh in on development, and the level of community engagement conducted by NANA. Those in opposition reiterated concerns about increased burden in terms of time, stress, and cost, especially for low-income and elderly residents, and expressed concern about the level of community engagement during the process.

At the April 3, 2026, City Planning Commission meeting, a total of 13 individuals provided public comments. Five spoke in support, seven spoke in opposition, and one did not provide a position. Comments echoed those provided during the January 27, 2026, public staff conference and March 9, 2026, Historic Conservation Board meeting for both those in support and those in opposition.

A second public staff conference was held on Monday, May 18, 2026, virtually on Zoom. Joint notice of the public staff conference and the June 5, 2026, City Planning Commission meeting was mailed to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly. Email notice was sent to all persons who registered for the January 27, 2026, public staff conference and attended the April 3, 2026, City Planning Commission meeting.

A total of 22 members of the public were in attendance at the virtual public staff conference, in addition to the applicant team and members of City staff. Attendees asked about the process of engagement with the Belvedere Homeowners Association and the reason for the building's exclusion, how corner lots will be treated for regulations referencing visibility from the right-of-way, how existing conditions on properties prior to the designation that are not compliant with the Conservation Guidelines will be treated and verified, and the details of how code enforcement is conducted. Questions were answered by City staff and the applicant team as appropriate.

At this time, staff have received 160 items of public feedback, including petitions and written comments (Exhibits J and K). These responses include 155 individuals representing 96 addresses in support of the proposed designation, and 29 individuals representing 20 addresses in opposition. The breakdown of addresses that have submitted comments to the city comes to 83% comments in support and 17% comments in opposition. Letters of support were also submitted by Cincinnati Preservation and the North Avondale Business Association (Exhibits H and I).

### **CONSISTENCY WITH PLAN CINCINNATI (2012):**

The proposed designation is consistent with the Sustain Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Preserve our natural and built environment” (p. 197). The proposed designation provides the legal mechanism to preserve the built environment in North Avondale by regulating demolition and restricting incompatible modifications. The Conservation Guidelines are crafted in such a manner as not to be overly burdensome on residents, but still adequately achieve the conservation goals of the district, ensuring the sustainability of the district and the longevity of the neighborhood.

### **ANALYSIS:**

The proposed North Avondale Historic District was born from the City’s neighborhood planning activities in the community, as part of the goal-setting and visioning process between residents and stakeholders. While the draft plan is not yet complete, the proposed designation represents a legitimate and tangible advancement of the priorities of the community that emerged from that process.

The project has been initiated and led by NANA as a grassroots effort with a final product that came at the behest of residents, representing a level of community ownership and direction that helps to ensure the project is designed to maximally benefit residents.

The level of community engagement for the project has been thorough. NANA conducted outreach through all channels available to them: their website, mailing list, and regular meetings, as well as tabling at multiple large, neighborhood-wide events, and a press blitz that reached three local newspapers and included a radio interview.

Staff finds that the proposed district meets the criteria for historic designation and that the proposed district does represent a cohesive and distinct collection of structures. While there are 16 architectural styles identified in the Designation Report, the proposed Conservation Guidelines are written in a manner that is not overly prescriptive. Modifications are reviewed for compatibility, which is determined on a case-by-case basis according to the specific style of the individual home.

Staff finds that the proposed guidelines effectively balance the regulations necessitated for adequate preservation with the desire to minimize bureaucratic and cost burdens on residents. On existing homes, the proposed guidelines regulate only major exterior modifications, meaning interior renovation and routine exterior maintenance are not subject to review. Additionally, the guidelines express a specific focus on the primary facades of the home, providing leniency regarding rear and side yards (on non-corner lots). Staff also finds that the proposed guidelines appropriately serve to restrict out-of-context new construction from disrupting the unique historic character of the neighborhood without onerous or unreasonable restrictions on new development.

At the April 3, 2026, City Planning Commission meeting, the commissioners requested that the applicant work with City staff on revisions to various sections of the application materials, including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines, in order to correct mistakes and provide further detail and clarity. Revisions were made to the Boundary Map, Resource Inventory, Designation Report, and the Conservation Guidelines to correct mistakes, add clarity about the Certificate of Appropriateness process, list examples of acceptable substitute materials, and streamline or minimize the regulations where appropriate. Staff finds that these revisions meet the request of the commissioners.

**RECOMMENDATION:**

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **APPROVE** the proposed Local Historic Conservation District designation of the North Avondale Historic District in North Avondale as described in the Designation Report included as Exhibit B;
2. **APPROVE** the attached map amendment designating the historic district as seen in Exhibit A; and
3. **APPROVE** the proposed Conservation Guidelines as seen in Exhibit C.

Respectfully submitted:



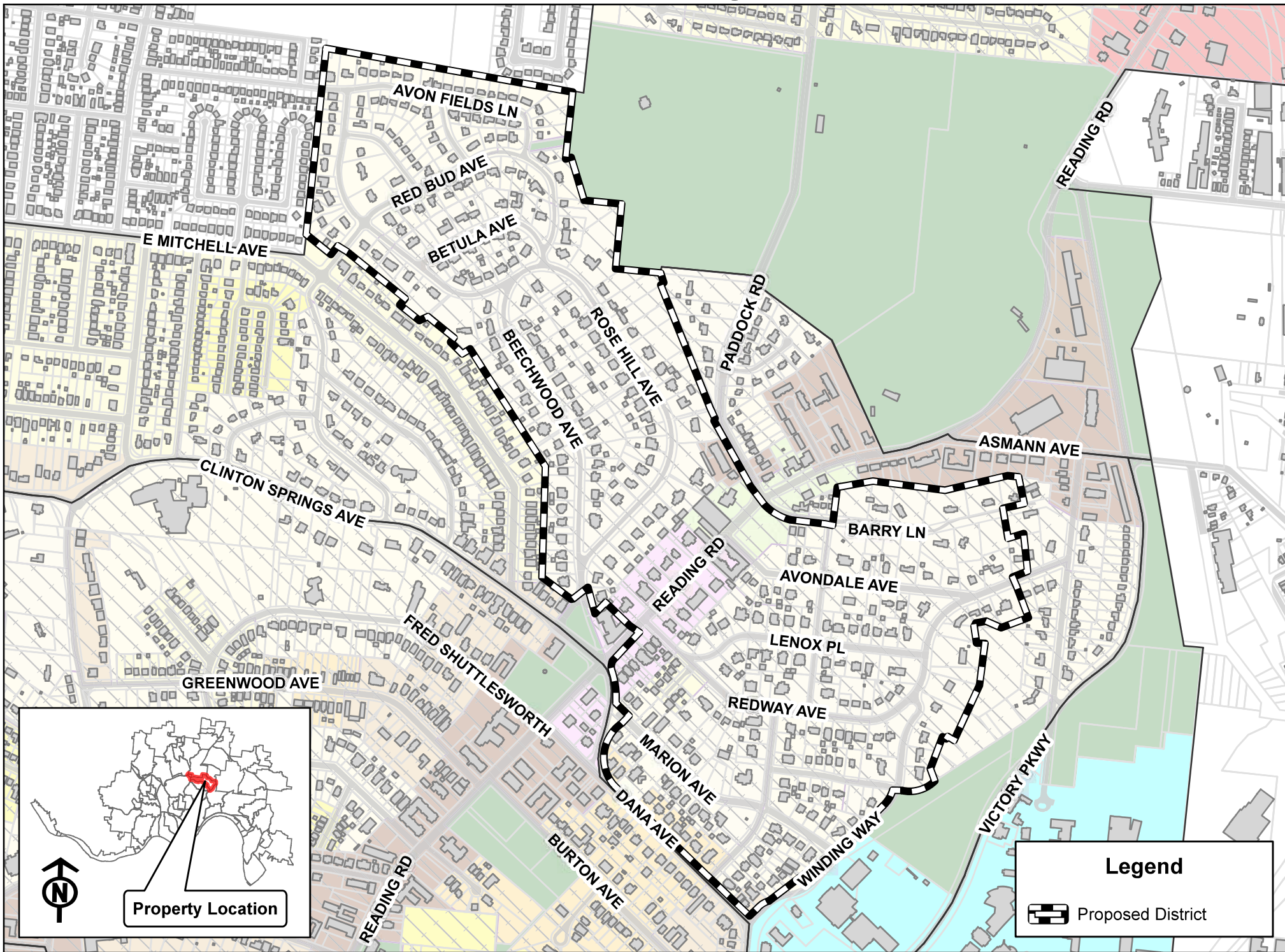
Gabrielle Couch, Senior City Planner  
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director  
Department of City Planning & Engagement

# Proposed Local Historic District Designation in North Avondale



## **Introduction**

This report presents the findings and recommendations for local landmark designation of the North Avondale Historic District (NAHD). This report was prepared by Beth Sullebarger as a consultant to the North Avondale Neighborhood Association (NANA).

## **Background**

### **Overview of Designation Process**

This designation report is supported by the North Avondale Neighborhood Association for the purpose of preserving the neighborhood's historic resources and ensuring that new construction within the district is compatible with its historic character.

### **Research**

Research was conducted using local histories and archival sources at the Cincinnati & Hamilton County Public Library and Cincinnati History Library & Archives at the Cincinnati Museum Center, including city directories, historic newspapers and photographs, maps and atlases. The files of Cincinnati Preservation, including Ohio Historic Inventory forms and research, were invaluable. Internet sources included property records of the Hamilton County Auditor and Hamilton County Recorder and census records.

### **Statement of Significance**

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. (See Figure 1 for Boundary Map.) Development of North Avondale began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side. The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale became an enclave for successful German Jews who moved there from the West End.

The North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision defined by a park-like character with continuous lawns and picturesque curving streets. Gaslights add to the historic ambiance. The district is also significant for the quality of its substantial high-style houses on large lots. Homes in North Avondale represent an unusually rich array of architectural styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. All of the contributing homes are individually distinctive, and many were

designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

## **Historic Significance**

### **Development of Avondale**

The development of North Avondale followed that of Avondale to the south. Beginning in the 1830s, members of the merchant class, mainly of English heritage, began building large dwellings on extensive parcels and commuting to work in the city. Avondale was a bucolic country village, known as one of “half a dozen beautiful suburbs,” where “the homes of Cincinnati’s merchant princes and millionaires are found . . . elegant cottages, tasteful villas, and substantial mansions.”<sup>1</sup> One of those merchant princes, Robert Mitchell, whose furniture company provided him with a half-million dollar annual income, was reputedly the wealthiest man in the Cincinnati area. Other prominent residents of Avondale included Miles Greenwood and Stephen H. Burton, partners in an iron foundry. According to Burton family lore, it was Mrs. Burton who called the area, “Avondale,” because the stream behind her house reminded her of the England’s River Avon.

As more wealthy Cincinnatians sought suburban residences, large landowners divided their holdings into residential lots to market for sale. Avondale’s first subdivision was the Jonathan Dayton property, known as Clinton, in 1846, and James Corry subdivided a tract called Locust Grove soon after.<sup>2</sup> “In 1852, Samuel Cloon opened up 150 acres covering the Clinton tract, upon which Miles Greenwood had in 1847 built his suburban residence.”<sup>3</sup> In 1854, The Cincinnati Western Railroad bought most of the Clinton and Locust Grove properties. The company surveyor, H.C. Freeman, recorded the plat of a new combined Cincinnati Western Railroad Company Subdivision that year. Freeman identified the 39-lot subdivision as “Avondale.”

The 1869 Titus Atlas (Figure 2) shows Avondale with its northern boundary just above Dennis Street (renamed North Crescent Avenue, currently N. Fred Shuttlesworth Circle). The area was changing; some large estates remained but those of Mann and Gibson east of Reading Road in the vicinity of Glenwood Avenue were by then subdivided into smaller parcels, signaling the population growth to come. As Avondale developed, residents of Scotch, Irish, and German backgrounds joined their Anglo-Saxon antecedents.

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<sup>1</sup> Willard Glazier, *Peculiarities of American Cities* (Philadelphia: 1886), quoted in Miller, *Boss Cox’s Cincinnati*, p. 42.

<sup>2</sup> Geoffrey J. Giglierano and Deborah A. Overmyer, *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years* (Cincinnati: The Cincinnati Historical Society, 1988), 380.

<sup>3</sup> “Avondale; A Suburb that Appreciates Its Natural Endowments,” *Commercial Gazette*, May 24, 1872, in *Suburbs: Avondale Scrapbook*, Cincinnati History Library & Archives.

Robert Mitchell (1811-1899), owner of the Mitchell & Rammelsburg Furniture Company, was of Irish heritage. Immigrating from Ireland with his family in 1824, he came to Cincinnati in 1829, learned cabinetmaking, and set up a small furniture factory on Walnut between Third and Fourth Streets. In 1846, Mitchell went into partnership with German-born Frederick Rammelsburg (1814-1863). When fire destroyed their factory in 1848, the partners rebuilt at Second and John Streets. By 1870, the Mitchell & Rammelsburg Furniture Company employed 250 people and had lumberyards that covered two acres. This factory was the first in the Cincinnati area to adopt steam powered machinery to the manufacture of furniture.

Cincinnati's proximity to the hardwood forests of the Midwest and in the transportation offered by the Ohio River made the city a furniture manufacturing center. Mitchell & Rammelsburg was the largest such enterprise in the city and possibly in the nation at the time. After Rammelsburg's death, Robert Mitchell and his family took over management of the company, changing its name in 1881. The Mitchell Company endured until 1939.

In 1869, Mitchell was living on the west side of Reading Road (then Main Avenue) at the corner of Duffield Street (renamed South Crescent Avenue, currently S. Fred Shuttlesworth Circle) (Figure 3) in a "tasteful" brick dwelling on three acres. Across the road, Mitchell built "Italian Villa style" homes on seven-acre lots for his sons-in-law, A. J. Redway and Stephen R. Burton and continued to invest his earnings in real estate.<sup>4</sup> By then Mitchell had already purchased 74.93 acres of A. O. Tylor's Avondale Park Subdivision (Figure 4) on the north side of Clinton Springs Avenue. (Stephen H. Burton purchased the 10+-acre lot 7.) Recorded in 1863 (PB2, P194), Tylor's subdivision consisted of 15 lots accessed by a looped drive, with parcels ranging from about 4 to 10 acres (Figures 5, 6). Mitchell also acquired part of the Blachly Farm (AKA Rose Hill Farm), which extended north along Lebanon Road (now Reading Road).

The residents of Avondale had incorporated it as a village in 1864, seeking "to protect themselves from stock running at large, to improve their streets and enforce order."<sup>5</sup> The community was also plagued by burglaries, vagrants, public drunkenness, and brawling. Much to the dismay of Avondale's upper-class residents, their efforts to control crime were largely unsuccessful. The village did have some success with its public works programs, such laying sewer lines and improving roads.<sup>6</sup> Robert Mitchell served on the Sewerage Commission with S. R. Burton, H. F. West and I. J. Friedlander. Once that was done, the village contracted with the city of Cincinnati for water and then

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<sup>4</sup> Sidney Maxwell, *The Suburbs of Cincinnati: Sketches Historical and Descriptive* (Cincinnati: George Stevens & Co., 1870), 18, 15.

<sup>5</sup> *Ibid.*, 16.

<sup>6</sup> Giglierano and Overmyer, 380.

turned to paving the roads. After a disagreement about whether to use asphalt or vitrified brick, the roads were paved with brick.<sup>7</sup>

Avondale finally found some relief from its social ills as a result of its annexation by the City of Cincinnati in 1896. The improved police and fire protection that Cincinnati provided significantly reduced Avondale's crime problem within only a few years, and the suburb became generally a safer, more pleasant place to live.<sup>8</sup> These improvements helped generate a new wave of subdivisions, including over a hundred acres of the Woodward property on the east side of Reading Road south of Glenwood Avenue, which had been divided among his three daughters—Mrs. Hutchins, Mrs. Gallup and Mrs. Cleveland.<sup>9</sup>

The electric streetcar completed on Reading Road in the early 1890s made Avondale even more accessible from the basin and changed the character of the neighborhood. *C. S. Mendenhall's Standard Guide Map of Cincinnati* published in 1903 shows an electric railway running up Reading Road to Clinton Springs Avenue where it turned west, continuing along Mitchell Avenue to Winton Road and Spring Grove Cemetery.

This improvement in transportation stimulated the market for more housing in lower Avondale, which led to construction of apartment buildings. Some early examples were built for upper-class families with roomy apartments and maid's quarters, such as the Beaux-Arts-style Alameda Flats (NR # 14000293) built circa 1905 at 3580-3586 Reading Road at Glenwood Avenue; the Romanesque-inspired Poinciana (NR# 14000294) erected circa 1908 at 3522 Reading Road at Hutchins Avenue; and the Mediterranean-style Crescent apartments (NR# 14000336) built circa 1911 at 3719 Reading Road at South Crescent (currently S. Fred Shuttlesworth Circle).

More modest apartments, erected for the growing middle-class, attracted diverse new residents. These included many Greek Americans and Eastern European Jews, particularly following a general exodus of the Jewish population from the declining West End in the early twentieth century. Between the 1920s and the end of World War II, Avondale was known as the "gilded ghetto," with Jewish inhabitants making up sixty percent of the suburb's total population. Jewish institutions and businesses moved with them.<sup>10</sup> Beginning in the 1890s, well-to-do German Jews families began moving into the northern part of Avondale. Construction of the Isaac M. Wise Temple on Reading Road at North Crescent Avenue (now N Fred Shuttlesworth Circle) in 1927, was a sign that the transition of North Avondale to the center of Reform Jewish life was complete. Orthodox Eastern European Jews mostly settled in the south part of Avondale.

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<sup>7</sup> "Avondale; A Suburb that Appreciates Its Natural Endowments," *Commercial Gazette*, May 24, 1872, in *Suburbs: Avondale Scrapbook*, Cincinnati History Library & Archives.

<sup>8</sup> *Ibid.*, 381.

<sup>9</sup> The D. Gallup property was sold to Isaac H. Mack and Albert B. Voorheis in 1892 and became the Mack & Voorheis Subdivision.

<sup>10</sup> Giglierano & Overmyer, 381-382.

### **Development of the Rose Hill Park Subdivision**

In the early 1890s, the area north of Clinton Springs Avenue was still semi-rural, with farms and country estates. The streetcar line, which turned west at Clinton Springs Avenue and then terminated at the intersection of Mitchell Avenue, helped create a market for Robert Mitchell to develop the Rose Hill Park Subdivision in 1893. Recorded in Plat Book 13, Page 3 (Figure 8), the subdivision offered 122 lots on Paddock Road, and Rose Hill, Beechwood, and Mitchell Avenues as well as Reading Road and Lenox Place as far east as Glen Lyon Avenue.

A promotional map of Rose Hill Park (Figure 9) clearly showed the “Electric Car Station and Terminal” opposite Mitchell Avenue. The streetcar brought new residents to the entrance of this upscale enclave without penetrating it. The map described Rose Hill Park as “the choicest residence property now offered,” with natural advantages as to elevation, drainage and magnificent views. “All the avenues have easy grades, and are improved with Asphalt [sic] for the roadways and with granoid [sic] for the curb, gutter and sidewalks.” “The lots are much deeper than the average, and the subdivision is laid out on the Park Lawn Plan.” “Elegant residences in the vicinity. . . give assurance that this charming spot will become the most popular and desirable for the erection of beautiful suburban homes.” Lots were offered in three sizes— “good lots” 150 to 200 feet deep, choice lots 150 to 220 feet deep, and “beautiful lots 175 to 250 feet deep.”<sup>11</sup>

The layout was prepared by Earnshaw & Punshon, surveyors and civil engineers. According to The Cultural Landscape Foundation, “Joseph Earnshaw (1831-1906) immigrated with his family from England to Cincinnati by 1845. He and his brother Henry, both civil engineers, set up an office together in 1857, and in 1858, Joseph was serving as the city surveyor. He became known as a cemetery planner after assisting landscape gardener Adolph Strauch at Cincinnati’s Spring Grove Cemetery and Forest Lawn Cemetery in Buffalo. On his own, in 1884 Earnshaw planned the 137-acre Highland Lawn Cemetery in Terre Haute, Indiana, and in 1889 he designed Prospect Cemetery in Toronto. Reflecting Strauch’s influence, Earnshaw embraced the “Picturesque ‘lawn cemetery,’ in which internal fencing and barriers were largely eliminated in favor of a unified, bucolic landscape.”<sup>12</sup>

In 1890 Earnshaw formed a partnership with one of his assistants, Thomas Brown Punshon (1855-1932). The firm’s commissions in the next decade included the grounds of the Cincinnati Orphan Asylum; Columbian Park and the community of Highland Park, in Lafayette, Indiana; the communities of Oakland, East Redondo, and Broadacres, in California; and the Hollywood Memorial Park Cemetery (now Hollywood Forever) in Hollywood, California. Earnshaw continued working at Spring Grove Cemetery during the nineteenth century, and was buried there in accordance with his wishes.<sup>13</sup>

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<sup>11</sup> “Rose Hill Park Subdivision” map, Earnshaw & Punshon, Surveyors, May 3, 1893, private collection.

<sup>12</sup> <https://www.tclf.org/pioneer/joseph-earnshaw>, accessed May 21, 2025.

<sup>13</sup> Ibid. The firm continues today as McGill Smith Punshon.

Earnshaw had previously created the layout of the Blachly Farm with Adolph Strauch, and the resemblance to Spring Grove Cemetery is striking—with its network of curving streets.<sup>14</sup> It is easy to see how the Rose Hill Park Subdivision also reflects Earnshaw's experience with Spring Grove Cemetery in its flowing lawns. "Spring Grove Cemetery is nationally significant as the original site and model for the landscape-lawn concept. Founded in 1845 as the first rural cemetery located west of the eastern seaboard states, after 1854 Adolph Strauch . . . began establishing a new, internationally admired aesthetic standard for cemetery landscapes." He "reduced the number and variety of monuments, arraying them on an open, grassy lawn lacking lot divisions and enlivened by grouped stands of trees and shrubs."<sup>15</sup> The continuous greensward and the lack of fences typical of the "landscape-lawn" approach to cemetery design is evident in the Rose Hill Park Subdivision and elsewhere in the North Avondale Historic District.

That the new subdivision was named Rose Hill Park is worth noting for its connotations as a verdant landscape with an air of exclusivity. The name may have been inspired by Tylor's "Avondale Park" subdivision, which was incorporated into the Rose Hill Park Subdivision, as well as its proximity to Rose Hill and the desire to characterize it as picturesque residential community in a natural setting that offered an escape from urban life. The movement for public parks sprang out of the popularity of rural cemeteries as places of recreation. In turn, the appeal of rural cemeteries and urban parks influenced the design of other American landscapes, including the first suburbs. In the Cincinnati area,

Spring Grove Cemetery, completed in 1845, and the picturesque railroad suburb of Glendale, established by a private owners' association in 1851, both provided models for parklike suburban subdivisions designed with green spaces and streets that curved in response to the topography. The word, "park," also had associations with exclusivity deriving from the earliest parks, which were enclosed gardens used as hunting grounds for the elite. The Rose Hill Park Subdivision was not gated but its single entrance on Clinton Springs Avenue and its looping avenues prevented through-traffic and provided a sense of quiet and privacy.

Home-building began in the mid-1890s, and upper- and upper middle-income Cincinnatians, including manufacturer Andrew Erkenbrecher, department-store owner Samuel Pogue, grocer Barney Kroger, and clockmaker Frank Herschede, built homes here that are fine examples of English Medieval, Tudor, Renaissance, English Cottage Revival and Italian Renaissance.

### **Other Subdivisions in North Avondale**

Interestingly, Mitchell had already helped launch an earlier subdivision in North Avondale on the east side of Reading Road. Recorded in March 1890 (PB 9, P 65), the

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<sup>14</sup> Sub-division of the Blachly Farm Adjoining Avondale, J. Earnshaw, Surveyor, and Mr. Strauch, Superintendent of Spring Grove Cemetery," Collection of the Cincinnati History Library & Archive.

<sup>15</sup> Bruce Clouette. "Spring Grove Cemetery," National Historic Landmark Nomination, March 29, 2007.

Mitchell-Armstrong Syndicate's First Subdivision (Figure 10) was filed by Mitchell and two other trustees—Ike J. Friedlander and H. M. Magill. It included 22 lots on east side of Reading Road on Armstrong Avenue (Barry Lane) and Avondale Avenue west of Glen Lyon Avenue. The lots were relatively small, ranging from 50' wide by 200' deep on Reading and 50' wide and 150' deep on the side streets. This did not result in construction of small homes, however, because C. H. Kellogg and William J. Isaacson bought them all, combined them into larger lots and built large homes, as seen on the Rose Hill Park Subdivision handbill.

The 2nd Mitchell-Armstrong Subdivision, recorded in April 1896 (PB13, P131), expanded on the first subdivision with 49 additional lots on Armstrong Avenue (Barry Lane) and Avondale Avenue extending east from Glen Lyon Avenue to current-day Victory Parkway (Figure 11). Despite the name of the subdivision, the trustees of the syndicate—Wm. J. Isaacson, J. H. Gates, and Henry M. Magill—did not include Robert Mitchell. Undertaken after the Rose Hill Park Subdivision, this subdivision had much larger lots, ranging from 100' to 585' of frontage. Interestingly, William J. Isaacson bought eight of the lots in the 1st Mitchell-Armstrong Subdivision adjoining Glen Lyon Avenue. Two large homes were built there, at 932 and 938 Avondale, the former in the 1890s and the latter in the 1920s.<sup>16</sup> A ravine midblock between Avondale Avenue and Barry Lane made the south side of the latter mostly unbuildable, while the north side filled out with large Tudor homes in the 1920s.

The 1917 Sanborn map (Figure 12) shows the streets on the east side of Reading Road were then mostly lined with homes, except for the north side of Avondale Avenue and above on Barry Lane. Streets to the south—Lenox and Redway avenues—were part of Jonathan W. Lyon's Estate Subdivision. Bragg's Subdivision was cited by Kocolowski, relative to Rose Hill, as "the other big land development," in North Avondale, lying east of Reading Road, and north of Dana Avenue.<sup>17</sup> The Bragg subdivision is mentioned in the obituary of Caius C Bragg. When he died suddenly at age 48 in 1905, he was described as "widely known in real estate and social circles." Upon the death of his father, Caleb Bragg, who was a partner in the American Book Company, Caius had "assumed full charge of the vast estate left to him," and "transformed [Avondale] into one of the most beautiful suburbs in this country."<sup>18</sup>

Unfortunately, no plat by that name was found at the county recorder's office, the Cincinnati History Library & Archive, or the city archives at the University of Cincinnati's Archives and Rare Books Library. It is likely, however, that the Bragg Subdivision included the north side of Dana, Marion Avenue, Dakota Avenue, and Valley Lane as

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<sup>16</sup> The lots on Barry Lane they backed onto were held vacant until 1951, when two four-plex apartments were built at 915 and 919 Barry Lane, very different in form and density from the homes directly to the south.

<sup>17</sup> Gary P. Kocolowski, "The History of North Avondale: A Study of the Effects of Urbanization upon an Urban Locality," Master's Thesis. University of Cincinnati 1971.

<sup>18</sup> "Suddenly C.C. Bragg Passed Away," *Cincinnati Enquirer*, Nov. 22, 1902, 12, ProQuest Historical Newspapers, accessed June 4, 2025.

well as the lower portion of Winding Way (Figures 12, 13 and 13a). Bragg's imposing residence is shown at 946 Dana Avenue (Figure 12) on a parcel that extended through the block.<sup>19</sup> The 1917 Sanborn map shows these streets lined with spacious lots, some of which would be further subdivided in the future, and "Bragg Avenue" as the former name of Valley Lane (Figure 12).

Back on the west side of Reading, the Avon Hills First Subdivision was filed in 1906 after the death of Robert Mitchell (1899) and his wife Harriet (1901) by their five surviving children—Albert H. Mitchell, Richard H. Mitchell, Emma Redway, Lillie I. Ellis, and grandsons Robert M. Burton and Stephen H. Burton, sons of deceased daughter Jane Burton. This subdivision extended Rose Hill Avenue to the northwest, and included successively looping streets now known as Betula, Red Bud Avenue and Avon Fields Lane. This plat included very large lots both north and south of Mitchell Avenue.

A revised plat was filed in 1914 (Figure 14) with smaller lots and new street names by the Avon Hills Realty Company, with A. J. Redway as President and Robert M. Burton, as Secretary & Treasurer. By this time Albert Mitchell, who had taken the reins as president of the family furniture company, was living at 3994 Rose Hill Avenue, an expansive Craftsman shingle and stone house at the highest point of the North Avondale ridge. By 1917, the overwhelming majority of lots on Rose Hill, Beechwood and Betula (Figure 15) had been built on, but north of Red Bud Avenue homes were still sparse. By 1930, however, these streets were lined with Tudors, nearly all owned by new residents of German Jewish heritage who were successful merchants, manufacturers, and professionals.

On the east side of Reading Road, the avenues were likewise mostly built out, including a short dead-end street running south of Lenox Avenue, where Thorne Baker and his wife Jane created ten small lots (about 60 feet' x 100 feet) in 1917. Styled as the Lenox Park Subdivision, it was recorded on Sept 7, 1917 (PB 24, P11). This little enclave known as Lenox Lane quickly filled in with Colonial Revivals, American Foursquares, and a Craftsman cottage by 1922. (See Figure 16).

The district was stable for the next thirty years; the next subdivisions didn't come until well after World War II. Louis T. Block, president of the Susan Lewis Corporation, cut up a two-acre piece at the southwest corner of Rose Hill and of Red Bud avenues into seven lots recorded in 1954 (PB63, P15). This area is occupied by six 1950s-era one-story modern homes. Another contemporary subdivision in 1964, the Jerry Arnett Subdivision (PB 115, P1) was platted by Jerry Arnett and his wife B. W. on Redway Avenue east of Glen Lyon Avenue, creating four lots on lot 35 of J. W. Lyon's Estate Subdivision and resulting in four modern homes. All these homes are outside the period of significance, which ends in 1940.

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<sup>19</sup> US Federal Census, 1900, Heritage Quest, accessed online 5/28/2025.

## Notable Architects

The quality of the architecture reflects the involvement of prominent local architects in the design of its buildings. The wealth of the new residents enabled them to enlist the services of some of Cincinnati's finest designers. These include John Scudder Adkins; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee. (The following biographies of Cincinnati Architects are largely based on Walter E. Langsam's "Biographical Dictionary of Cincinnati Architects, 1799-1940.")

### John Scudder Adkins

John Scudder Adkins (1872-1931) designed several homes in North Avondale—a Colonial Revival at 3946 Rose Hill Avenue (1907); an Italian Renaissance villa at 4003 Rose Hill Avenue (1895), and a Tudor Revival home at 4008 Rose Hill Avenue (1908)(Photo 1), the last for C. H. M. Atkins, president of the Warner Elevator Company. After training in St. Louis, Adkins began his Cincinnati career in 1893. His specialty was refined Beaux-Arts design. His works in Cincinnati include the Second National Bank Building at 830 Main Street, Cincinnati Athletic Club, Brighton German Bank, Grace Episcopal Church in College Hill, and homes on Rural Lane in Clifton, where he lived. Farther afield, he designed the Governor's Mansion in Frankfort, KY, and the Audubon Building in New Orleans, Louisiana. (See Werner & Adkins profile on page 14.)

### Grosvenor Atterbury

Grosvenor Atterbury (1869-1956) had a long and successful career designing large houses for the wealthy. He is best known as the architect of Forest Hills Gardens, begun in 1908 in Queens, NY, described by Langsam as "the archetypal American middle-class community of the early twentieth century." After graduating from Yale and Columbia University School of Architecture, he worked in the office of McKim, Mead & White, in 1895 at the Atelier Blondel of the Ecole des Beaux-Arts, Paris. In New York, he served as architect for the restoration of City Hall and designed the American Wing at the Metropolitan Museum of Art (1924). His country estates included "Old Westbury," the John S. Phipps house on Long Island. In Cincinnati, Atterbury designed Sheldon Close in Mariemont (1924-26); "Ca' Sole," the Mrs. William Horace Schmidlapp House off Grandin Road in Hyde Park; and the Mrs. Joseph S. Graydon House in Indian Hill. In 1929, he designed an expansive residence for Harry L. Linch at 960 Avondale Avenue (Photo 2).

### Matthew H. Burton

Related by marriage to Robert Mitchell, Matthew H. Burton (1869-1947) first appeared in the city directory in 1897-98, when building in the Rose Hill Park Subdivision was underway. He worked with Brown & Davis 1899-1901 and later with J. S. Adkins and G. S. Werner, then on his own again in the 1920s. Burton is known for his residential designs,

including the “huge but elegantly restrained Frank Enger House (Photo 3). . . a Beaux-Arts buff-brick box with extensive, delicate white glazed tile trim.” He also designed the Neoclassical Avondale Athletic Clubhouse on Dana at the foot of Winding Way in 1898 (demolished in 1965). Werner & Burton designed at least two houses in East Walnut Hills—the Frank Dinsmore House, 2791 Madison Road (1911), and the George Longstreth House, 2950 Wold Avenue (1910)—with a distinctive mix of Spanish Mission, Arts & Crafts, Art Deco, and even belated Art Nouveau elements. Burton also designed “La Lanterne,” (1920) one of the most refined, sophisticated, and uncharacteristically “authentic” estates in Indian Hill.”<sup>20</sup> Set on landscaped grounds by A. D. Taylor, the house is believed to have been inspired by “La Lanterne” in the town of Versailles.

#### John Henri Deeken

Born in Cincinnati, John Henri Deeken (1888-1974) studied architecture at the University of Cincinnati (1906) and then practiced “in different parts of the United States.” Associated with Guy C. Burroughs in 1916 and 1918-23, he worked with Hubert M. Garriott (one of Cincinnati’s first Modernist architects) in the early 1930s for an unknown time, and on his own 1935-48. Deeken was best-known for fine “English” Traditional residences, as well as his design (with Burroughs) of “Time Hill,” the unique “Swiss” Gruen Watch Co. Building in Walnut Hills (1916-17). He also designed the handsome Moderne Coca-Cola Bottling Plant Building in Evanston (1937-38). In North Avondale, he designed the very grand French Eclectic House at 4220 Rose Hill Avenue (Photo 4) for Jacob Mack, owner of the Mack Shirt Company.

#### Desjardins & Hayward

Samuel E. (“Dizzy”) Desjardins was one of Cincinnati’s most colorful architects at the turn of the century. He specialized in distinctive churches, such as the Seventh Presbyterian Church (1888), whose tower remains on Madison Road in East Walnut Hills. Many interesting yet restrained residences in the Cincinnati area were designed by Desjardins and his partners.

Albert W. Hayward (ca. 1861-1939) was trained at M.I.T. and worked with Desjardins, at least from 1893 until 1905. He then was a partner of architect-developer H. W. Cordes. Their works included a \$200,000 apartment house at Reading Road and Mitchell Avenue in North Avondale. He is also said to have drafted Cincinnati’s early-20th-century building code. Desjardins and Hayward designed the house at 3980 Rose Hill Avenue (1903) for W. H. Lewis, a leaf-tobacco manufacturer (Photo 5), and the Chateausque mansion at 935 Lenox Avenue (1890) for Theodore Braemer, Secretary/Treasurer of the J. & F. Schroth Packing Company.

Samuel Desjardins was the leading architect of the 13-year partnership and had several other partners throughout his career in Cincinnati. Although he also designed many

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<sup>20</sup> Langsam, “Biographical Dictionary,” p 27.

churches and public buildings, private residences gave Desjardins the outlet to display his most creative talent.

Desjardins teamed up with Draine on a house at 3953 Rose Hill Avenue for C. W. Breneman in 1898. Breneman was the president and founder of CW. Breneman, Inc., window shade manufacturers. This company is still active in Cincinnati as the Breneman Shade Company. John G. Draine was born in Edinburgh, Scotland, and later worked with William P. Baumsmith.

#### Elzner & Anderson

Elzner & Anderson was one of Cincinnati's most prominent firms from the mid-1890s until World War II. Alfred O. Elzner (1862-1933) was trained at M.I.T. and worked for Henry H. Richardson on the famous Boston architect's Cincinnati Chamber of Commerce Building. George M. Anderson (1869-1916), who attended Columbia University, was the first Cincinnati architect trained at the Ecole des Beaux-Arts in Paris, and brought superlative social connections to the partnership. This firm has had a lasting impact on Cincinnati's architecture with diverse structures including the former Baldwin Piano Company Building, the Zoo's Elephant House, and many residences and institutional buildings for the city's elite. Their 1902-1904 Ingalls Building at Fourth and Vine Streets stands out as the first reinforced-concrete "skyscraper" in the world.

This firm is best-known for its Neo-classical residences throughout Cincinnati. Large boxlike red-brick dwellings with accurate—for the period—Colonial, Federal, and Greek Revival white-painted architectural ornament were their trademark at the turn of the century. Their light, spacious rooms, gracious staircases, ample closets, and other built-in conveniences allow them still to seem "modern" a century later. The firm designed the majestic Colonial Revival residence at 4032 Rose Hill Avenue (Photo 6) for A. F. Maish, who was the secretary and treasurer of the Coney Island Company in 1903.

Elzner & Anderson also designed 4020 Rose Hill Avenue in 1911. One of the early owners was a prominent lawyer named Louis J. Dolle. This refined and restrained design evokes an Italian Renaissance villa in Tuscany, with its smooth surface and classical details. A green tile, low-hipped roof with brackets defines the simple rectangular block. Two second-story windows are emphasized by stone balconies. Below these are multi-paned, arched double doors that open to a front terrace. The architects added a bit of classical style with a central pedimented entrance.

#### A. Lincoln Fechheimer

Despite his deafness, A. Lincoln Fechheimer (1879-1954) was a remarkably successful architect. After studying at the Ecole des Beaux Arts in Paris from 1900 to 1904, he spent a two-year apprenticeship in Chicago. Back in Cincinnati, he worked with Harry Hake, Sr. with whom he won the 1907 competition to design the campus of Hebrew Union College. By 1913, Fechheimer was practicing alone, until he formed a partnership

with Benjamin Ihorst in 1926. This firm was responsible for the Ault Park Pavilion, the Isaac M. Wise Temple-Center in Avondale, and the Dale Park School in Mariemont.

A. Lincoln Fechheimer designed the home at 4050 Rose Hill Avenue (Photo 7) in 1913 for S. Marcus Fechheimer, who may have been a brother. Marcus was a partner in the shoe manufacturing firm of Fechheimer and Krohn. Marcus Fechheimer, who is cited in *The Jews of Cincinnati* as a leader of American Zionism after World War I, went on to become an important manufacturer of clothing for men and boys.

#### Charles H. Ferber

Charles H. Ferber (born 1891) received his training at the Ohio Mechanics' Institute and worked for the firm Rapp, Zettel and Rapp at an early age. He went on to work for firms in Chicago and San Francisco before returning to Cincinnati, where he practiced alone from 1922 to 1925. For the next six years, he was a partner in the firm of (Gustave W.) Drach, Heinhold & Ferber, before going out on his own again from 1933 to 1942. At that point, Ferber joined the architecture division of the Ferro-Concrete (now Turner) Construction Company, where he worked until 1950. Ferber's best-known work is the Belvedere (not within the boundaries of the North Avondale Historic District). Of homes in the district, he designed an Eclectic-style residence at 3971 Beechwood Avenue (1898)(Photo 8), combining elements of Queen Anne, Tudor Revival and Colonial Revival.

#### S. S. Godley

S. (Samuel) S. Godley (1858-1941) designed several buildings in Avondale for Jewish clients. S. S. Godley practiced with his son George H. Godley (1889-1961) from 1921 to 1931. Educated at the Farmers' College in College Hill, S. S. Godley "received his practical education in the offices of local architects," including Edwin Anderson, Henry Bevis, and James W. McLaughlin. He opened his own office in Cincinnati in 1888, expanded it in 1893, practiced on his own, and with his son George in the 1920s.

According to architectural historian Walter E. Langsam, S. S. Godley was "one of the most sophisticated designers of residences for both the Jewish and Gentile elites of the city for several decades. His residential clients included members of the Doepke, Duttonhofer, Feiss, Fleischmann, Freiberg, Heinsheimer, Herschede, Jacob, Kuhn, Mack, Mitchell, Prichard, Resor, Steinau, Strader, Wise, Wolf, and Workum families, all of whom had leading roles in the economic, social, and cultural life of the city." Many of these homes were in Avondale, including the handsome Beaux-Arts Frank Herschede mansion (1908), at 3886 Reading Road (Photo 9). S. S. Godley also designed a few apartment buildings in Avondale, including a three-story Tudor Revival-style court apartment building at 603-613 Forest Avenue.

#### Harry Hake, Sr.

Harry Hake, Sr. (1871-1955) was the founder of a line of at least three architects named Harry Hake. He was educated in Cincinnati and trained at the Ohio Mechanics' Institute

and the Cincinnati Art Academy. He opened his own office around 1901 or earlier. Charles H. Kuck was an associate in the firm from 1915-1947. The firm was Hake & Son 1945-48, Hake & Hake, Jr., 1945-70, Hake & Partners, including Harry Hake, III, 1971-78. Harry Hake, Sr. was extremely skilled at applying great historical accuracy, refinement, and subtle surface texture to large-scale buildings.

Hake's firm designed five homes in the North Avondale Historic District—beginning with a Tudor Revival for Frank Ellis (grandson of Robert Mitchell) at 967 Marion Avenue (1897); the exuberant Italian Renaissance mansion of Barney Kroger at 3863 Reading Road (1900); the Italian Renaissance-inspired George Voss House at 3955 Beechwood Avenue (1901); the Tudor Revival Lazard Kahn House at 3975 Beechwood Avenue (1910)(Photo 10); and the Robert H. West, Jr., House at 965 Marion Avenue (before 1921).

#### Samuel Hannaford & Sons

Samuel Hannaford (1835-1911) was the best-known and probably most prolific of Cincinnati's nineteenth-century architects. His firm spanned more than a century, from 1857 until circa 1960 and their commissions spanned much of the Midwest. Born in England, Samuel Hannaford moved to Cincinnati as a youth with his parents. Educated at the Farmers' College in College Hill, he was apprenticed to Englishman John R. Hamilton and then practiced at various times on his own and in partnerships with Edwin Anderson and Edwin R. Proctor. In 1887 the firm became S. Hannaford & Sons when his sons Charles E. and Harvey Eldridge became partners. Grandson H. Eldridge Hannaford joined the firm in 1912, followed later by another grandson, Samuel Hannaford, II.

Among Samuel Hannaford's most prominent designs were the 1860 Cincinnati Workhouse (demolished), Cincinnati Music Hall (1874), and Cincinnati City Hall (1888). Samuel Hannaford retired effectively, with a few exceptions after completing the Methodist Home in College Hill (AKA Twin Towers), about 1895, but remained active almost until his death in 1911 as the editor of *The Western Architect and Builder*. His substantial legacy is partly documented in a National Register listing of 55 of his commissions—churches, public and commercial buildings, and many fine residences.

Hannaford designs in the district include the Colonial Revival Rupel House at 3864 Reading Road (1895); the Prairie-style B. H. Thoman House 4051 Rose Hill Avenue (1909); and the Dr. Walter B. Weaver House and Stable at 933 Redway Avenue (1916), also a Prairie design (Photo 11).

#### Anthony Kunz, Jr.

The architect Anthony Kunz, Jr. (born 1872), was a Cincinnati native who studied under Emil F. Baude and August Brink. Kunz's specialty was Roman Catholic edifices, including St. Francis Seraph Church and Monastery in Over-the-Rhine, as well as the Eclectic-style green-glazed brick house at 3937 Rose Hill Avenue (Photo 12).

#### Harry Price

Harry Price (1891-1951) was a prolific architect who practiced in the Cincinnati area from 1913 to 1948. His specialty was residential properties in Avondale and Amberley Village. During the 1920s and 30s, he produced many examples in the Tudor Revival style, then favored contemporary architecture in the 1940s. Architect Carl Strauss got his start with Harry Price from 1937 to 1942. It was during this time that the firm had a hand in the municipal complex in Greenhills.

Price designed a home at 3993 Rose Hill Avenue (Photo 13) in 1927 for Norris and Rosalie Heldman. John Heldman was a traveling salesman for the Heldman Clothing Company, who spent a great deal of time on the West Coast. Founded by his father Jacob at the turn of the century, the company was a family business, which employed four out of five sons. The business was in the Pugh Building on Pike Street until it was liquidated in the early 1930s. Most of the Heldman family lived in the Rose Hill area.

#### Herbert Spielman

Herbert Spielman (1872-n.d.), who was a talented renderer, worked for Hannaford and Sons for eighteen years before setting up his own practice in 1919. Under Hannaford he designed several prominent Cincinnati buildings including the Ohio Mechanics' Institute (and Emery Auditorium), Memorial Hall, and the Cincinnati General Hospital in Avondale. Spielman designed a Tudor Revival home at 4075 Beechwood Avenue (1925) for members of the Wertheimer family, who were officers of the Archer Advertising Company (Photo 14). The second owner was A. Freider, who owned a fruit business in the Philippines. Freider sold the house to Willis Gradison, Sr, who owned it until 1955 when Dr. Jules Klein, a pediatrician, bought it and lived there until 1988.

#### Tietig & Lee

Both Rudolph Tietig (1877-1958) and Walter H. Lee (1877-1952) were trained in Cincinnati and at M.I.T. Tietig then worked in New York City, while Lee returned to Cincinnati to work with Samuel Hannaford & Sons. They joined forces in 1902 and practiced together for 50 years. Among their major works are several buildings on the University of Cincinnati's main campus including Memorial Hall (now part of CCM), the former Rockdale Temple in Avondale, the Cincinnati Tennis Club in East Walnut Hills, and other Avondale residences for Simon Kuhn, A. G. Breneman, Frederick Schroth, president and treasurer of the J. & F. Schroth Packing Company, at 3952 Rose Hill Avenue, and Albert H. Mitchell at 3994 Rose Hill Avenue (1907). (See Photo 15.)

#### Werner & Adkins

George S. Werner (d.1938) and John Scudder Adkins (1872-1931) practised together roughly between 1900 and 1916, teaming up with Matthew H. Burton (profile on page 9) in 1905 and 1910-1911 and with C. C. Weber, as Weber, Werner & Adkins in 1913-1916. Adkins appears to have been the primary designer while Werner took care of business. (See Adkins' profile on Page 9.)

## Description

North Avondale is a residential neighborhood characterized by curving streets lined with continuous lawns, gaslights and substantial homes built between 1896 and 1940 on large lots, many a half-acre in area. The development of the area followed that of Avondale to the south. Located approximately three miles north of downtown Cincinnati, greater Avondale is bounded on the north by the City of St. Bernard and Avon Field Golf Course, on the east by the City of Norwood and the I-71 expressway, on the south by Walnut Hills and Corryville, and on the west by Clifton. Avondale evolved as a suburban village but over the years the movement of different social, economic, and ethnic groups in and out of the community altered and eventually fragmented its identity. Today Avondale is split into two neighborhoods, North Avondale and South Avondale. Glenwood Avenue is generally considered to be the boundary between North Avondale and South Avondale. However, the North Avondale Historic District is north of Mitchell, Clinton Springs and Dana Avenues.

The North Avondale Historic District includes 370 individual buildings, of which 337 (or 91 percent) are contributing and just 33 (or 9 percent) are noncontributing. Most of the buildings date from 1896 to 1940. The Period of Significance marks the span of time when the district attained the characteristics that qualify it for designation. The important physical features of the district include the historic street pattern, commercial property types, continuous streetscapes, and buildings representing an unusually rich array of styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. The most common style, by far, is Tudor Revival, followed by Colonial Revival and Prairie. Following are specific examples of these styles.

### Queen Anne (1880-1900)

Popular from 1880 to 1900, Queen Anne is the defining style of the late Victorian era. Queen Anne dwellings are often voluptuous compositions with asymmetrical massing, angled gables at the corners, wraparound porches, and ornamental turned and carved wood trim. A mix of contrasting materials, including brick and fishscale shingles in the gables, provides drama. There are relatively few examples of Queen Anne in the NAHD because the popularity of the style was waning by the late 1890s. Examples include 932 Avondale, 3947 and 3963 Beechwood Avenue, 3800 Dakota Avenue, 917-919 Lenox and 920 Lenox Place, and 3987 Rose Hill Avenue (Photo 16), which was built for Stephen R. Burton.

3987 Rose Hill Avenue (1894) is a charming Queen Anne-style home with a wraparound porch. Two types of shingles are used--fishscale on the front gabled dormer and clapboard style on the rest of the house. A few classical features have found their way onto this Victorian structure, such as the slender Doric columns on the porch (possibly replacements) and the second-story windows, which are pedimented and flanked by

pilasters. One of the oldest houses in the subdivision, this 1894 residence was built for Robert Mitchell's daughter, Jane E. Mitchell Burton, and her husband, Stephen R. Burton. (See their son's house at 3969 Rose Hill Avenue.)

#### Shingle Style (1880-1900)

The Shingle Style, developed in New England from the Queen Anne style, was in vogue regionally from 1880 to 1900. It is characterized by a consistent exterior texture created by shingles, reduced ornament and lower-pitched roofs, contributing to a more horizontal orientation. The Shingle Style is somewhat rare in North Avondale, but examples are 970 Avondale, 4000 and 4016 Beechwood Avenue; 1006 Lenox Place (Photo 17). 3994 Rose Hill is a combination of Shingle and Prairie styles.

#### Richardsonian Romanesque (1880-1900)

Examples of Richardsonian Romanesque, which appeared in the Cincinnati area from 1880 to 1900, are relatively rare in North Avondale. Characterized by rugged random ashlar stone, steep gabled slate roofs, towers, and round Roman arches, this style was used for two homes—961 Avondale Avenue (1912) by Elzner & Anderson, and 952 Lenox Place (Photo 18) by Desjardins & Hayward.

#### Chateausque (1880-1910)

The Chateausque is loosely based on monumental 16<sup>th</sup> century chateaus of France, which combined earlier Gothic elements with that century's increasingly fashionable trend toward Renaissance detailing. The style is relatively rare and found mostly in high-end architect-designed homes in the northeast dating from the late 1880s through the 1890s. Identifying features include a steeply pitched hipped roof; busy roof line with many vertical elements—spires and pinnacles, turrets, gables and shaped chimneys—multiple dormers, usually wall dormers extending through the cornice line; and masonry, usually stone, exterior walls. NAHD has one very high-style example--935 Lenox Place and two other examples at 3850 Reading Road and 3924 Rose Hill Avenue.

935 Lenox Place (1900) (Photo 19), designed by Desjardins & Hayward, is a robust coursed stone house with a corner tower and pyramidal roof with lots of wall dormers and pinnacles. It is reminiscent of Richardsonian Romanesque but lacks the typical arches. 3850 Reading Road (1900) is an unusual example with rough random ashlar stone walls, a full-width front porch and a very steep roof with flared eaves, two highly decorative stone dormers with pinnacles, a conical tower and a very tall stone chimney. 3924 Rose Hill Avenue (1896) is a more modest example in brown brick with a steep pyramidal slate roof with an ornate curved wall dormer in the center, a high conical tower on one side, and a hipped dormer on the other.

#### Italian Renaissance (1890-1935)

The Italian Renaissance style reappeared in early 20<sup>th</sup> century houses throughout the country. It is characterized by a low-pitched hipped roof covered with ceramic tiles;

upper-story windows smaller and less elaborate than the windows below; commonly with arches above doors, first-story windows or porches; entrance area usually accented by small classical columns or pilasters; façades are most often symmetrical.<sup>21</sup> There are about 17 examples of Italian Renaissance style in the NAHD. They include several homes with known designers: 933 Avondale Avenue (1898)(Photo 20); 3955 Beechwood Avenue (1901) by Harry Hake; 3997 Beechwood (1910) by S. S. Godley; 4054 Beechwood (1921); 739 Betula Avenue (1925); 3886 Reading (1908)(Photo 9) by S. S. Godley; 3896 Reading Road; 4033 Rose Hill Avenue (1905) by Weber & Weber; 4067 Rose Hill Avenue (1911); 4081 Rose Hill Avenue (1909)(Photo 20); 4090 Rose Hill Avenue (1905); 4235 Rose Hill Avenue (1922); and 3950 Winding Way (1910).

Most of the homes listed above have the blocky symmetrical massing with simple hipped roofs, and a wide frieze below the eaves. Two outstanding examples are at 3800 and 3886 Reading Road. The former has a smooth stone exterior with a hierarchy of arched windows at the first floor, rectangular windows at the 2<sup>nd</sup> floor with bracketed lintels, and small attic windows. The house has a broad rectangular entrance porch in the center with a Palladian window above. The second house, featured in *A Field Guide to American Houses* (p 400), also has a stone exterior, rusticated first floor, quoins, second-floor windows with balustraded balconies below and triangular pediments above, as well as small attic windows.

4003 Rose Hill Avenue (1895) is a variation of the Italian Renaissance style in the form of a villa with an asymmetrical composition and square tower on the right corner, a wide entry porch with paired square columns, and flat-arched lintels with keystones. Designed by Werner & Adkins, it has a simple elegance.

960 Avondale Avenue (1929) designed by Grosvenor Atterbury for Harry Linch, a real estate broker, is an eclectic mix of Italian Renaissance with a French influence. It's low-pitched hipped roof and arched openings are more typical Italian but the rustic stone exterior, bold semicircular tower on the west end, and the delicate wrought-iron balcony above the door on the south façade, seem more French.

#### Beaux Arts (1885-1930)

The Beaux Arts is a classical style similar to Italian Renaissance, most often with a low hipped roof and masonry walls, usually smooth light-colored stone, but with more elaborate wall decoration in the form of garlands, floral patterns or shields, quoins, pilasters or columns. The façade is usually symmetrical, and the first story rusticated.<sup>22</sup> There are just two examples in the North Avondale Historic District.

The most impressive is the Enger House at 992 Marion Avenue (Photo 3). Designed by Matthew H. Burton, it was built in 1890 for Frank J. Enger (1862-1917), who inherited a carriage manufacturing company from his father, grew the business and made a

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<sup>21</sup> McAlester & McAlester, *A Field guide to American Houses*. (New York: Alfred A. Knopf, 1986), 397.

<sup>22</sup> *Ibid.*, 379.

fortune. The house is set well back from the street on more than an acre enclosed by an ornate iron fence. Essentially a box with a low hipped tile roof, the house has a rusticated stone first story with buff brick at the second floor and terra cotta above. The façade features a central entry porch with paired columns, a Palladian window above flanked by terra cotta shields, and a white-glazed terra cotta frieze with garlands and wreaths.<sup>23</sup>

#### Neoclassical (1895-1950)

The World's Columbian Exposition held in Chicago in 1893 established Neoclassicism as the dominant style for domestic architecture throughout the country during the first half of the 20th century. 344 examples are readily identified by a symmetrical façade dominated by a full-height porch with a roof supported by classical columns. Doorways have elaborate decorative surrounds, cornices have a box eave with a moderate overhang, frequently with dentils or modillions, and a wide frieze band below. Neoclassical homes in North Avondale have hipped roofs and elaborate, academically correct columns, which were typical of the style during its early phase of 1900 to 1920. There are only three examples, but they are outstanding: 4009 Beechwood (1909); 952 Marion Avenue (1909); and 4032 Rose Hill Avenue (1903)(Photo 6).

4009 Beechwood Avenue (Photo 21) is a brick house with a full-height portico with slender Ionic columns, which frame an arched entrance surmounted by a semicircular balustraded balcony above. Stone flat arches cap the windows, and gabled dormers accent the side-gabled roof. 952 Marion Avenue is a hipped roof example with a two-story flat-roofed portico supported by Ionic columns and a semicircular stoop. However, this house has more eclectic influences in the rough-faced stone lintels and Palladian window above the wide front entrance. 4032 Rose Hill Avenue is a massive brick house with an elaborate full-height portico with paired Corinthian columns and slate gambrel roof and a side porch, also with Corinthian columns. It has a heavy cornice with modillions and dentils, corner quoins, and stone keystones above the windows.

#### Prairie (1900-1920)

The Prairie Style “was developed by a creative group of Chicago architects that have come to be known as the “Prairie School.” Frank Lloyd Wright originated the movement with his 1893 Winslow House, a symmetrical rectangle with low, hipped roof and horizontal lines dividing the façade. The vernacular form of the style was popularized by pattern books throughout the Midwest. The style's identifying features are a low-pitched roof, usually hipped, with wide overhanging eaves; two stories, with one-story wings or porches; eaves, cornices and façade detailing emphasizing horizontal lines; often with massive square porch supports.<sup>24</sup>

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<sup>23</sup> Langsam, *Great Houses*, 108-109.

<sup>24</sup> McAlester & McAlester, 440.

There are about 47 Prairie-style homes in NAHD, all dating from 1900 through 1925. Representative examples include 4019 Beechwood Avenue (1915); 4057 Beechwood (1921); 3994 Rose Hill Avenue (1908), 4021 Rose Hill Avenue (1909); and 3961 Winding Way (1915).

4019 Beechwood Avenue (1915) (Photo 22) shows the typical rectangular massing with low-pitched red-tile roof, a wide dormer, grouped windows, and broad entry porch with heavy square columns. 4057 Beechwood (1921) is a more sophisticated rendition of Prairie; its mostly symmetrical stucco exterior with grouped windows and a prominent hipped roof are typical of the style, but a large, cantilevered window at the left corner of the second floor an off-center front doorway, and an open porch on the right side add interest of the façade. 4021 Rose Hill Avenue (1909), designed by S. S. Godley, is an example with Renaissance details such as quoins and modillions. 3961 Winding Way (1915), with its stucco exterior and low hipped roof, is dramatized by a colossal stone chimney and arched front entry porch supported by tapered columns.

Designed by Samuel Hannaford & Sons, 933 Redway (Photo 11) is an eclectic composition with influences of Prairie, Tudor and Craftsman styles. A large home, set at an angle to the street. It is asymmetrical with a horizontal emphasis created by its long, low profile, hipped roof with wide eaves, and a belt course above the first floor. Its horizontality in addition to its smooth stucco exterior are reminiscent of Prairie. However, the façade is punctuated by a two-and-a-half-story projecting entrance bay with a Tudor-arched doorway and a buttressed and gabled wall dormer above. The six-over-one windows and exposed rafter tails at the eaves give it a Craftsman aspect.

Designed by Tietig & Lee for Albert H. Mitchell, 3994 Rose Hill Avenue (Photo 15) has elements of the Prairie School movement. Horizontal elements predominate, as exhibited in the low-pitched overhanging hipped roof, ribbon-style windows, second-story overhang, shingles, and stonework in horizontal bands, to the porte cochere and side porch extensions. The frontal chimney is the only vertical aspect of the design and it, too, is very wide and squat and has stones horizontally laid. A long terrace with a geometric railing further hugs the ground. Mitchell and his wife named the home "Lolomai" an Indian word for "here we rest."

#### Craftsman (1905-1940)

The Craftsman style first appeared in California in the 1890s, and spread throughout the Midwest between 1910 and 1940, where it was especially popular for smaller houses known as bungalows. Generally, Craftsman features include a low-pitched, gabled roof (occasionally hipped) with wide eaves and exposed beam ends; decorative braces added under gables; and porches, either full- or partial-width, with tapered square columns. Exteriors are often clad in contrasting materials on each floor, including clapboard, shingles, and brick. There are just eight examples in the NAHD: 4004 Beechwood Avenue (1926); 4047 Beechwood Avenue (1915); 3866 Dakota Avenue

(1920); and 3871 Dakota Avenue (1910); 944 Lenox Place (1910); 1025 Marion Avenue (1910) 730 Red Bud Avenue (1924); and 1031 Redway Avenue (1919).

3866 Dakota Avenue (1920) (Photo 23) is a very creative example—with its hipped roof with red tile, wide hipped dormer, and front gables with decorative braces. The walls of the front gabled projections are sloped, another marker of the Craftsman style. 1031 Redway Avenue (1919) has similarly complex massing with cross-gables of different heights, decorative beams at the eaves, and arched openings. 3871 Dakota Avenue (1910), is a more sedate example, with a wraparound porch with broad brick columns. 730 Red Bud Avenue (1924) has a stucco exterior, hipped roof with wide eaves and decorative brackets and eight-over-one window sashes.

#### Colonial Revival (1895-1940)

Colonial Revival refers to homes based on designs from the Colonial period in American history, which ended in 1789. Georgian Revival and Dutch Colonial are variations of the style. Georgian Revival imitated 18th-century English designs, and Dutch Colonials were identified by their gambrel roofs. Popular from 1890 to 1940, Colonial Revival homes are typically brick or wood clapboard, with symmetrical facades and hip or gabled roofs, often with pedimented gables. Entrances are formal, with fanlights, sidelights, and porches. Palladian windows are common. Colonial Revival is the second most represented style in North Avondale, with ~40 examples, including a handful of Dutch Colonials.

Some of the best include 3946 Rose Hill (1915) (photo 24) by J. S. Adkins and 3864 Reading by Hannaford. 916 Lenox Place (1910); 971 Lenox Place (1917); 3946 Rose Hill Avenue is a two-and-a-half-story buff brick dwelling with a symmetrical three-bay façade and full-width front porch. The entrance in the center features a wide full-glazed door with sidelights and transom, all with leaded glass. Above the doorway is a semicircular bay with a band of five windows with curved sashes. The hipped roof has a wide entablature including a frieze topped by dentil molding and modillioned cornice above.

3863 Reading Road is a large brick 2 ½-story building with a hipped roof, gabled dormers, a heavy modillioned cornice and brick quoins at the corners. The symmetry of the three-bay-wide front elevation and central entrance porch is interrupted by an angled bay and wraparound porch on the south end.

#### Dutch Colonial (1895-1940)

There are three examples of Dutch Colonial—978 Avondale Avenue (1913); 1002 Marion Avenue (1901); and 3903 Winding Way (1925). A subtype representing about ten percent of Colonial Revival homes, Dutch Colonial is identified by a gambrel roof, which has two slopes. Most are one-story with steeply pitched gambrels containing nearly a full second floor and have dormer windows. From about 1895 to 1915, the most common form had a front-facing gambrel roof and full-width front porch.

978 Avondale Avenue (Photo 25) is a perfect example of this, with the typical gambrel roof with gabled dormer with a front porch. An oriel window with diamond-pane sashes on the side adds interest. 1002 Marion Avenue has contrasting materials of brick at the first floor and wood shingles at the second floor and shaped wall dormers. 3903 Winding Way is a classic example—two stories, brick at the first floor, stucco at the second, gambrel roof with eave line at the first floor, a three-bay façade, and arched entrance porch.

#### Georgian Revival (1895-1940)

3818 Dakota Avenue (1920) (Photo 26) is the sole example of Georgian Revival in the NAHD. It displays all the characteristics—brick construction with symmetrical façade and side gabled roof, modillioned cornice, flat arched lintels, corner quoins, and a gabled projection in the center bay with a Palladian window at the second floor and oculus in the gable.

#### Tudor Revival (1890-1940)

The vast majority of homes in the North Avondale Historic District are Tudor Revival. Identified by irregular plans, steeply pitched slate or terra cotta tile roofs with intersecting gables and dormers, and half-timbering, Tudor revival very popular in Cincinnati from 1910 to 1940. Houses range from one-and-a-half-story cottages to rambling two-and-a-half-story mansions with stone, brick, stucco, and half-timbered exteriors.

“The popular name for this style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16<sup>th</sup>-century England. Instead, the style is loosely based on a variety of late medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering, Most Tudor houses have stucco, masonry or masonry-veneered walls.<sup>25</sup>

The uncommon Tudor landmarks of the Jacobethan type were joined in the decades from 1900 to 1920 by less pretentious Tudor houses with superimposed steep gables, half-timbering, or other typical detailing on otherwise symmetrical facades. Still relatively uncommon before WWI, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.<sup>26</sup>

There is a great variety of Tudor Revival dwellings in the NAHD. Among the most dramatic examples are two stone houses at 3986 Rose Hill Avenue (1903)(Photo 27) and

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<sup>25</sup> McAlester & McAlester, 356.

<sup>26</sup> Ibid.

748 Betula Avenue (1915). 3986 Rose Hill Avenue has a robust ashlar limestone exterior with contrasting sandstone trim. It has a steep red tile roof, a massive front gable and parapeted end gables. The entrance is emphasized by an imposing porch with a stepped parapet and turrets. A porte cochere on one side and a porch on the other extend its footprint. 748 Betula Avenue is similar in the solidity of its coursed ashlar limestone walls and steep red tile roof, but it has three-part facade with a central entrance flanked by two front gables. An oriel window above the front doorway has crenelations reminiscent of the Elizabethan period. 680 Avon Fields Lane is an example with a rich palate of materials-- red brick, stucco, stone, and wood shingles, all under a red stile roof. It also includes a small amount of half-timbering and a decorative truss in the top gable are typical elements of the Tudor style. 1002 Redway Avenue displays an entirely half-timbered overhanging second story and bands of small-paned windows. 1015 Redway Avenue, a brick house without half-timbering, is nevertheless a significant variant of Tudor Revival with its paired front gables with long rooflines sweeping down to the first floor. 4008 Rose Hill displays more elaborately designed half-timbering and decorative vergeboards at the gables. Built in 1900, 4015 Rose Hill is an example of the earlier "Jacobethan" variant of the style, with its central tower with a wide arched entrance porch, oriel window, battlements, and side turret and an angled bay on one side, also with a crenelated parapet.

#### French Eclectic (1915-1945)

Like Tudor Revival, the French Eclectic style has a tall, steeply pitched hipped roof, brick, stone, or stucco wall cladding, sometimes with half-timbering, but it does not share the dominant front-facing cross gable, and eaves are commonly flared upward at roof-wall junction. French Eclectic designs can be either symmetrical or asymmetrical and commonly have a prominent round tower with a high, conical roof. The entrance is typically located in the tower. There are ten examples of French Eclectic style in the NAHD, including 933 Avondale Avenue, 4220 Rose Hill Avenue, 949 Lenox Place, 3836 Reading Road; 3953 Rose Hill Avenue, 4098 Rose Hill Avenue, 4200 Rose Hill Avenue, 772 Red Bud Avenue, 3910 Winding Way, and 3940 Winding Way.

The most impressive French Eclectic dwelling in the NAHD is the 7,000 sf. Jacob W. Mack House at 4220 Rose Hill Avenue (Photo 4). Built in 1929-1931, it was designed by John Henri Deeken for Jacob Mack, owner of the Mack Shirt Company. Majestic in its proportions, Set on a large lot, this house has a steep polychromatic tile roof, a stone exterior with half-timbered stucco on the second floor, and an off-center tower with a round full-height turret. The eave line is punctuated by gabled and hipped wall dormers, and the windows have leaded glass casement throughout.

949 Lenox Place (1915) (Photo 28), by Buddemeyer & Plympton, has a smooth buff brick exterior with contrasting stone trim including flat arched lintels above the windows. The slate roof features the typical flared eaves and multiple cross gables and dormers. The dormers are extremely ornate—with brick quoins and stepped gables with stone trim and stone pinnacles. The façade is dramatized by two towers—a square tower with the

entrance porch and balcony and a hexagonal corner tower and wraparound porch. 3836 Reading Road (1914) displays a steep cross-gabled roof with flared eaves, and a stone and stucco exterior with half-timbering in the front gable. Other details include pointed arched openings and curved vergeboards on gabled dormers and a side doorway.

3953 Rose Hill Avenue is a massive cubic composition in brown brick with a tall, hipped roof with flared eaves and a massive entrance porch with Tuscan columns. 4098 Rose Hill Avenue is mostly brick with some stone and stucco accents. Its cross-gabled variegated green slate roof and conical tower with a dramatically pointed doorway are striking. 4200 Rose Hill Avenue is a hip-roofed example in stucco with grouped casement windows flanking an arched entry porch in the center. It is mostly symmetrical except for a porch on the right side where the roof sweeps down to the first floor. 772 Red Bud Avenue, a design in brick and half-timbered stucco, has a conical tower with the front doorway framed in a bold stone surround. 3910 Winding Way is an all-stucco design with a very steep roof, square tower, flared eaves, and a massive chimney on the front. 3940 Winding Way is a symmetrical composition, unusual for its half-timbered brick first story, and dramatic gabled dormers with curved roofs. The front porch also has a gable above the entrance with curvy half-timbering and roofline.

#### Swiss Chalet (1885-1910)

Swiss Chalets are typically square or rectangular in plan, two-and-a-half stories high, have low-pitched roofs with front gables with deep overhangs supported by decorative brackets. Some are built entirely of wood, while others are brick, stone or stucco with wood upper floors or brick with stucco upper floors. Rafter tails are generally exposed at the eaves. The Swiss Chalet style was introduced to the United States by Andrew Jackson Downing in his 1850 pattern book, *The Architecture of Country Houses*. While never widespread in the United States, the style was popular in Cincinnati from circa 1885 to 1910. Architect Lucien Plympton was influential in spreading the style in Hyde Park, East Walnut Hills, and Oakley.

Remarkably, North Avondale has four Swiss Chalet style homes—3989 Beechwood Avenue (1904); 3885 Dakota Avenue; 970 Lenox Place (1901); and 1019 Redway Avenue (1915). Of these, the most highly decorative is 3885 Dakota Place (Photo 29) with its rusticated stone first floor, brick second floor, and wood shingle dormers and gable end. The front gabled roof is clipped with deep eaves and braces, while dormers on the side elevations has flared gables with clay tiles. The area within the front gable is a balcony. The front porch has a turned columns and a perforated wood railing. The house at 3989 Beechwood is brick at the first floor, stucco at the second, and wood within its jerkinhead gables. The front porch has a low gabled roof with decorative brackets and round columns. Within the front gable is a balcony and a band of four diamond-pane windows. 970 Lenox Place, which has a stone-clad first story, stucco on the second and wood clapboard in the front gable, is not as heavily decorated. It does, however, have a wraparound porch with turned columns and a perforated wood railing.

## Eclectic

Then there are some homes that are eclectic—a mix of elements of different styles. The best example of this is 3937 Rose Hill Avenue (Photo 12), which combines elements of the Italian Renaissance, Queen Anne, and Richardsonian Romanesque. The formal This home displays an eclectic mix of Italian Renaissance, Queen Anne, and Richardsonian Romanesque. The formal symmetry of the main block of the house is offset by the wrap-around porch and the conservatory reflecting Queen Anne, but the rough stone of the porch is expressive of a Romanesque influence. The brick is like no other; its green enamel glaze contrasts vividly with the red tile roof.

This unique residence was designed in 1908 by Anthony Kunz, Jr. for Charles E. and Mary B. Roth. Mr. Roth served as a treasurer, for both Hamilton County and the John C. Roth Packaging Company. He also was president of the Cosmopolitan Bank and Savings Company. The architect Anthony Kunz, Jr. (born 1872), was a Cincinnati native who studied under Emil F. Baude and August Brink. Kunz's specialty was Roman Catholic edifices, including St. Francis Seraph Church and Monastery in Over-the-Rhine.

Another Eclectic dwelling at 923 Marion Avenue (Photo 30) combines the blocky symmetrical massing of the Italian Renaissance with a French Eclectic flared roof, Gothic pointed arch windows, a Prairie-style full-width porch with heavy Doric columns, and heavy stone arches above the first-floor openings with a Romanesque effect.

The following buildings do not contribute to the District:

1. 923 Avondale Avenue
2. 931 Avondale Avenue
3. 670 Avon Fields Lane
4. 915 Barry Lane
5. 919 Barry Lane
6. 724 Betula Avenue
7. 946 Dana Avenue
8. 3912 Glen Lyon Avenue
9. 926 Marion Avenue
10. 934 Marion Avenue
11. 1007 Marion Avenue
12. 4025 Paddock Road
13. 3880 Reading Road
14. 3909-11 Reading Road
15. 3927 Reading Road
16. 686 Red Bud Avenue
17. 690 Red Bud Avenue
18. 754 Red Bud Avenue
19. 820 Red Bud Avenue

20. 1020 Redway Avenue
21. 1024 Redway Avenue
22. 1028 Redway Avenue
23. 1032 Redway Avenue
24. 1038 Redway Avenue
25. 1044 Redway Avenue
26. 4075 Rose Hill Avenue
27. 4201 Rose Hill Avenue
28. 4209 Rose Hill Avenue
29. 4211 Rose Hill Avenue
30. 4215 Rose Hill Avenue
31. 4219 Rose Hill Avenue
32. 3821 Winding Way
33. 3980 Winding Way

### **Boundary**

The district includes all of the properties on both sides of Avon Fields Lane, Avon Fields Place, Red Bud Place, Red Bud Avenue, Betula Avenue, Rose Hill Avenue, Beechwood Avenue, Lenox Place, Lenox Avenue, Glen Lyon Avenue, Dakota Avenue, Redway Avenue, Marion Avenue, and Valley Lane. It also includes 919 through 1015 on the south side of Avondale Avenue; 912 through 1026 on the north side of Avondale Avenue; 915 and 919, 1020 through 1064 Barry Lane; 936 through 994 Dana Avenue, and all properties from 3836 through 3927 Reading Road. The district also includes the west side of Winding Way between Dana and Valley Lane, and both sides of Winding Way from 3905 through 4040 Winding Way. (See boundary map in Figure 1.)

### **Justification of Boundary**

The boundary was selected based on the cohesiveness of architectural character within the district. That character reflects the development of this primarily residential area from the late 1890s to 1940 and retains excellent integrity of location, design, setting, materials, workmanship, feeling and association. The North Avondale Historic District includes 370 individual buildings, of which 337 (or 91 percent) are contributing and just 33 (or 9 percent) are noncontributing.

### **Findings**

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic district can be designated by City Council. The district must be found to have significance and represent a resource that meet at least one of the following criteria:

1. That is associated with events that have made a significant contribution to the broad patterns of our history; or
2. That is associated with the lives of persons significant in our past; or

3. That embodies the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. That has yielded, or may be likely to yield, information important in history or prehistory.

#### Planning Considerations

##### Compatibility with Plan Cincinnati

“Plan Cincinnati,” the current Master Plan adopted by City Council in 2012, supports and encourages historic preservation;

“As housing demand increases in the oldest neighborhoods, the City’s broad and reputable historic building stock should be preserved....”

Historic Conservation is considered a fundamental component in Cincinnati’s future with policy principles including:

“Preserve our resources and facilitate sustainable development.”

“Cincinnati is known for our historic built character and spectacular natural beauty. The City will focus on preserving and protecting our unique assets and reverse the modern trend of ‘disposable’ development.”

Cincinnati’s Zoning Code includes a commitment to historic preservation through its goals and policies. Three specific purposes of historic preservation, according to the current Zoning Code Section 1435-03 include:

“to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture,”

“to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,”

“to maintain the historic urban fabric of the city.”

Thus, landmark designation of the North Avondale Historic District, which promotes preservation of the neighborhood and its buildings, is compatible with city plans and consistent with policy and code.

The North Avondale Historic District retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association, and meets Criteria 1 and 3.

Under Criterion 1, the NAHD has historic significance as a neighborhood developed by prosperous Cincinnati families who built substantial homes along its curving streets from 1896 to 1950. Many were captains of industry of Protestant and Jewish heritage.

Under Criterion 3, the NAHD embodies the distinctive characteristics of a type, period, or method of construction as an example of the landscape-lawn approach to a suburban subdivision defined by defined by a park-like character with continuous lawns and picturesque curving streets. It is also significant as a collection of substantial and architecturally distinctive homes from 1896 to 1950. The buildings exemplify an unusually rich array of styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, Beaux Arts, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, which typify the period of significance. The most common style, by far, is Tudor Revival, followed by Colonial Revival and Prairie. The buildings in the district also represent the work of many prominent local architects, including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

### **Summary of Findings**

The designation of the North Avondale Historic District meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic **Conservation**) under Criteria 1 and 3 and sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The North Avondale Historic District, which includes **370** individual buildings, has a remarkably high rate (**91 percent**) of contributing buildings. This designation report provides conclusive evidence that all required findings may be made for the proposed designation.

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Records of Cincinnati Preservation, including Ohio Historic Inventory forms and narrative for a Rose Hill House Tour updated December 6, 1996.

*Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell to the Lots contained in Rose Hill Park Subdivision*. Cincinnati: Nelson Sayler and Wm. L. Dickson, attorneys at Law, 1894.

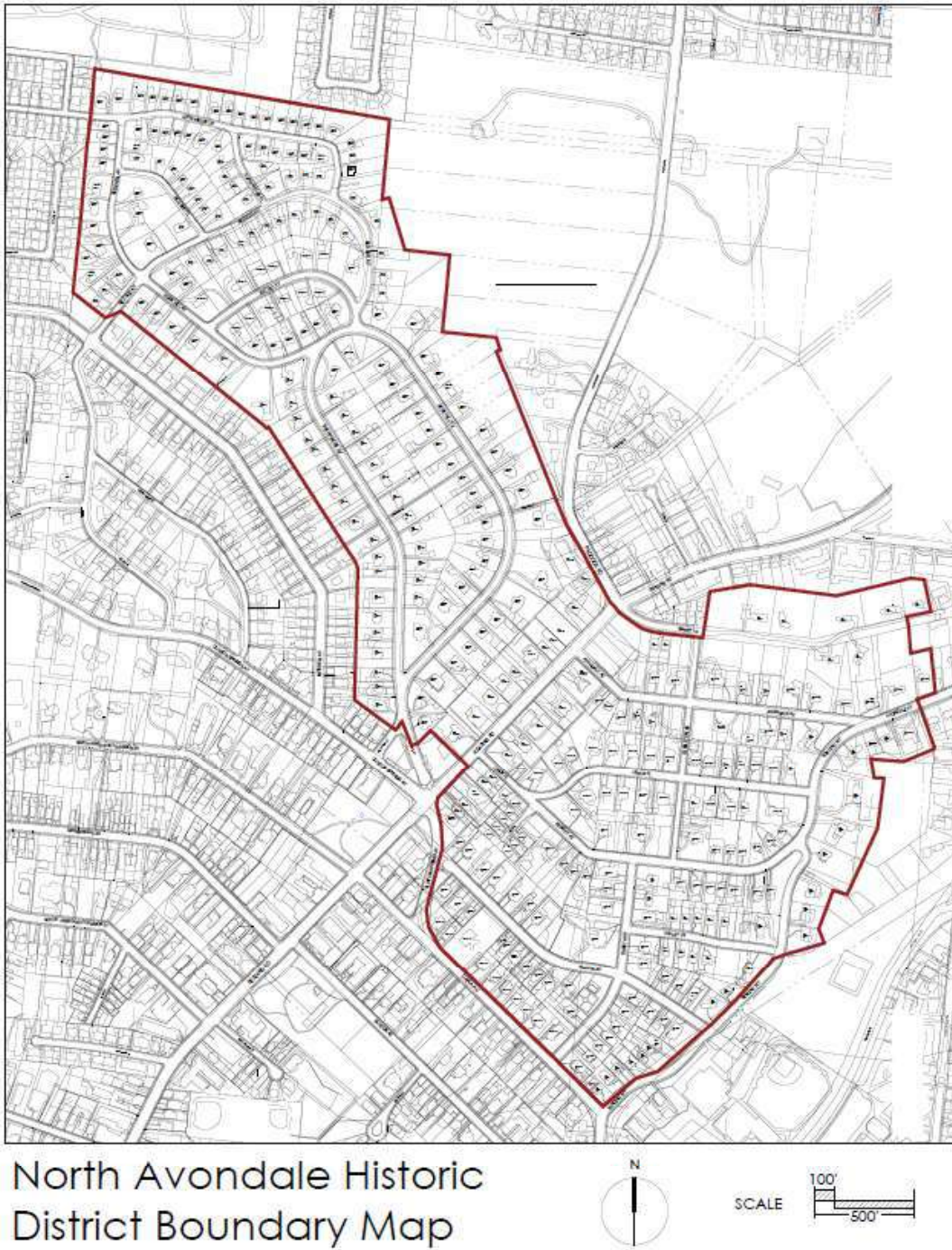


Figure 1. Boundary map

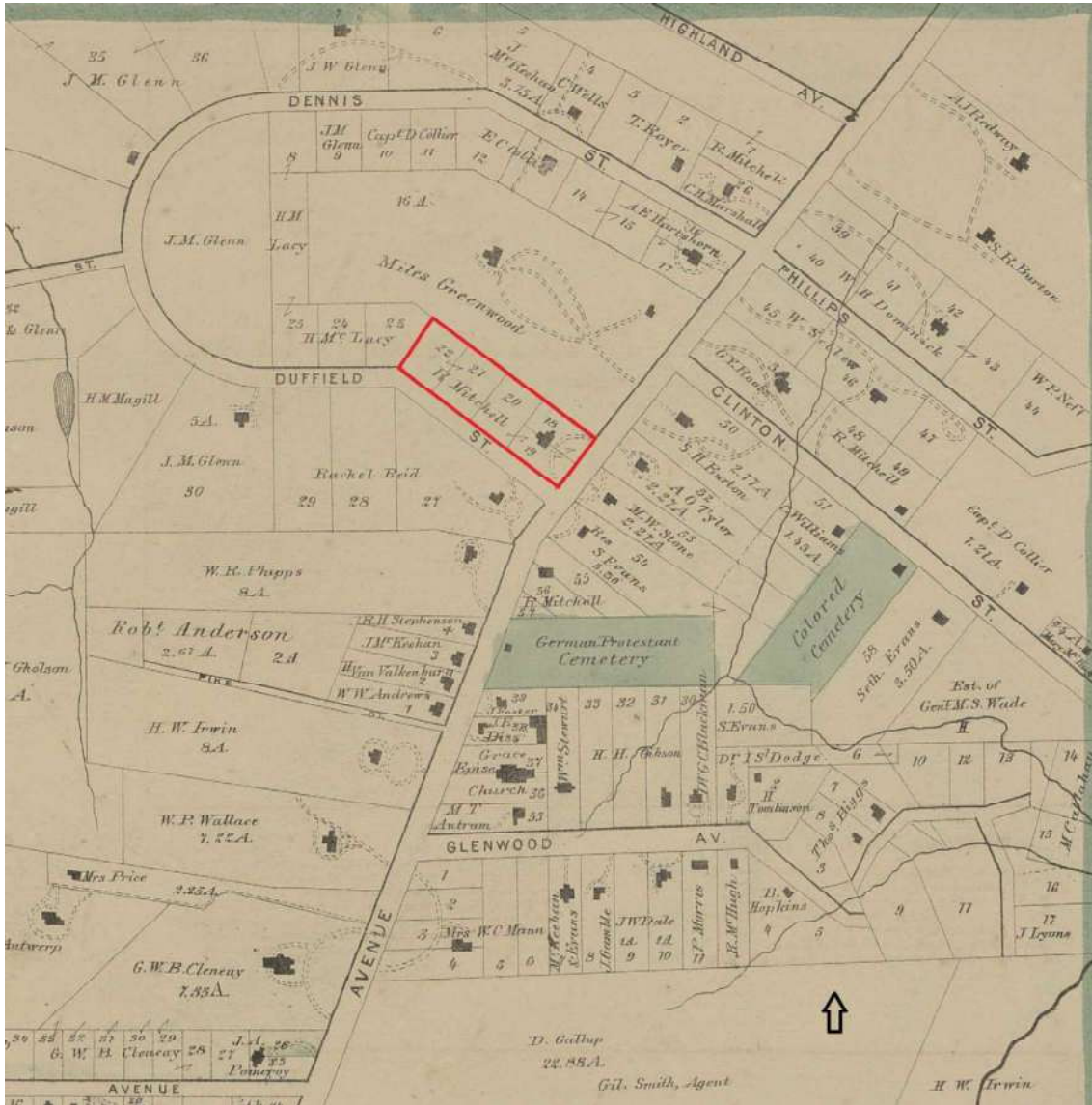


Figure 2. Excerpt of Plate 55 in 1869 *Titus' Atlas of Hamilton Co., Ohio*, showing Robert Mitchell's residence on the west side of Reading Road. Note Miles Greenwood's much larger estate adjoining it on the north and the A. O. Tylor, S. H. Burton, S. R. Burton, and A. J. Redway homes on the east side of Reading Road.

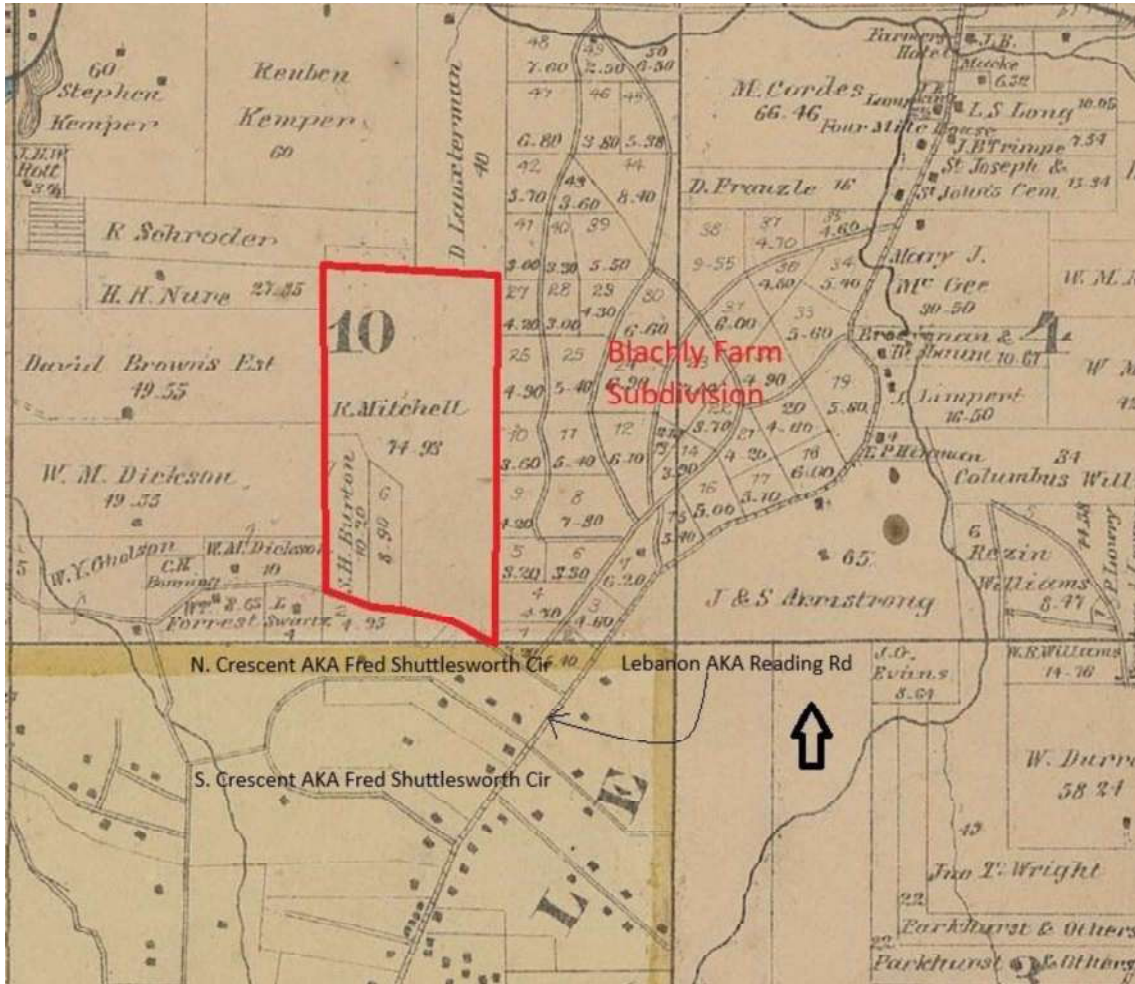


Figure 3. Excerpt of Plate 50 in 1869 Titus' Atlas of Hamilton Co., Ohio, showing Avondale in southwest corner, Robert Mitchell's land and the Blachly Farm Subdivision in North Avondale.

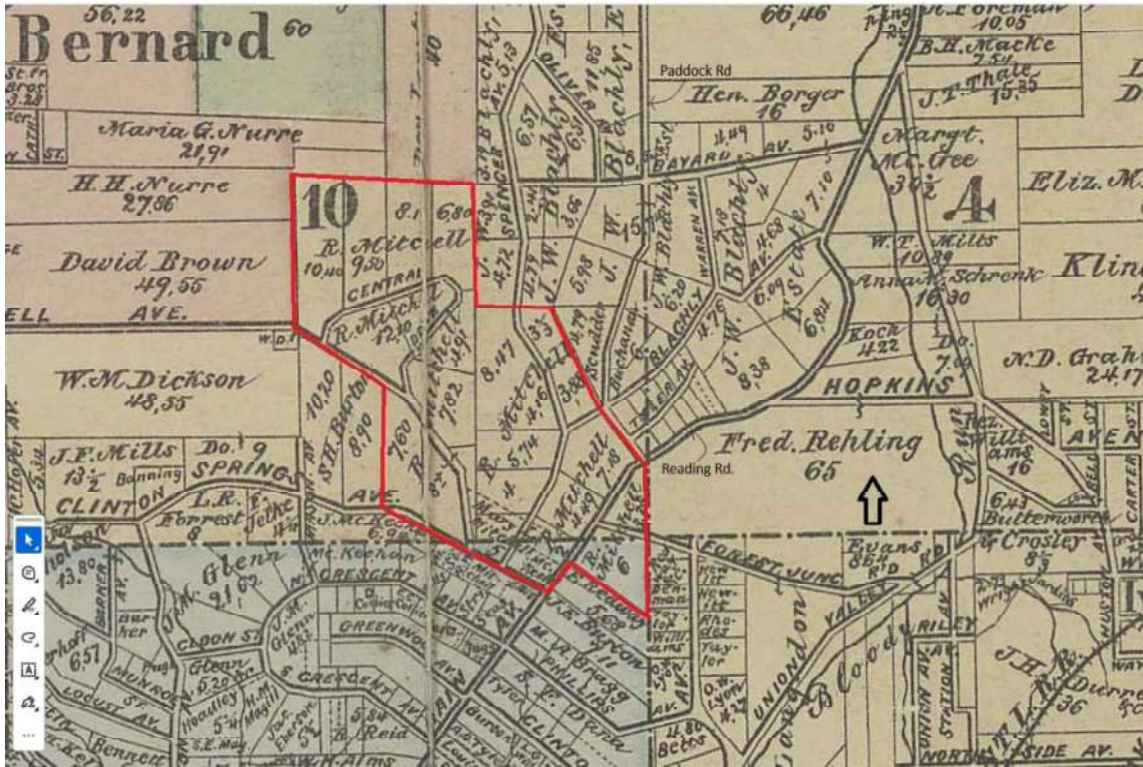


Figure 4. Excerpt from 1884 *Map of Hamilton County, Ohio* showing Robert Mitchell's holdings in North Avondale, Geo. Moessinger & Fred. Bertsch.

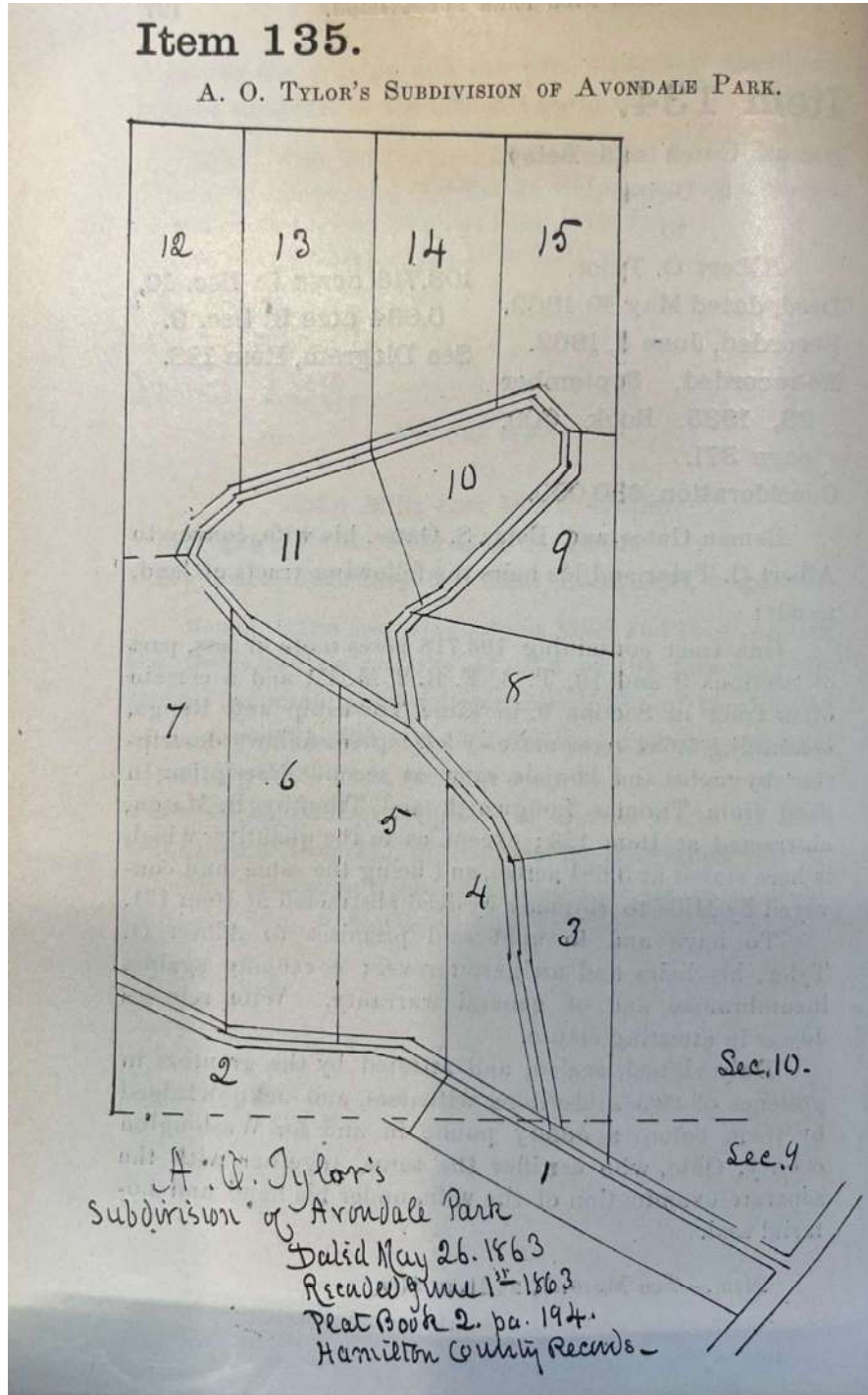


Figure 5. Plat of A. O. Tylor's Subdivision of Avondale Park in Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell . . . p 128.

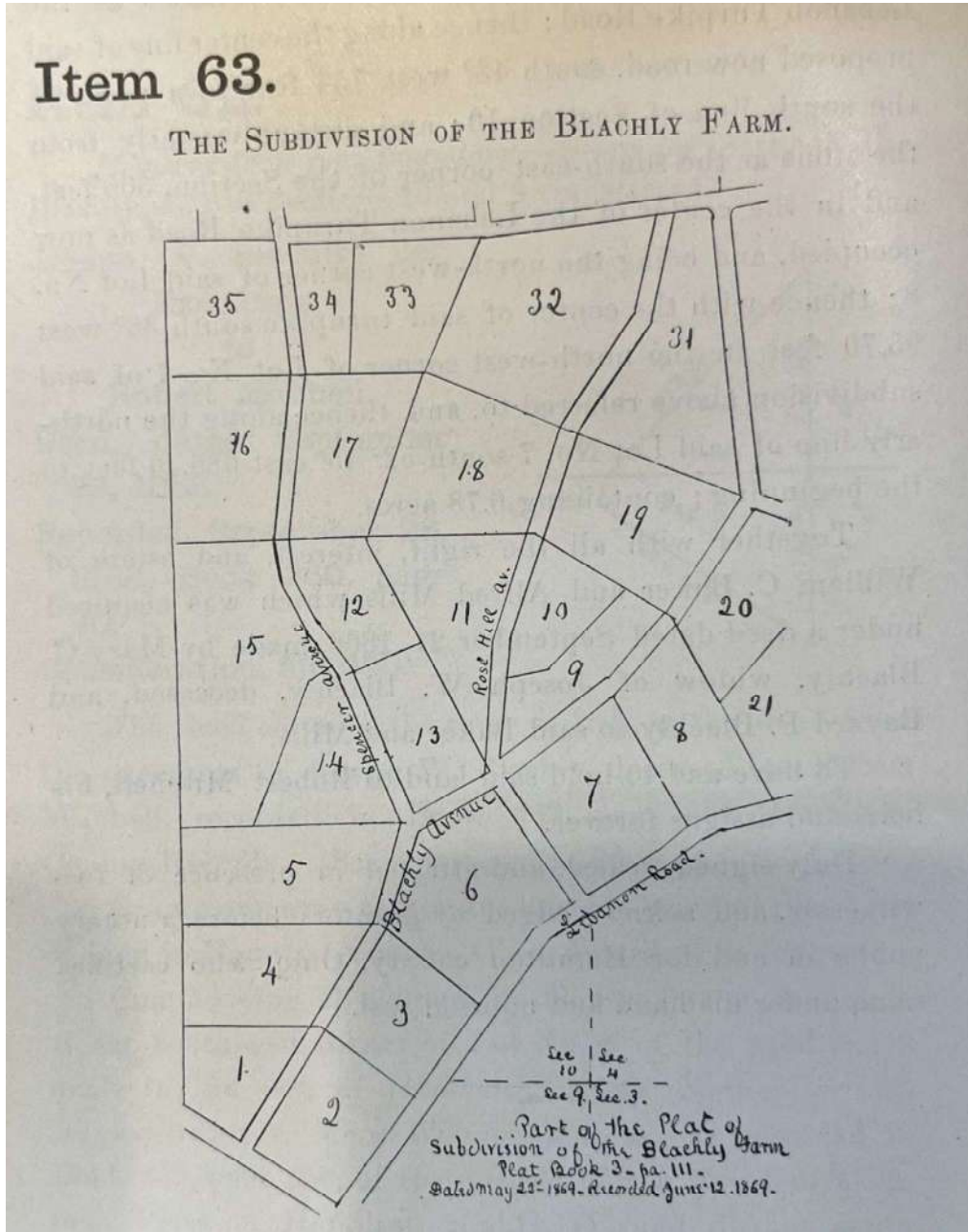


Figure 6. Part of Blachly Farm Subdivision (including Rose Hill Avenue in center) in Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell . . . p 62.

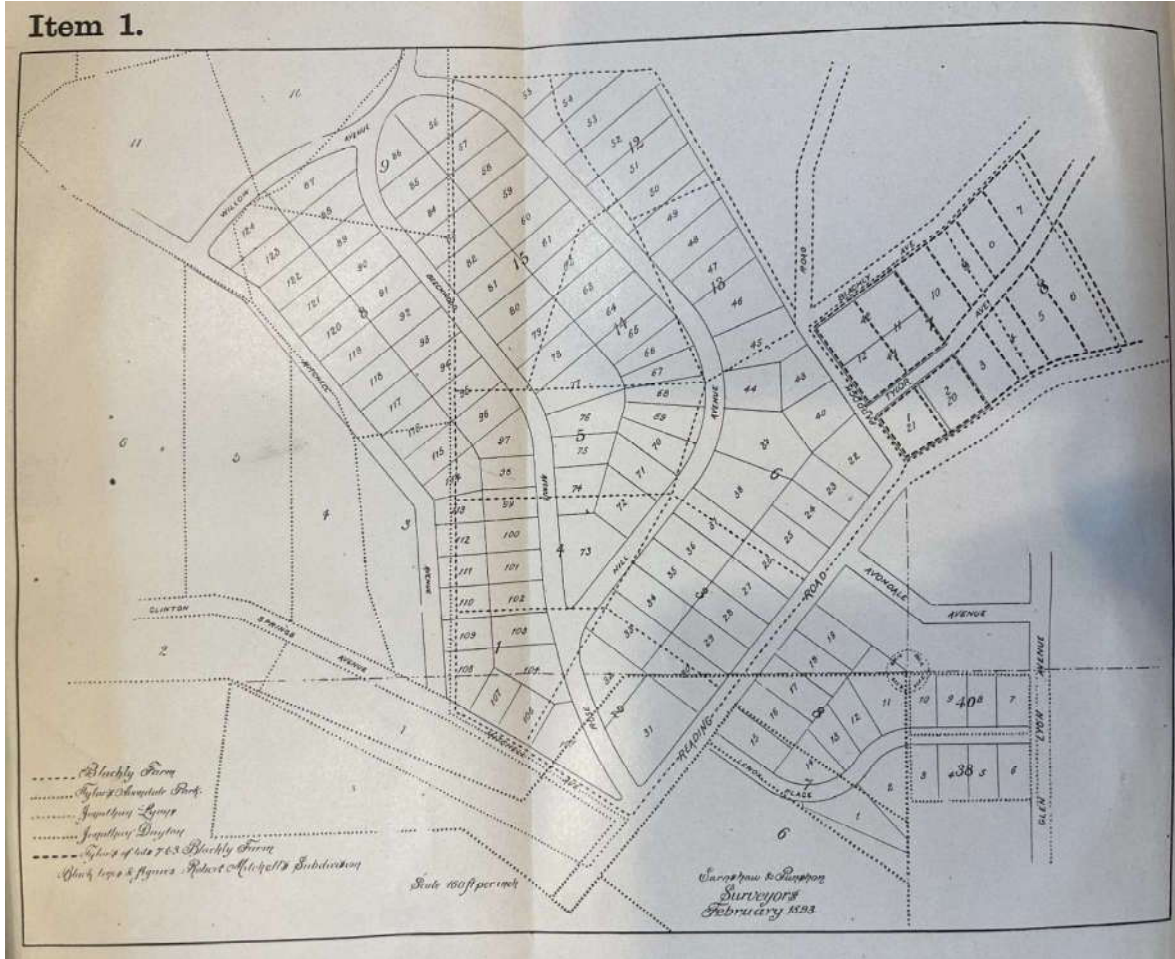


Figure 7. Map of Rose Hill Park Subdivision in *Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell . . .* showing new subdivision reconfigured from properties acquired from A. O. Tylor, Blachly Farm estate, Jonathan W. Lyon estate, and Jonathan Dayton estate.

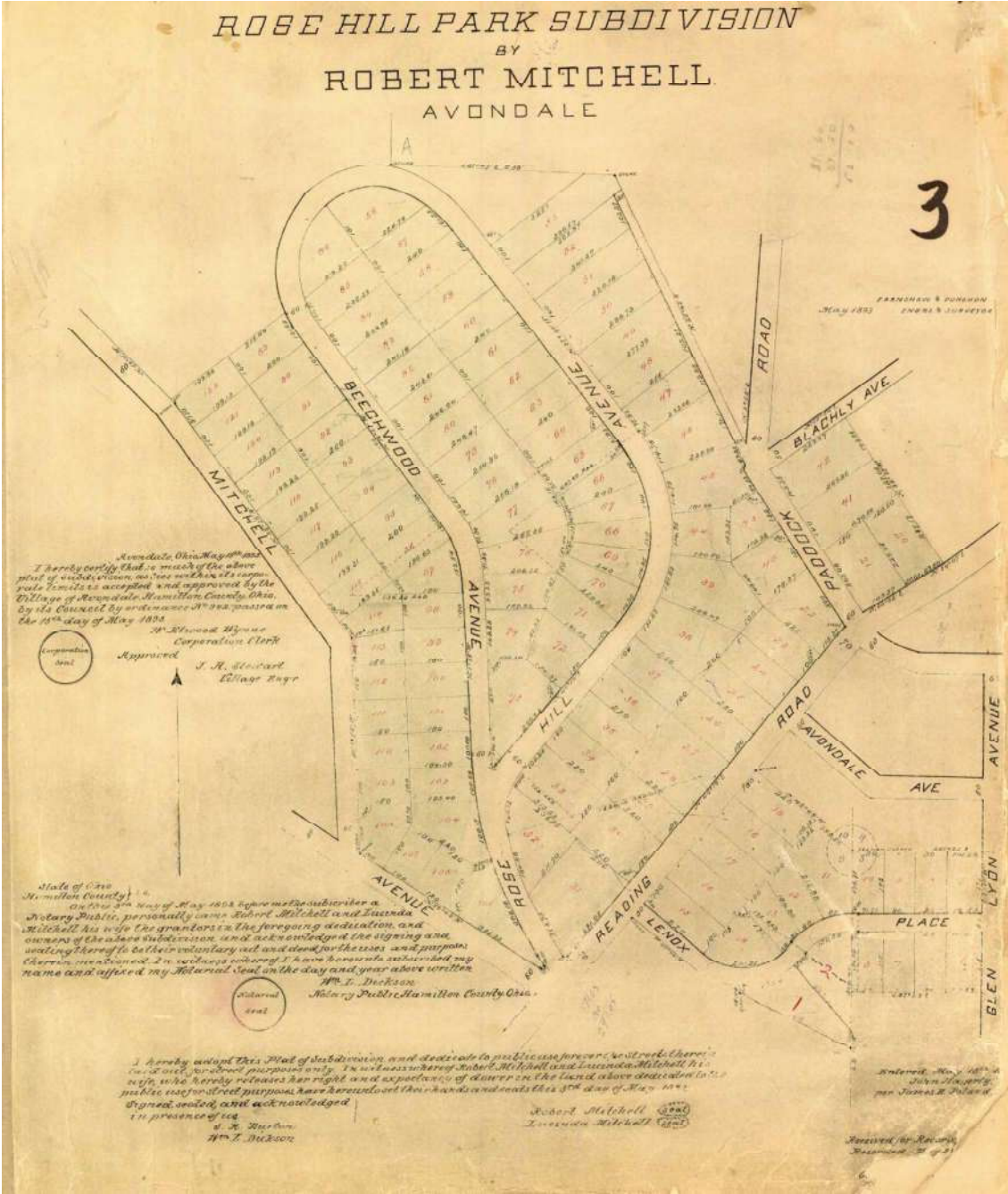


Figure 8. Plat of Rose Hill Park Subdivision recorded in Plat Book 13, page 3, Hamilton County Recorder.

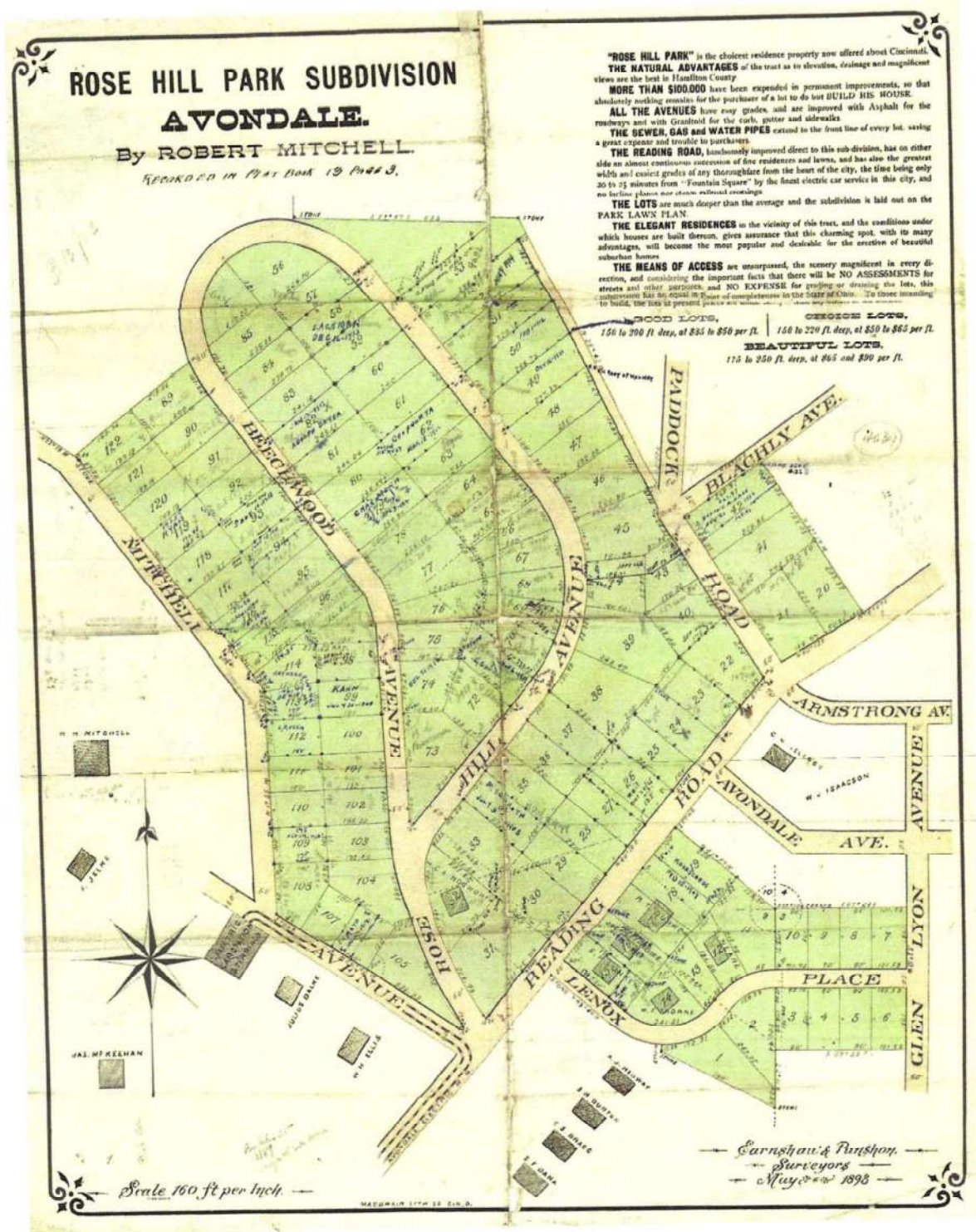


Figure 9. Promotional map of Rose Hill Park Subdivision, Earnshaw & Punshon, May 1893, showing "Electric Car Station & Terminals" In the lower left. Private collection.

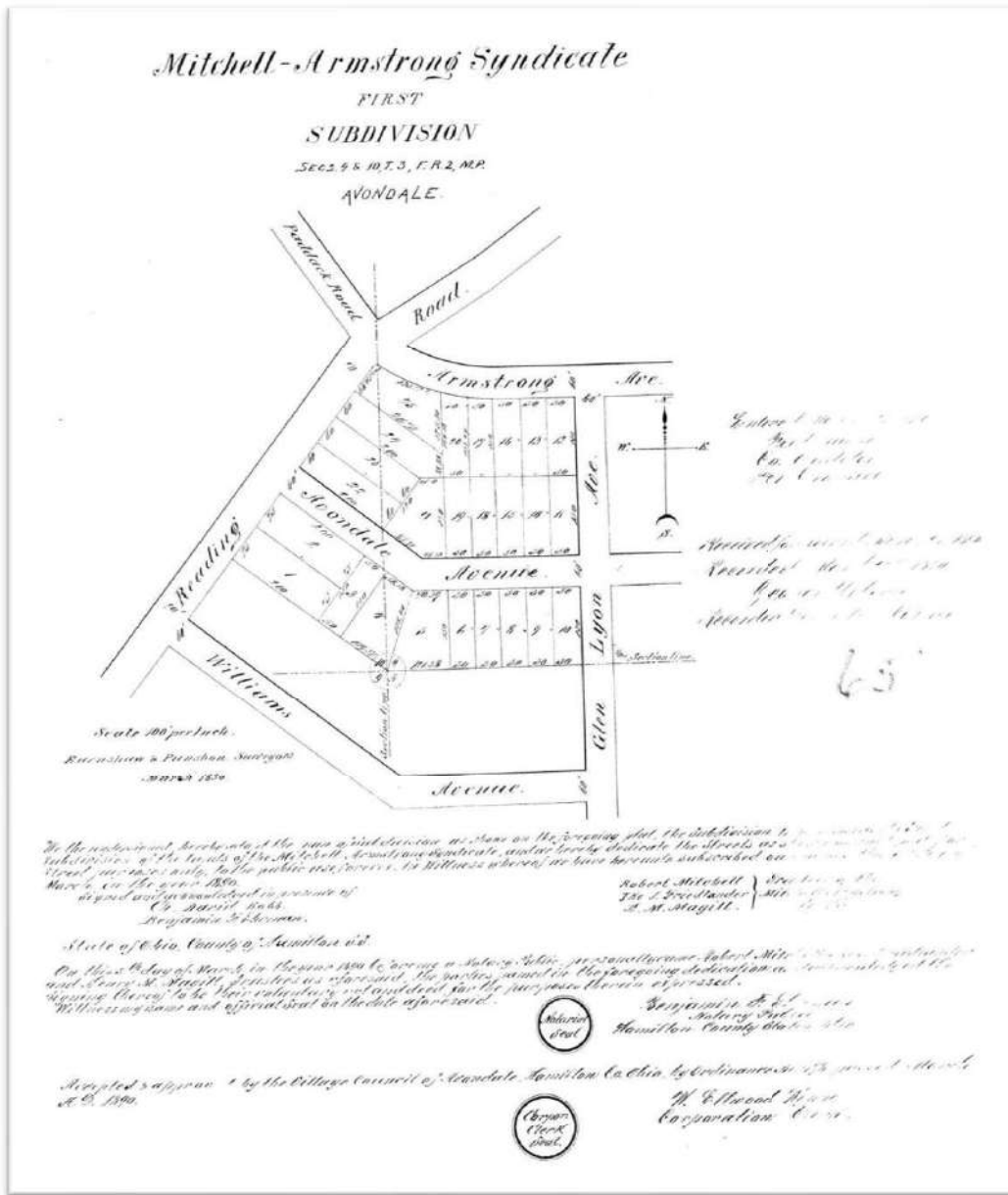


Figure 10. 1st Mitchell-Armstrong Subdivision, recorded in 1890, Plat Book 9, Page 65, Hamilton County Recorder.

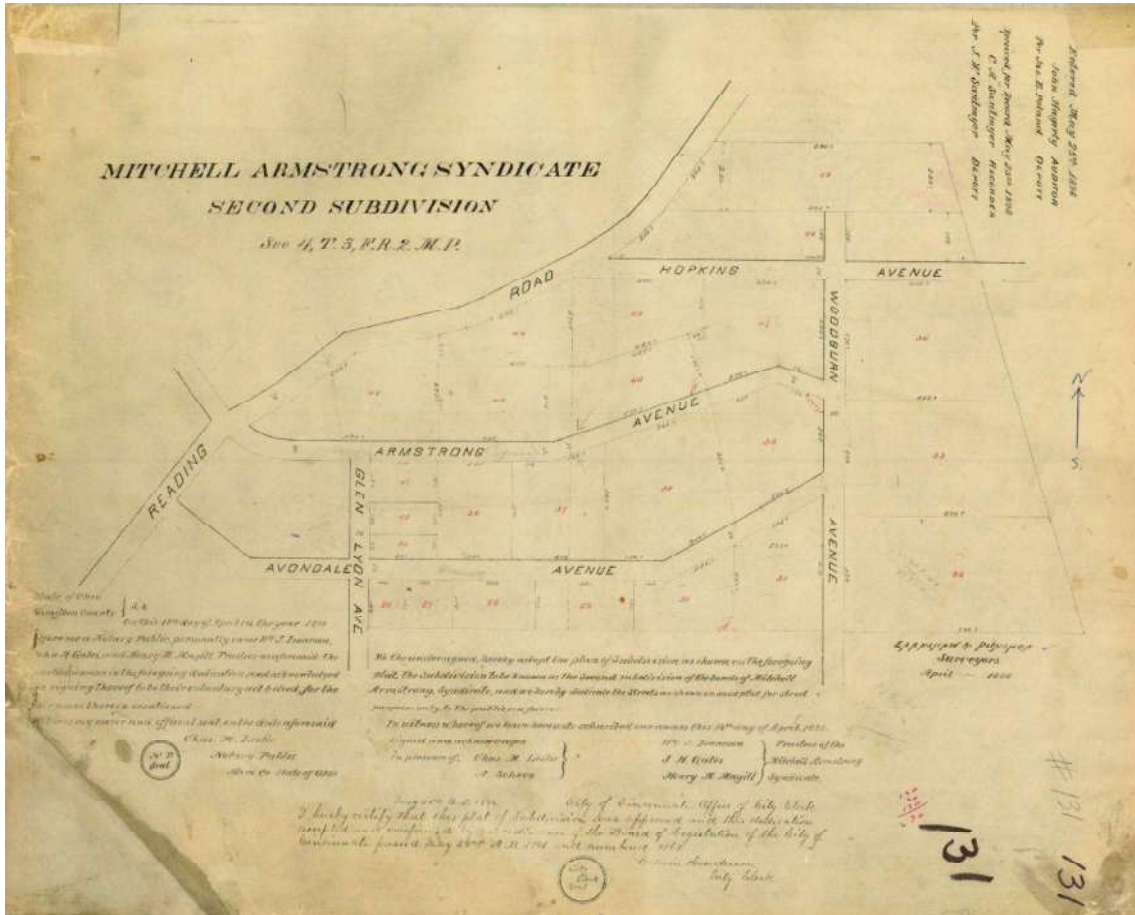


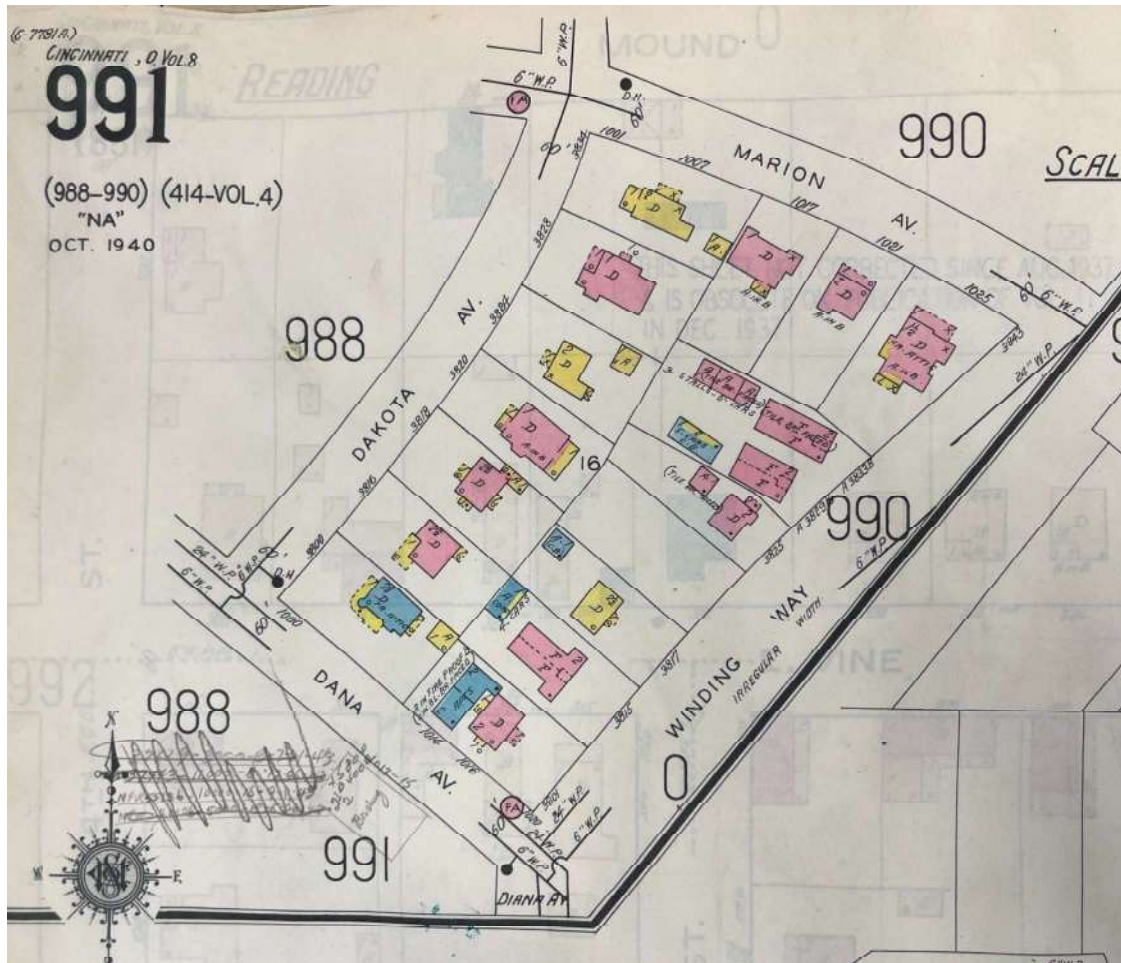
Figure 11. 2nd Mitchell-Armstrong Subdivision, recorded in 1896, Plat Book 13, Page 131, Hamilton County Recorder.



Figure 12. 1917 Sanborn Maps of Cincinnati, Vol. 8, Plate 990, showing east side of Reading Road. Note that Valley Lane is labelled as Bragg Avenue in parentheses.



Figure 13. 1917 Sanborn Maps of Cincinnati, Vol. 8, Plate 988, showing Marion and Dana Avenues. C. C. Bragg's sizeable residence at 946 Dana Avenue is indicated by red circle. This lot is now occupied by a church building built circa 1988.



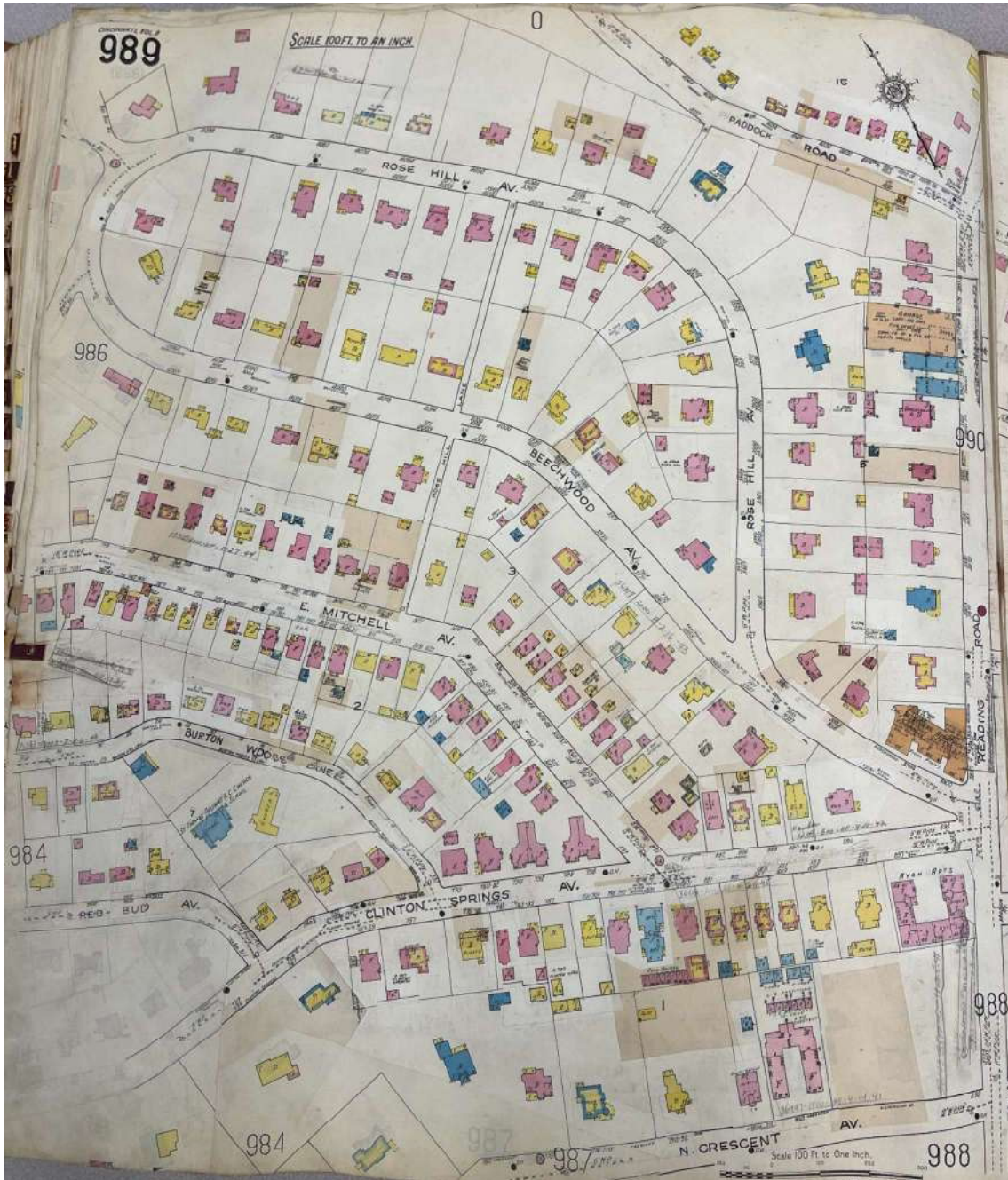


Figure 14. 1917 Sanborn map of Cincinnati, Vol. 8, Plate 989, showing west side of Reading Road.

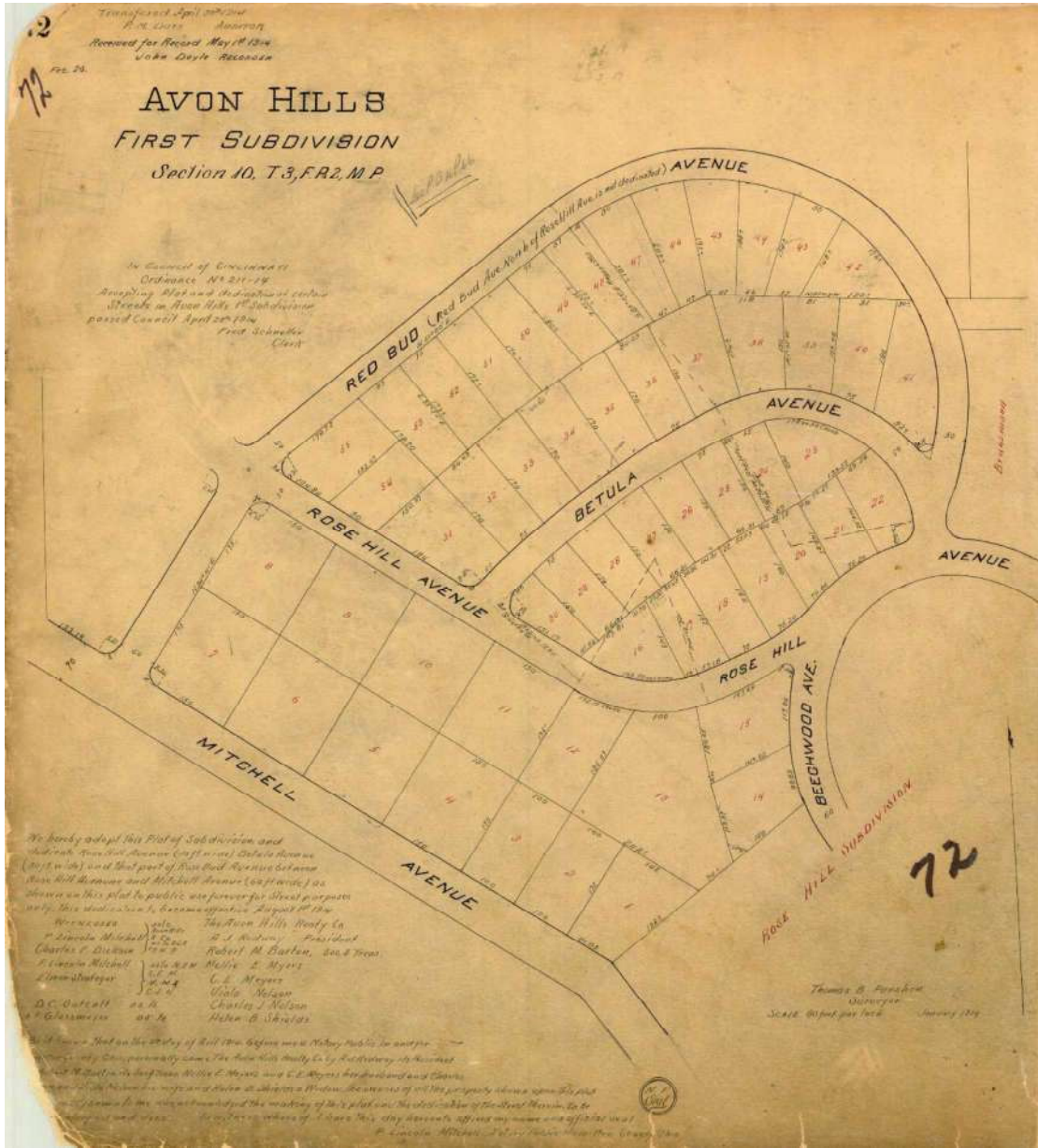


Figure 15. Avon Hills Subdivision, recorded in 1914 (Plat Book 21, Page 72), Hamilton County Recorder.

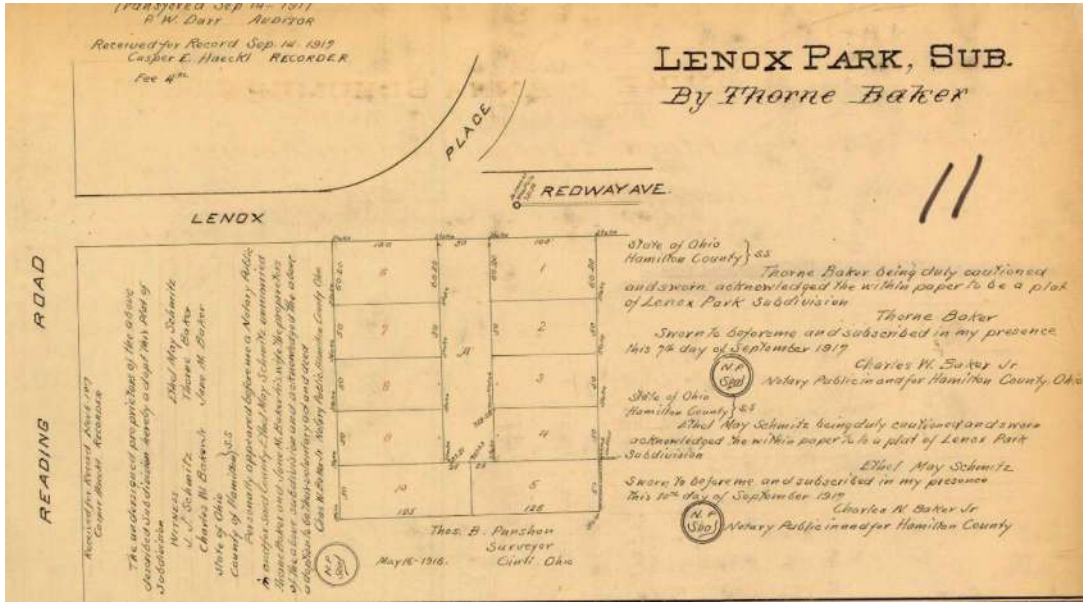


Figure 17. Lenox Park Subdivision, Plat Book 24, Page 11, recorded on Sept 7, 1917.



Figure 18. Post card of Rose Hill Avenue streetscape, Cincinnati & Hamilton County Public Library.



Figure 19. Post card of Rose Hill Avenue streetscape, 1917, Cincinnati & Hamilton County Public Library.



Figure 20. Post card of view looking north on Betula Avenue, Avon Hills, Avondale, n.d., Cincinnati & Hamilton County Public Library.



Figure 21. Post card of Lenox Avenue streetscape, n.d., Cincinnati & Hamilton County Public Library.



Photo 1. 4008 Rose Hill Avenue (1980), C. M. H. Atkins House, John Scudder Adkins, Tudor Revival.



Photo 2. 960 Avondale Avenue (1912), Harry L. Linch House, Grosvenor Atterbury, Italian Renaissance.



Photo 3. 992 Marion Avenue (1900), Frank Enger House, Matthew H. Burton, Beaux Arts.



Photo 4. 4220 Rose Hill Avenue (1931), Jacob Mack House, John Henri Deeken, French Eclectic.



Photo 5. 3980 Rose Hill Avenue (1903), W. H. Lewis House, Desjardins & Hayward, Italian Romanesque Villa.



Photo 6. 4032 Rose Hill Avenue (1911), A. F. Maish House, Elzner & Anderson, Neoclassical.



Photo 7. 4050 Rose Hill Avenue (1913), Marcus Fechheimer House, E. Lincoln Fechheimer, Prairie style.

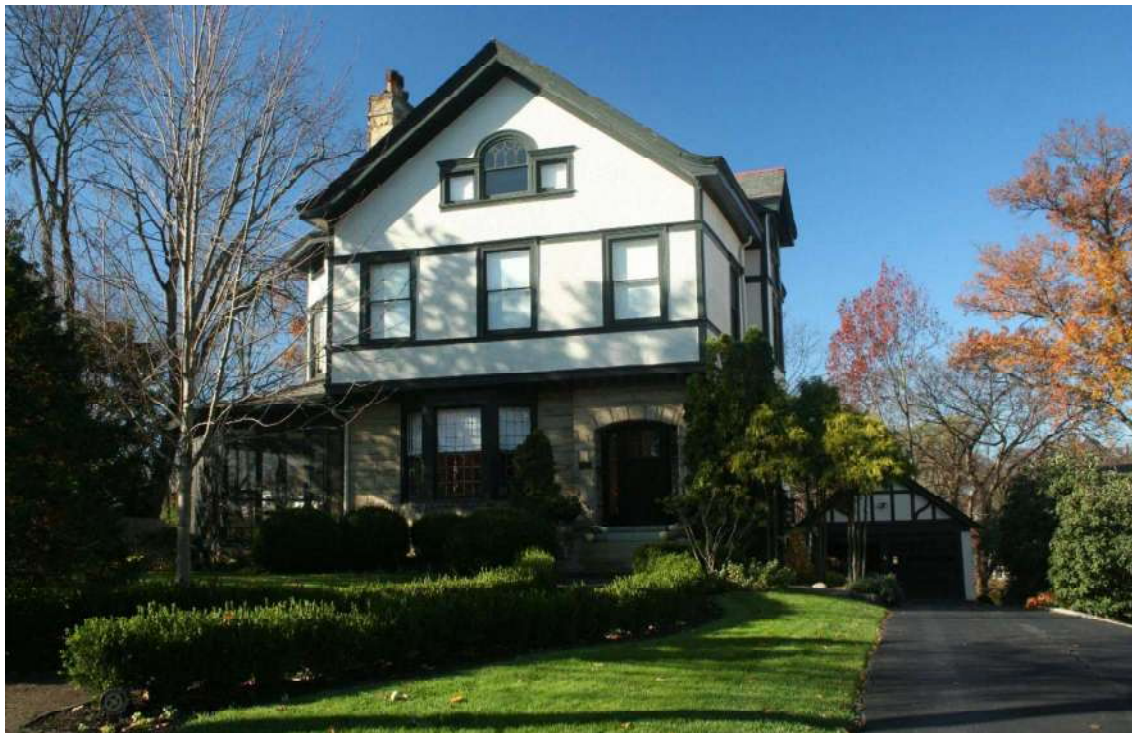


Photo 8. 3971 Beechwood Avenue (1898), Charles H. Ferber), Eclectic.



Photo 9. 3886 Reading Road (1908), Frank Herschede House, S. S. Godley, Italian Renaissance.



Photo 10. 3975 Lazard Kahn House, Harry Hake (1910), Tudor Revival.



Photo 11. 933 Redway Avenue, Dr. Walter B. Weaver House, Samuel Hannaford & Sons (1916), Prairie style.



Photo 12. 3937 Rose Hill Avenue (1908), Charles E. & Mary B. Roth House, Anthony Kunz, Jr., Eclectic.



Photo 13. 3993 Rose Hill Avenue, Norris Heldman House (1927), Harry Price, Tudor Revival.



Photo 14. 4075 Beechwood Avenue (1925), Wertheimer House, Herbert Spielman, Tudor Revival.



Photo 15. 2994 Rose Hill Avenue (1907), Albert H. Mitchell House, Tietig & Lee, Prairie style.



Photo 16. 3987 Rose Hill Avenue (1894), Stephen R. Burton House), Queen Anne.



Photo 17. 1006 Lenox Place (1900), Shingle style.



Photo 18. 961 Avondale Avenue (1912), Leland G. Banning House, Tietig & Lee, Richardsonian Romanesque.



Photo 19. 935 Lenox Place (1900), Chateausque, Theodore Braemer House, Desjardins & Hayward.



Photo 20. 4081 Rose Hill Avenue (1909), Italian Renaissance.



Photo 21. 4009 Beechwood Avenue (1909), Neoclassical.



Photo 22. 4019 Beechwood Avenue (1915) Prairie style.

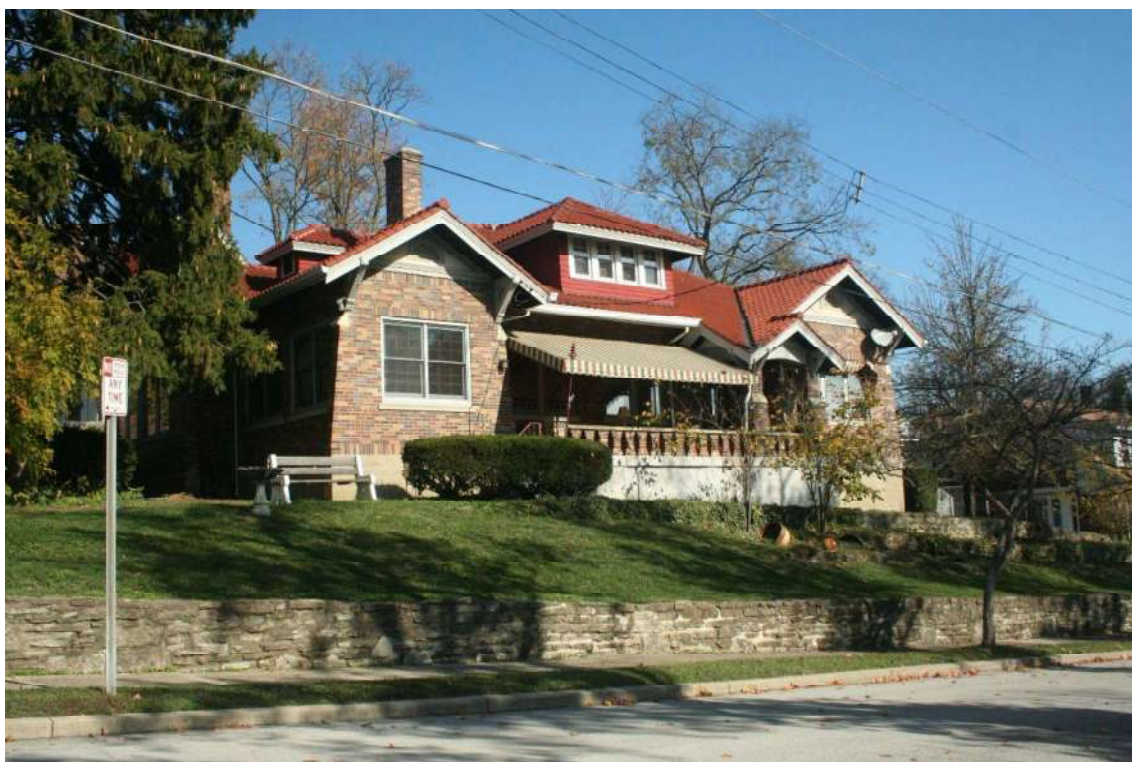


Photo 23. 3866 Dakota Avenue (1920), Craftsman.



Photo 24. 3946 Rose Hill Avenue (1915), Colonial Revival.



Photo 25. 978 Avondale Avenue (1913), Dutch Colonial.



Photo 26. 3818 Dakota Avenue (1920), Georgian Revival.



Photo 27. 3986 Rose Hill Avenue (1903), Tudor Revival.



Photo 28. 949 Lenox Place (1915), French Eclectic.



Photo 29. 3885 Dakota Place (1902), Swiss Chalet, Thomas H. Noonan House,  
Desjardins & Hayward.



Photo 30. 923 Marion Avenue (1900), Eclectic.

### Cincinnati Historic Resource Inventory Sheet

Map Key	Address Number	Street	Direction	Date Built	Architectural Style	Architect/Developer	Owner Name	Owner Address	Contributing Historic Use	Current Use
	919	Avondale Avenue		1898	Colonial Rev/Neoclassical	DULAN STAIRS	same		C	Single-family
	923	Avondale Avenue		1965	Minimal Traditional		PATRICIA THORNTON	same	NC	Single-family
	927	Avondale Avenue		1905	Elizabethan	Boll & Taylor	BRYANT E & SHEENA K FOSTER WALKER	same	C	Single-family
	931	Avondale Avenue		1965	Minimal Traditional		RONALD LEE & MITZ ROBINSON	same	NC	Single-family
	932	Avondale Avenue		1894	Queen Anne		DOUGLAS S II & SAMANTHA K LOUDER	same	C	Single-family
	933	Avondale Avenue		1888	Beaux Arts		GEOFFREY MILZ & ALICE JONES	same	C	Single-family
	938	Avondale Avenue		1926	Tudor Revival		MICHAEL R JR CAPORALE	4485 Nutmeg Tree Lane #B, Boynton Beach FL 33436	C	Single-family
	960	Avondale Avenue		1929	Italian Renaissance	Grovesnor Atterbury	JEFFREY A FRILEY & JIM O REYNOLDS	same	C	Single-family
	961	Avondale Avenue		1912	Richardsonian Romanesque	Elmer & Anderson	RONDA M & JAMES R FOSTER	same	C	Single-family
	970	Avondale Avenue		1911	Shingle Style		NICHOLAS & SARAH ELLIS TRIVETT	same	C	Single-family
	971	Avondale Avenue		1930	Tudor Revival		Timothy and Elizabeth Boland	same	C	Single-family
	975	Avondale Avenue		1926	Colonial Revival		MELISSA RAE LIEB & ALEXANDER F COBB	same	C	Single-family
	978	Avondale Avenue		1913	Dutch Colonial		MICHAEL J MOONEY & BARBARA L COOK	same	C	Single-family
	980	Avondale Avenue		1917	Tudor Revival		ISAIAH J & SARAH P FRY	same	C	Single-family
	986	Avondale Avenue		1884	Colonial Revival		AARON GRIFFIN & BRITANNY GRIFFIN	same	C	Single-family
	994	Avondale Avenue		1917	Tudor Revival		EDITH K MOORE	same	C	Single-family
	1000	Avondale Avenue		1912	American Four-square		MARY PEPER	same	C	Single-family
	1015	Avondale Avenue		1922	Neoclassical		OLIVER DEBIKEY	same	C	Single-family
	1018	Avondale Avenue		1920	Colonial Revival		TERENCE & MOLLY DINGELDEN	same	C	Single-family
	1026	Avondale Avenue		1927	Tudor Revival		JASON BARNES & EMILY BOEHMLER	same	C	Single-family
	670	Avon Fields Lane		1958	Ranch		CAROL MEOADOWS	same	C	Single-family
	680	Avon Fields Lane		1949	Tudor Revival		NICHOLAS ADAM & GINA MARIA MCDONALD	same	C	Single-family
	704	Avon Fields Lane		1924	Tudor Revival		RYAN P & EMILY LEFERT	same	C	Single-family
	708	Avon Fields Lane		1926	Tudor Revival		BETHANN D BARTON	same	C	Single-family
	709	Avon Fields Lane		1926	Tudor Revival		RONALD E JR & WEI SUN BUNT	same	C	Single-family
	712	Avon Fields Lane		1925	Tudor Revival		JEANNE WEILAND & JAY MOSKOVITZ	same	C	Single-family
	713	Avon Fields Lane		1929	Tudor Revival		EDWARD MORRELL	same	C	Single-family
	716	Avon Fields Lane		1924	Tudor Revival		WADE A PRICE	same	C	Single-family
	717	Avon Fields Lane		1929	Tudor Revival		RONALD S GOLEC & TRACY J CONNOR	same	C	Single-family
	719	Avon Fields Lane		1928	Tudor Revival		LAWRENCE M & MARY UINGERER	same	C	Single-family
	722	Avon Fields Lane		1926	Tudor Revival		KATRINA L BAKER CALMISE	same	C	Single-family
	723	Avon Fields Lane		1926	Tudor Revival		DOUGLAS C & CARRIE A HILL-HARRIS	same	C	Single-family
	726	Avon Fields Lane		1928	Tudor Revival		JOSEPH L & SUSAN K PUTHOFF	same	C	Single-family
	728	Avon Fields Lane		1925	Tudor Revival		JURE ZUPAN	same	C	Single-family
	730	Avon Fields Lane		1925	Colonial Revival		EILEEN M PINEAU & STEVEN M SCHLOSSER	same	C	Single-family
	731	Avon Fields Lane		1927	Tudor Revival		KENNETH RASHAWAY & APRIL MARIE POPE	same	C	Single-family
	732	Avon Fields Lane		1926	Tudor Revival		LISA KOLBER-INGLERT & ERIC T INGLERT	same	C	Single-family
	734	Avon Fields Lane		1926	Tudor Revival		CARLOS B & EMILY M MIENENDEZ-APONTE	same	C	Single-family
	735	Avon Fields Lane		1925	Tudor Revival		MICHAEL P CARL & SUSAN L LAMMERT	same	C	Single-family
	736	Avon Fields Lane		1925	Tudor Revival		ROBERT A JR PITCAIRN	same	C	Single-family
	738	Avon Fields Lane		1926	Tudor Revival		TIMOTHY J & RHONDA A BEESKEN	same	C	Single-family
	739	Avon Fields Lane		1926	Tudor Revival		JOSEPH & ELIZABETH STEWART-PIRONE	same	C	Single-family
	741	Avon Fields Lane		1927	Tudor Revival		GERARD SICHAT & SARAH STEWART	same	C	Single-family
	742	Avon Fields Lane		1925	Tudor Revival		JULIUS W & MARIANE R ENRIQUEZ	same	C	Single-family
	745	Avon Fields Lane		1925	Tudor Revival		FRIEDRICH MICHAEL ANDREW & MICHAEL ADRIAN MONTANO	same	C	Single-family
	746	Avon Fields Lane		1925	Tudor Revival		JON & REGINE MOULTON	same	C	Single-family
	749	Avon Fields Lane		1926	Tudor Revival		NANCY KINGROD & JOHN D DUPUIS	same	C	Single-family
	750	Avon Fields Lane		1929	Tudor Revival		ELIZABETH & HARRY EDWARDS	same	C	Single-family
	754	Avon Fields Lane		1931	Tudor Revival		GRETCHEN ANN & MICHAEL LEMMINK	same	C	Single-family
	774	Avon Fields Lane		1937	Tudor Revival		Carol Trainor	same	C	Single-family
	778	Avon Fields Lane		1927	Tudor Revival		Graham & Lauren Gilmer	same	C	Single-family
	3	Avon Fields Place		1927	Tudor Revival		MICHAEL & FRANCES BLUESCHER	same	C	Single-family
	5	Avon Fields Place		1923	Tudor Revival		ANN T & ROBERT M COTTER	same	C	Single-family
	6	Avon Fields Place		1924	Tudor Revival		PATRICE WATSON-CHANEY	same	C	Single-family
	9	Avon Fields Place		1926	Tudor Revival		SARAH & DAVID WHEELER	same	C	Single-family
	13	Avon Fields Place		1927	Tudor Revival		RANDY MARMER	same	C	Single-family
	915	Barry Lane		1951	Modern		NAIM M & NICHELLE BAKER	same	NC	Apartment Building
	919	Barry Lane		1951	Modern		TEEN FABULOUS LLC	548 BEAUFORT CT, CINCINNATI OH 45240	NC	Apartment Building
	1000	Barry Lane		1920	Tudor Revival		DEREK RIGGS	same	C	Single-family
	1040	Barry Lane		1922	Tudor Revival		ROCCO & CATHERINE A ROSSI	same	C	Single-family
	1047	Barry Lane		1929	Tudor Revival		MARY DEE NOVAK	same	C	Single-family
	1050	Barry Lane		1925	Tudor Revival		ROBERT & KAREN FAABORG	same	C	Single-family
	1055	Barry Lane		1929	Tudor Revival		LOUIS & CARRI SCHNEIDER	same	C	Single-family
	1060	Barry Lane		1931	Tudor Revival		CYNTHIA K RIESTERER, TR	same	C	Single-family
	1064	Barry Lane		1930	Tudor Revival		JANET O BANKS	same	C	Single-family
	3941	Beechwood Avenue		1901	Colonial Revival		KRISTIN & JOHN WHITE	same	C	Single-family
	3947	Beechwood Avenue		1896	Queen Anne		Mary & Jim Williams	same	C	Single-family
	3955	Beechwood Avenue		1901	Italian Renaissance	Harry Hake	AWADAGIN & MILL P MEYER PRATT	same	C	Single-family
	3963	Beechwood Avenue		1904	Queen Anne		BRODERICK WILLIAMS	same	C	Single-family
	3971	Beechwood Avenue		1888	Edictic	C. H. Feber	BRYAN LEE GOODPASTER	same	C	Single-family
	3975	Beechwood Avenue		1910	Tudor Revival	Harry Hake	PIER SCAGLIONI & MARGHERITA MELEGARI	same	C	Single-family
	3976	Beechwood Avenue		1903	Craftsman		HENRY M & MARY M HUBER	same	C	Single-family
	3986	Beechwood Avenue		1920	Tudor Revival	S S Godley	JACOB COGAN & SARAH LYLTIE	same	C	Single-family
	3989	Beechwood Avenue		1904	Swiss Chalet		PETER & LUIS FRANCIS	same	C	Single-family
	3990	Beechwood Avenue		1907	Queen Anne		JUDITH LEE SHAPIRO	same	C	Single-family
	3996	Beechwood Avenue		1900	Shingle Style		JEAN J & DAVID P KREBS	same	C	Single-family
	3997	Beechwood Avenue		1910	Italian Renaissance	S S Godley	SUZANNE CLYNE & SHEA GONYO	same	C	Single-family
	4000	Beechwood Avenue		1905	Shingle Style	S S Godley	ERIC R & HEATHER M MATT	same	C	Single-family
	4003	Beechwood Avenue		1900	Neo-Georgian		JENNIFER L HEISEY	same	C	Single-family
	4004	Beechwood Avenue		1926	Craftsman		TRENT & MARIA SHADE	same	C	Single-family
	4009	Beechwood Avenue		1909	Neoclassical		BRAD & BIANCA LAUCK	same	C	Single-family
	4015	Beechwood Avenue		1915	Prairie		DAKHEL T & AMY J BRINKMAN	same	C	Single-family
	4016	Beechwood Avenue		1910	Shingle Style	S S Godley	ADAM RABINOWITZ	same	C	Single-family
	4017	Beechwood Avenue		1921	Tudor Revival		MARGARET KEIM & DAVID ARENDIS	same	C	Single-family
	4018	Beechwood Avenue		1915	Colonial Revival		JOLENE STRUEBBE	same	C	Single-family
	4019	Beechwood Avenue		1915	Prairie		Totten Family	same	C	Single-family
	4020	Beechwood Avenue		1910	Craftsman		JELANI K & DANIELLE N JACKSON	same	C	Single-family
	4040	Beechwood Avenue		1918	Tudor Revival		PETER & COLLEEN HANZCY (JAVIER U)	same	C	Single-family
	4047	Beechwood Avenue		1915	Craftsman		SAMUEL & DORN H JOSEPH	same	C	Single-family
	4050	Beechwood Avenue		1919	Mediterranean		BRANDON & REBECCA NOTAR	same	C	Single-family
	4051	Beechwood Avenue		1910	Tudor Revival		MAYA DEWAN & ROBERT SCHAFF	same	C	Single-family
	4054	Beechwood Avenue		1921	Italian Renaissance		REMO DEJONGS & THAIS C MORATA	same	C	Single-family
	4057	Beechwood Avenue		1921	Prairie		JESSE & BRUNBAUGH & JENNIFER LEIGH FOSTER	same	C	Single-family
	4061	Beechwood Avenue		1922	Prairie		ANDREW E DRAYTON & DIANA M ACLEVES	same	C	Single-family
	4064	Beechwood Avenue		1910	Tudor Revival		LUIS BALLADARES & VANESSA GALLOZ	same	C	Single-family
	4070	Beechwood Avenue		1919	Tudor Revival		WILLIE L CLARK III	same	C	Single-family
	4075	Beechwood Avenue		1900	Tudor Revival	H. Spielman (dws)	BRETT & ANNAMARIE DECURTINS	same	C	Single-family
	700	Betula Avenue		1915	Tudor Revival		Marian and Bob Pitcairn	same	C	Single-family
	701	Betula Avenue		1921	Prairie		Gabriel & Princess Davis	same	C	Single-family
	718	Betula Avenue		1920	Prairie		Heather & Jeff Herr	same	C	Single-family
	721	Betula Avenue		1920	Prairie		Abbey Moon & Drew Schoening	same	C	Single-family
	724	Betula Avenue		1956	Ranch		Tim & Clara Harkavy	same	NC	Single-family
	725	Betula Avenue		1925	Tudor Revival		Chris & Alisa Smith	same	C	Single-family
	729	Betula Avenue		1920	Prairie		Adam Oren & Elizabeth Schutte	same	C	Single-family
	730	Betula Avenue		1909	Prairie		Joyce Theissen	same	C	Single-family
	735	Betula Avenue		1920	Prairie		Sarah & Ben Doeppke	same	C	Single-family
	739	Betula Avenue		1925	Italian Renaissance		Josh & Maria Heuser	same	C	Single-family
	744	Betula Avenue		1919	Tudor Revival		Martin & Jefferson James	same	C	Single-family
	748	Betula Avenue		1915	Tudor Revival	Weber & Weber	Adam Heider & Tiffany Zerby	same	C	Single-family
	762	Betula Avenue		1922	Tudor Revival		Brian & Lindsay Mitchell	same	C	Single-family
	3800	Dakota Avenue		1898	Queen Anne	Desjardins & Hayward	BEATRICE M LUTKEHAUS	same	C	Single-family
	3816	Dakota Avenue		1915	Vernacular		MARK & KATHERINE CHARLTON-PERKINS	same	C	Single-family
	3818	Dakota Avenue		1920	Georgian Revival		EMILIE & ZOVANNAH ONUKHAH	same	C	Single-family
	3819	Dakota Avenue		1899	Prairie		ROY ROBINSON & SARI LEHTINEN	same	C	Single-family
	3820	Dakota Avenue		1917	Prairie		DONALD J & MARY HOSE BOYLE	same	C	Single-family
	3824	Dakota Avenue		1917	Prairie		JAMES C & DEBRA L CORWIN	same	C	Single-family
	3828	Dakota Avenue		1917	Craftsman		TIMOTHY S MORRISON & AMY GAUDIO	same	C	Single-family
	3848	Dakota Avenue		1906	Craftsman	Ted Turner's House	RIMEM LLC	201 E EIGHTH ST CINCINNATI OH 45202	C	Single-family
	3852	Dakota Avenue		1906	Prairie		TERENCE P TR & PATRICIA A TOEPKER	same	C	Single-family
	3866	Dakota Avenue		1920	Craftsman		ALLEN V & CAROL H KOENIGER KROTH	same	C	Single-family
	3871	Dakota Avenue		1910	Craftsman		ROBERT B & CAROLYN O MOORE	same	C	Single-family
	3875	Dakota Avenue		1900	Tudor Revival	Buddenmeyer & Plympton	JUSTIN A SOLOMON	same	C	Single-family
	3876	Dakota Avenue		1895	Tudor Revival		JOSEPH J SCANIO	same	C	

976 Lenox Place	1900	Colonial Revival	CHRIS & LESTY HARTEN	same	C	Two Family	Two Family
984 Lenox Place	1900	Colonial Revival	Reggie and Kristen Crutcher	same	C	Single family	Single family
995 Lenox Place	1900	Italian Renaissance	Jokime M. Sendar	same	C	Single family	Single family
1000 Lenox Place	1900	Prairie	Christopher Smitherman	same	C	Single family	Single family
1005 Lenox Place	1900	Colonial Revival	THOMAS L. WRIGHT & JENNIFER L. HOWE	same	C	Single family	Single family
1006 Lenox Place	1900	Shingle Style	WILLIAM ALEXANDER & ELIZABETH E. CRUTCHER	same	C	Single family	Single family
1011 Lenox Place	1934	Tudor Revival	KATHRYN I BONIFACE	same	C	Single family	Single family
1012 Lenox Place	1903	Neoclassical	Paul and Amy Harten	same	C	Single family	Single family
1019 Lenox Place	1900	Eclectic	MAX & SHANA WARNER	same	C	Single family	Single family
1020 Lenox Place	1898	Tudor Revival	CARRIE E & DOUGLAS VANDERZEE	same	C	Single family	Single family
1023 Lenox Place	1902	Prairie	ANDREW & LISA BITTING	same	C	Single family	Single family
1026 Lenox Place	1910	Craftsman	JOHN & WENDI WILSON ANZINGER	same	C	Single family	Single family
1032 Lenox Place	1920	Prairie	STEPHEN B HELLMAN JR	same	C	Single family	Single family
1047 Lenox Place	1917	Tudor Revival	ERIC M & ALEXANDRA F SCHICKL	same	C	Single family	Single family
1 Lenox Lane	1910	Prairie/Amer Foursquare	BRET CASH	same	C	Single family	Single family
2 Lenox Lane	1917	American Foursquare	JOHN & BRITTANI JACOBS	same	C	Single family	Single family
3 Lenox Lane	1912	Colonial Revival	ERIC KEARNEY & JIAN-MICHELE LEMON KEARNEY	same	C	Single family	Single family
4 Lenox Lane	1916	Colonial Revival	ALICE V EVANS	same	C	Single family	Single family
5 Lenox Lane	1917	Colonial Revival	RANDALL WINTERO & ANN M RAY	same	C	Single family	Single family
6 Lenox Lane	1915	Craftsman	PAMELA KNOX	same	C	Single family	Single family
8 Lenox Lane	1922	Neo-eclectic	JAMES & SUSAN LUCAS	same	C	Single family	Single family
918 Marion Avenue	1889	Tudor Revival	CARRIE A BALZER	same	C	Single family	Single family
922 Marion Avenue	1895	Colonial Revival	CINCWIDE HOLDINGS LLC (CHRIS & ALLISON HARTEN)	same	C	Single family	Single family
923 Marion Avenue	1900	French Eclectic	ROGER L & DEBORAH ANDERSON	same	C	Single family	Single family
925 Marion Avenue	1900	Colonial Revival	CHRIS & ALLISON HARTEN	same	C	Single family	Single family
926 Marion Avenue	1966	Modern	JTJ REAL ESTATE MANAGEMENT LLC	same	C	Single family	Multi-Family
933 Marion Avenue	1922	Prairie	SUNIL B DANIEL	same	C	Single family	2-family
934 Marion Avenue	1972	Neo-Colonial	SECOND CORINTHAN BAPTIST	same	NC	Single family	Church
944 Marion Avenue	1904	Prairie	THOMAS D & ANNAMARIE B HARTEN	same	C	Single family	Single family
952 Marion Avenue	1909	Neoclassical	REECEA WHITEMAN & BENJAMIN J PRESS	same	C	Single family	Single family
958 Marion Avenue	1902	Colonial Revival	TAMARA & BRYAN MORTYKO	same	C	Single family	Single family
961 Marion Avenue	1922	Tudor Revival	DINUSHKI DE LIBERA & HUNTER PASEK	same	C	Single family	Single family
965 Marion Avenue	1921	Colonial Revival	Harry Hake STEVEN HOWARD & RAMONA ANGELICA JONES	same	C	Single family	3-family
967 Marion Avenue	1897	Tudor Revival	Harry Hake PAUL W & ELEN RICE	same	C	Single family	2-family
975 Marion Avenue	1904	American Foursquare	SCOTT LIMING & CHAD PEYTON	same	C	Single family	Single family
981 Marion Avenue	1899	Colonial Revival	JENNIFER WILSON	same	C	Single family	Single family
987 Marion Avenue	1909	Colonial Revival	RAVICHANDRAN PANCHAMATH & SHENBAGAM RAJENDRAN	same	C	Single family	Single family
991 Marion Avenue	1905	Mission	JOE & ELIZABETH SIMMONS	same	C	Single family	Single family
992 Marion Avenue	1890	Beaux Arts	Matthew H. Burton MONIQUE LIPMAN & SPENCER A MELLERT	same	C	Single family	Single family
1002 Marion Avenue	1901	Dutch Colonial	RUEHL PROPERTIES LLC	same	C	Single family	Single family
1007 Marion Avenue	2011	Neo-Colonial	TANVIR SATTAR & DANA BAZAZI	same	NC	Single family	Single family
1008 Marion Avenue	1908	Prairie	CHERYL & JEAN-PHILIPPE BAYART	same	C	Single family	Single family
1017 Marion Avenue	1923	Eclectic	SEAN KENNEDY MANGAN	same	C	Single family	Single family
1021 Marion Avenue	1917	Prairie	JOHN W JONES	same	C	Single family	Single family
1024 Marion Avenue	1915	Prairie	GEORGE FANNSWORTH & VANESSA SORENSEN	same	C	Single family	Single family
1025 Marion Avenue	1910	Craftsman	JOSEPH EDWARD BOHACHE	same	C	Single family	Single family
4013 Paddock Road	1916	Prairie	NIA GARRIS HEARD	same	C	Single family	Single family
4025 Paddock Road	1961	Modern	PADDOCK APARTMENTS LLC	same	NC	Apartments	
3836 Reading Road	1914	French Eclectic	BKC RACK PROPERTIES LLC	same	NC	Single family	DWELLING USED AS OFFICE
3842 Reading Road	1917	Colonial Revival	MARILYN C MCCUEEN	same	C	Single family	Single family
3846 Reading Road	1926	Tudor Revival	MAURA H WOLF & SARAH H KOUCKY	same	C	Single family	Apartments
3850 Reading Road	1900	Chateaufrique	ROSEDALE ASSOCIATES LLC	same	C	Single family	Apartments
3854 Reading Road	1917	Colonial Revival	3854 READING ROAD LLC	same	C	Single family	Resid/Apartments
3859 Reading Road	1917	Tudor Revival	HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	Church
3860 Reading Road	1917	Colonial Revival	BURNETT AVENUE PROPERTIES LLC (Jan-Michele Lemon Kearney)	same	C	Single family	DWELLING USED AS OFFICE
3863 Reading Road	1900/1940?	Tudor Revival/Modern	Harry Hake HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	Religious
3864 Reading Road	1895	Mission	3 Hamalford ROSAMUND BAILES COMPANY	same	C	Single family	Church
3870 Reading Road	1890	Neoclassical	3870 READING ROAD LLC (Break S Mom and Anthony Stanley)	same	C	Single family	Apartment Building
3880 Reading Road	1968	Modern	3880 HOUSE OF THE APOSTOLIC FAITH	same	NC	Apartment Building	Apartment Building
3881 Reading Road	1901	Prairie	HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	Religious
3886 Reading Road	1908	Italian Renaissance	S S Godley MICHAEL STANLEY	same	C	Single family	Single family
3891 Reading Road	1905	Tudor Revival	TIFFANY LYNN BIDDLE & ANDREW DONTAE	same	C	Single family	Single family
3895 Reading Road	1905	Queen Anne	WESTON R WOLF	same	C	Single family	2 family
3896 -Unit A Reading Road	1930	Italian Renaissance	DOMINIQUE L BAKTER	same	C	Apartment Building	Condo
3896 -Unit B Reading Road	1930	Italian Renaissance	JANET STEGEMAN & RICHARD P NEIDHARD	same	C	Apartment Building	Condo
3896 -Unit C Reading Road	1930	Italian Renaissance	JANE SILETT	same	C	Apartment Building	Condo
3896 -Unit D Reading Road	1930	Italian Renaissance	DAVID LUKSHUIS	same	C	Apartment Building	Condo
3896 -Unit E Reading Road	1930	Italian Renaissance	BYRON MOODY	same	C	Apartment Building	Condo
3896 -Unit F Reading Road	1930	Italian Renaissance	PATRICIA KNOX & DANA SIAS	same	C	Apartment Building	Condo
3896 -Unit G Reading Road	1930	Italian Renaissance	RAVEN L & JOSHUA P WAGONER	same	C	Apartment Building	Condo
3896 -Unit H Reading Road	1930	Italian Renaissance	DERICK MCEACHIN	same	C	Apartment Building	Condo
3896 -Unit I Reading Road	1930	Italian Renaissance	DAVID A EMERY	same	C	Apartment Building	Condo
3896 -Unit J Reading Road	1930	Italian Renaissance	JUANITA HUNTER	same	C	Apartment Building	Condo
3896 -Unit K Reading Road	1930	Italian Renaissance	ERIC BRIAN KING	same	C	Apartment Building	Condo
3896 -Unit L Reading Road	1930	Italian Renaissance	CYNTHIA LOCKETT-NELSON	same	C	Apartment Building	Condo
3896 -Unit M Reading Road	1930	Italian Renaissance	MARIO J LATHAN	same	C	Apartment Building	Condo
3896 -Unit N Reading Road	1930	Italian Renaissance	DANIEL L SAWYER	same	C	Apartment Building	Condo
3896 -Unit O Reading Road	1930	Italian Renaissance	KAREN CLARK	same	C	Apartment Building	Condo
3896 -Unit P Reading Road	1930	Italian Renaissance	GREGORY D CROWELL	same	C	Apartment Building	Condo
3896 -Unit Q Reading Road	1930	Italian Renaissance	ALEXANDER CONSTANTINE V	same	C	Apartment Building	Condo
3896 -Unit R Reading Road	1930	Italian Renaissance	WILLIE JR COOPER	same	C	Apartment Building	Condo
3896 -Unit S Reading Road	1930	Italian Renaissance	MARGARET & JASON JONES	same	C	Apartment Building	Condo
3896 -Unit T Reading Road	1930	Italian Renaissance	MARVIN W LACEY	same	C	Apartment Building	Condo
3896 -Unit U Reading Road	1930	Italian Renaissance	MITCHELL CAMERON	same	C	Apartment Building	Condo
3896 -Unit V Reading Road	1930	Italian Renaissance	MAUREEN A BOYLE	same	C	Apartment Building	Condo
3896 -Unit W Reading Road	1930	Italian Renaissance	GERARDO BELLAN	same	C	Apartment Building	Condo
3896 -Unit X Reading Road	1930	Italian Renaissance	DAVID CLIFFORD WRIGHT	same	C	Apartment Building	Condo
3896 -Unit Y Reading Road	1930	Italian Renaissance	MICHAEL RICHARDSON	same	C	Apartment Building	Condo
3896 -Unit Z Reading Road	1930	Italian Renaissance	DIAMOND UNDERWOOD	same	C	Apartment Building	Condo
3901 Reading Road	1904	Italian Renaissance	HAYWARD HOUSE LLC	same	C	Apartment Building	Apartment Building
3909-11 Reading Road	1940	Commercial	3911 READING RD LLC	same	NC	Office	
3915 Reading Road	1928	Art Deco	LENOX PLACE LLC	same	C	Parking Garage	Parking Garage
3927 Reading Road	1965	Modern	FAMILY FUNERAL CENTERS LLC	same	C	Funeral Home	Funeral Home
686 Red Bud Avenue	1957	Ranch	CELESTINE DOLORES R TR	same	NC	Single family	Single family
690 Red Bud Avenue	1956	Ranch	Erin & Dominic Sansalone	same	NC	Single family	Single family
718 Red Bud Avenue	1928	Tudor Revival	Lisa Shook-Chiles & Richard Chiles	same	C	Single family	Single family
720 Red Bud Avenue	1921	Tudor Revival	EBOW WOOD & TRACY AGVEMANG	same	C	Single family	Single family
723 Red Bud Avenue	1967	Neo-Colonial	Karen & Robert Jones	same	C	Single family	Single family
727 Red Bud Avenue	1930	Prairie	Adrienne & David Viasady	same	C	Single family	Single family
730 Red Bud Avenue	1924	Craftsman	SHERRY L JOHNSON	same	C	Single family	Single family
731 Red Bud Avenue	1923	Tudor Revival	Shawn Dougherty & Gary Busch	same	C	Single family	Single family
735 Red Bud Avenue	1929	Tudor Revival	Sean & Leslie Druley	same	C	Single family	Single family
739 Red Bud Avenue	1930	Tudor Revival	MICHELLE MITROVICH	same	C	Single family	Single family
741 Red Bud Avenue	1924	Tudor Revival	RICHARD ARNOLD & MARY LOUISE DAVIS	same	C	Single family	Single family
749 Red Bud Avenue	1928	Tudor Revival	Cynthia Khoo-Robinson & Troy Robinson	same	C	Single family	Single family
750 Red Bud Avenue	1923	Prairie	Bill & Jill Bley	same	C	Single family	Single family
752 Red Bud Avenue	1925	Tudor Revival	David & Jolken Gardner	same	C	Single family	Single family
754 Red Bud Avenue	1960	Split-Level	Hannah Branson	same	NC	Single family	Single family
755 Red Bud Avenue	1926	Tudor Revival	Alex & Saskian Balz	same	C	Single family	Single family
756 Red Bud Avenue	1923	Prairie	Cheryl Nunez	same	C	Single family	Single family
757 Red Bud Avenue	1927	Tudor Revival	Angela Farley Wilson & Kelly Euller	same	C	Single family	Single family
759 Red Bud Avenue	1928	Tudor Revival	Bryan Wright & Farrah Jacquez	same	C	Single family	Single family
760 Red Bud Avenue	1928	Tudor Revival	Melvin Gale	same	C	Single family	Single family
762 Red Bud Avenue	1928	Tudor Revival	Robert J. Weber & Jenny Trier	same	C	Single family	Single family
763 Red Bud Avenue	1922	Tudor Revival	Carli Orliss & Michael Romanos	same	C	Single family	Single family
764 Red Bud Avenue	1923	Tudor Revival	David Tsvet	same	C	Single family	Single family
772 Red Bud Avenue	1937	French Eclectic	Carolyn & Jon Gillman	same	C	Single family	Single family
820 Red Bud Avenue	1954	Ranch	Elizabeth Tye-Bristol	same	NC	Single family	Single family
4208 Red Bud Place	1923	Tudor Revival	DAVID A & AMANDA KURTZ LOPEZ	same	C	Single family	Single family
4212 Red Bud Place	1922	Prairie	WILLIAM G WILLITS & ERIKA M GRAHAM	same	C	Single family	Single family
4216 Red Bud Place	1922	Dutch Colonial	BENJAMIN A & PATRICIA R MILLER	same	C	Single family	Single family
4220 Red Bud Place	1927	Tudor Revival	JOHN M & MICHELE M ERNST	same	C	Single family	Single family
4224 Red Bud Place	1928	Tudor Revival	JUDITH SCHNEIDER BINGHAM & RONALD P PENNINGTON	same	C	Single family	Single family
4328 Red Bud Place	1923	Tudor Revival	MIRIAM BAILEY	same	C	Single family	Single family
4234 Red Bud Place	1924	Tudor Revival	BRYAN & CASTEELE & LESLEY A CHAPMAN	same	C	Single family	Single family
933 Redway Avenue	1916	Prairie	Krist & Stanford Williams	same	C	Single family	Single family
941 Redway Avenue	1948	Colonial Revival	TERESACE J PATTERSON	same	C	Single family	Single family
945 Redway Avenue	1948	Colonial Revival	EDWINA L DUBOSE	same	C	Single family	Single family
946 Redway Avenue	1908	Richardsonian Romanesque	Eitner & Anderson MICHAEL C VOLKERDING and MARY CAROL ALLEN	same	C	Single family	Single family
949 Redway Avenue	1948	Colonial Revival	ELIZABETH DAVIS	same	C	Single family	Single family
960 Redway Avenue	1928	Prairie	THOMAS PATRICK & ANDREA KATHERINE DOYLE	same	C	Single family	Single family
1002 Redway Avenue	1910	Tudor Revival	Barbara & Smitherman	same	C	Single family	Single family
1015 Redway Avenue	1910	Tudor Revival	JOHN KELLY SEIBERT & TRACEY LYNN PRIEST	same	C	Single family	Single family
1019 Redway Avenue	1915	Swiss Chalet	ERIK D & JULIE ZIMMERMAN	same	C	Single family	Single family
1020 Redway Avenue	1965	Ranch	Ella S Robinson	same	NC	Single family	Single family
1021 Redway Avenue	1960	Prairie	MICHAEL A LAMBA & SANDRA E DICKENS	same	C	Single family	Single family
1023 Redway Avenue	1915	Prairie	ERIC S & LYNN S OSEAS	same	C	Single family	Single family
1024 Redway Avenue	1964	Ranch	Greggory Dixon	same	NC	Single family	Single family
1028 Redway Avenue	1965	Neoclectic	Carly & Douglas Gautraud	same	NC	Single family	Single family
1031 Redway Avenue	1919	Craftsman	Marla & Anthony Barone	same	C	Single family	Single family
1032 Redway Avenue	1965	Ranch	TIFFANY YARBOUGH	same	NC	Single family	Single family
1037 Redway Avenue	1916	Tudor Revival	KRUSKA DAVID C & LAUREN M STALEY	same	C	Single family	Single family
1038 Redway Avenue	1965	Ranch	STEPHANIE N SAKDE ORAFAI & ALFRED J COTTON III	same	C	Single family	Single family
1041 Redway Avenue	1922	Tudor Revival	IAN R & CLARE M REYROAD	same	C	Single family	Single family
1044 Redway Avenue	1965	Ranch	STANFORD & MARGARET A WONG	same	NC	Single family	Single family
3924 Rose Hill Avenue	1896	Chateaufrique	PAUL & MAXINE HOCHWALT	same	C	Single family	Single family
3936 Rose Hill Avenue	1920	Tudor Revival	Patrick & Rebecca Ray	same	C	Single family	Single family
3937 Rose Hill Avenue	1908	Eclectic	A Kunz, Jr MARK & SUZANNE GOSSON	same	C	Single family	Single family
3946 Rose Hill Avenue	1907	Colonial Revival	J. S. Adkins Denny Harper & Kim Hubbard	same	C	Single family	Single family
3950 Rose Hill Avenue	1907	Tudor Revival	Desjardins & Hayward Judith Harmony & Richard Jackson	same	C	Single family	Single family
3953 Rose Hill Avenue	1896	French Eclectic	Desjardins & Drainie (dwgs) Lois & Mel Nizny	same	C	Single family	Single family

3966	Rose Hill Avenue	1908	Tudor Revival	Tietzig & Lee	Emily & Nick Brown	same	C	Single family	Single family
3969	Rose Hill Avenue	1900	Tudor Revival	Stephen R. Burton Home	Alan Rafferty & Sarah Kim	same	C	Single family	Single family
3972	Rose Hill Avenue	1903	Colonial Revival		Patricia Jean Shaffer	same	C	Single family	Single family
3980	Rose Hill Avenue	1903	Ital. Romanesque Villa	Desjardins & Hayward	Jessica & Tyler Watkins	same	C	Single family	Single family
3981	Rose Hill Avenue	1900	Colonial Revival		Amber & Elley Lewis	same	C	Single family	Single family
3986	Rose Hill Avenue	1903	Tudor Revival	Werner & Adkins	Philip Pierce & Timothy Spitzmueller	same	C	Single family	Single family
3987	Rose Hill Avenue	1910	Queen Anne	Stephen R. Burton Home	Andrea Kern & Adam Gellner	same	C	Single family	Single family
3993	Rose Hill Avenue	1920	Tudor Revival	Elmer & Anderson	Maria Czyzk-Kreska & Robert Kreska	same	C	Single family	Single family
3994	Rose Hill Avenue	1908	Shingle/Prairie		Tietzig & Lee	Anne-Marie & Robert Smith	same	C	Single family
4003	Rose Hill Avenue	1895	Ital. Renaissance Villa	Werner & Adkins	Conrad & Ashley Teusink Cross	same	C	Single family	Single family
4008	Rose Hill Avenue	1906	Tudor Revival	Werner & Adkins	Rich Cook & Owen Smith	same	C	Single family	Single family
4009	Rose Hill Avenue	1915	Prairie		Robin & Tom Kowalski	same	C	Single family	Single family
4015	Rose Hill Avenue	1900	Tudor/Jacobethan		Kenneth Shaw & Robert Doak	same	C	Single family	Single family
4020	Rose Hill Avenue	1911	French Eclectic	Elzner & Anderson	Dan & Shau Zovon	same	C	Single family	Single family
4021	Rose Hill Avenue	1909	Prairie		Carl & Justin Stone	same	C	Single family	Single family
4025	Rose Hill Avenue	1906	Prairie		Jason & Sarah Rich	same	C	Single family	Single family
4032	Rose Hill Avenue	1903	Neoclassical		Carmon & Kathleen Deleone	same	C	Single family	Single family
4033	Rose Hill Avenue	1905	Ital. Renaissance	Webster & Webster	Gerald Emery & Thomas Coughill III	same	C	Single family	Single family
4039	Rose Hill Avenue	1908	Tudor Revival		Charles (Chuck) & Shelley Dumoulin	same	C	Single family	Single family
4044	Rose Hill Avenue	1890	Colonial Revival		Corky Philip Steiner	same	C	Single family	Single family
4045	Rose Hill Avenue	1911	Mission		MHE Holdings LLC	2839 Victoria Ave, Cincinnati OH 45208	C	Single family	Single family
4050	Rose Hill Avenue	1913	Prairie		Matthew & Lauren Amos	same	C	Single family	Single family
4051	Rose Hill Avenue	1909	Prairie		S Hannaford	Mayrletta & George Daston	C	Single family	Single family
4064	Rose Hill Avenue	1907	Tudor Revival		Sarah & Walter Koucky	same	C	Single family	Single family
4067	Rose Hill Avenue	1911	Ital. Renaissance		Joanna Groden & Stace Dahl	same	C	Single family	Single family
4074	Rose Hill Avenue	1915	Tudor Revival		Brian Stettler & Erin McDonough	same	C	Single family	Single family
4075	Rose Hill Avenue	1958	Neoelectic/Mansard	G. C. Burroughs	Bryan & Katie Andress	same	NC	Single family	Single family
4081	Rose Hill Avenue	1909	Ital. Renaissance		Joseph H. Roda II	same	C	Single family	Single family
4082	Rose Hill Avenue	1908	Tudor Revival		Lawanda Walters & John Drury	same	C	Single family	Single family
4088	Rose Hill Avenue	1916	Colonial Revival	G. W. Drach attr	Randi Burleson & Scott Burks	same	C	Single family	Single family
4090	Rose Hill Avenue	1905	Ital. Renaissance		Tietzig & Lee	Sarah Knox & John Hall	C	Single family	Single family
4098	Rose Hill Avenue	1937	French Eclectic		Kathleen & Jim Stenzel	same	C	Single family	Single family
4100	Rose Hill Avenue	1922	Prairie		Robbert Dejong & Valerie Williams	same	C	Single family	Single family
4105	Rose Hill Avenue	1925	Ital. Renaissance		Elizabeth Hutton & Alexander Ralsh	same	C	Single family	Single family
4110	Rose Hill Avenue	1922	Prairie		Janice Yates	same	C	Single family	Single family
4120	Rose Hill Avenue	1920	Tudor Revival		Patty & John Hassel	same	C	Single family	Single family
4124	Rose Hill Avenue	1920	Tudor Revival		Juan & Ruth Wooten Holborn	same	C	Single family	Single family
4130	Rose Hill Avenue	1920	Prairie		Judy Evans	same	C	Single family	Single family
4136	Rose Hill Avenue	1920	Prairie		Mike & Tracy Feldmann	same	C	Single family	Single family
4141	Rose Hill Avenue	1922	Tudor Revival		Jocelyn & Victor Williams	same	C	Single family	Single family
4153	Rose Hill Avenue	1915	Prairie/Tudor Revival		Cynthia & Kevin Corby	same	C	Single family	Single family
4165	Rose Hill Avenue	1915	Tudor Revival		Chris Bierman & Keith Luckett	same	C	Single family	Single family
4177	Rose Hill Avenue	1918	Tudor Revival		Beth G Wayne	same	C	Single family	Single family
4180	Rose Hill Avenue	1924	Craftsman		Maureen Marks & Karl Stukenberg	same	C	Single family	Single family
4181	Rose Hill Avenue	1915	Tudor Revival		Victoria & Darrel Walker	same	C	Single family	Single family
4187	Rose Hill Avenue	1916	Craftsman		Mike Babcock & Rachael Smith	same	C	Single family	Single family
4192	Rose Hill Avenue	1924	Colonial Revival		Eileen Morgan & Joseph Wayne	same	C	Single family	Single family
4200	Rose Hill Avenue	1919	French Eclectic		Jeff & Kim Geopinger	same	C	Single family	Single family
4201	Rose Hill Avenue	1956	Ranch		Josh Harkavy	same	NC	Single family	Single family
4209	Rose Hill Avenue	1957	Ranch		David Laumer	same	NC	Single family	Single family
4211	Rose Hill Avenue	1954	Modern		Sierra Laumer & Hughes F Sparks	same	NC	Single family	Single family
4215	Rose Hill Avenue	1954	Modern		Michael J Thompson	same	NC	Single family	Single family
4219	Rose Hill Avenue	1954	Ranch		Joseph Neal & Madeline Schmidt	same	NC	Single family	Single family
4220	Rose Hill Avenue	1931	French Eclectic	John Henri Deeken	Andrea & Patrick Anater	same	C	Single family	Single family
4230	Rose Hill Avenue	1930	Tudor Revival		Joan & John Wyler	same	C	Single family	Single family
4235	Rose Hill Avenue	1922	Ital. Renaissance	H. Spielman	Carolyn & Michael Deininger	same	C	Single family	Single family
4239	Rose Hill Avenue	1922	Prairie		Dotty Shaffer	same	C	Single family	Single family
4245	Rose Hill Avenue	1922	Tudor Revival		Mary & Bob Wells	same	C	Single family	Single family
4249	Rose Hill Avenue	1921	Tudor Revival		Tania Carreon-Valencia & Javier Ortega-Cesena	same	C	Single family	Single family
4252	Rose Hill Avenue	1925	Tudor Revival		Elizabeth & William O'Conner	same	C	Single family	Single family
4253	Rose Hill Avenue	1925	Prairie		Colleen & Sean Keating-Crawford	same	C	Single family	Single family
4256	Rose Hill Avenue	1925	Tudor Revival		James Letton	same	C	Single family	Single family
4257	Rose Hill Avenue	1952	Ranch/Tudor Revival		Lillian Fairbanks	same	C	Single family	Single family
1015	Valley Lane	1920	Tudor Revival		MEGAN S & PAUL N KARALAMBO	same	C	Single family	Single family
1016	Valley Lane	1918	Prairie		GAYLE A OLIVER	same	C	Single family	Single family
1017	Valley Lane	1920	Tudor Revival		JEANNE M GOLLIER	same	C	Single family	Single family
1020	Valley Lane	1925	Tudor Revival		LINDA HALL ELSON	same	C	Single family	Single family
1023	Valley Lane	1920	Colonial Revival		JAMES S & SASHA HART	same	C	Single family	Single family
1024	Valley Lane	1922	Colonial Revival		GEOFFREY PINSKI & BRITTANY ARDE	same	C	Single family	Single family
1027	Valley Lane	1918	Tudor Revival		TILMAN WOLFGANG H SCHROEDER	same	C	Single family	Single family
1028	Valley Lane	1901	Colonial Revival		BETTY J BRIM	same	C	Single family	Single family
1032	Valley Lane	1925	Prairie		CAROLEE KAMLAGER & KELLY L POWELL	same	C	Single family	Single family
1055	Valley Lane	1918	Colonial Revival		DOUGLAS KREISA	same	C	Single family	Single family
3801	Winding Way	1930	Vernacular		FREDERICK J & JILL M HAMAD	7069 SHADY TREE DR, WEST CHESTER OH 45069	C	Single family	2-family
3815	Winding Way	1917	Prairie		RAHAT AZFAR & YASSER KNAN	2549 APPLE RIDGE LN, CINCINNATI OH 45236	C	Apartments	Apartments
3817	Winding Way	1920	Beaux Arts		LOIS A BERBERICH	PO BOX 9450, CINCINNATI OH 45209	NC	Single family	Single family
3821	Winding Way	1960	Modern/Shed		HARI RAMINENI	8322 Arborcrest Drive, Cincinnati OH 45236	NC	Single family	Apartments
3825	Winding Way	1935	Tudor Revival		HARI RAMINENI	8322 Arborcrest Drive, Cincinnati OH 45236	NC	Apartments	Apartments
3829	Winding Way	1948	Tudor Revival		3829 WINDING WAY LLC	6896 Tree Ridge Drive, Cincinnati OH 45244	NC	Single family	Single family
3833	Winding Way	1950	Colonial Revival		3833 WINDING WAY LLC	6896 Tree Ridge Drive, Cincinnati OH 45244	NC	Single family	Single family
3901	Winding Way	1926	Tudor Revival		EDITH GAUDIO	same	C	Single family	Single family
3903	Winding Way	1925	Dutch Colonial		CHRISTINA P KELLEY & ROBERT T ARLINGHAUS	same	C	Single family	Single family
3905	Winding Way	1922	Tudor Revival		JACK & MORILEEN G ROUSE	same	C	Single family	Single family
3910	Winding Way	1924	French Eclectic		RICHARD E RUEBEMANN	same	C	Single family	Single family
3920	Winding Way	1924	Tudor Revival		ALEXANDRIA MARIE GRIMM & BRENT THOMAS	same	C	Single family	Single family
3930	Winding Way	1922	Tudor Revival	H W Cordes & Sons	Beth & Brooks Ewing	same	C	Single family	Single family
3940	Winding Way	1898	French Eclectic		Vanessa & David B Wong	same	C	Single family	Single family
3950	Winding Way	1910	Ital. Renaissance Villa		MATTHEW ARBON KNOTTIS & ANDREW KILEY	same	C	Single family	Single family
3960	Winding Way	1910	Prairie		COMMUNITY MEETING OF CINCINNATI OF THE RELIGIOUS	same	C	Single family	Church
3961	Winding Way	1915	Prairie		JAMES M HUEBNER & SUSAN L KENFORD	same	C	Single family	Single family
3963	Winding Way	1925	Prairie		ALVIN H & ALVA J CRAWFORD	same	C	Single family	Single family
3980	Winding Way	1952	Ranch		MARCUS H & KAREN R PRYOR	same	C	Single family	Single family
4000	Winding Way	1927	Tudor Revival		BEVERLY D. KONIKOV	same	C	Single family	Single family
4040	Winding Way	1938	Colonial Revival		LOUIS & MARYBETH FLASPHLER	same	C	Single family	Single family

**CONSERVATION GUIDELINES:  
NORTH AVONDALE HISTORIC DISTRICT**

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## INTRODUCTION TO GUIDELINES

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

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

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB) or Urban Conservator, depending on whether the work is major or minor. The C.O.A is in addition to a building permit. Check with the Urban Conservator's office for minor items that can be reviewed at the staff level. (See contact information below.)

THE FOLLOWING KINDS OF WORK DO NOT REQUIRE A C.O.A.:

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

THE FOLLOWING POINTS ARE EXTREMELY IMPORTANT:

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

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

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

## GENERAL CHARACTERISTICS

### Description of Physical Appearance

North Avondale is a residential neighborhood characterized by substantial, high-style homes built between 1896 and 1940 on large lots, many a half-acre in area. The area is characterized by picturesque curving streets, broad lawns, mature trees and gaslights.

The homes are solidly built of stone and brick masonry with some stucco and wood shingle siding. The district displays an exceptional array of architectural styles, including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, Beaux Arts, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, which typify the period of significance. The buildings are fairly ornate, with elaborate cornices and brackets, broad eaves, dramatic rooflines with slate and tile, half-timbering and prominent porches.

In the 1940s and 1950s, a few properties with large homes were cleared and subdivided, and smaller homes were built. Other large dwellings have been converted to multi-family residences or institutional uses, particularly on Dana Avenue and Reading Road. Nevertheless, the vast majority of existing buildings and streetscapes retain a high degree of physical integrity,

### Statement of Significance

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. Development of the district as it appears today was initiated by Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company and partners. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman.

The North Avondale Historic District is architecturally significant for an unusually rich array of architectural styles, mentioned above, that typify the period of significance. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

## GENERAL GUIDELINES

### *Adapted from the Secretary of Interior's Standards for Rehabilitation*

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## DEFINITION OF EXISTING CONDITIONS

### Excellent

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

### Good

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

### Fair

Fair conditions consist of long-term neglect; inadequate protection against the elements; damage from vandalism or small fires; intentional destruction or removal of portions of

architectural features. Deterioration at this level may require rebuilding, replicating or replacing architectural features or portions of them.

Poor

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

## **BUILDING REHABILITATION AND ALTERATION**

### **GENERAL GUIDELINES FOR REHABILITATION**

Overview

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

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

Identify, Retain, and Preserve

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

Protect and Maintain

Original building materials should not be covered by other materials.

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

Repair and Replace

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

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

Type of material	Color	Placement
Size of Unit	Shape	Detailing
Composition	Texture	
Size	Type of joint	

If no evidence of original materials or detailing exists, alterations and completely new features should be detailed in a simple manner and be contemporary in design yet harmonize with the character of the building in terms of scale, texture, design, and composition.

#### Not Recommended

- Making the building look older than it really is or inventing a feature that “might have been.”
- Removing or altering historic materials or distinctive architectural features.

## 1. EXTERIOR WALLS AND ARCHITECTURAL FEATURES

### Overview

Exterior Materials: Stucco, Brick, Stone, Mortar, Wood shingle, Wood, Metal

Location of Materials: Walls, Foundations, Architectural Features

Exterior Architectural Features: Porches, Cornices, Architraves, Pediments, Brackets, Railings, Columns

The exterior walls and architectural features of buildings in this district are composed primarily of stucco, brick, stone, wood, and cast and wrought iron. Stucco, a mix of lime, Portland cement, sand and a coarse aggregate is the most common exterior material in the district, which features many homes in variations of the Tudor Revival, Prairie and Craftsman styles. Brick varies considerably in color, and includes red, buff, brown, and one example of green-glazed brick. Because buildings in the district date mostly from 1895 to 1940, brick is generally hard-fired, and mortar typically includes some Portland Cement as well as lime and sand. Stone can include various types of sandstone, limestone, marble, granite, slate and fieldstone and be used in foundations, porches, roofs, and ornamentation. Wood was used as shingle or clapboard siding and for ornamentation such as cornice brackets, porches and half-timbering. Wrought iron can be found in architectural features including porch railings.

*For help with identifying masonry materials, refer to Preservation Brief 2.*

### Identify, Retain, and Preserve

Identify, retain, and preserve all **exterior features** that are important in defining the overall historic character of the building such as **walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns**; and details such as tooling and bonding patterns, coatings, and color.

### Protect and Maintain

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

The cleaning of **exterior materials** should be done by the gentlest means possible. Identify the particular material prior to any cleaning procedure. Clean **masonry** only when necessary to halt deterioration or remove heavy soiling. *Refer to Preservation Brief 1 for recommended cleaning methods for masonry surfaces.* Clean **architectural metals**, when appropriate, to remove

corrosion prior to repainting or applying other appropriate protective coatings. *Refer to Preservation Brief 27 for maintenance and repair of architectural cast iron.*

While not permanent, **paint** provides an effective protective skin for structures. Painted **brick** buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The best treatment for **painted brick** is a gentle scraping, then repainting. Conversely, do not apply **paint** or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.

Inspect painted **wood** surfaces to determine whether repainting is necessary or if cleaning is all that is required. On **wood** surfaces, remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), then repainting. Apply chemical preservatives to **wood** features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as **paint** that help protect the **wood** from moisture and ultraviolet light. *Refer to the Secretary of Interior Standards Guidelines on Wood for treatment of painted wood surfaces.* For **architectural metals**, apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Applicants who desire guidance about appropriate colors may contact the Historic Conservation Office.

#### Repair

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

Repair **masonry** walls and other masonry features by repointing the mortar joints where there is evidence of deterioration. When repointing an existing **masonry** wall, duplicate old **mortar** in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile. *Refer to Preservation Brief 2 for mortar history, technical assistance, and recommendations for repairing.*

#### Replace

Missing or deteriorated materials is to be replaced with new materials that match the original details as closely as possible, when known, with regard to the following: type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing. When alternative materials other than those historically used in the district are proposed the following qualities will be used in evaluating its appropriateness and its establishment of visual continuity:

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

### Not Recommended for Exterior Walls and Architectural Features

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

## **2. DOOR AND WINDOW OPENINGS**

### Overview

Common Window Styles: various configurations of double-hung wood sashes - 1/1, 6/1, 9/1, 12/1, 12/12 and 2/2; wood and steel casements, decorative leaded windows and transoms

Common Door Styles: wood batten with round-arched and pointed-arched heads, full-glazed wood, and paneled wood doors.

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.



### Identify, Retain, and Preserve

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

### Protect and Maintain

Evaluate the overall condition of materials to determine whether more than protection and maintenance are required. Apply appropriate treatment methods, such as cleaning, rust removal, paint removal, and re-application of protective coatings on windows and doors. Refer to *Preservation Brief 9* for appropriate wooden window treatments, *Preservation Brief 27* for the maintenance of historic cast iron, and *Preservation Brief 47* for maintaining and cleaning openings.

### Repair and Replace

Original doors and window sashes should be repaired rather than replaced, whenever possible. Repair window frames, sashes, and doors by patching, splicing, consolidating or otherwise reinforcing.

When replacement is necessary, new doors and windows should match the original as closely as possible in size, style and configuration, including profiles and dimensions of components (rails, stiles, muntins, etc.). Replace in kind or with compatible substitute materials such as composite, fiberglass, metal, and metal-clad wood. More flexibility in configuration and component profile and dimension is allowable for openings that are not visible from a public-right-of-way. Contact the Urban Conservator's office for a list of windows that have been approved.

Original openings should not be filled in, especially on street facing facades. If infill of original openings cannot be avoided, the infill materials should match that of the wall and the outline of the openings should remain apparent by recessing the new infill material a maximum of three inches from the existing wall plane and by leaving the existing sills and lintels in place.

Screens and storm windows should be as inconspicuous as possible.

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

#### Not Recommended for Openings

- Altering or infilling original openings.
- Replacing a window or door when it can be repaired.
- Changing the historic appearance of windows and doors through the use of inappropriate materials, finishes, or colors that noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glass; or the appearance of the frame. Glass block windows are prohibited except at the basement level provided they do not exceed 9 square feet.
- Plastic and Vinyl are short-lived materials for windows and generally unacceptable unless approved by the HCB. They may be cheaper in the short run, but they are not cost-effective in the long run because they do not last as long.
- Roll down shutters and metal grille systems installed on the exterior of door and window openings are prohibited.

### 3. ROOFS

#### Overview

Roof Materials: Besides asphalt shingle, the next most common roof is red clay tile, followed by slate. There are also a few examples of green clay tile, wood shingles, membrane, and built-up roofing. Clay roof tiles are seen on Colonial Revival, Tudor Revival, Italian Renaissance, and Mission style homes. Slate is common on Tudor Revival-style buildings.

Common Roof Styles: Roofs in the district tend to be steeply pitched and multi-gabled, but there are also examples of low-pitched hipped roofs and a few flat roofs. Dormers are common.

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



#### Identify, Retain, and Preserve

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

### Protect and Maintain

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

### Repair and Replace

Repair a roof by reinforcing the historic materials that comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, **such as slate**, then a compatible substitute material may be considered, **such as architectural shingles (including asphalt, fiberglass and metal)** If replacing a clay tile roof, a shingle matching the color of the existing tile roof can be substituted.

On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered. *Refer to Preservation Brief 4 for use of alternative roofing materials.* The original roof configuration, framing style, and dormers must be retained. An entire feature that is too deteriorated to be repaired can be replaced in kind, however, if the overall form and detailing are still evident and can be used as a model to reproduce the feature. *Refer to Preservation Brief 4 for additional information on repairing and replacing historic roofing materials.*

### Not Recommended for Roofs

- Inappropriate roof materials for the district,
- Radically changing, damaging, or destroying roofs that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof, and entire feature, or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
- Painting or applying a coating to roof that has been historically uncoated.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof. **See examples of compatible substitute materials above.**
- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- The addition of features such as vents, skylights, decks, and rooftop utilities such as solar panels unless inconspicuously placed. *Refer to section Site Improvements - Utility Equipment.*

## **4. STOREFRONTS AND RESIDENCE-BASED BUSINESSES**

### Overview

There are few storefronts in the North Avondale Historic District, which is predominantly residential. Just three buildings in this district—two noncontributing buildings at 3909 and 3911 Reading Road and the Art Deco parking garage at 3915 Reading Road—contain storefronts, but they are not historic. Reading Road between Paddock Road and Clinton Springs Avenue, is

lined with former dwellings that have been converted to institutional or office use, but none of these have storefronts.

### Design

Where no historic materials or detailing remains, new storefronts should be contemporary in design and compatible in size, scale, and material with the original character of the building. Refer to Preservation Brief 11 for detail on replacement of storefronts.

## **SITE IMPROVEMENTS AND ALTERATIONS**

### **1. SIGNS**

#### Overview

New signs are permitted in the historic district for businesses in commercial and office zones. Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1437 Urban Design Overlay District for more guidance.

#### Design

New signs do not need to appear historic but should be made of materials that are consistent in appearance with the age of the building. New signs should respect the size, scale and design of the historic building.

#### Location

Signs should be located above a storefront, on storefront windows or on awnings, canopies or marquees. Wall and projecting signs should be located above the storefront or first story and below the second story sills. Signs should be appropriately sized for their location and not cover any architectural features or overwhelm the historic character of the building themselves. New signs should also respect and not shadow or overpower neighboring buildings. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1427 Sign Regulations for more guidance.

#### Installation

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

#### Not Recommended

- Any sign that disrupts or covers significant architectural features of the building and neighboring buildings.
- Attaching signs to buildings that were originally private homes, although small identification signs may be acceptable. Ground signs are an alternative.
- Attaching signs to buildings in a manner that will damage historic fabric, such as installing signs directly into the brick masonry and not at the mortar joints.
- All outdoor advertising signs, billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.  
Internally lit signage

## 2. PARKING LOTS

### Overview

New parking lots on residential streets are discouraged. If new lots are necessary, such as in the conversion of a single residential building to a multi-family residential building where additional parking is needed, adhere to the recommendations for design and locations below in addition to the Connected Communities Ordinance.

### Design

Parking lots shall be located in the rear yard and should be sufficiently screened to minimize the view of parked cars. Appropriate screening includes landscaping, decorative fencing, and berms. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.

### Location

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

### Not Recommended

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

## 3. WALLS AND FENCES

### Overview

With a few exceptions, front yards of buildings in the district are not enclosed with fences. **This helps preserve the sweeping landscape-lawn effect typical of the district.** Where fences exist (3950 Rose Hill Avenue, 991 Marion and 992 Marion Avenue, 1055 Valley Lane), they are wrought iron with cast-iron posts or low painted wood-picket fences. There are a few examples of stone retaining walls and gateposts (3885 Dakota Avenue, 3910 Winding Way). Existing historic fences, walls, and gateposts should be repaired and retained wherever possible. **Non-historic fences and walls may be removed.** Refer to *Preservation Brief 2 for recommendations on caring for masonry* and *Preservation Brief 27 for protecting and maintaining cast iron*. New walls and fences should adhere to the following recommendations below.

### Design

New fences should be wood, iron (or metal resembling iron), or stone and should be simple and contemporary in design. Fencing may be set between cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear and side of the property.

New retaining walls should be of dry stone or stone masonry or an appropriate masonry unit material that replicates the look, feel and size of stone. Landscaping in front of a fence is encouraged. In some instances, planted hedges may be more appropriate than new fences or walls (as seen at 3955 Beechwood, 4090 Rose Hill and 700 Betula avenues).

### Location

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

### Not Recommended

- Fences are not recommended for front yards in order to preserve the pastoral character of the district. Exceptions can be made for properties with limited rear yards. Invisible fences are an alternative.
- Chain-link, concrete block, unfaced concrete, plastic, vinyl, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas or rear yards.
- Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

## **4. AWNINGS AND CANOPIES**

### Overview

Awnings and canopies are not typical of the district. The installation of fabric awnings on residential and commercial buildings may be permitted if they are compatible with the historic building. See Zoning Code Chapter 1437 Urban Design Overlay District for more guidance on awnings.

### Design

The shape, material, scale, and massing of awnings or canopies must be compatible with the historic character of the building. The traditional shed awning, which is triangular in section with a valance hanging down from the outside edge, is appropriate for most historic window, door, and storefront installations. Awnings and canopies should be made of fabric, preferably canvas. On both commercial and residential buildings, awnings should be wide enough to cover only the single window opening that it shelters.

### Location

Awnings should be installed only where necessary, such as elevations experiencing full sun exposure or storefronts. Awnings on storefronts should not be higher up on the building facade than necessary to shade the entrance and display window. Storefronts with glass transoms may have the awnings placed above or below the transom. Awnings and canopies should be installed so they do not cover or require the removal of any original architectural feature.

### Installation

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

### Not Recommended

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

- See 1. Signs above for guidance on awning signs.

## 5. UTILITY EQUIPMENT

### Overview

The installation of utility and mechanical systems such as water or gas meters, solar equipment, EV chargers, and central air conditioning cooling units, should be placed as inconspicuously as possible and avoided on the façade (primary) elevation.

### Design

Utility and mechanical systems at the ground level should be screened from public view. Appropriate screening includes landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings and landscape elements. The appearance of solar panels may be minimized if they are the same color and pitch as the roofing materials.

### Location

Utility and mechanical systems, including water, electric and gas meters, should be installed on secondary elevations when possible. A meter placement agreement for utility service providers can be requested through the Historic Conservation Office at 513-352-4848. Utility and mechanical systems such as solar equipment should be located as inconspicuously as possible, preferably not easily seen from the street, such as on a rear slope of the roof or on an outbuilding or yard. The location should maximize the sun's energy and should not interfere with the building's characteristics. See 3. Roofs.

### Not Recommended

- Wall air conditioning units on the façade (primary elevation) should be avoided.

## 6. DECKS, BALCONIES AND FIRE EGRESS

### Overview

New decks, balconies, and fire egress may be constructed on secondary elevations and must be compatible with the building and Historic District. Fire escapes located on primary elevations may be removed on a case-by-case basis.

### Design

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

### Location

No part of a deck, including railings, access structures or any element of the deck, should be visible when facing the center of the front façade. The same criteria should be applied to the secondary elevation sides of corner buildings.

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

on maintaining existing fire escapes for egress, please review the Façade and Fire Escape Inspection Programs.

#### Not Recommended

- Design must not detract from the historic integrity of the building and must not damage or cover architecturally significant components.

## **7. MURALS (WHERE APPLICABLE)**

### Overview

The installation of murals on historic buildings is permitted.

### Design

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

### Location

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

### Not Recommended

- Murals located on the façade (primary elevation).
- Any mural that constitutes as a sign. For information on restoring painted historic signs on building elevations, refer to the Signs section of this document.

## **ACCESSORY STRUCTURES**

### Overview

Many homes have historic Accessory Structures such as garages or carriage houses that match the architecture of the primary dwelling and contribute to the character of the district.

These outbuildings should be retained and subject to the same guidelines as the principal dwelling.

Accessory Structures may be adapted through compatible alterations to serve as Accessory Dwelling Units (ADUs) per Zoning Code 1421-06.

**New or reconstructed Accessory Structures, including ADUs, should follow the guidelines for new construction and additions. New Accessory Structures should be secondary in nature to principal buildings.**

## **NEW CONSTRUCTION AND ADDITIONS**

### Overview

New construction could occur on existing vacant lots, particularly on Reading Road and Barry Lane, or on lots where existing buildings are permitted to be demolished under the Demolition section of these guidelines.

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

Additions to existing buildings are permitted and encouraged if they enable continued use and rehabilitation of buildings within the district, however additions should be secondary to the historic principal structure.

## **1. MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE**

### Overview

Most contributing buildings in the district are made of brick or stone, often with stone stucco and half timbering details.

### Design

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

## **2. SCALE AND MASSING**

### Overview

The contributing buildings within the district are generally 2 ½-story residential buildings on larger lots. They were originally constructed as single-family houses with a distinguishable main entrance on the first floor. The buildings in the district display a mix of symmetrical and asymmetrical massing. Tudor Revival, the buildings generally have steep roof pitches and are asymmetrical, with the front of the building, and have several projections and recessions, while Colonial homes have low-pitched hipped roofs. Houses built before 1950 generally have garages in the rear.

### Design

The scale and massing of a new building and its individual elements (i.e., windows, doors, roof shape, ornamentation) should be compatible with the forms found among the contributing buildings. The designs of new buildings should respond to the pattern of window placement in the district and avoid long expanses of glass or flat masonry walls on the front facade unbroken by openings, setbacks or projections. Garages on the front façade should also be avoided.

## **3. HEIGHT: CONSIDER THE SURROUNDINGS**

### Overview

The contributing buildings within the district are mostly 2 to 2 1/2 story residential buildings. The tallest contributing building in the district is the 4 1/2-story Rose Hill Condominiums at 3896 Reading Road.

### Design

The height of new construction should not significantly differ from the height of nearby contributing buildings in the district. The contours of the building site may further restrict the height of the new building or may permit the construction of a larger building.

#### **4. DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES**

##### Overview

The detailing in the district includes half-timbering, banded/grouped windows, stone detailing, arches over entrances and passageways, and sills (lintel are generally not present on the buildings) The design of an addition should respond specifically to the architecture of the original building. While the addition should be 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.

##### Design

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

- i. Distinctive detailing at the front door,
- ii. Window groupings with multi-pane windows
- iii. Window sills and/or distinctive detailing at openings.
- iv. Ornamental features such as banding, distinctive corner treatment, half timbering, and accent stonework

#### **5. SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS**

##### Overview

Buildings within the district are generally set back at least 35 feet from the front property line with setbacks from each side lot line as well. The buildings generally have their front walls parallel to the street and their main entrance facing the street. Most lots have a driveway on one edge of the lot that leads to the rear of the building. Front walks to the door are either from the street or the driveway. Garages are typically detached buildings on or less than 5 feet from the rear property line or entered from the side or rear.

##### Design

New structures should be sited with setbacks similar to those of adjacent buildings and to respect historic topographic and neighborhood development patterns. The major entrance to the building or unit should be oriented to the street the building faces. In order to maintain the characteristics of the historic district, no new house may be built with garage doors on the front elevation of said house facing the street. For corner lots, garage doors may face the street on the side elevation. Site improvements and changes should comply with the guidelines for site improvements and alterations. (Refer to Site Improvements and Alterations section for applicable guidelines.)

#### **6. SUBDIVISION: SHOULD REFLECT EXISTING PATTERNS**

Application for approval of subdivision plats or the cut-up of existing lots within the North Avondale Historic District shall be in compliance with the base district's standards. Any variances to the standards shall follow the existing subdivision regulations and process. The Urban Conservator or their designee shall comment on the proposed subdivision and its appropriateness to the district before a final decision is made by the City Planning Commission.

## 7. COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (1990)

### Overview

For any change of occupancy, additions/new components, and/or alterations made to existing buildings, including those designated as historic, there are requirements for accessibility pursuant to the Ohio and Cincinnati Building Codes (2011 OBC, Chapter 34, Existing Structures).

### Design and Location

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

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

If compliance with requirements for accessible features threatens or destroys the historic significance of a building, OBC sections 3411.9.1-3411.9.4 may be required as an alternative.

## 8. ARCHAEOLOGICAL RESOURCES

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

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

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

## DEMOLITIONS

The demolition of existing buildings shall not be permitted unless it meets the Emergency Demolition or Economic Hardship regulations in the Historic Conservation provisions of the Cincinnati Zoning Code or:

1. Inappropriate additions, non-significant portions of a building, and non-contributing buildings may be demolished provided the demolition does not adversely affect the integrity of contributing buildings or the character of the streetscape or the district. In reviewing a proposed demolition of an addition, nonsignificant portion of a building or non-contributing buildings and its impact on contributing buildings, the streetscape, and the district, the Historic Conservation Board may consider whether the applicant's plans for new improvements in place of the demolished structure or portion thereof are consistent with the "New Construction" and Site Improvements" sections of this document, as applicable.

## NON-CONTRIBUTING BUILDINGS

### Overview

Buildings that do not contribute to the distinctive character and historical significance of the district fall into two general categories:

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

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

The following buildings do not contribute to the District:

923 Avondale Avenue  
931 Avondale Avenue  
670 Avon Fields Lane  
915 Barry Lane  
919 Barry Lane  
724 Betula Avenue  
946 Dana Avenue  
3912 Glen Lyon Avenue  
926 Marion Avenue  
934 Marion Avenue  
1007 Marion Avenue  
4025 Paddock Road  
3880 Reading Road  
3909-11 Reading Road  
3927 Reading Road  
754 Red Bud Avenue  
686 Red Bud Avenue

**690 Red Bud Avenue**

820 Red Bud Avenue  
1020 Redway Avenue  
1024 Redway Avenue  
1028 Redway Avenue  
1032 Redway Avenue  
1038 Redway Avenue  
1044 Redway Avenue  
4075 Rose Hill Avenue  
4201 Rose Hill Avenue  
4209 Rose Hill Avenue  
4211 Rose Hill Avenue  
4215 Rose Hill Avenue  
4219 Rose Hill Avenue  
3821 Winding Way  
3980 Winding Way

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

## **GUIDELINES FOR NON-CONTRIBUTING BUILDINGS**

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

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

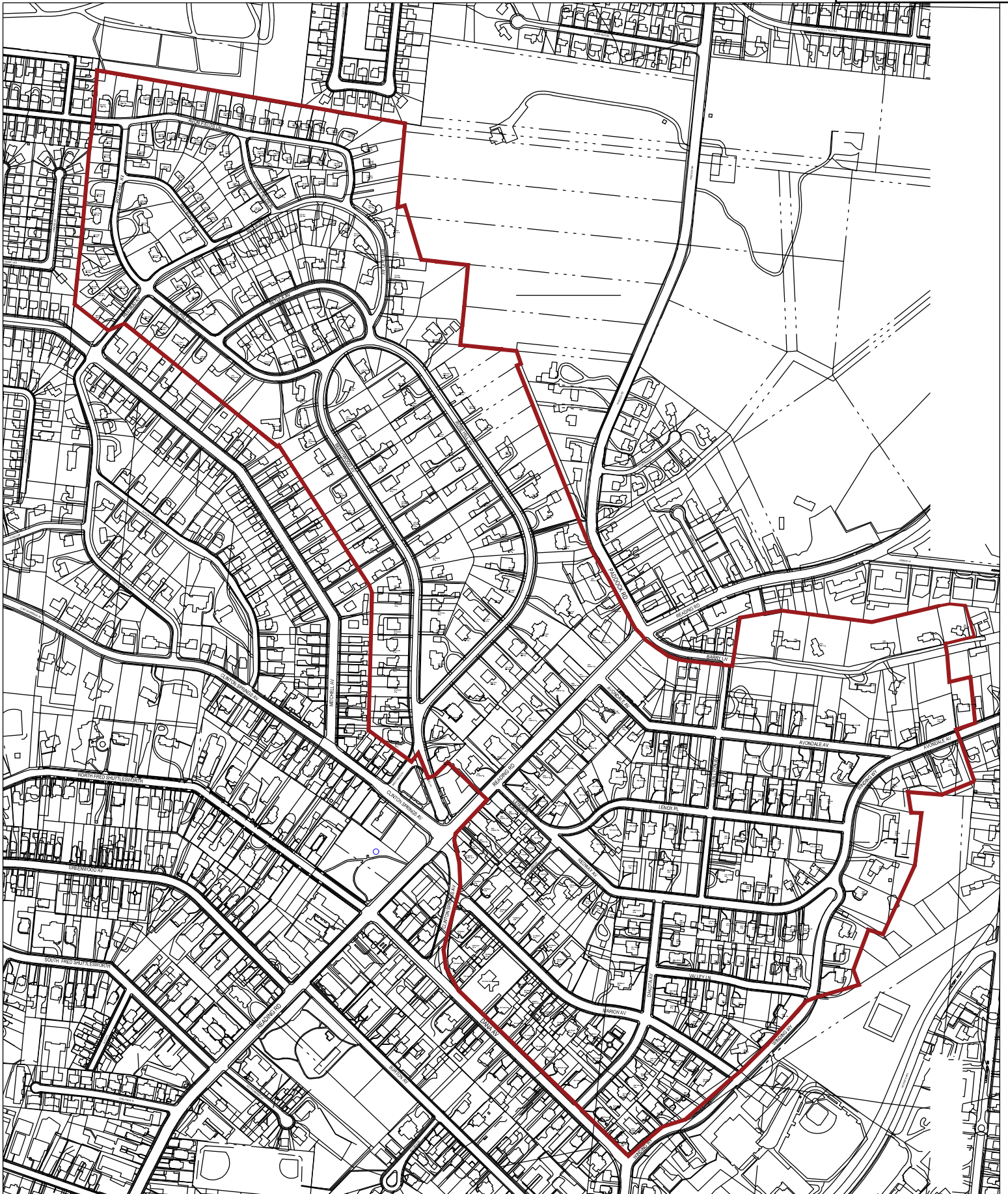
The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Refer to the *Rehabilitation and Alterations* section of this document.

Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.

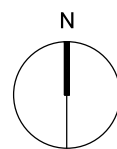
Additions to non-contributing buildings should comply with the guidelines outlined in the *Additions* section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building.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

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish

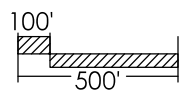
a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the New Construction and Site Improvements and Alterations sections of this document.



North Avondale Historic District Boundary Map



SCALE



## North Avondale Historic District Timeline and Community engagement

### 2023

March 2023 Historic Preservation highlighted as a goal of neighborhood Master Plan.

We reached out to Beth Johnson at Cincinnati Preservation in the fall of 2023 to ask for some guidance.

### 2024

January 9 – Abby Couch from Planning with others presented information about defining contributing and non-contributing buildings within our established Urban Design Overlay District. NANA Members asked if the UDOD could be converted to Historic District as the community considered all of the pre-WW2 structures to be contributing to character.

February 28 – Connected Communities engagement session – Recommendation by then Councilman Harris to pursue Historic Designation as a way to alleviate concerns that rezoning would threaten historic character of the neighborhood.

Beth Johnson at Cincinnati Preservation (CP) did a presentation on options for historic designation for the Executive Committee (Feb 2024) and then later for the General body (June 2024). This presentation identified areas already noted by Cincinnati Preservation as being well documented and likely candidates for Local Historic District Designation.

May 5 - Councilwoman Meeka Owens recommended historic designation at NANA annual meeting as a path to preserving historic character of the neighborhood.

We started seeking feedback from neighbors via the NANA newsletter, website posts and at monthly meetings to gauge interest and fine tune the boundaries of those wishing to pursue the designation.

March-June - We requested proposals from (2) vendors with capabilities and experience in applying to the city for historic designation.

July 19 - North Avondale Block Party with Cincinnati Symphony Orchestra. NANA table with information and Q&A on historic district.

Once we received dozens of affirmative responses, we plotted a general boundary map using responses as data points and CP recommended areas with documentation. Matt Cornell met with the Urban Conservator's office (Aug 04, 2024). Douglas Owen was both helpful and supportive of the process.

August 13 - At the next NANA monthly meeting Vice-Mayor Kearney offered to be our co-applicant as the final phase of the application is to be eventually voted on by city council.

September 3- Executive Board approved Beth Sullebarger as vendor for Historic District application, followed by approval of the general body. Also approved NANA matching funds for donors wishing to contribute to this effort.

Sept 29 – Information table at North Avondale Annual Block Party – 3953 Rose Hill Ave.

Oct 4 – South of Mitchell block party. Matt Cornel spoke and answered questions about expansion or second historic district.

November Press Blitz–

- Enquirer [Link](#)
- Enquirer Photos [LINK](#)
- Fox 19 [Link](#)
- WCPO [Link](#)
- WVXU, Nov 20<sup>th</sup> Radio interview with Vice-Mayor Kearney and NANA President Dawn Johnson

Dec - Beth Sullebarger introduced herself at our NANA Holiday party, and we announced there would be (3) public meetings to discuss guidelines and what the process would take.

## **2025**

Jan. 25- Kick-off meeting with consultant Beth Sullebarger discussing process for creating district guidelines. Approximately 40 attendees.

February 1- Email sent to signup respondents giving updates on status of initiative.

February 19 - 2nd Meeting with consultant Beth Sullebarger discussing proposed boundaries and proposed guidelines for rehabilitation of existing buildings

March 19 – 3<sup>rd</sup> Meeting with consultant Beth Sullebarger discussing the guidelines for new construction.

June 10 - Douglas Owen- Urban Conservator and Abby Couch -Planning presented Historic Designation process and certificates of appropriateness to a NANA General Meeting.

June 30 – Posted proposed guidelines, boundary, designation report and draft letter of support.

July 18 - North Avondale Block Party with Cincinnati Symphony Orchestra NANA table with information and Q&A on historic district.

Oct 5 – Information table at North Avondale Annual Block Party – 3953 Rose Hill Ave.

Additionally Bob Brockman presented to Belvedere Condo board July '24 and Matt Cornell again April '25.

From September 2024 through May 2025 Beth Sullebarger documented homes, drafted and edited guidelines, wrote the designation report, and worked towards our finalized application to the City.

Throughout this process, we have had dozens of volunteers emailing, calling and chatting in person with their neighbors to answer questions, address concerns and build consensus on this issue. We thank them all!

## ITEM 4

March 9, 2026

**APPLICATION FOR  
HISTORIC CONSERVATION DISTRICT DESIGNATION  
HISTORIC CONSERVATION BOARD PUBLIC HEARING  
STAFF REPORT**

APPLICATION #: N/A  
 APPLICANT: North Avondale Neighborhood Association;  
 Jan-Michele Lemon-Kearney  
 OWNER: Various.  
 ADDRESS: **Various.** See attached spreadsheet  
 PARCELS: Various.  
 ZONING: SF-6-T; SF-10; SF-10-T; SF-20-T; RM-1.2-T; OL-T; CN-P-T  
 COMMUNITY: North Avondale  
 REPORT DATE: March 4, 2026  
 PREHEARING: Staff Conference – January 27, 2026

**Nature of Request:**

The applicant is requesting a Local Historic Conservation District Designation consisting of 371 properties (342 contributing; 29 non-contributing) within the community of North Avondale.



Figure 1. Proposed Historic District Boundary in red.

**Applicable Zoning Code Sections:**

Zoning District: Sections 1403; 1405; 1407; 1409

Landmark Designation: Section 1435-07

**Summary and Background:**

(Taken from the Designation Report)

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. Development of North Avondale began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side. The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale became an enclave for successful German Jews who moved there from the West End.

The North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision defined by a park-like character with continuous lawns and picturesque curving streets. Gaslights add to the historic ambiance. The district is also significant for the quality of its substantial high-style houses on large lots. Homes in North Avondale represent an unusually rich array of architectural styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee

**Designation Review**

Included in the submission packet are the Designation Report, boundary map, and the proposed Conservation Guidelines for the North Avondale Historic District.

Staff finds that, based on the attributes of the district and its associated buildings and parcels as set forth in the Designation Report, that the application for the nomination for the North Avondale Historic District meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Becoming a Historic Structure; Determination of Historic Significance."

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

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

The applicant is nominating the North Avondale Historic District under Criterion 1: Association with events that have made a significant contribution to the broad patterns of our history and Criterion 3: embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.

The North Avondale Historic District has historic significance as defined by Chapter 1435 under criteria 1 and 3. Sparked by expanding transportation options including a new electric streetcar line accessing the neighborhood in the early 1890s, the early subdivision of land in North Avondale encouraged urban expansion from the basin area. Many wealthy Cincinnatians moved to the area to escape the congestion, noise and pollution of the basin. The district is significant at the local level of significance under Criterion 1 for its significance in the history of the North Avondale neighborhood and its association with urban development in the City of Cincinnati.

The district also has historic and architectural significance as defined by criterion 3. The district retains the overall feel and visual character of its original streetscape dating back to the development of North Avondale. The proposed district is representative of the “landscape-lawn” or “park lawn” suburban subdivision approach displaying a park-like character of continuous lawns and curving streets. This approach was closely related to the British “Garden City” movement. The cohesiveness and variety of architectural styles in the urban architecture of the area is unique. The buildings retain integrity under all aspects: design, workmanship, materials, location, setting, feeling and association.

Staff agrees with both Criteria proposed by the applicant. Criterion 1 is the same as Criterion A for the National Register of Historic Places and the National Park Service provides the following explanation of this Criterion.

*To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however,*

*must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.*

The proposed district represents the urban expansion of Cincinnati to the North Avondale neighborhood during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The applicant expands on this pattern of history on pages 2-8 of the Designation Report.

Criterion 3 is based on the architecture of the district and the applicant explains the justification for this Criterion on pages 15-24 of the designation report. The district retains significant historic integrity, continuing to display its original landscape-lawn, or park lawn, approach to the subdivision, and providing a unique multi-block district that has a wide range of architectural styles. Within this district, at least 13 distinct architectural styles are represented, including many high-style buildings, providing a highly diverse selection of architectural styles. Many buildings were designed by prominent local architects. This is one of very few areas within Cincinnati containing such a diverse range of high-style architecture.

Section 1435-07-2-B (“Report, Public Hearing and Decision”) of the Cincinnati Zoning Code states:

*“Historic Conservation Board. After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission.”*

The proposed Historic Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the proposed North Avondale Historic District.

The guidelines were based on the “Rehabilitation Template Guidelines” and other Conservation Guidelines for existing districts in the City of Cincinnati, as provided to the applicant by staff, as well as the National Park Service’s Preservation Briefs. The proposed guidelines are consistent with the Secretary of the Interior’s Standards for Rehabilitation.

As advised by the Law Department, Staff recommends changes to the proposed “DEMOLITIONS” section of the proposed Conservation Guidelines. The proposed language includes guidelines for demolition based on Emergency Demolition as well as Economic Hardship. The Law Department has advised that these two provisions are already included in Section 1435 of the Cincinnati Zoning Code and are not appropriate to also be included in the Conservation Guidelines. The Zoning Code currently allows demolition in one of three ways: Emergency Demolition as outlined in Section 1435-09-5(b), Economic Hardship Demolition as outlined in Section 1435-09-2(b), or compliance

with Demolition Guidelines in the associated Historic Conservation Guidelines as outlined in Section 1435-09-2(a). The Law Department's position is that it is not necessary or appropriate to also include Emergency Demolition and Economic Hardship demolition in the Conservation Guidelines.

The provision for demolition of non-contributing buildings or inappropriate or non-significant portions of buildings contained in the proposed Guidelines is not covered by the Zoning Code, so it is appropriate to include in the Guidelines. The Law Department has recommended rewriting these provisions of the proposed guidelines to be more consistent with other existing districts. Proposed language is included in the "Recommendation" section below.

### **Other Considerations:**

#### **Public Meeting/Staff Conference**

Staff from both the City Planning Office and the Historic Conservation Office held a public meeting on January 27, 2026. At this meeting the guidelines and designation report were presented to the community by the applicants and staff. Approximately 80 people attended the Staff Conference. Attendees present at the staff conference expressed both support and opposition to the designation, and asked clarifying questions which were addressed by staff

**Comments Provided to Staff:** Staff received three letters of opposition from residents of the proposed district and three letters of support. One letter was received expressing concerns about the timing of the public hearings.

The applicants submitted petitions with their application materials that were provided to the residents of the proposed district. Of the petitions returned to the applicants, 16 indicated support for the district and 2 indicated opposition.

**Zoning Considerations:** The proposed North Avondale Historic District will not affect the base zoning. The uses currently allowed under the base zoning will continue to be permitted.

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

## **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** and **RECOMMEND** to the Cincinnati City Planning Commission and to the Cincinnati City Council the designation of the North Avondale Historic District including the Designation Report and Conservation Guidelines with the following condition:
  - a. The “DEMOLITIONS” section on pages 20-21 of the proposed North Avondale Historic Conservation Guidelines shall be replaced with the following language:

### **DEMOLITIONS**

The demolition of existing buildings shall not be permitted unless it meets the Emergency Demolition or Economic Hardship regulations in the Historic provisions of the Cincinnati Zoning Code or:

1. Inappropriate additions, non-significant portions of a building, and non-contributing buildings may be demolished provided the demolition does not adversely affect the integrity of a contributing building or the character of the streetscape or the district. In reviewing a proposed demolition of an addition, nonsignificant portion of a building, or non-contributing building and its impact on contributing buildings, the streetscape, and the district, the Historic Conservation Board may consider whether the applicant’s plans for new improvements in place of the demolished structure or portion thereof are consistent with the "New Construction" and "Site Improvements" sections of this document, as applicable.
2. **RECOMMEND** to the Ohio Historic Site Preservation Advisory Board support for the North Avondale Historic District listing in the National Register of Historic Places, if and when requested. Staff will write a letter on behalf of the Historic Conservation Board to submit to the Ohio Historic Site Preservation Board.
  3. **FINDING:** The Board makes this determination per Section 1435-07-1:
    - (a) That it has been demonstrated that the North Avondale Historic District meets the conditions of §1435-07-1(a)(1) and §1435-07-1(a)(3) as it “Embodies the distinctive characteristics of a type, period, method of construction” and it has “Association with events that have made a significant contribution to the broad patterns of our history.”
    - (b) That the Board recommends the proposed Historic Conservation Guidelines included in this submission as required by §1435-07-2-C.
    - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Guidelines for Historic Preservation.

March 24, 2026

Cincinnati City Planning Commission  
II Centennial Plaza  
805 Central Avenue, 7<sup>th</sup> Floor  
Cincinnati, Ohio 45202

Honorable Members of the City Planning Commission:

The Historic Conservation Board (“Board”) transmits herewith the following items for your consideration concerning the proposed North Avondale Local Historic District Designation Application:

1. North Avondale Historic District Designation Report.
2. Proposed North Avondale Historic District Conservation Guidelines.
3. Historic Conservation Office Staff Report dated March 4, 2026.

Summary:

The North Avondale Neighborhood Association and Vice-Mayor Jan Michele Lemon-Kearney have submitted a Local Historic District Designation Application proposing the designation of a new historic district consisting of 371 properties in the North Avondale neighborhood pursuant to Cincinnati Municipal Code (“CMC”) Section 1435-07-2-A.

Upon review of the designation application pursuant to CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3), the Urban Conservator, prepared a report recommending approval of the designation and the associated conservation guidelines. The Board then, at its regular meeting on March 9, 2026, held a public hearing on the proposed designation at which it heard from the Urban Conservator and proponents of the designation. Upon considering the designation application (including the designation report and conservation guidelines), the Urban Conservator’s report, and comments received at its public hearing, a majority of the Board’s members present throughout the hearing and constituting a quorum voted to recommend designation of the North Avondale Historic District, subject to the condition in the Urban Conservator’s report, finding that it has Historic Significance based on its association with events that have made a significant contribution to the broad patterns of our history and because it embodies the distinctive characteristics of a type, period, and method of construction and thus satisfies CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines.

Aye

Mr. Tate

Mr. Garrard

Ms. McKenzie

Mr. Wulsin

Mr. Yung

Nay

Ms. Smith

Absent

The Historic Conservation Board

/s/Allison McKenzie

Allison McKenzie  
Historic Conservation Board Chair

/s/David Sturkey

David Sturkey, Staff Attorney  
Historic Conservation Board



May 22, 2026

Dear Chair and Members of the City Planning Commission,

I am writing in support of the proposed North Avondale Historic District and to address several claims currently being circulated in opposition materials distributed to neighborhood residents. A copy of one such mailer is attached for your reference.

Public discussion and debate are important components of the historic district designation process. However, decisions should be informed by accurate information and reliable data. Unfortunately, this mailer contains several assertions that are inconsistent with both the City's historic district regulations and the available evidence regarding the impacts of historic districts in Cincinnati.

Based on data compiled by PlaceEconomics, the nation's leading firm examining the intersection of historic preservation and economics, the claim that historic districts "block affordable housing and push out working-class families and minorities" is not supported by the evidence. In fact, the non-White homeownership rate within Cincinnati's local historic districts increased from approximately 14 percent in 2000 to nearly 25 percent in 2024. During the same period, the citywide non-White homeownership rate increased from 25 percent to 27 percent. Historic districts experienced a greater rate of growth in non-White homeownership than the city as a whole. Rather than demonstrating displacement, these figures indicate that historic districts have become increasingly diverse over time.

The mailer also suggests that historic district designation transforms neighborhoods into exclusive enclaves affordable only to wealthy residents. Again, the data tells a different story. The East Walnut Hills Historic District provides a useful comparison because it is similar to North Avondale in lot sizes, housing stock, and development pattern. Between 2002 and 2024, the average value per square foot for single-family homes in East Walnut Hills increased by 89 percent, compared to an 85 percent increase citywide during the same period. In other words, over more than two decades, appreciation in East Walnut Hills exceeded the citywide average by only four percentage points. This demonstrates that historic district designation has not produced extraordinary appreciation beyond broader market trends or transformed the neighborhood into an exclusive enclave. Additionally, East Walnut Hills experienced greater stability during the 2008 housing recession than the city as a whole, illustrating one of the well-documented benefits of historic districts: helping neighborhoods maintain value and resilience during economic downturns.

Another concern that has been raised is that historic districts prevent density. Yet the PlaceEconomics analysis found that, as of 2024, Cincinnati's local historic districts have an average population density of 10,783 residents per square mile, more than double the density of the rest of residential Cincinnati, which averages 5,010 residents per square mile. Historic districts continue to accommodate substantial populations and support a wide range of households and housing opportunities.



Finally, the mailer claims that historic district regulations "give police the ability to search your property without probable cause" and suggests that homeowners could face arrest for routine maintenance activities. This is a serious mischaracterization of both the City's code enforcement process and the role of the Cincinnati Police Department. Historic district regulations are administered through the City's established zoning and code enforcement procedures. They do not create new authority for warrantless searches, nor do they empower police officers to enter private property based solely on suspected historic district violations. The Cincinnati Police Department has worked diligently, and continues to work diligently, to build collaborative relationships with residents and neighborhoods throughout our city. Mischaracterizations such as these undermine the trust and partnership that both the Police Department and neighborhood residents have worked hard to establish.

North Avondale is one of Cincinnati's most architecturally significant neighborhoods. The proposed historic district would provide a framework for protecting the neighborhood's defining historic character while continuing to allow reasonable investment, maintenance, and reinvestment in its homes and properties. The evidence compiled by PlaceEconomics and the experience of Cincinnati's existing historic districts demonstrate that preservation can support neighborhood stability, encourage reinvestment, and foster diverse, vibrant communities.

It is also important to recognize the extensive public engagement that has occurred throughout this process. The North Avondale Neighborhood Association has conducted 16 in-person community engagement meetings and participated in two City staff conferences. Through these efforts, the Association has documented overwhelming support within the neighborhood for the proposed historic district. Just as importantly, neighborhood leaders have listened to feedback from residents, City staff, and Planning Commission members and have revised the proposed guidelines in response to concerns raised during the review process. The updated guidelines are intended to reduce potential financial burdens associated with major maintenance items such as roofs and windows while still ensuring that the historic and architectural integrity that makes North Avondale a unique and significant Cincinnati neighborhood is preserved. This thoughtful and collaborative approach reflects a genuine commitment to balancing preservation goals with the practical needs of homeowners. For these reasons, I respectfully urge the City Planning Commission to recommend approval of the proposed North Avondale Historic District.

Thank you for your consideration and your service to the City of Cincinnati.

Sincerely,

A handwritten signature in blue ink that reads "Beth Johnson".

Beth Johnson  
Executive Director  
Cincinnati Preservation



## NORTH AVONDALE BUSINESS ASSOCIATION

April 2, 2026

Dear Cincinnati City Planning Commissioners,

On behalf of the North Avondale Business Association (NABA), I write in my capacity as Secretary regarding the proposed North Avondale Local Historic District designation.

At the NABA meeting held on March 31, 2026, NABA **voted unanimously to support** the proposed designation as a strategic economic development tool for the North Avondale Neighborhood Business District (NBD).

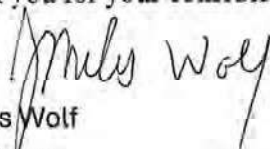
NABA represents North Avondale businesses and is focused on strengthening the economic vitality of the North Avondale NBD and its long-term sustainability.

NABA believes the benefits of the designation will:

- **Strengthen identity and brand as a distinctive historic destination**, attracting high-quality, compatible businesses and investment
- **Encourage reinvestment and access to funding**, including historic tax credits, grants, and other funding opportunities
- **Connect property owners to expert resources**, including guidance from the Historic Conservation Board, Sullebarger Associates, and Cincinnati Preservation
- **Support implementation of North Avondale's Reading Road Urban Design Plan and Plan Cincinnati** through clearer, more specific historic design guidelines
- **Protect the NBD corridor from incompatible development**, ensuring new investment strengthens—not weakens—the district and supports long-term value growth

NABA supports approval of the proposed North Avondale Local Historic District designation and encourages its adoption, as it will strengthen not only North Avondale, but also Cincinnati as a premier historic destination for visitors and city residents alike.

Thank you for your consideration.

  
J Miles Wolf  
Secretary

North Avondale Business Association

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Carol H. & Allen V Kroth, owners, of 3866 Dakota Avenue, Cincinnati OH 45229 (Address), hereby state that we have reviewed the application for the North Avondale Historic Conservation District.

AND WHOLEHARTEDLY

DO support the application for local historic conservation district zoning designation.

DO NOT support the application for local historic conservation district zoning designation.

Carol H. Kroth 07/08/25  
Signature Date

Allen V Kroth 07/08/2025  
Signature Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Carolyn (Karl) A. Trainor, owner, of  
774 Avon Fields Lane, 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Carolyn A. Trainor

Signature

7/7/2025

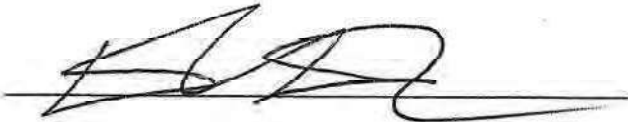
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Douglas S. Van del Zee, owner, of  
1010 Lenox Pl. Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

7-7-25

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Eric Oseas, owner, of  
1023 Redway Ave, 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Eric Oseas

Signature

7-7-2025

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Francine Buescher, owner, of  
3 Avon Fields Place (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

July 8, 2025

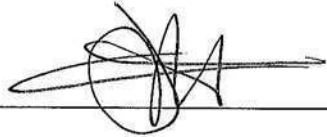
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JACK W. WONG III, owner, of  
3900 BROADWAY AVE # 701A (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_

Signature

04.07.25

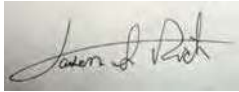
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jason Rich, owner, of  
4025 Rose Hill Avenue ( Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



07-July-2025

Signature

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jolene Struebbe, owner, of  
4018 Beechwood Ave Cincinnati 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Jolene Struebbe  
Signature

7/7/25  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Judith Harmony + Richard Jackson, owner<sup>s</sup> of  
3950 Rose Hill Avenue (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Judith Harmony Richard Jackson  
Signature

7/7/2025  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KEN PRAY, owner, of  
3973 RED BUD AVE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature

7/7/25  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kenath E Brawner, owner, of  
3 Royal Ct Cincinnati OH 45217 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature

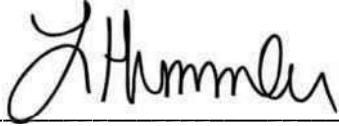
7/8/2025  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Lindsey Himmler, owner, of  
3833 Barker Road, Cincinnati 45229 ( Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



7/7/25

Signature


Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Mańa F. Czyzyk-Kizeska, owner, of  
3993 Rose Hill Ave, Cuth, OK 45279 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_  
Signature

07/07/2021  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Nancy Windes, owner, of  
960 Lenox Place 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Nancy D Windes  
Signature

July 29 2025  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, NICHOLAS BROWN, owner, of  
3966 ROSE HILL AVE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

07/07/2025

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sarah Kouch, owner, of  
4664 Rose Hill Ave Cnr 0445229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Sarah Kouch

Signature

7/8/25

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sarah Knox & John Hall, owner, of  
4080 Rose Hill Ave Cincinnati, Ohio (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: John Hall

Candace Hall

Signature: [Handwritten Signature]

Date: 3/22/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We are asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell  
Chair of Historic Preservation Subcommittee - NANA

[Handwritten Signature]

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Shelley Dumoulin, owner, of  
4039 Rose Hill Ave ( Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Shelley Dumoulin

7/8/2025

Signature

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CAROLYN GILLMAN, owner, of  
772 PERS BUS AVE CINCINNATI, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Carolyn Gillman

Signature

3-4-2026

Date

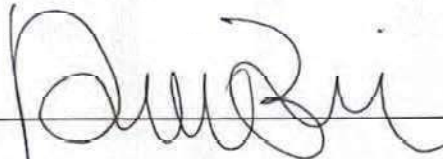
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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Danra Barazi, owner, of  
1602 Marion Ave, Cincinnati (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

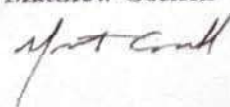
  
Signature

3/6/2020  
Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell  


Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joan Wyler, owner, of  
4230 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Joan Wyler  
Signature

3/4/2026  
Date

---

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell




Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOHN L. WYLER, owner, of  
4230 ROSE HILL AVE (45229) (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature JOHN L. WYLER

3/4/2026  
Date

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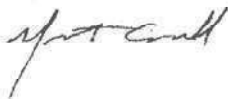
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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, MARY MELISSA HUBER, owner, of  
3976 BEECHWOOD AVENUE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Mary Melissa Huber

Signature

3/4/2026

Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, HENRY M. HUBER, owner, of  
3976 BEECHWOOD AVE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Henry M. Huber

Signature

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, George Daston, owner of  
4051 Rose Hill Ave (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

George P. Daston  
Signature

3/8/26  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Maryellen Daston, owner of  
4051 Rose Hill Ave. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Maryellen M. Daston

Signature

3/8/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Marian H. Pitcairn, owner, of  
700 Betula Ave. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Marian H. Pitcairn

Signature

3/3/26

Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Victor L. Williams, owner, of  
4141 Rose Hill (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

3/3/26

Date

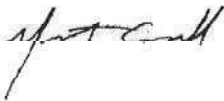
Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KARL STUKENBERG, owner, of  
4180 ROSE HILL AVE CINCINNATI, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

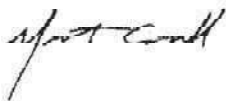
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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Leslie Meaux-Druley, owner, of  
735 Red Bud Avenue Cincinnati (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Leslie Meaux-Druley  
Signature

3.3.2026

Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

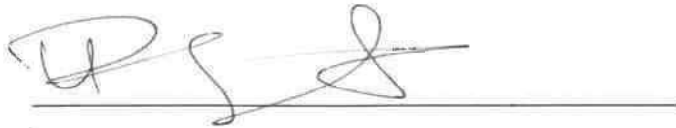
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Roberta Moskowitz, owner, of  
444 Rose Hill Ave (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

3 March 26

Date

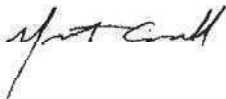
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Matthew Cornell



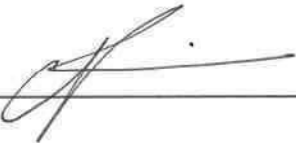
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CLAUDIA B. REBOLA, owner, of  
4061 BEECHWOOD AVE CINCINNATI OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_  
Signature

MAY 8 2026  
Date

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Matthew Cornell



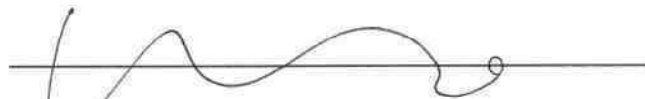
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, VINCENT SONSALONE, owner, of  
4061 BEECHWOOD AVE CINCINNATI, OHIO 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature


MARCH 8, 2026  
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jessica Pitcairn, owner, of  
736 Avon Fields Lane (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Jessica Pitcairn

Signature

3/4/26

Date

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Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sean J. Druley, owner, of  
735 Red Bud Ave. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature

3-3-26  
Date

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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Valerie Williams, owner, of  
4100 ROSE HILL AVE., CINCINNATI, OHIO 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Valerie Williams

3/4/26

Signature

Date

---


DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ann Ray, owner, of 5 Lenox Lane, Cincinnati OH 45229 ( Address), hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Randall Winterod

Signature 

Date 3/23/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

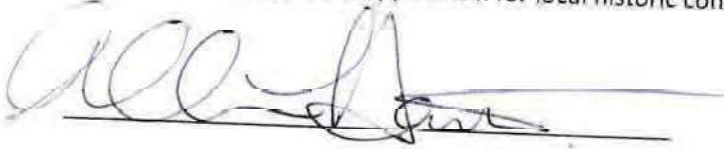


DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Allison Harten, owner, of  
976 Lenox Pl Cincinnati OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

3-4-20

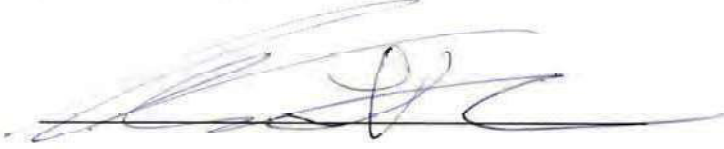
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Chas Harten, owner, of  
976 Lenox Pl 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

3-4-20

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Bryan Goodpaster, owner, of  
3971 Beechwood Ave. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Bryan Goodpaster

Signature

March 5, 2026

Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CLARA HARKAWY, owner, of  
724 BETULA AVE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_  
Signature

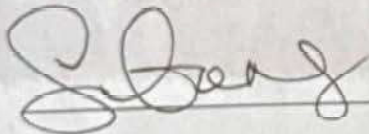
3-4-26  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Julie Francis, owner, of  
3989 Beechwood Ave, Cincinnati, OH (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.



Signature

03/06/2026

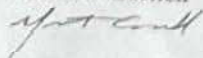
Date

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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joyce Thieman, owner, of  
730 Betula Ave. Cincinnati Ohio 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Joyce Thieman

Date 3/23/24

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

-----

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jennifer Harten, owner, of  
3931 Wess Park Dr., Cincinnati, OH (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District. 45217

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Jennifer Harten  
Signature

3/4/26  
Date

-----

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JASON BARNES & EMILY BOEHMLER, owner, of  
1026 AVONDALE AVE, CINCINNATI OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
Signature

1/20/26  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Donald L. Dudrow, Jr., RA, owner, of  
935 Lenox Place Cincinnati, Ohio 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Mary E. Dudrow

Signature 

Date 3/22/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KAREN FAABORG, owner, of  
1050 BARRY LANE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: ROBERT FAABORG

Signature Kar Faaborg

Date 3/23/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Matthew Cornell, owner, of  
925 Lenox Place ( Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Matthew Cornell

02/02/26

Signature

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Maura + Jeffrey Miles Wolf, owners of  
952 LENOX PLACE CINTI OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

We wholeheartedly support this historic designation  
and greatly appreciate the leadership & collaboration  
that made it possible! Thank you  
especially to  
 I DO NOT support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Sincerely,  
Maura H. Wolf

3/4/26

Matt  
Cornell  
our Neighborhood  
Champion!

Signature

Jeffrey Miles Wolf 3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Paul Harten, owner, of  
1012 Levox Place, Cincinnati OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Paul Harten

Signature

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Teresa Harten, owner, of  
975 Lenox Pl City 041 95229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Teresa Harten  
Signature

3/4/26  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Michael Lamba and Sandra Dickens, owner, of  
1021 Redway Ave (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature 

Date 3/25/20

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Megan Hudson, owner, of  
739 betula ave (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Alex gillman

Signature



Date 3.22.26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Margaret Ann E Stanford Wong, owner, of  
1044 Redway Ave., Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Stanford Wong

Signature Margaret A. Wong

Date 3/23/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Patrick Ray, Rebecca Ray & Marcus Ray (19), owner, of  
3936 Rose Hill Ave. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Rebecca Ray

Signature

Patrick Ray

3/23/26

Date

3/23/2026

Dear Neighbor-

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Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

2026.03.23

Michael Feldmann  
4136 Rose Hill Ave.  
Cincinnati, OH 45229-1423

I, Michael Feldmann, co-owner of 4136 Rose Hill Ave., hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

M.C. Feldmann  
signature

2026.03.23  
date

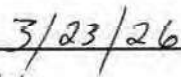
2026.03.23

Tracy Feldmann  
4136 Rose Hill Ave.  
Cincinnati, OH 45229-1423

I, Tracy Feldmann, co-owner of 4136 Rose Hill Ave., hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

  
signature

  
date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Dan Zaron, owner, of  
4020 Rose Hill Av. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Dan Zaron

Date 3/22/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

*Matthew Cornell*

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Xiaoje Zavan owner, of 4020 Rose Hill Ave, Cincy OH 45219 (Address), hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature 

Date 3/22/2020

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>


Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, MEL NIZNY, MD, owner, of  
3953 ROSE HILL #5229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature M. Nizny MD

Date 3-23-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

*Matthew Cornell*

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, LOIS NIZNY, owner, of  
3953 ROSE HILL RD 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Lois C Nizny

Date 3-23-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

---

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

*Matthew Cornell*

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JACOB COGAN, owner, of 3986 BEECHWOOD AVE, CINCINNATI, OH 45229 (Address), hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: SARAH LYTTLE

Signature  Date 3/23/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, David and Jean Krebs, owner, of  
3996 Beechwood Ave Cincinnati OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Jean Krebs

Date 8/28/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

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Matthew Cornell  
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*Matthew Cornell*

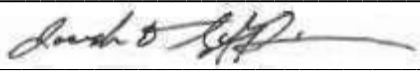
DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joseph Stewart-Pirone, owner, of  
739 Avon Fields Lane, Cincinnati, Ohio 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Elizabeth Stewart-Pirone

Signature 

Date 3/24/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Robert De Jong, owner, of  
4100 Rose Hill Ave (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Valerie Williams

Signature Robert De Jong

Date 3/24/26

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JULIE FRANCIS & PETER FRANCIS, owner, of  
3989 Beechwood Ave Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Julie Francis & Peter

Date 03/25/2026

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

*Matthew Cornell*

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kathleen H. Stengel, owner, of  
4098 Rose Hill Ave Cent. OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Kathleen H. Stengel  
Signature

3/2/20  
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, James R. Stengel, owner, of  
4098 Rose Hill Avenue / 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

James R. Stengel  
Signature

3/2/26  
Date

Dear Neighbor-

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Matthew Cornell  
Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, LINDA MATTHEWS owner, of  
3612 EATON LANE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Linda Matthews  
Signature

3/3/2020  
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Wesley Wolf, owner, of  
3795 Reading Road (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Harriet Bowling

Signature Wesley Wolf

Date 3/21/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

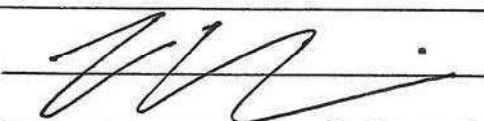
DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Louis Schneider, owner, of  
1055 Barry Lane (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Carri Schneider

Signature 

Date 03-22-26

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Janet B. Banks, owner, of  
1064 Barry Lane (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Robert Banks

Signature Robert Banks

Date 3/24/26

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CYNTHIA RIESTERER, owner, of  
1060 BARRY LANE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Cynthia Riesterer

Date 3/22/20

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

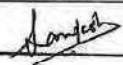
I, Sandesh Sandaria, owner, of  
1070 Barry Ln, Cincinnati OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: RUPA SANDARIA

UJAL SANDARIA

Signature 

Date 03/25/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

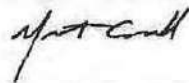
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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Vanessa Wong & David Wong owner, of  
3940 Winding Way (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Vanessa Wong

Date 3/25/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Douglas Crawford + Carly Crawford owner, of  
1028 Redway Ave. Cincinnati, OH 45224 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Douglas Crawford

Date 3/25/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Reginald Crutcher & Kristin Crutcher, owner, of 984 Lenox Place  
(Address), hereby state that I have reviewed the application for the North Avondale Historic  
Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Reginald Crutcher

Date 3/25/26

For review, you may access the application on city website [https://  
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-  
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Andrew & Lisa Beiting, owner, of  
1023 Lenox Pl (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Andrew Beiting

Date 3/23/26

For review, you may access the application on city website [https://  
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-  
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Robert R. Harrison, owner, of  
926 Barry Lane (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Robert Harrison

Date 25 Mar 2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

3/26/26, 12:02 PM

20260326\_114138.jpg



DEMONSTRATION OF BUSINESS SUPPORT FOR NA LOCAL HISTORIC DISTRICT

I, Pamela M. Harrison, business owner or manager of  
Kute Kutz (Name of Business) located  
at 3911 Reading Rd Suite 12 (Address of Business), hereby state  
that I have reviewed the application for the North Avondale Historic Conservation District.  
(Accessible on the city's website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>)

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in business with same opinion: \_\_\_\_\_

Signature Pamela M. Harrison

Date 25 Mar 2026

DEMONSTRATION OF BUSINESS SUPPORT FOR NA LOCAL HISTORIC DISTRICT

I, Jeffrey Miles Wolf, business owner or manager of  
J. Miles Wolf Photographs, LLC (Name of Business) located  
at 952 Lenox Pl Cincinnati OH 45229 (Address of Business), hereby state  
that I have reviewed the application for the North Avondale Historic Conservation District.  
(Accessible on the city's website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>)

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in business with same opinion: \_\_\_\_\_

Signature Jeffrey Miles Wolf

Date 3-25-26

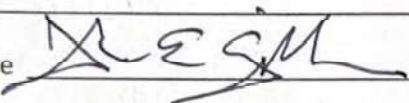
DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOHN GILLMAN, owner, of  
772 RED BUD AVE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature 

Date 4/2/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

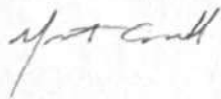
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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ian & Amy Mesa, owner, of  
938 Lenox Pl Cincinnati, OH 45229 ( Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Ian Mesa Amy Mesa

Date 4/2/2026

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www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-  
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Dear Neighbor-

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We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Amy Harten and Paul Harten owners of  
1012 Lenox Pl. (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Paul Harten

Peter Harten

Signature Amy Harten

Date 03/02/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Beth Wayne, owner, of  
4177 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Donald Wayne

Signature

Beth Wayne

Date

4/9/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Brian A Stettler, owner, of 4074 Rose Hill Ave, Cincinnati, 45229, hereby state that I have reviewed the application for the North Avondale Local Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
 \_\_\_\_\_  
 Signature

13. APR - 2026  
 Date

I have reviewed the application for the North Avondale Local Conservation District.

Address	Owners Name Print	Owners Name Signature	Date	Supports the District	Does Not Support the District
4074 Rose Hill	Brian A Stettler		04.13.2026	X	
4074 Rose Hill	Erin E McDonough		04.13.2026	X	

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Daniel Brinkman, owner, of  
4015 Beechwood Ave. 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Daniel Brinkman

Signature

4/11/26

Date

**Couch, Gabrielle**

---

**From:** Janet Banks <janetgbanks@gmail.com>  
**Sent:** Saturday, April 11, 2026 11:18 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] Support of Historic District

[You don't often get email from janetgbanks@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Janet G. Banks,  
owner, of 1064 Barry Lane Cincinnati OH 46229 ( Address), hereby  
state that I have reviewed the application for the \_\_\_\_\_ Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Jan Banks 4/11/26

Signature Date

--  
Janet G. Banks  
1064 Barry Lane  
Cincinnati, OH 45229  
Home 513-281-4285

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kathleen Holzderber, owner, of  
1067 Barry Ln Cincinnati Ohio 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Kathleen Holzderber

Date 3/23/2024

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Dois Clement Burton, owner, of  
920 Lenox Place (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

Signature Dois Clement Burton

Date 5.14.2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kristi Clement Williams, owner, of  
933 Redway Avenue (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Stanford Williams

Signature Kristi Clement Williams

Date 5.14.26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Mike Volkerding, owner, of  
946 Redway Ave Cincinnati Ohio 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

y I DO support the application for local historic conservation district zoning designation.

    I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Mary Carol Allen

Signature 

Date 4.15.26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

---

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ben Press and Rebecca Whitman, owner, of  
952 Marion Avenue (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

\_\_\_\_\_  
Signature

Date 5/17/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOSEPH BOHACHEZ & LAURA DAVIS, owner, of  
1024 MARION AVE, CINCINNATI 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

  
\_\_\_\_\_  
Signature

5-17-26  
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kimya Moyo, owner, of  
Malone Apartment - Homes (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: \_\_\_\_\_

9  
\_\_\_\_\_  
Signature Kimya Moyo

Date 5-17-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, PAMELA KINNEY / JOHN KINNEY, owner, of  
3971 DICKSON AVENUE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Pamela Kinney  
Signature

5/17/2026

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JUDITH EVANS, owner, of  
4130 ROSE HILL AVENUE (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: no other

adults in household

Signature Judith Evans

Date 5-19-20

For review, you may access the application on city website [https://  
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-  
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joseph WAYNE, owner, of  
4192 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Eileen Wayne

Signature Joseph Wayne

Date 1/15/16

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Thomas Rottinghaus, owner, of  
965 Lenox Place (Address), hereby state that I  
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Morgan Rottinghaus

Signature 

Date 05/12/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Tiffany Zerby, owner, of 748 Betula Ave (Address), hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: 2

Signature [Handwritten Signature]

Date 4-7-20

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

[Handwritten Signature]

## Couch, Gabrielle

---

**From:** Alex Ralph <ralpha25@icloud.com>  
**Sent:** Wednesday, May 20, 2026 9:21 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from ralpha25@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal. Thank you, Alex Ralph  
4105 Rose Hill Avenue

Sent from my iPhone

## Couch, Gabrielle

---

**From:** Emily Eifert <emilyeifert1@gmail.com>  
**Sent:** Sunday, May 17, 2026 10:51 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from emilyeifert1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal. Thank you, Emily Eifert  
704 Avon Fields Lane

## Couch, Gabrielle

---

**From:** gerard sychay <spacejam@hey.com>  
**Sent:** Friday, May 22, 2026 9:00 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from spacejam@hey.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I have reviewed the application for the North Avondale Historic Conservation District.

I am OPPOSED to the Historic District proposal.

Thank you,  
Gerard Sychay  
741 Avon Fields Ln  
Cincinnati, OH 45229

## Couch, Gabrielle

---

**From:** HANNAH ARTUSO <hartuso@aol.com>  
**Sent:** Thursday, May 14, 2026 4:12 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from hartuso@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hi, Abby,

We are VERY MUCH IN FAVOR of the North Avondale Historic District proposal. Thank you, Stephen Heilman and Hannah Artuso  
1032 Lenox Place

Sent from my iPhone

## Couch, Gabrielle

---

**From:** Elizabeth Hutton <ehutton@umich.edu>  
**Sent:** Monday, May 18, 2026 8:57 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from ehutton@umich.edu. [Learn why this is important](#)

External Email Communication

Gabrielle, I am OPPOSED to the Historic District proposal. Thank you—

Lizzie Hutton  
4105 Rose Hill Ave  
Cincinnati OH 45228

## Couch, Gabrielle

---

**From:** Pamela Jean Shaffer <pjean.shaffer@gmail.com>  
**Sent:** Wednesday, May 20, 2026 1:11 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from pjean.shaffer@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal.

Thank you,

Pamela Jean Shaffer

3972 Rose Hill Avenue  
Cincinnati, Ohio 45229

## Couch, Gabrielle

---

**From:** Marilyn McQueen <3mcmblest@amail.com>  
**Sent:** Sunday, May 17, 2026 1:59 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

### External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal. Thank you,  
[ Marilyn McQueen ]  
[3842 Reading Road]

## Couch, Gabrielle

---

**From:** Richard Jackson <richard.jackson@zoomtown.com>  
**Sent:** Thursday, May 14, 2026 4:22 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from richard.jackson@zoomtown.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal. Thank you,

Richard Jackson  
3950 Rose. Hill Avenue

Sent from my iPhone

## Couch, Gabrielle

---

**From:** Vanessa Wong <3940winding@gmail.com>  
**Sent:** Tuesday, May 26, 2026 6:36 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from 3940winding@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am SUPPORTING to the Historic District proposal. Thank you, Vanessa Wong  
3940 Winding Way  
Cincinnati, Ohio 45229

Sent from my iPhone

## Couch, Gabrielle

---

**From:** Nancy Kingkeo <nanckin@hotmail.com>  
**Sent:** Thursday, May 28, 2026 7:12 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from nanckin@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,  
I am OPPOSED to the Historic District proposal. Thank you, Nancy Kingkeo  
749 Avon Fields Lane  
Cincinnati, Ohio 45229

Sent from my iPhone

Joan Wyler  
4230 Rose Hill Ave  
Cincinnati, Ohio 45229  
3/7/2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)

801 Plum St  
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a long - time resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As a proud resident of North Avondale for over eighty years, I strongly ask your vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

Joan G Wyler

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)  
[Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)  
[Urban.conservator@cincinnati-oh.gov](mailto:Urban.conservator@cincinnati-oh.gov)

## Couch, Gabrielle

---

**From:** Owen, Douglas  
**Sent:** Tuesday, March 3, 2026 9:26 AM  
**To:** Sarah Koucky  
**Cc:** Couch, Gabrielle; Ferries-Rowe, Sophia  
**Subject:** RE: [External Email] North Avondale Historic Designation

**From:** Sarah Koucky <kouckys@gmail.com>  
**Sent:** Monday, March 2, 2026 9:34 AM  
**To:** Owen, Douglas <Douglas.owen@cincinnati-oh.gov>  
**Subject:** [External Email] North Avondale Historic Designation

You don't often get email from [kouckys@gmail.com](mailto:kouckys@gmail.com). [Learn why this is important](#)

External Email Communication

Doug.

We are writing in support of the North Avondale Historic Designation. As you know, North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. There are so many stunning examples of Tudor Revival, Colonial Revival and Arts and Crafts styles that line our beautiful neighborhood. The Historic Designation of North Avondale will protect and preserve these architectural beauties for future generations to come and therefore we believe we should support the Historic Designation effort to move this forward.

Walt and I plan to attend the March 9th meeting.

Sarah Koucky  
e: [kouckys@gmail.com](mailto:kouckys@gmail.com)  
p: 1-513-225-8338

Walt Koucky  
e: [wfkoucky@gmail.com](mailto:wfkoucky@gmail.com)  
p: 513-225-4216

## Couch, Gabrielle

---

**From:** Sarah Koucky <kouckys@gmail.com>  
**Sent:** Saturday, March 7, 2026 2:55 PM  
**To:** mayor.aftab@cincinnati-oh.gov; clerkofcouncil@cincinnati-oh.gov  
**Cc:** Couch, Gabrielle; urban.conservator@cincinnati-oh.gov; sophia.ferries-rowe@cincinnati-oh.gov; Matthew Cornell  
**Subject:** [External Email] North Avondale Historic Designation

You don't often get email from kouckys@gmail.com. [Learn why this is important](#)

External Email Communication

March 7, 2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)  
801 Plum St  
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of the North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in North Avondale neighborhood.

Sincerely,

Sarah Koucky  
4064 Rose Hill Ave.  
Cincinnati, Ohio 45229  
513-225-8338

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)  
[Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)  
[Urban.conservator@cincinnati-oh.gov](mailto:Urban.conservator@cincinnati-oh.gov)

## Couch, Gabrielle

---

**From:** Rachel Smith <rachelsmith93@gmail.com>  
**Sent:** Monday, February 23, 2026 12:02 PM  
**To:** Couch, Gabrielle  
**Cc:** Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey  
**Subject:** [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from rachelsmith93@gmail.com. [Learn why this is important](#)

External Email Communication

### **Written comments for the Historic Conservation Board meeting and the City Planning Commission meeting**

Dear Planning Staff,

I live within the proposed North Avondale Historic District and oppose the designation as currently proposed due to the real financial burden and loss of practical flexibility it would impose on homeowners. The draft guidelines require Board approval for exterior replacements and strongly favor repair or like-for-like materials, with alternatives allowed only on a case-by-case basis. That level of discretion creates cost uncertainty and risk for routine maintenance.

Our 1917 home still has its original tile roof. We replaced the underlayment in 2004 for over \$20,000, and current replacement costs are far higher. Insurance will likely require a new roof or underlayment soon or upon sale, and a like-for-like replacement under historic standards may be financially out of reach. Without designation, we could pursue more affordable, visually compatible options. Our stucco side porch is failing, and we need the option to replace it with a simpler, affordable design.

The proposal offers hardship waivers but no concrete financial support. If the City proceeds with designation, it should include meaningful cost mitigation such as grants, tax credits, or property tax relief. Without that, the designation shifts preservation costs onto individual homeowners in a way that is neither equitable nor sustainable.

Respectfully,

Rachel Smith  
4187 Rose Hill Avenue  
[rachelsmith93@gmail.com](mailto:rachelsmith93@gmail.com)

## Couch, Gabrielle

---

**From:** na.brown48@gmail.com  
**Sent:** Friday, February 20, 2026 4:49 PM  
**To:** Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban  
**Cc:** 'Emily Brown'  
**Subject:** [External Email] Proposed North Avondale Historic District Designation

You don't often get email from na.brown48@gmail.com. [Learn why this is important](#)

### External Email Communication

Ms. Couch, Ms. Ferries-Rowe, and Mr. Owen,

I am writing to formally express our opposition to the proposed North Avondale Historic District designation. After reviewing the proposal and observing the manner in which it has been advanced, I believe it is fundamentally flawed in both substance and process, and not in the best interest of the residents it would govern.

First, the boundaries of the proposed historic district are overtly arbitrary. They do not reflect a clear, coherent, or defensible historical rationale, nor do they appear to be grounded in consistent architectural or cultural significance. Instead, the proposed boundary lines seem selectively drawn, leaving out wide swaths of North Avondale, thus raising serious concerns about fairness, transparency, and intent.

Second, this proposal demonstrably lacks meaningful consensus among the residents most directly affected. Based on conversations with many neighbors and my own observations, there is significant opposition to the designation—so much so that it is reasonable to conclude that a majority of impacted residents do not support it. Advancing a restrictive, permanent overlay of this magnitude without broad neighborhood support undermines trust and calls into question the legitimacy of the process.

Third, it is evident that a primary motivation behind this proposed designation is to serve as a backstop against the effects of the broad stroke rezoning included in the Connected Communities legislation passed by City Council. However, the historic district designation will do little—if anything—to actually protect the neighborhood from the impacts of Connected Communities. This disconnect between stated purpose and actual effect has not been honestly or sufficiently discussed, leaving many residents with an incomplete or misleading understanding of what this proposal would accomplish.

Equally troubling is the process by which this proposal has been developed and promoted. The primary drivers of the designation have operated in a manner which reinforces participation by already engaged parties who support this initiative and not in a manner that is conducive to the community as a whole. It has even been admitted to on the virtual public meeting held on January 27, 2026, that broad all-inclusive outreach to the entire neighborhood was not undertaken because it was both inconvenient and costly. I firmly believe that had that wide reaching engagement occurred, stronger opposition would be evident. This lack of diverse engagement has created an echo chamber that elevates supportive voices while marginalizing or dismissing legitimate concerns and opposition. Meaningful outreach, open dialogue, and good-faith engagement with dissenting residents have been notably absent.

Finally, the proposed design guidelines themselves are overly restrictive and oppressive. They impose substantial limitations and bureaucratic barriers/burdens on homeowners' ability to maintain, improve, and adapt their properties, while offering little tangible benefit in return. These guidelines are not aligned with the practical needs, financial realities, or long-term interests of the residents they would affect, and they represent a significant overreach into private property rights.

For all of these reasons—the arbitrary boundaries, the lack of neighborhood consensus, the mischaracterized relationship to Connected Communities, the insular and exclusionary process, and the excessively burdensome guidelines—I strongly oppose the proposed North Avondale Historic District designation.

Best regards,  
Nick & Emily Brown  
3966 Rose Hill Ave  
Cincinnati, Ohio 45229

## Couch, Gabrielle

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**From:** Margherita Melegari <margamele@gmail.com>  
**Sent:** Sunday, March 8, 2026 7:33 PM  
**To:** Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov  
**Cc:** Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov; gabrielle.couch@cincinnati-oh.gov  
**Subject:** [External Email] Support for Historical Designation in North Avondale

You don't often get email from margamele@gmail.com. [Learn why this is important](#)

### External Email Communication

Margherita Melegari  
Pier Paolo Scaglioni  
3975 Beechwood Avenue  
Cincinnati, Ohio, 45229

Cincinnati, March 8 2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)  
801 Plum St  
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

Margherita and Pier Paolo

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)  
[Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)  
[Urban.conservator@cincinnati-oh.gov](mailto:Urban.conservator@cincinnati-oh.gov)

## Couch, Gabrielle

---

**From:** John Seibert <seiberjk@gmail.com>  
**Sent:** Monday, March 9, 2026 4:47 PM  
**To:** Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov  
**Cc:** gabrielle.couch@cincinnati-oh.gov; Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov; traceyseibert; Allen Kroth; matthewgcornell@gmail.com  
**Subject:** [External Email]

You don't often get email from seiberjk@gmail.com. [Learn why this is important](#)

### External Email Communication

John & Tracey Seibert  
1015 Redway Avenue  
Cincinnati, OH 45229  
March 9, 2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)

801 Plum St  
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

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Sincerely,

John K Seibert

## Couch, Gabrielle

---

**From:** tvinegarjr <tvinegarjr@fuse.net>  
**Sent:** Monday, February 23, 2026 11:06 PM  
**To:** Couch, Gabrielle  
**Cc:** Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey  
**Subject:** [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from tvinegarjr@fuse.net. [Learn why this is important](#)

### External Email Communication

Dear Ms. Couch,

I am concerned that most of the meetings of "The Historic Conservation Board" have not been held at times that is convenient for most working class people in the North Avondale that will be impacted by this proposal.

Recommendation;

1. That people living in the effected area of this proposal that North Avondale become a "Historic Neighborhood" be sent a letter, in addition to email of those you have addresses for,
2. That letter include specific information about what home owners can and cannot do if North Avondale is designated "Historical District" along with upcoming meetings (agenda) and times.

Thank you for your consideration.

Tom Vinegar

## Couch, Gabrielle

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**From:** Wendi Wilson <wendiwilson@fuse.net>  
**Sent:** Tuesday, March 10, 2026 9:38 AM  
**To:** Couch, Gabrielle  
**Cc:** Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey  
**Subject:** [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from wendiwilson@fuse.net. [Learn why this is important](#)

### External Email Communication

Hello,

#### DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I,           **Wendi Wilson**          , owner of **1026 Lenox Pl 45229**, hereby affirm that I have reviewed the application for the North Avondale Historic Conservation District and attended/watched both the Staff Conference in January and the Historic Conservation Board Hearing on March 9th.

I have been aware of pursuit of the designation activities through multiple communication channels of the North Avondale Neighborhood Association.

I **DO** support the application for **local** historic conservation district designation.

          Wendi Wilson                     9 March 2026          

Thank you for your consideration and logging of this record,

Wendi Wilson  
513-675-3421

## Couch, Gabrielle

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**From:** Heather Ruehl <ruehlheather@gmail.com>  
**Sent:** Tuesday, March 3, 2026 10:59 AM  
**To:** sophia.ferries-rowe@cincinnati-oh.gov  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from ruehlheather@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Sophia,

We are writing to express our full support for the proposal to designate North Avondale as a Historic District.

As the property owners of 992 Marion Ave, we strongly believe that establishing this designation will help preserve the architectural character, cultural significance, and long-term value of our neighborhood. We are in favor of the proposal and support the efforts being made to move this initiative forward.

Please feel free to reach out to us if there is anything we can do to assist in advancing this process. We would be happy to help in any way needed.

Thank you for your time and consideration.

Heather and Matt Ruehl

Allen & Carol Kroth  
3866 Dakota Avenue  
Cincinnati, Ohio 45229  
March 9, 2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)  
801 Plum St  
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

 Carol H. Kroth

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)  
[Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)  
[Urban.conservator@cincinnati-oh.gov](mailto:Urban.conservator@cincinnati-oh.gov)

Anthony Barone and Marla Barone

1031 Redway Ave. Cincinnati, Ohio 45229

Mar .7,2026

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov) [ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov) 801 Plum St Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As long time residents of No.Avondale(over 40 yrs.) preserving and protecting the architectural significance of the residences will not only add to the historical significance of our City but will help insure the maintenance of historical architectural uniqueness of this historic area of our city.

Please vote in support of preserving and protecting the architecture in our neighborhood. Sincerely, Anthony Barone

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov) [Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)

## Couch, Gabrielle

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**From:** Jim Miller <millер.jasb@gmail.com>  
**Sent:** Sunday, March 8, 2026 2:48 PM  
**To:** Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov  
**Cc:** gabrielle.couch@cincinnati-oh.gov; Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from miller.jasb@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Mayor Aftab Pureval and Council Members,

As a 40+ year resident of the North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood. Thank you for your support.

Sincerely,

Jim Miller

4018 Beechwood Avenue

Gabrielle Couch, City Planner  
@ [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)

Sophia Ferries-Rowe, City Planner  
@ [Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)

Douglas Owen, Urban Conservator  
@ [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)

Feb. 25, 2026

Dear Ms. Couch, Ms. Ferries-Rowe, and Mr. Owens,

We are in receipt of your meeting notices regarding the proposed local historic district designation in North Avondale, thank you.

We love our home, our North Avondale neighborhood, the individual designs of each of the early 1900s homes, and the loving care and respect our neighbors exhibit in the maintenance of their buildings and landscapes. We believe our neighbors, like us, chose this area for much the same reasons as we did, and have demonstrated a commitment to maintain the unique beauty of this area.

While in theory the establishment of a local historic district might seem appealing as a way to preserve what we have, we have several concerns about the proposal.

First, homeowners have many types of neighborhoods to choose from in the greater Cincinnati area. Our experience suggests that people who buy here selected this area because of its charm and uniqueness. The idea that someone would go to the expense of buying a grand century home and then proceed to change it into something entirely different doesn't make logical sense. We have seen people buy and restore properties in beautiful, design-appropriate ways, from the structures themselves to landscapes. We have not seen anyone spend their money to turn their homes and yards into eyesores.

Second, most of the proposed restrictions are vague and open to individual interpretation. This is problematic in part because it depends on the proclivities of the individuals making judgments. This is likely to lead to endless discussions and negotiations since there is no clarity to exactly, for instance, intensity of a paint color. It doesn't seem reasonable that homeowners would have to submit a request to plant daffodils, complete with a map of said plans, or get permission to plant a tree. This proposal assumes the homeowner doesn't have any aesthetic sense and must be told what they can and cannot do.

looking around the neighborhood demonstrates that there is no need for an outside board to micromanage details such as "reflectivity and color of window glazing," or

the vagaries of “landscaping should be simple and contemporary,” and “radical change of paint colors,” as per the proposed guidelines. The proposal is rife with such language.

Third, cost-benefit studies have shown that historic designations place additional burdens on homeowners (beyond the significant inconvenience of asking for permission and waiting for a response to, for instance, paint one’s own home).

It is worth noting that historic commissions have been sued – and lost – when homeowners have had enough, to wit:

Recent legal challenges by homeowners against historic boards often center on property rights, the high cost of mandated materials, and procedural overreach. While many disputes are settled at the local commission level, several notable lawsuits and trends have emerged in 2024, 2025, and early 2026.

### **Recent Lawsuits and Legal Challenges (2024–2026)**

- **Washington Square West Litigation (Philadelphia, 2025):** Homeowners in this district filed a significant lawsuit challenging the historic designation. The core of their dissatisfaction was the **financial burden** imposed by the board, which required “historically authentic” (and far more expensive) materials for repairs like doors and windows compared to modern alternatives. [Billy Penn \(2025\)](#).
- **Kentucky Appeals Challenge (2024):** A major case reached the Kentucky Supreme Court regarding the “ripeness” of appeals. Homeowners argued that the legal process to challenge a historic board’s decision was [unnecessarily burdensome](#), effectively preventing them from seeking judicial relief for property restrictions.
- **Cleveland Landmarks Commission Disputes (2025-2026):** While not all have reached a high court, there is a surge in “after-the-fact” legal friction. For instance, in 2025, a homeowner replaced leaking windows with vinyl to save costs and improve efficiency, leading to a legal standoff where the commission demanded they be [removed and replaced with original materials](#).
- **Gibbons v. Historic District Commission (Precedent in use):** This case is frequently cited in modern litigation where homeowners sue when a board denies an application based on subjective “harmony” rather than **substantial evidence**. The court ruled that boards cannot deny permits simply because they [do not “like” the proposal](#).

### **Common Legal “Battlegrounds”**

Most current lawsuits fall into one of these three categories:

1. **Regulatory Takings (The “Penn Central” Standard):** Homeowners often sue claiming that the restrictions are so severe they constitute a “taking” of property without compensation. However, courts generally rule in favor of the boards unless the owner can prove they have [no “reasonable return” left on the property](#).

2. **Standing to Sue:** A major recent trend involves boards trying to block lawsuits by claiming homeowners or preservation groups [lack "standing"](#) to challenge their decisions in court.
3. **The "Loper Bright" Impact (2024):** A landmark Supreme Court ruling in 2024 (Loper Bright Enterprises v. Raimondo) ended "Chevron deference." This means judges no longer have to defer to a government agency's (like a historic board's) interpretation of the law. Legal experts expect this to lead to an [explosion of new litigation](#) where homeowners challenge the technical regulations of historic boards.

**Summary of Key Issues in Litigation**

Case Topic	Homeowner Argument	Board Defense
<b>Material Costs</b>	Mandated historic materials are <a href="#">financially ruinous</a> .	Preservation of authentic character is a public good.
<b>Modernization</b>	Rules prevent <a href="#">energy-efficient upgrades</a> (vinyl windows, solar).	Modern materials degrade the historic integrity of the district.
<b>Due Process</b>	Commissions act <a href="#">arbitrarily or without evidence</a> .	Boards have "police power" to regulate aesthetics for the general welfare.

As concerned and quite invested homeowners, we respectfully submit our opposition to the proposed local historic district designation in North Avondale.

Sincerely,

Dr. Melvin Gale & Mrs. Joan Todd  
 760 Red Bud Ave.  
 Cincinnati, OH 45229

Donald L. Dudrow, Jr., RA  
935 Lenox Place  
Cincinnati, Ohio 45229  
(513) 325-5678

March 22, 2026

City of Cincinnati Planning Commission

RE: North Avondale Historic District

Dear Commission,

I am unable to attend the April 3, 2026 Commission meeting but would like to express my support for the North Avondale Historic District.

As a long-term resident of North Avondale (28 years) and Architect, I cherish the architectural diversity and character of my neighborhood. The spacious lots (relatively for properties in the city) and many historic homes with their diverse architectural styles is unique and should be preserved. The historic district will help in this preservation effort.

I do not believe the district requirements will impose unbearable burdens on property owners because the existing Historic Conservation Board polices will allow for review and reasonable accommodations to owners that want to make improvements and additions to their properties. I also believe that the district will increase property values and buyer appeal as similar districts have done so in many other cities. Below are 10 benefits as researched and documented by the National Trust for Historic Preservation<sup>1</sup>.

- 1. Local districts protect the investments of owners and residents of historic properties.** Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.
- 2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.** Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.
- 3. Local districts encourage better quality design.** In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal—all of which are shown to occur more often within designated districts than non-designated ones.
- 4. Local districts help the environment.** Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This

reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

**5. Local districts are energy-efficient.** Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies.

**6. Historic districts are a vehicle for education.** They are a tangible link to the past and a way to bring meaning to history and to people’s lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.

**7. Historic districts can positively impact the local economy through tourism.** An aesthetically cohesive and well-promoted district can be a community’s most important attraction. According to a 2009 report, 78% of all U.S. leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips—compared to \$611 spent by non-cultural and heritage travelers.

**8. Protecting local historic districts can enhance business recruitment potential.** Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.

**9. Local districts provide social and psychological benefits.** People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person’s dimensions and capabilities); the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.

**10. Local districts give communities a voice in their future.** By participating in the designation process, citizens can help direct their communities’ path. Making these decisions together in a structured way—rather than behind closed doors or without public comment—gives everyone involved a sense of empowerment and confidence.

Thank you for your consideration of the neighbor’s request for the designation of North Avondale as a Historic District.



Donald L. Dudrow, Jr., RA, NCARB, AIA, CEM  
935 Lenox Place  
Cincinnati, Ohio 45229

Footnotes: 1. <https://savingplaces.org/stories/10-on-tuesday-10-benefits-of-establishing-a-local-historic-district#:~:text=Historic%20districts%20can%20have%20many%20benefits%2C%20including.resources%2C%20which%20can%20reduce%20pollution%20and%20congestion.>

## Couch, Gabrielle

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**From:** dshaffer@fuse.net  
**Sent:** Sunday, March 22, 2026 3:06 AM  
**To:** ClerkOfCouncilEmail  
**Cc:** Couch, Gabrielle; Cincinnati City Planning; nana@northavondalecincinnati.com  
**Subject:** [External Email] North Avondale Historic District.

[You don't often get email from dshaffer@fuse.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Council Members and Planning Commission,

Because I will be out of town for the meeting on April 3rd, I am sending this email. I live within the planned historic district (4239 Rose Hill Ave) and own a business within the same district (3836 Reading Rd).

I strongly support the creation of an Historic District.

In 2002, I bought a neglected, run down house with an illegally built apartment building in its side yard. The apartment building was abandoned, the house chopped up into apartments but only one was occupied. Today, at this location, on the corner of Reading and Clinton Springs, there is an historically restored house (my medical office), a functional parking lot, gardens and no illegal apartment building.

After completing the project, a neighbor told me that I increased his property value more than anything had in the last 50 years.

Prior to my purchase of 3836 Reading Rd, I had to buy a developer out of his contract for the property. I do not know what he was planning, but I truly doubt that it would have increased anyone's property value.

Please know that I do not like to ask permission to do something on "my land", but I completely support the formation of the North Avondale Historic District. That permission is simply another version of getting a building permit.

Please vote for creating the North Avondale Historic District.

Respectfully,

Dotty Shaffer MD

Sent from my iPhone

## Couch, Gabrielle

---

**From:** Michael Mooney <micaeljmooney@gmail.com>  
**Sent:** Tuesday, March 17, 2026 5:27 PM  
**To:** Aftab, Mayor  
**Cc:** Couch, Gabrielle; Conservator, Urban; ClerkOfCouncilEmail  
**Subject:** [External Email] Historic District Proposal for for the North Avondale neighborhood

[You don't often get email from micaeljmooney@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Mayor Pureval:

As a 40 year resident of my house in North Avondale, I am asking you to vote in support of the proposal to designate this small community a Historic District.

This neighborhood represents 4-5 blocks of the 10+ mile Connected Communities development area. Therefore, such a designation will have a minimal impact on the construction of the modern four story, multi family buildings that are encouraged by the new Connected Communities legislation.

North Avondale is unique and should be preserved. It contains hundreds of hand built, architecturally significant houses, the vast majority of which were constructed between 1890 and 1930. No two are the same. None could be economically constructed today. Therefore, like the other architectural icons that help define Cincinnati and make it special, it should be preserved.

The recent drop in the satisfaction of the city's residents with the quality of life here should help inform your decision. North Avondale residents, like myself, have made a substantial investment in this neighborhood. To have that investment of time, money, and energy destroyed by a inflexible zoning plan will only contribute to the growing malaise of the city's residents.

Please vote in support of protecting the architecture and tradition of this special neighborhood.

Sincerely yours,  
Michael J Mooney  
978 Avondale Avenue, 45229  
513-646-8120

cc  
Sent from my iPhone

## Couch, Gabrielle

---

**From:** Owen, Douglas  
**Sent:** Monday, March 23, 2026 8:22 AM  
**To:** Couch, Gabrielle  
**Subject:** FW: [External Email] Re: Historic Designation Feedback Form - Ryan Eifert

---

**From:** Jotform <noreply@jotform.com>  
**Sent:** Saturday, March 21, 2026 10:27 PM  
**To:** Owen, Douglas <douglas.owen@cincinnati-oh.gov>  
**Subject:** [External Email] Re: Historic Designation Feedback Form - Ryan Eifert

You don't often get email from noreply@jotform.com. [Learn why this is important](#)

External Email Communication



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### Historic Designation Feedback Form

Full Name	Ryan Eifert
Email Address	ryan.eifert1@gmail.com
Phone Number	(937) 974-8110
Do you Live in the Historic District?	<input checked="" type="checkbox"/> Yes
Street You Live On	Avon Fields Ln

Please describe your specific concern, or question in reference to the passage or clause.

The entire plan is a knee jerk reaction to the city's housing density zoning changes. Establishing a historic district will do nothing to prevent institutional ownership of houses in the neighborhood, but will make maintenance of these houses more expensive and burdensome for the homeowners who

live here. The proposed historic designation establishes no limitations to splitting the houses into multifamily buildings and contains guidelines for how to provide screening for added parking areas.

Passage or Clause Being  
Referenced      The entire proposal.

---

You can [edit this submission](#) and [view all your submissions](#) easily.

## Thoughts: Historic Designation for North Avondale

Prepared for the informational meeting held by the Department of City Planning and Engagement on January 27, 2026.

Submitted by Judith Harmony and Richard Jackson, 3950 Rose Hill Avenue, Cincinnati, OH 45229.

We support the designation of buildings and spaces that have achieved special places in the history of the US as historic, but we have little enthusiasm for designating neighborhoods as historic.

The city of Cincinnati has numerous historic districts (26), with little assessment of how they have benefitted or hurt the neighborhoods and their populations and businesses. [If such assessments exist, they are not readily available.] Without such evaluations, planning for the addition of new districts misses out on the learnings that could inform strategic planning.

- What impact has the designation of these historic districts have on the availability of affordable housing for the City's residents?
- How have property values been affected?
- What types of businesses have been encouraged to exist in the historic districts by, for example, tax incentives, and did they provide jobs for local residents?
- What has been the impact of Cincinnati's historic districts on public and private schools (K-12)?
- Has inherent control over the types of business that can locate in the district happened?
- What zoning changes have been made in the existing historic neighborhoods over time?

### ADDITIONAL QUESTIONS

- What is the relationship between an historic district and the Connecting Communities zoning districts? If a home exists in the areas of overlap, which set of "rules" applies?
- What are the perceived and real threats to North Avondale as a neighborhood that would be eliminated by forming an historic district? Is one the obvious boom in construction of apartments, condos and townhouses within the City that could occur within North Avondale?
- The City of Cincinnati's published information on historic designations<sup>1</sup> states that owners must provide reasonable care and maintenance of their properties within the district's boundaries. How is "reasonable" defined and how is the stipulation enforced? It also states that alteration or demolition of a property requires approval of the Historic Conservation Board. What enforceable penalties exist if approval was not sought?
- What are the key changes that could occur in North Avondale if it becomes designated as an historic district?
- Are historic districts time-limited? That is, does the designation expire after a specified period of time or does it extend into perpetuity when the housing structures are too old to be maintained?
- Why should current residents have the power to restrict the property rights of future residents?
- Does a "governing group" in an historic district automatically function as a homeowner's association that can levy fees as an HOA for collective services and/or have a say in who is eligible to live in the neighborhood? Or is an historic district's leadership committee equivalent to a Community Council?

---

<sup>1</sup> <https://www.cincinnati-oh.gov/planning/historic-conservation/local-historic-designation/>

To: The Department of City Planning and Engagement  
Re: Proposed local historic district designation in North Avondale

Dear Department of City Planning and Engagement,

We are the owners of 3937 Rose Hill Avenue and understand that our property will fall within the boundaries of the proposed historic district. Although we are unable to attend the upcoming pre-hearing, we appreciate the opportunity to submit our feedback in writing.

We value the unique character of North Avondale—its expansive lawns, gas lights, and the absence of utility poles and excessive signage. We support efforts to preserve these qualities and agree with the following goals of the proposed designation:

- Preventing existing homes from being converted into multi-family dwellings
- Preventing the construction of large, out-of-character “5 over 1” apartment buildings
- Protecting the neighborhood’s aesthetic and managing development to avoid increased parking and traffic burdens

However, we have significant concerns regarding the creation of a board with the authority to approve or deny exterior alterations to our homes. When we purchased our property, we specifically ensured there were no HOA or historic zoning ordinances in place, as we have first-hand experience with the challenges such restrictions can create. We do not support any legislation that would empower an unaccountable board to control what homeowners can do with their properties.

The cost of maintaining and repairing homes of this size and age can be substantial. We believe that individual homeowners—who bear these costs—should have the final say in how their money is spent. If board requirements make repairs prohibitively expensive, necessary maintenance may be deferred, leading to neighborhood decline. We are also concerned that restrictive zoning could negatively affect our ability to sell our home, as potential buyers may be deterred by the added complexity and cost.

In summary, we support reasonable zoning restrictions that protect North Avondale’s character by preventing inappropriate development. However, we strongly object to any measure that removes decision-making from homeowners and places it in the hands of an unaccountable board.

Thank you for considering our perspective.

Sincerely,

Mark and Suzanne Gosson  
3937 Rose Hill Avenue

## Couch, Gabrielle

---

**From:** Deep Sleeping music <criscage86@gmail.com>  
**Sent:** Sunday, January 25, 2026 7:11 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] Proposed North Avondale Local Historic District

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from criscage86@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Gabrielle I am writing to respectfully request clarification and to express thoughtful concerns regarding the proposed designation of the North Avondale Local Historic District.

As a young Black American resident who is actively engaged in understanding how urban policy affects long term community stability and intergenerational wealth, I believe it is important to ask questions that go beyond architectural preservation and address economic and social outcomes as well.

While the stated purpose of the proposed district is to preserve historic character and ensure compatible development, history shows that historic district designations can also have unintended consequences particularly for Black and working class residents. Increased regulatory requirements, higher maintenance costs, and constrained redevelopment options often disproportionately burden homeowners without access to generational wealth, while simultaneously making neighborhoods more attractive to outside investors with greater financial flexibility.

I am especially concerned about how this designation may limit the ability of current residents to improve, expand, or adapt their properties in ways that support economic mobility. Preservation policies, when not paired with strong equity protections, can unintentionally function as a mechanism of exclusion rather than inclusion.

Additionally, I would appreciate transparency around community engagement in this process. Specifically:

- How were Black renters, younger residents, and lower-income homeowners meaningfully included in shaping this proposal?

- What safeguards are being considered to prevent displacement through rising property taxes and compliance costs?
- How will the city ensure that the economic benefits of increased property values accrue to current residents rather than primarily to future buyers and developers?

Preserving history should also include preserving the people and communities that give neighborhoods their living character. I believe equitable planning requires not only protecting buildings, but also protecting residents' ability to remain, invest, and build wealth where they already live.

I appreciate the work that goes into thoughtful city planning and look forward to your response. My intention is not opposition for its own sake, but a sincere desire to ensure that this proposal does not repeat patterns of exclusion that have historically impacted Black communities.

Thank you for your time and consideration.

Respectfully,

Shawn Crayon

Michael Caporale  
938 Avondale Avenue  
Cincinnati, OH 45229  
[varicap@mac.com](mailto:varicap@mac.com)

To: City of Cincinnati Administrators  
Re: North Avondale historic conservation district designation application

Please be advised that I have read the proposal to designate our community as an historic conservation district and fully support the North Avondale application.

North Avondale maintains a unique, architecturally diverse style that embodies the character of cultural diversity we share today, but equally important, establishes that same diversity has been a foundational element over decades of growing this community. This historic presence requires preservation and protection from unchecked growth and unwanted design that challenges the established face of our community. Architecture communicates our story.

When an outsider traverses our business district and our neighborhood streets, it's critical to an understanding of our community that they see that diversity has always been integral to our growth philosophy and not be distracted by visual elements more suited to developers' profits than to community identity.

Sincerely,  
Michael Caporale

## Couch, Gabrielle

---

**From:** Jim Stengel <jim@jimstengel.com>  
**Sent:** Monday, March 23, 2026 3:12 PM  
**To:** ClerkOfCouncilEmail; Couch, Gabrielle; sophia.ferries-rowe@cincinnati.oh.gov;  
Conservator, Urban  
**Subject:** [External Email] April 3 City Planning Commission Meeting

You don't often get email from jim@jimstengel.com. [Learn why this is important](#)

External Email Communication

Dear Mayor Pureval, City Council Members, Ms. Couch, Ms. Ferries-Rowe, Mr. Owen:

We proudly and strongly support the proposed local Historic District Designation in North Avondale. The neighborhood is a gem, rich with history and architectural significance. And neighborhood pride!

Thank you for your consideration.

Jim and Kathleen Stengel  
4098 Rose Hill Ave, Cincinnati, OH 45229

**Jim Stengel, President/CEO**  
**The Jim Stengel Company**  
[The CMO Podcast](#) | [jimstengel.com](http://jimstengel.com) | [@jimstengel](https://twitter.com/jimstengel)

## Couch, Gabrielle

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**From:** Maura Wolf <maurawolf100@gmail.com>  
**Sent:** Thursday, March 26, 2026 4:58 PM  
**To:** Couch, Gabrielle; Cincinnati City Planning; nana.northavondalecincinnati.com  
**Subject:** [External Email] Support of North Avondale's Local Historic Designation

### External Email Communication

Dear Members of the Cincinnati Planning Commission,

My name is Maura Wolf, and I am a lifelong North Avondale resident. I am writing in strong support of the proposed North Avondale Local Historic District designation. My parents moved our family of eight children to North Avondale in 1966 to be part of an integrated historic neighborhood, and I quickly developed a lasting connection to the community.

I have over 15 years of involvement with the North Avondale Neighborhood Association (NANA), including serving as President and Treasurer, and currently serve as Treasurer of the North Avondale Business Association (NABA) and on the Finance Committee. Professionally, I have over 25 years of experience with the Federal Home Loan Bank of Cincinnati as Vice President of Capital Markets, managing investments, debt, and derivatives with a focus on long-term financial stability and supporting affordable housing programs.

This designation represents the implementation of decades of thoughtful planning. It has been part of North Avondale's vision since our 1974 Master Plan, reinforced through the 1995 Urban Design Plan with its historic corridor designation, aligned with the goals of the 2012 Plan Cincinnati, and carried forward in our current Master Plan draft.

### **This is implementation.**

What is especially meaningful is how this effort has brought our community together. Historic designation has unified residents around shared values in a way few initiatives have. Neighbors are rallying around a common goal: to preserve the architectural integrity, quality, and character that define North Avondale, while positioning the neighborhood for a strong and sustainable future.

This designation will also play a critical role in strengthening North Avondale's identity. It supports branding and marketing efforts that help attract businesses and investment, reinforcing our business district and contributing to long-term economic vitality.

North Avondale is a rare and remarkable place. A neighborhood of this scale, architectural integrity, and exceptional quality that remains largely intact is truly special.

Please vote yes to help support North Avondale in achieving its long-standing goal of recognition as one of the most intact and distinctive historic neighborhoods in the city and all of Ohio.

Thank you for your consideration.

Sincerely,  
Maura H. Wolf

--

North Avondale has tried historic designation in the past. At that time, bootleg group and student housing owners, developers and flippers motivated by financial profits did not support an Historic Overlay District (HOD). It is only in the last decade that vacant and rundown buildings are disappearing, even from our best streets. Much like the rest of Cincinnati, a new generation has begun to populate urban and uptown communities. They embracing a bike and hike lifestyle over a daily slog to the suburbs.

The bus rapid transit corridor and this redevelopment pressure provide opportunities as well as a challenge. We seek this HOD to make sure that this redevelopment is done consistent with our neighborhood character and does not disfigure one of the largest intact collections of historic architecture in the City, and perhaps the State.

It costs time, effort and financial commitment to reach this point in our HOD quest. A critical level of home ownership and financial stability is needed for a neighborhood to seek historical designation and many of the areas most in need of protection lack the community support to obtain it. Some have commented on the large size of our proposed district, however, it is really not large enough to encompass all the treasures in our community that should be protected. This proposal contains the areas where support was initially strongest, however, our draft neighborhood master plan envisions expanding historic protection to more of our community as they request it.

While often compared with Clifton and Hyde Park, our hold on our history is much more tenuous. Our homes and community have largely remained intact by being bypassed and ignored, however, this is changing. I ask for you to join me in helping us to insure that infill and growth is done in a manner that supports our historical character at this critical time in this neighborhood's future when support for designation is present and anticipated growth has not yet impacted our character.

Regards,

Walter F. Koucky

4064 Rose Hill Ave.

Chairman of NANA Zoning Committee and Master Plan Steering Committee

J Miles Wolf Photography, LLC  
952 Lenox Place  
Cincinnati, Ohio 45229

April 2, 2026

Dear Cincinnati City Planning Commissioners and City Council Members,

I am writing to express my strong support for the proposed North Avondale Local Historic District designation.

As a professional architectural photographer who has traveled extensively and documented a wide range of historic and contemporary structures, I have had the opportunity to study and photograph exceptional architecture across many regions. I can say with confidence that North Avondale represents one of the most intact and architecturally significant residential collections I have ever seen.

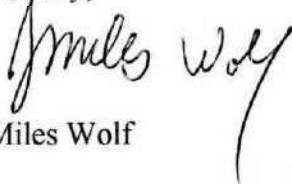
As a North Avondale resident with deep roots in the neighborhood, born on Sturgis Avenue, I bring both a professional and personal perspective. The neighborhood's architectural richness is extraordinary, featuring a remarkable concentration of styles including Italian Renaissance, English Medieval/Tudor Revival, Greek Revival, Richardsonian Romanesque, Colonial Revival, and other late 19th and early 20th century revival styles. The consistency, craftsmanship, and preservation of these homes create a cohesive historic environment that is increasingly rare.

From a photographer's perspective, North Avondale offers a unique visual narrative—where scale, materials, landscape, and architectural detail come together to reflect both design excellence and historical continuity. It is not simply a collection of individual homes, but a unified architectural landscape that tells the story of Cincinnati's residential development at its finest.

Protecting this legacy through Local Historic District designation is essential to preserving the character, integrity, and cultural value of the neighborhood for future generations. Without this protection, the risk of incremental loss through incompatible alterations or redevelopment would diminish a resource that cannot be recreated.

I strongly urge you to approve the North Avondale Local Historic District designation.

Sincerely,

A handwritten signature in black ink that reads "J Miles Wolf". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter "y".

J Miles Wolf

Ian Rexroad  
1041 Redway Ave  
Cincinnati, OH 45229

April 2, 2026

Members of the Cincinnati City Planning Commission:

As a resident and homeowner within the proposed North Avondale (NA) Historic District, I write in **opposition** to the proposal and urge you to deny the application.

The proposed district is excessively large and lacks coherence

The proposed NA Historic District is 200 acres in size and would be, by quite some margin, the second-largest district in the city behind only Over-The-Rhine (326 acres). Unlike OTR and the other two districts larger than 50 acres (East Walnut Hills, 136 acres, and Mt. Storm, 105 acres), North Avondale's is almost exclusively residential. The proposed NA district has no public parks or playgrounds, no recreation centers, no schools, no government offices, and fewer than ten business storefronts. Other than the streets and sidewalks, there are no public lands or gathering spaces within the proposed district. (The *neighborhood* of North Avondale has these things, and they contribute to the neighborhood's story, but the proponents of the historic district declined to include them.)

The predominately residential character of the proposed NA district has much more in common with four significantly smaller districts in the city (Uplands, 37 acres; Cleinview-Hackberry, 10 acres; Bond Hill Bella Vista, 5 acres; and Warsaw Avenue, 4 acres) where homeowners in discrete residential zones agreed to historic designation of properties that bear strong similarities in style or period of development.

In contrast, the proposed NA district's expanse is unwieldy and reveals the strained attempts to find common historic threads. As the designation report notes, the proposed district contains at least 16 distinct styles of construction, gradually built by many different developers over a period of more than 40 years. While the age of many homes in NA is notable and worthy of celebration (ours was built in 1922), age is the only consistent attribute in this vast proposed district where our history has been woven in a rich tapestry of styles and preferences among hundreds of homes and their multiple generations of owners.

The distinctive element that would set the historic district apart from the rest of North Avondale is ... a *lack* of distinctiveness. This has implications both for enforcement of the district's proposed design rules (can a new builder pick from *any* of the 16 existing styles? what about elements from more than one?) and would snuff out the diversity that is an existing notable characteristic of the district (because adding a 17<sup>th</sup> style of construction to the area would be too many, somehow).

The excessive size of the proposed district is also revealed in the limited outreach campaign that occurred prior to the city-noticed meetings. At both the January 27, 2026, virtual pre-hearing and again at the March 9, 2026, Historic Conservation Board hearing, the district's proponents criticized newly vocal opponents who had not participated in the process prior to then, accusing

the opponents of being dilatory because the proponents had gone door-knocking, held discussions at neighborhood association (NANA) meetings, and ran an information booth at a neighborhood block party.

I believe that the proponents spoke to many people in the neighborhood over multiple years, visited many houses to speak to residents or drop off literature, and otherwise did the promotion they claim, but they underestimated the scale of the project and missed many residences as a result (including mine). They also failed to indicate in brief NANA meeting notices what historic district designation would cost homeowners, which might have induced more residents to get involved earlier. In short, many residents within the proposed district only learned of the designation effort, or only learned of its significance to them, when the city-issued mailers were sent. Had the proponents drawn a smaller district, it would have been much easier to achieve a district-wide consensus prior to beginning the city-led process for approval.

Unfortunately, the process has already begun, so the proponents have responded in the public meetings as if approval is *fait accompli* because opponents have emerged too late, rather than respond on the merits to opposing concerns or seek to revise the proposal to address them. These are not the actions of a community speaking as one to achieve a consensus-driven goal.

#### The proposed district is drawn arbitrarily to exclude influential neighbors

The most prominent building in North Avondale is also its tallest, the Belvedere. Finished in 1926 (in the middle of the proposed historic designation period) the condominium building sits proudly at the intersection of North Avondale's two busiest roads and is viewed by thousands of motorists daily. Its website describes the building as "a Cincinnati landmark" and highlights multiple artifacts of "architectural history" contained within. ("About The Belvedere," <https://belvederecinncinati.com/about-the-belvedere-condominium/>, accessed March 30, 2026). The building is not already a city historical landmark, so its inclusion within the proposed neighborhood historical district would seem obvious.

However, the proposed district boundary jogs awkwardly *around* the Belvedere, abutting its property on three sides rather than continuing to track the existing street. When pressed as to why the most famous building in the area was not included, the proponents have been candid—they asked the residents of the Belvedere whether the residents wanted the building to be included. The residents, citing concerns of higher costs and loss of autonomy to govern the building as they preferred, asked to be excluded. So they were.

This opt-out was not, however, a choice offered to other residents of the proposed district, even though identical higher costs and loss of autonomy exist district-wide. This selective mapmaking shows that celebrating and preserving North Avondale's history is not the main motivation behind the designation effort.

#### The proposed designation is being sought for improper reasons

What is the motivation behind this effort, then? The proponents have, again, been candid on this. In both the pre-hearing and the Board hearing, multiple speakers plainly explained that the primary aim is to thwart the "Connected Communities" program of citywide zoning and land use policies enacted by City Council in 2024.

When Council took that vote, Vice Mayor Jan-Michele Kearney voted no. Having failed to prevent passage of a law she disagrees with, Vice Mayor Kearney is now the lead petitioner of this proposed district, attempting to frustrate the law's effect within a 200-acre zone surrounding her house. The hope, as I understand it, is that historic designation will make much of North Avondale less appealing to developers, so they will look elsewhere and not attempt to build more housing within our great neighborhood.

Whatever the merits of the Connected Communities policies, they were enacted by the city's elected representatives in an earnest attempt to address citywide concerns. (Chiefly, that there aren't enough housing units within the city to meet demand; this makes it harder to afford the homes that do become available and reduces pressure on landlords and developers to maintain high standards of quality.) Connected Communities is the law within Cincinnati and historic districts should not be established in order to circumvent it.

I grew up in Beavercreek, Ohio, and, as a result, am quite familiar with openly discriminatory policies dressed up in facially neutral bureaucratic language. The effect is the same -- exclusion of people who desire to be our neighbors but fail to meet unstated standards that reinforce privilege and prejudice. Homeowners who desire to live in these exclusionary communities have ample choice out in the suburbs. North Avondale and the City would gain nothing by mimicking them.

#### Costs for property owners would be significant and promises to reimburse are illusory

As with any HOA-like scheme, historic districts impose costs on property owners wishing to repair, replace, upgrade, or even just add a dash of personal preference to their homes. Throughout the public meetings and in the designation report, these costs have been significantly downplayed by employees of the Department of City Planning and Engagement who are, due to their expertise, able to recite the specific rules about which kinds of changes will require their office's approval and, of those, which kinds can be done with a cheaper and quicker administrative review rather than costlier and longer review by the full Board.

But the residents of North Avondale do not have expert-level knowledge of the historic district rules and should not be expected to acquire it before embarking on simple home renovation projects. Even if a project ultimately does not require city approval, residents who do not have subject-matter expertise will have three undesirable options: (1) spend significant effort reviewing the rules and law in order to be confident that their project is exempt, (2) proceed without that confidence and hope to avoid enforcement fines (this could have follow-on impacts because the owner may perform work more dangerously or fail to get required permits/inspections if they are trying to hide a project from historic district scrutiny), or (3) pay the costs of filing a defensive request with the city or hiring an outside expert in order to get a definitive answer. I fear many residents will avoid this problem altogether by simply not doing home projects that they otherwise would, replacing North Avondale's vibrancy and character with a bland and aging housing stock that betrays few personal preferences and where repairs are delayed until they become unavoidable.

Even aside from the time and monetary costs associated with getting approval, the costs of historically compliant materials themselves are higher than many modern counterparts (which

often have other advantages, like durability, reduced size/weight, environmental sustainability, and ease-of-customization). And the costs of construction materials of all kinds are rising faster than general inflation. As the homes within the district continue to age, acquiring compliant materials will only become more difficult and expensive as the targeted historic period diverges more and more from the present day. The proposed district would impose significant costs on the residents and property owners who live within its boundaries, and their successors, and *their* successors, whether they want to participate or not.

To allay some of the monetary cost concerns, the district's proponents have offered in both public meetings that there exist concepts of a plan to create some kind of compensation program for property owners dealing with the new rules. This is laudable -- those who would benefit most from the district should help out the rest -- but without specifics, this plan should be given zero credit when deciding whether to approve the proposed district.

As of this writing, no information has been published about who will fund this program, to what level, and whether their commitment is one-time or ongoing; no information about who will be eligible to receive funds, in what amount, or for what purposes; and no information about long-term continuity to ensure these offsetting funds don't disappear while the historic district imposes costs in perpetuity. And there is no guarantee that the program will ever exist at all -- if the district is approved before such a plan is in place, the proponents' motivation will likely wane (and reasonably so, since they will have accomplished what they set out to do).

### Conclusion

The proposed North Avondale Historic District does not fit within Cincinnati's existing historic district scheme, is too large to meaningfully honor a singular historic identity, is not supported by neighborhood-wide consensus, is being proposed for inappropriate motives unrelated to historic celebration or preservation, and would impose significant burdens on the residents of the district for no discernable benefit.

The application should be rejected.

## Couch, Gabrielle

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**From:** Maura Wolf <maurawolf100@gmail.com>  
**Sent:** Tuesday, March 31, 2026 1:09 PM  
**To:** Couch, Gabrielle  
**Cc:** Carolyn Gillman  
**Subject:** [External Email] Fwd: Historic Conservation District Support

External Email Communication

Hi Abby,  
Here is Alexander's support email and form.  
Thanks,  
Maura

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

**From:** Alexander Ciudinovschi <[alexander.ciudinovschi@nanacincy.org](mailto:alexander.ciudinovschi@nanacincy.org)>  
**Date:** Thu, Mar 26, 2026 at 4:52 PM  
**Subject:** Historic Conservation District Support  
**To:** [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov) <[gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)>, [planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov) <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)>  
**CC:** [nana@northavondalecincinnati.com](mailto:nana@northavondalecincinnati.com) <[nana@northavondalecincinnati.com](mailto:nana@northavondalecincinnati.com)>

Hello,

Thank you for considering our neighborhood's petition for a Historic District. As one of the members who had the privilege of working toward this goal, I am glad to officially support its adoption as a formal designation. Please find attached the Demonstration of Owner Support to this email.

Best Regards,

**Alexander Ciudinovschi** | NANA Treasurer



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Cincinnati's Best Address; Beautiful Homes, Great Neighbors, and Civic

## Couch, Gabrielle

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**From:** Adam Rabinowitz <adam@soundfilmvideo.com>  
**Sent:** Thursday, May 14, 2026 5:49 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from adam@soundfilmvideo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle,

I am very OPPOSED to the Historic District proposal. I do not believe it will be good for our neighborhood or Cincinnati.

Cordially,

Adam Rabinowitz  
4016 Beechwood Ave.  
Cincinnati, 45229

## Couch, Gabrielle

---

**From:** Conrad Cross <conradcross@gmail.com>  
**Sent:** Friday, May 15, 2026 2:17 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District - opposed

You don't often get email from conradcross@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I am opposed to the Historic District proposal and strongly disagree with including my home on Rose Hill within the district boundaries. I was never approached about the proposal or given an opportunity to voice my opinion. Had I been consulted, I would have voted against it.

To be candid, I likely would not have purchased the property in 2025 had I known I would later have to fight to keep it out of a historic district.

My position comes from prior firsthand experience working within a historic district. In 2015, I went through the process of designing and building a home in the OTR Historic District, so I am very familiar with the requirements, restrictions, and approval process involved. Based on that experience, it is not something I want to navigate again in the future.

Thank you,  
Conrad Cross  
4003 Rose Hill Ave  
513-200-8587.

## Couch, Gabrielle

---

**From:** Ashley Teusink-Cross <Ashley.Teusink-Cross@sobi.com>  
**Sent:** Friday, May 15, 2026 2:57 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from ashley.teusink-cross@sobi.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I hope this message finds you well. I am reaching out to express my opposition to the proposal of establishing North Avondale as a historic district. While I appreciate the intention to preserve the character of our neighborhood, I have significant concerns about how this designation could impact both residents and the future of North Avondale.

One major issue is that becoming a historic district can stifle investment within the community. The additional regulations and restrictions often discourage homeowners and potential investors from making improvements or purchasing property here. This could lead to stagnation in the neighborhood, with fewer opportunities for growth and revitalization.

Additionally, the historic designation tends to discourage home improvement projects. Many of the homes in North Avondale are older and require regular maintenance and updates, such as new doors or windows. The stringent guidelines that come with historic status can make these improvements more expensive and complicated, ultimately limiting residents' ability to maintain and enhance their properties.

In the long run, these limitations could make it harder for homeowners to keep their homes in good condition, which is essential for the overall health and appeal of the neighborhood. I believe that North Avondale can continue to thrive and evolve without the constraints imposed by a historic district designation.

Thank you for considering my perspective on this matter. I urge you to carefully weigh the potential consequences for investment, home improvement, and maintenance before moving forward with this proposal.

Best regards,  
Ashley Teusink-Cross  
4003 Rose Hill Avenue

**Ashley Teusink-Cross, PharmD, MBA, BCPS**

## Couch, Gabrielle

---

**From:** Beth Ewing <betha.ewing@gmail.com>  
**Sent:** Tuesday, May 26, 2026 7:11 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

You don't often get email from betha.ewing@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I am IN SUPPORT OF the North Avondale Historic District proposal. We have lived here 24 years and it will go a long way to protect the beautiful neighborhood!

Thank you,  
Beth Ewing  
3930 Winding Way, 45229

## Couch, Gabrielle

---

**From:** Beth Ewing <betha.ewing@gmail.com>  
**Sent:** Tuesday, May 26, 2026 9:40 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] Re: North Avondale Historic District

You don't often get email from betha.ewing@gmail.com. [Learn why this is important](#)

### External Email Communication

Gabrielle -

One other quick comment.... we received a mailer today from neighbors. It was professionally prepared, looked official and contained a link to a website urging a NO vote on the historic designation. The Rexroad Family sent it.

I respect everyone is entitled to an opinion and a voice. However, the website contained what I would consider misleading facts and scare tactics. It mentioned jail time, \$1000 fines and police gaining access to our property without a warrant.

We used to live in the EWH historic district and innocently violated that historic designation's guidelines. The City notified us. With little issue, we got approval and moved forward on our collapsed porch repair. We did not go to jail, pay a fine or be stormed by the police.

My intent is to just pass this info along so that authorities making the decision on this realize that very strongly worded data is out there for public consumption. And it may cause some hysteria.

Thanks!

Beth

---

**From:** Beth Ewing <betha.ewing@gmail.com>  
**Sent:** Tuesday, May 26, 2026 7:11 PM  
**To:** gabrielle.couch@cincinnati-oh.gov <gabrielle.couch@cincinnati-oh.gov>  
**Subject:** North Avondale Historic District

Gabrielle,

I am IN SUPPORT OF the North Avondale Historic District proposal. We have lived here 24 years and it will go a long way to protect the beautiful neighborhood!

Thank you,  
Beth Ewing  
3930 Winding Way, 45229

## Couch, Gabrielle

---

**From:** Beth Wayne <dbwayne4177@gmail.com>  
**Sent:** Thursday, April 9, 2026 11:25 AM  
**To:** Couch, Gabrielle; Cincinnati City Planning; nana@northavondalecincinnati.com  
**Cc:** Beth Wayne  
**Subject:** [External Email] NA Historic Designation

You don't often get email from dbwayne4177@gmail.com. [Learn why this is important](#)

External Email Communication

April 9, 2026

Beth Wayne  
4177 Rose Hill Ave.  
Cincinnati, Ohio 45229  
[Bethwayne5@gmail.com](mailto:Bethwayne5@gmail.com)

Re: Letter of support for North Avondale Historic District designation

City Planning Commission

Mayor.Aftab@cincinnati-oh.gov

ClerkOfCouncil@cincinnati-oh.gov

801 Plum St

Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Beth Wayne

**Beth Wayne**

cc: [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)

[Sophia.ferries-rowe@cincinnati-oh.gov](mailto:Sophia.ferries-rowe@cincinnati-oh.gov)

[Urban.conservator@cincinnati-oh.gov](mailto:Urban.conservator@cincinnati-oh.gov)

[nana@northavondalecincinnati.com](mailto:nana@northavondalecincinnati.com)

4090 Rose Hill Ave.  
Cincinnati, OH 45229

April 16, 2026

[gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)

Dear Ms. Couch,

I am a long-time resident of North Avondale (I was raised here during the 90's and early 00's and returned after completing my PhD) writing to express my support for the Historic District Proposal. This neighborhood truly has a unique character—both in its beautiful architecture and in its diverse community—and its history is worth preserving.

Sincerely,

Ceridwen Hall

April 8, 2026

City Planning Commission  
Nana Cincinnati  
Gabrielle Couch  
Sophia Ferries-Rowe  
Douglas Owen

**RE: PROPOSED NORTH AVONDALE HISTORICAL DISTRICT**

To Whom It May Concern:

My immediate reaction is this: absolutely do not move forward with this. As was pointed out during your own presentation, this neighborhood has functioned just fine for over 100 years. There is no justification for imposing this kind of unnecessary and burdensome oversight now.

**Awareness**

I have lived in North Avondale for 35 years, and like many of my neighbors, I only learned about this through a single letter from the city. That is completely unacceptable. There were no emails, no calls, no door knockers, no meaningful outreach—despite claims made at the hearing. You cannot claim community input when the community was never properly informed.

**Support**

The statement that there is “overwhelming” support is simply false. Seventy homes out of 340 is not even close. That is a small minority. The far more likely explanation is that most homeowners have no idea this is happening or what it will cost them if it is implemented. As mentioned by one of the Planning Commissioners, each and every homeowner should have the opportunity to weigh in or opt out.

**Benefits**

There are none. No tax relief, no credits, no financial incentives—nothing. You are asking homeowners to take on significant new restrictions and expenses with absolutely no upside.

**Costs**

This proposal shows a complete disregard for the financial reality of maintaining these homes. Costs are already extremely high, and skilled labor is scarce. Work like tuckpointing and roofing is difficult enough without adding another layer of bureaucracy and expense. The idea that a board would dictate what we can and cannot do to our own homes is outrageous.

The presentation on roofing costs was especially misleading. It conveniently ignored total project costs. When I replaced my roof, the quote to re-tile it was \$440,000—more than I paid for the entire house. That is the reality you failed to acknowledge.

### **Material Lifespan**

Focusing on long-lasting materials misses the point entirely. Cost matters most. The average homeowner does not stay in a house long enough to justify these inflated investments. Forcing people into high-cost, long-lifespan materials is impractical and disconnected from reality.

### **Trees and Fences**

The suggestion that you will regulate trees and fences to preserve “views” is intrusive and vague. Are you planning to force current homeowners to remove existing structures? Of course not. This is arbitrary overreach. We already have zoning regulations to address legitimate concerns—this is unnecessary interference.

### **Resale Impact**

With 35 years in commercial real estate, I can say with certainty: buyers do not want this. Increased regulation, added costs, and the need to seek approval from a small group will drive people away from this market. The idea that a committee gets to decide what homeowners can do with their own property is unconscionable.

### **Conclusion**

While I understand and appreciate the importance of preserving the character and history of our neighborhoods, I have concerns that this designation could place unnecessary restrictions on homeowners and property owners. Historic district regulations often limit the ability to make modifications, increase costs for repairs and renovations, and create additional bureaucratic hurdles that may discourage investment and upkeep.

North Avondale is a vibrant and evolving community. Imposing strict preservation rules could make it more difficult for residents to adapt their homes to modern needs, reduce property values in some cases, and limit opportunities for thoughtful development. I believe there are alternative ways to celebrate and preserve the neighborhood’s history without implementing regulations that may negatively impact current and future residents.

Ultimately, you do not have widespread support. You did not have adequate outreach. And you certainly do not have a compelling reason to impose this. Abandon this proposal. It is unnecessary, unwanted, and unfair to homeowners. If it isn’t broken, stop trying to fix it. Homeowners themselves—not an individual or committee of unknown background, agendas, or political affiliation—should have the final say over their own properties.

Sincerely,

Homeowner at 995 Lenox Pl.

## Couch, Gabrielle

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**From:** Jennifer Heisey <jlheisey@gmail.com>  
**Sent:** Sunday, April 5, 2026 2:50 PM  
**To:** nana@northavondalecincinnati.com; Couch, Gabrielle; Cincinnati City Planning; ClerkOfCouncilEmail  
**Cc:** Greg Forest  
**Subject:** [External Email] Letter of Support: North Avondale Historic District Proposal

You don't often get email from jlheisey@gmail.com. [Learn why this is important](#)

External Email Communication

April 5, 2026

City Planning Commission  
City of Cincinnati  
805 Central Avenue, Suite 720  
Cincinnati, OH 45202

Dear Members of the City Planning Commission and Cincinnati City Council,

We are writing as residents and homeowners at 4003 Beechwood Avenue to express our strong support for the proposed North Avondale Local Historic District designation.

We understand the Commission has requested additional community input and clarification on the proposed guidelines, and we appreciate the thoughtful approach to ensuring this designation is both effective and equitable.

North Avondale is one of Cincinnati's most architecturally rich and historically intact neighborhoods. Its collection of late 19th and early 20th century homes reflects a remarkable range of architectural styles, craftsmanship, and urban planning that together tell an important story about the city's development. Preserving the unique look and feel of North Avondale is essential to maintaining the architectural continuity and sense of place that define the neighborhood.

Historic district designation provides a thoughtful framework to protect these defining features while allowing for appropriate investment and improvement. Communities across Cincinnati and Ohio have demonstrated that historic designation stabilizes property values, encourages responsible reinvestment, and supports long-term neighborhood vitality. It ensures that changes are made with care and consistency, protecting both individual homeowners and the collective integrity of the neighborhood. This framework also helps ensure that future changes are compatible in scale and character with the existing neighborhood, preserving its pattern of primarily single-family homes and preventing the loss of historic properties through demolition or incompatible redevelopment.

It is important that this designation remains inclusive and supportive of residents and continues to preserve the character that is fundamental to North Avondale's historical significance. We are encouraged by the neighborhood association's effort and ongoing commitment to provide resources and guidance to homeowners as we make thoughtful investments in our homes.

We respectfully encourage the Commission to continue advancing this designation following the additional engagement process. Doing so will help ensure that North Avondale remains one of Cincinnati's most distinctive and treasured neighborhoods for generations to come.

Thank you for your consideration and for your commitment to preserving Cincinnati's historic assets.

Respectfully,

Jennifer Heisey  
Greg Forest  
4003 Beechwood Avenue  
Cincinnati, OH 45229

## Couch, Gabrielle

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**From:** Elizabeth Tye-Bristol <liztye.esq@gmail.com>  
**Sent:** Monday, April 13, 2026 4:10 PM  
**To:** Couch, Gabrielle  
**Cc:** Cincinnati City Planning; nana@northavondalecincinnati.com; Clerkofcourts@cincinnati-oh.gov  
**Subject:** [External Email] NA Historic District Proposal

You don't often get email from liztye.esq@gmail.com. [Learn why this is important](#)

External Email Communication

Kevin Bristol

Elizabeth A. Tye-Bristol

820 Redbud Ave

Cincinnati, Ohio 45229

[liztye@icloud.com](mailto:liztye@icloud.com)

513-225-8673

April 13, 2026

City Planning Commission

City of Cincinnati

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Re: Support for North Avondale Local Historic District Designation

Dear Members of the City Planning Commission and City Council:

We are writing to express our strong support for the proposed designation of the North Avondale neighborhood as a Local Historic District.

North Avondale is one of Cincinnati's most architecturally rich and historically intact communities. The neighborhood reflects a unique blend of residential design, cultural history, and long-standing community pride. Preserving this character through historic designation is not only appropriate, but necessary to protect its integrity for future generations.

The proposed designation will help ensure that development and renovations are carried out in a manner that respects the existing architectural fabric of the neighborhood. This thoughtful approach to preservation will stabilize property values, encourage responsible investment, and maintain the aesthetic and historical significance that make North Avondale such a special place to live.

Importantly, this effort reflects the voices and commitment of residents who care deeply about their community. The continued support demonstrated by neighbors underscores the shared goal of preserving North Avondale's identity while allowing it to thrive.

We respectfully urge the City Planning Commission and City Council to approve the proposed historic district designation. Doing so will recognize and protect one of Cincinnati's most distinctive neighborhoods and ensure its legacy endures.

Thank you for your time and consideration.

Sincerely,

Kevin Bristol

Elizabeth A. Tye-Bristol

## Couch, Gabrielle

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**From:** David Whelan <dwhelanpe@gmail.com>  
**Sent:** Friday, April 3, 2026 1:03 AM  
**To:** Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban  
**Subject:** [External Email] Opposition to the Historic District Designation for North Avondale

You don't often get email from dwhelanpe@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear City Planning Team,

I am writing to express my opposition to the proposed Historic District designation for North Avondale. As a resident (Avon Fields Place) who would be impacted by this designation, I appreciate the intent behind preserving the character of our neighborhood, but the practical impact of this designation would create far more challenges than benefits for the people who live here.

At the initial Historic Conservation Board meeting, I shared concerns about the financial burden this designation would place on homeowners. Property taxes have already risen significantly in recent years, and any increase in assessed value will only intensify that strain—especially for residents on fixed incomes or those whose wages have not kept pace with rising costs. On top of that, the additional fees and review requirements for home repairs or improvements would create ongoing expenses that many households simply cannot absorb.

The rules associated with historic designation are also difficult to navigate. Neighbors have shared inconsistent experiences about what is allowed and what is not, and the lack of clarity creates confusion and frustration. Granting the Historic Conservation Board authority over routine decisions on our own properties effectively imposes an HOA-style system that many of us never agreed to when purchasing our homes.

In the years I have lived here, I have seen homes change hands and families come and go, but I have not seen any demolition or drastic alterations that threaten the character of the neighborhood. The proposed designation seems to be a solution in search of a problem that does not exist. People buy the house and large lots here because they appreciate the character and beauty of the neighborhood. I have not known anyone who has visited or purchased a residence here that has ever thought of a modification that would be so drastic.

I am also concerned about how the boundaries of the proposed district were drawn. The exclusion of the Belvedere—after significant pushback from its residents—suggests that the lines were adjusted strategically to increase the likelihood of approval rather than to reflect the true fabric of the neighborhood. Many residents were unaware of these changes, in part because NANA's communication does not reliably reach everyone, especially families who cannot attend meetings. Based on conversations with neighbors, this proposal is not widely supported.

I urge you to consider the real impact this designation would have on the people who call North Avondale home. Many residents view this as an unnecessary intrusion on their rights as homeowners and a financial burden they cannot afford. While the Connected Communities initiative aims to make our city

more inclusive and accessible for people of all backgrounds and income levels, this designation would move us in the opposite direction.

For these reasons, I respectfully ask that you reject the proposed Historic District designation.

Thank you for your time and consideration,

David S. Whelan, P.E.

[dwhelanpe@gmail.com](mailto:dwhelanpe@gmail.com)

North Avondale Resident

## Couch, Gabrielle

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**From:** melissa lieb <melissa.rae.lieb@gmail.com>  
**Sent:** Sunday, April 19, 2026 2:48 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

[You don't often get email from melissa.rae.lieb@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hello!

Melissa Lieb here-my family and I reside at 975 Avondale Avenue, and we oppose the historic district designation. Thank you for your consideration.

-Melissa

Sent from my iPhone

## Couch, Gabrielle

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**From:** John Paul Marrero <chefjp54@yahoo.com>  
**Sent:** Sunday, April 5, 2026 5:52 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] Proposed North Avondale Historic District

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### External Email Communication

As a resident of North Avondale I am asking that the application for Historic District status be rejected. Although I am not a property owner I feel this designation would adversely affect those who do own property in the neighborhood.

## Couch, Gabrielle

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**From:** Sarah Whelan <whelsarah@gmail.com>  
**Sent:** Thursday, April 2, 2026 8:53 PM  
**To:** Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban  
**Subject:** [External Email] Concerns Regarding Proposed Historic District Designation

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### External Email Communication

Dear City Planning Committee,

I hope you are well. I am writing as a resident of North Avondale to share my perspective on the proposed historic district designation. I want to begin by acknowledging that there are meaningful benefits to historic preservation. Protecting architectural character, maintaining the visual identity of the neighborhood, and ensuring thoughtful development are goals that many of us in the affected area value and are part of why we chose to live in this part of town. I appreciate the intent behind the proposal and the work that has gone into evaluating it. At the same time, I must express that I do not support the designation as it is currently outlined. The financial impact on my family and our neighbors would be significant, and for many of us, potentially unmanageable. Increased property taxes, higher costs for required materials and contractors, and the need for specialized approvals for repairs or maintenance all create a burden that could make it difficult for current residents to remain in their homes. Routine upkeep on older properties is already expensive, and adding mandatory historic-compliant repairs would raise those costs even further. While preservation is important, the requirements associated with a historic district could place long-term financial strain on families who simply cannot absorb these additional expenses. One of the reasons we chose to move to this part of town is due to the unique sense of community and diversity and this would be disrupted if residents are forced to leave due to rising costs. For these reasons, I respectfully ask the Council to reconsider moving forward with the designation or to explore alternatives that protect neighborhood character without imposing unaffordable obligations on current residents. Thank you for your time and for considering the concerns of those who would be directly affected.

Sincerely,

Sarah Whelan

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Sarah Whelan  
704-995-2835  
[whelsarah@gmail.com](mailto:whelsarah@gmail.com)

## Couch, Gabrielle

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**From:** Megan Karalambo <megan@karalambo.com>  
**Sent:** Friday, April 3, 2026 7:39 AM  
**To:** Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban  
**Subject:** [External Email] Opposition to the North Avondale Historic District

You don't often get email from megan@karalambo.com. [Learn why this is important](#)

### External Email Communication

To whom this may concern,

I am a resident in North Avondale, living at 1015 Valley Lane. I am admittedly opposed to creating a historic district for our neighborhood. I believe putting in the historic district restrictions makes it even harder and most costly to upkeep these historic homes. If a home owner wants to replace the windows to make them more energy efficient then they should be allowed to do so without having to jump through hoops. If they are replacing windows then it goes to show they are drafty and inefficient. Why make someone jump through hoops if they want to invest in their property to ultimately save money? I am an urban planner and I feel that historic districts should not be put in place in residential areas. If you are buying a historic home then you do your best to upkeep it. I think the residents in our neighborhood do a good job upkeeping their homes to the best of their ability and their financial situation. Creating a historic district makes it more costly to upkeep these homes.

Lastly, if you are going to move forward with this process you need to have more effort put in for public input. I spoke with a number of my neighbors who had no information on this and they were confused as to what it meant. Again there needs to be more public input on this.

Thank you,

Megan Karalambo  
1015 Valley Lane  
M 248 302 1361

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## Couch, Gabrielle

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**From:** Marla Barone <baronemarla054@gmail.com>  
**Sent:** Wednesday, May 27, 2026 9:25 AM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District

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### External Email Communication

Gabrielle,

I SUPPORT the Historic District proposal.

As long time residents of North Avondale (over 40 yrs) preserving and protecting the architectural significance of the residences will not only add to the historical significance of our City, but will help insure the maintenance of the architectural uniqueness of this historic area of our City.

Thank you,

Marla & Anthony Barone

1031 Redway Avenue

## Couch, Gabrielle

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**From:** Melmind <melmind@aol.com>  
**Sent:** Wednesday, May 6, 2026 6:17 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale

External Email Communication

100% support for HP

We tried this 20 years ago when I was President, but people were to afraid Mel NIZNY, MD Sent from my iPhone

## Couch, Gabrielle

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**From:** John Seibert <seiberjk@gmail.com>  
**Sent:** Friday, May 15, 2026 4:26 PM  
**To:** Kearney, Jan-Michele; Albi, Anna; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Nolan, Evan; Owens, Meeka; Walsh, Seth; Aftab, Mayor; James, Ryan; Couch, Gabrielle; ClerkOfCouncilEmail; Ferries-Rowe, Sophia; Conservator, Urban; Cincinnati City Planning  
**Cc:** tseibert@harknessdesigngroup.com  
**Subject:** [External Email]

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External Email Communication

John & Tracey Seibert  
1015 Redway Avenue  
Cincinnati, Ohio 45229

May 15, 2026

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL SUPPORT

Dear Mayor Aftab Pureval, City Council and Planning Commission Members,

As a resident of the North Avondale neighborhood, we are writing to support the proposed North Avondale Historic District currently under consideration and subsequent to changes made per the Planning Commissions questions and recommendations made at its April 3<sup>rd</sup> Commission Meeting.

North Avondale contains one of Cincinnati's largest and most intact collections of early 20<sup>th</sup>-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. We believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As a design professional couple we are Emeriti Associate Vice President of Planning Design and Construction of the University of Cincinnati and a private Corporate Interior Design firm that live here in North Avondale because of its distinct character and we do hope your recognition and designation of this place and its history will help and protect this distinction as a City gem.

Unfortunately, we will not be able to attend The Public Staff Conference to be held on Monday, May 18 at 5:30 PM or The City Planning Commission meeting to be held on Friday, June 5 at 9:00 AM, due to other obligations.

**Please vote in support of preserving and protecting the architecture in our neighborhood.**

Sincerely,

John & Tracey Seibert long time (~24 Years) residents of North Avondale

## Couch, Gabrielle

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**From:** Jack Rouse <jackrouse@me.com>  
**Sent:** Wednesday, May 27, 2026 5:54 PM  
**To:** Couch, Gabrielle  
**Subject:** [External Email] North Avondale Historic District Proposal

[You don't often get email from jackrouse@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Gabrielle: I am 100%/totally in support of the North Avondale Historic District proposal. We have lived on at 3905 Winding Way for 50 + years. It is our "starter" house and we never saw any reason to leave North Avondale. This district designation will go a long way to protect this beautiful and historic area of Cincinnati. Thank you

Jack & Moe Rouse  
jackrouse@me.com  
513-703-9464  
3905 Winding Way, 45229  
Sent from my iPad