



A Proposed Local Historic District in North Avondale

Public Staff Conference

May 18, 2026

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Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Use the chat bar only for tech-related issues or questions.

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Purpose of Meeting

- This is a public meeting to discuss the proposed historic district to allow staff to obtain feedback about the proposal
 - City staff is here to facilitate the meeting and answer any process related questions
 - The applicant is here to answer any project related questions
 - **No decisions are being made at this meeting**

What is historic preservation?

What is Historic Preservation?

“Historic preservation is the process of identifying, protecting, and enhancing buildings, places, and objects of historical and cultural significance.”

-National Trust for Historic Preservation



What is a Historic District?

An **identifiable area** containing multiple historic assets **typical of or important to an era in the city's history.**

Criteria for eligibility include association with significant events, significant people, architectural significance, and/or archaeological significance.



Avon Fields Ln.

Levels of Historic Designation



National Register of Historic Places

Established by the National Preservation Act of 1966



Local Preservation Designation

Established by local ordinance in 1976, updated in 2011

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Local Preservation Designation

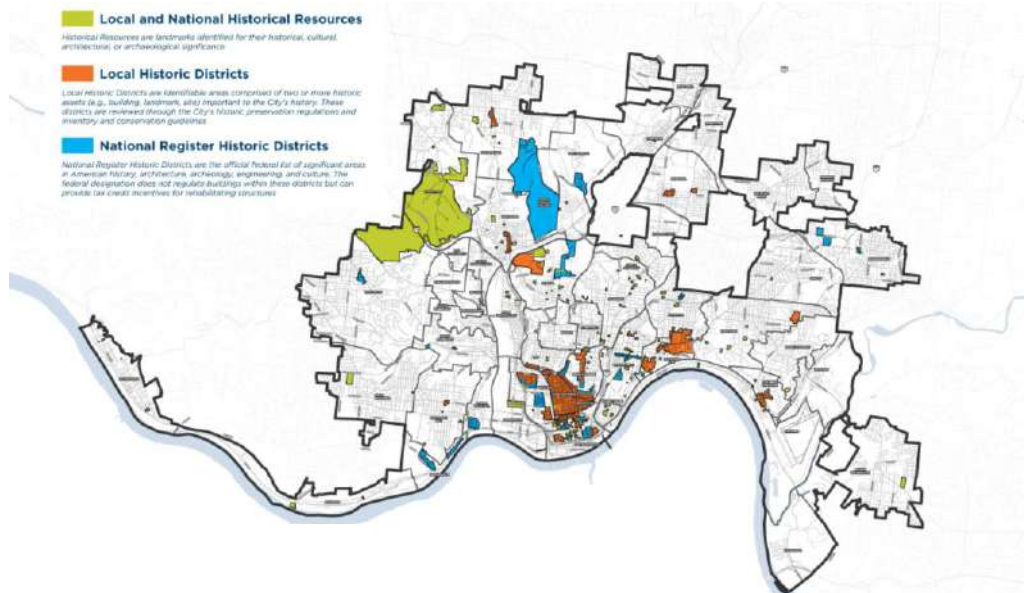
Established by local ordinance in 1976, updated in 2011

Local Designation

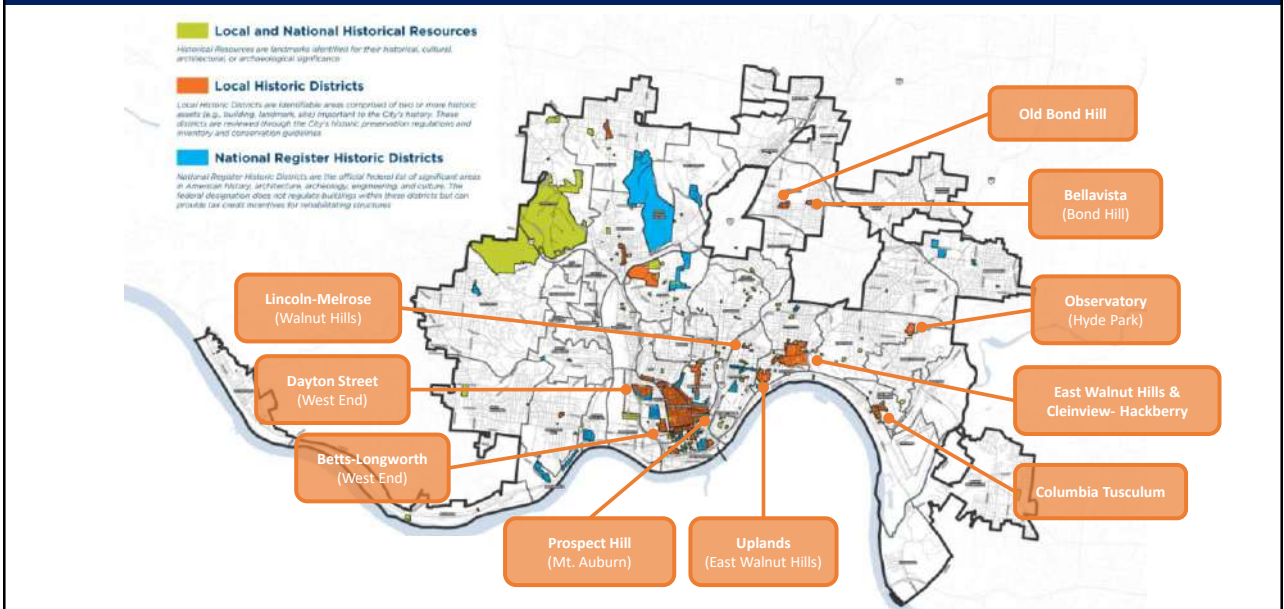
Local designation protects the historic character of buildings, streetscapes, neighborhoods, and special landmarks from **inappropriate alterations, inappropriate new construction, other poorly conceived work, and demolition.**



Historic Districts in Cincinnati



Historic Districts in Cincinnati



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Why a historic district in North Avondale?

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Significance

- Upper middle-class residential neighborhood **developed between 1896-1940**
- **Prominent residents** including local captains of industry
 - Robert Mitchell
 - Barney H. Kroger
 - Frank Herschede
 - Albert Lackman



Frank Herschede mansion (S. S. Godley), 3886 Reading Rd.

Notable Architects

- 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
- **Werner & Adkins**



B. H. Thoman house (Samuel Hannaford), 4051 Rose Hill Ave.

Significance

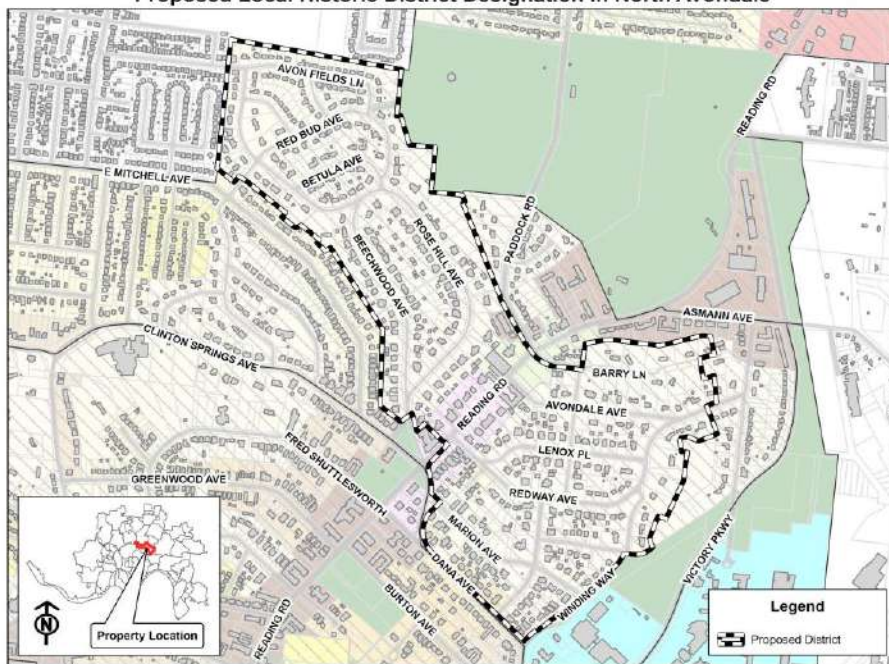
- Exemplifies **landscape-lawn approach** to suburban subdivision
 - park-like character
 - continuous lawns
 - picturesque curving streets
- Significant **quality of substantial high-style houses** on large lots
- Unusually **rich array of architectural styles**



Barry Ln.

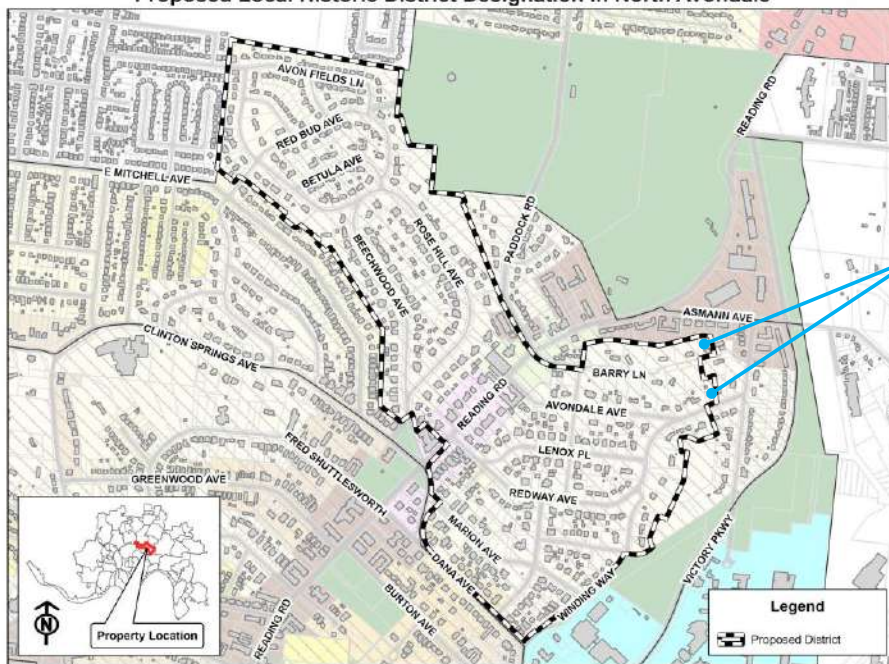
Where will the district be located?

Proposed Local Historic District Designation in North Avondale



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Proposed Local Historic District Designation in North Avondale



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How does the historic district work?

Local Designation

Does...

- Establish an **objective process for designating** historic properties and districts
- **Protect the integrity and demolition** of historic properties and districts
- Provide a tool to **manage sympathetic change** with design guidelines and review processes
- Provide a thoughtful process to **determine if demolition is the right answer**

Does not...

- **Require improvements**, changes, or restoration
- **Restrict the sale** of historic properties
- Require **approval for interior changes** or alterations
- **Prevent new construction** within historic areas
- Require approval for **ordinary repair or maintenance**
- **Impact land use, density, or the underlying zoning**
- Prevent **affordable housing**
- **Expand police powers** or alter the existing code enforcement process

Contributing and Non-Contributing Resources

Contributing

Any structure or site within the district **that contributes to its character** through historic associations, architectural qualities, or archaeological qualities



Non-Contributing

Any structure or site within the district **that does not contribute to its character**, often because it was built after 1950 or lost integrity of design due to incompatible alterations



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Non-Contributing Buildings

- 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
- **686 Red Bud Avenue**
- **690 Red Bud Avenue**
- 754 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



3880 Reading Rd.

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Certificate of Appropriateness (COA)

Prior to any **material change to the exterior** or **demolition** in the district, a Certificate of Appropriateness must be issued by either the **Historic Conservation Board** or **Urban Conservator**, in addition to a building permit.

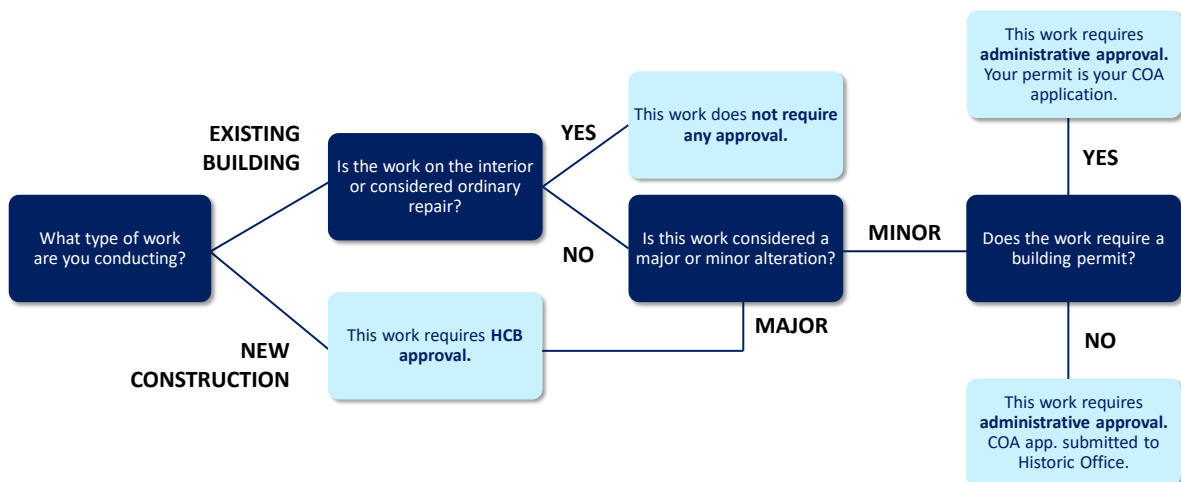
Required for...

New construction
Fences
Windows

Not required for...

Paint color
Ordinary repair and maintenance
Interior alterations

Process Flowchart



Certificate of Appropriateness (COA)

Most major exterior work on your home requires a building permit. In this case, Historic Review/COAs are part of the permit approval and there are no additional steps.

- Additions, new porches, and roof replacement are all work that require a building permit.

Exterior work that does not require a building permit but requires a COA is reviewed through an application to the Historic Conservation Office.

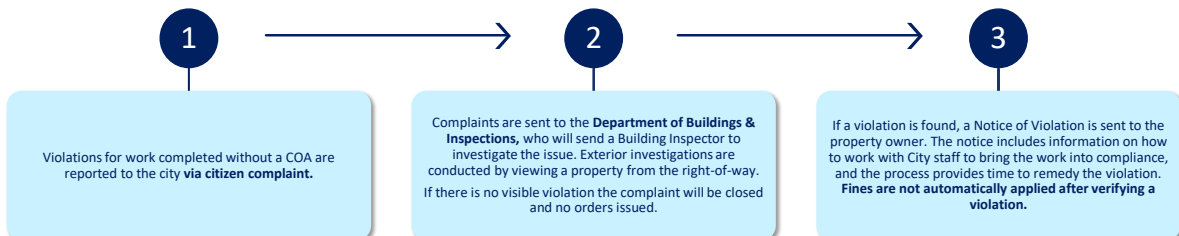
- Window replacement and new fences are work that require a COA but not a building permit.

If the work does not require a building permit, it is very likely to be considered a Minor Alteration and can be approved at the staff level **if it meets the conservation guidelines.**

Violations

Enforcement of a Historic District is **primarily conducted through the building permit process**, i.e. denying approval for noncompliant work. The violation process for work completed without a COA is outlined below.

Enforcement Process for Noncompliant Work Completed Without a COA



The goal of the code enforcement process is to **resolve the issue through permitting or seeking the necessary hearing.**

What are the district guidelines?

What are the district guidelines?

Rehabilitation and Alterations

General Guidelines

- Intended to ensure maintenance of significant exterior features
- Not concrete rules, but **used as a guide** to assess compatibility and appropriateness of changes
- Ordinary repair and maintenance that doesn't change the exterior is **not subject** to review
- Replacement of missing or damaged elements is **subject** to review



736 Avon Fields Ln.

General Guidelines

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. Rehabs 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, and may not be necessary if it could damage the material.

Repair and Replace

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

General Guidelines

Don'ts:

- Try to make a building **look older** than it is
- Invent any features that “might have been”
- **Remove or alter historic materials** or distinctive architectural features



927 Avondale Ave.

Walls and Architectural Features



700 Betula Ave.

Recommended

- Preserving features such as walls, **brackets, railings, cornices, window architraves, door pediments, steps, and columns**

Not Recommended

- **Applying paint or coatings** to historically unpainted or uncoated buildings
- **Removing paint** from historically painted material
- Sandblasting, wire brushing, or **abrasive cleaning**
- Waterproof and water repellent **coatings on masonry**
- Introducing **incompatible features or materials** such as aluminum or vinyl siding, artificial stone, asbestos, or asphalt shingles

Doors and Windows



718 Betula Ave.

Recommended

- Preserving a window or door's **functional as well as decorative features**, including the type of sash, depth of reveal, muntin configuration, reflectivity and color of glazing, or frame
- Keeping screens and storm windows as **inconspicuous** as possible

Not Recommended

- **Altering or filling original openings**, especially facing the street
- **Plastic or vinyl** windows; metal doors
- **Roll-down shutters** and **metal grilles** on openings
- **Glass block** windows

Doors and Windows



718 Betula Ave.

Updated to add specificity and clarity

Repair and Replace

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.

Roofs



4008 Rose Hill Ave.

Recommended

- Preserving the original roof shape, materials, and features such as dormers and chimneys

Not Recommended

- Inappropriate roof materials
- Replacing the entirety of a roof or feature when repairable
- Adding features such as vents, skylights, decks, and rooftop utilities unless inconspicuously situated

Roofs



4008 Rose Hill Ave.

Updated to add specificity and clarity

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.

What are the district guidelines?

Site Improvements and Alterations

Walls and Fences



3950 Rose Hill Ave.

Recommended

- **Retaining** existing historic fences, walls, and gateposts
- New fences located at the **side or rear** of the property
- **Landscaping** in front of a fence or **hedges** in place of a fence

Not Recommended

- Fences in the **front yard**
- Chain-link, concrete block, unfaced concrete, plastic, vinyl, fiberglass, or plywood fences and walls

Walls and Fences



3950 Rose Hill Ave.

Updated to add specificity and clarity

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.

Landscape and Site Features



1031 Redway Ave.

Section removed in its entirety.

Awnings and Canopies



1020 Lenox Pl.

Recommended

- Awnings and canopies **made of fabric**, preferably canvas
- Hardware **penetrating mortar joints** rather than brick

Not Recommended

- Internally **illuminated** awnings
- Metal, plastic, vinyl or wood materials
- Covering, removing or **damaging historic materials**

Utility Equipment



3891 Reading Rd.

Recommended

- Placed **inconspicuously**, avoiding the primary elevation
- **Screening utility and mechanical systems** with landscaping, decorative fencing, or berms
- Solar panels that are the **same color and pitch** as the roofing materials.

Not Recommended

- Air conditioning units on the **primary elevation**

Decks, Balconies, and Fire Egress



967 Marion Ave.

Recommended

- New decks, balconies, and fire egress on **secondary elevations**

Not Recommended

- **Covering or damaging** architecturally significant features
- Deck components **visible from the primary elevation**

What are the district guidelines?

Accessory Structures

Accessory Structures



961 Avondale Ave.

Modified to apply to accessory structures generally rather than just ADUs and simplified size regulations

Overview

~~New or reconstructed Accessory Residential Structures, including ADUs, may not exceed the footprint and massing of the existing accessory structure.~~ 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.

What are the district guidelines?

New Construction and Additions

Overview

- Encourages **compatibility with, but not replication of** character and quality in the district
- Encourages additions to existing buildings **if it enables continued use and rehabilitation** of a building



4051 Beechwood Ave.

Materials



759 Red Bud Ave.

Recommended

- Materials similar in **color, texture, and scale** to the rest of the district
 - **Brick, stone, stucco, half timbering**
- **Natural** materials

Not Recommended

- **Synthetic or highly reflective** materials

Scale and Massing



1055 Valley Ln.

Recommended

- **Scale, massing and architectural elements** (windows, doors, roof shape, ornamentation) compatible with the rest of the district
 - **2 ½ story, entrance on primary façade**
- The designs of new buildings should **respond to the pattern** of window placement in the district

Not Recommended

- **Garages** on the front façade
- **Long expanses** of glass or flat masonry walls on the front facade unbroken by openings, setbacks or projections

Detailing



739 Betula Ave.

Recommended

- Additions compatible with the existing building
- New buildings that respond to detailing found in the district
 - Distinctive **detailing at front door**
 - **Banded/grouped, multi-pane windows**
 - **Window sills**, distinctive detailing at openings
 - **Ornamental features** such as banding, arched windows and doors, distinctive corner treatment, half timbering, and accent stonework

Not Recommended

- Additions trying to **duplicate the style** of or appear to have been built at the same time as the original building

Siting



3971 Beechwood Ave.

Recommended

- New structures sited with setbacks **similar to adjacent buildings** and respective of historic topographic and neighborhood development patterns

Not Recommended

- **Garage doors** on the front elevation

What are the district guidelines?

Demolition

Demolition

Demolition is not permitted unless one of the following conditions is met:

- Demolition **ordered by the city** because of unsafe conditions
- Owner satisfactorily demonstrates that the building **cannot be reused**
- Demolition request is for non-significant portion of the building and **won't adversely affect significant portions**
- Demolition request is for a non-contributing building and **won't adversely affect the district**



778 Avon Fields Ln.

Demolition

Modified to reflect language from Law Dept

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 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.



778 Avon Fields Ln.

What are the district guidelines?

Non-Contributing Buildings

Non-Contributing Buildings

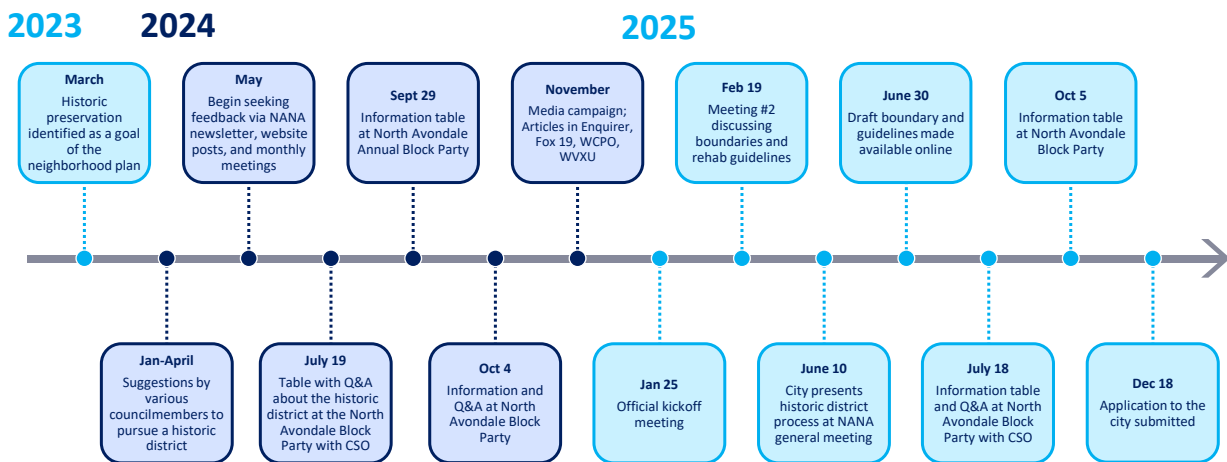
- Alterations should **be compatible with the original character**, help **better relate to the surrounding** historic district, or **improve the condition** or quality of the design
- Buildings need **not be altered to appear older** than they are
- **Preferable to rehabilitate and reuse non-contributing buildings** than have vacant parcels or parking lots
- Demolition reviews will include **evaluation of redevelopment plans**



3909-3911 Reading Rd.

What is the process to designate a historic district?

Neighborhood Engagement



Local Designation Process



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Project Leaders

Vice Mayor Jan-Michele Kearney
Applicant/Co-Sponsor

Beth Sullebarger
Historic Conservation Consultant

Matthew Cornell
Neighborhood Champion

Dawn Johnson
NANA President

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Question & Answer



- Please remain muted while others are speaking.
- Use the “raise hand” function if you have a question or comment to share.
- Use the chat bar only for tech-related issues or questions.

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Next Steps

- **City Planning Commission**
 - Friday, June 5 2026 at 9:00 AM
- **City Council**
 - TBD

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The screenshot shows the City of Cincinnati website. At the top, there is a navigation bar with links for 'BUSINESSES', 'RESIDENTS', 'VISITORS', 'SERVICES', 'GOVERNMENT', and 'HELP'. Below this is a 'CITY PLANNING AND ENGAGEMENT' header. The main heading is 'PROPOSED NORTH AVONDALE LOCAL HISTORIC DISTRICT'. On the left, a 'CITY PLANNING AND ENGAGEMENT MENU' is visible, with 'Planning Projects and Studies' highlighted and circled in blue. The main content area has a 'Background' section and a map titled 'Proposed Local Historic District Designation in North Avondale'. A blue circular callout on the right contains the text 'Check out the project webpage for updates'.

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Contacts

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 gabrielle.couch@cincinnati-oh.gov

Doug Owen, Urban Conservator
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The bottom of the slide features the City of Cincinnati logo on the left and the page number '82' on the right.

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