

A Proposed Local Historic District in North Avondale

Public Staff Conference

January 27, 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



Reasons for Historic Preservation

To promote the public health, safety, and welfare

To foster the beauty of the city

To stabilize and increase property values

To strengthen the local economy

To maintain and enhance the distinctive character of historic buildings and areas

To safeguard the heritage of the city's history, architecture, archaeology, engineering, or culture

To protect and enhance the city's attraction to current and prospective residents, businesses, and tourists

To facilitate reinvestment and revitalization of certain districts and neighborhoods

To facilitate and encourage economic development, investment, and tourism

To conserve valuable material and energy resources by ongoing use of the existing built environment

To maintain the historic urban fabric of the city

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

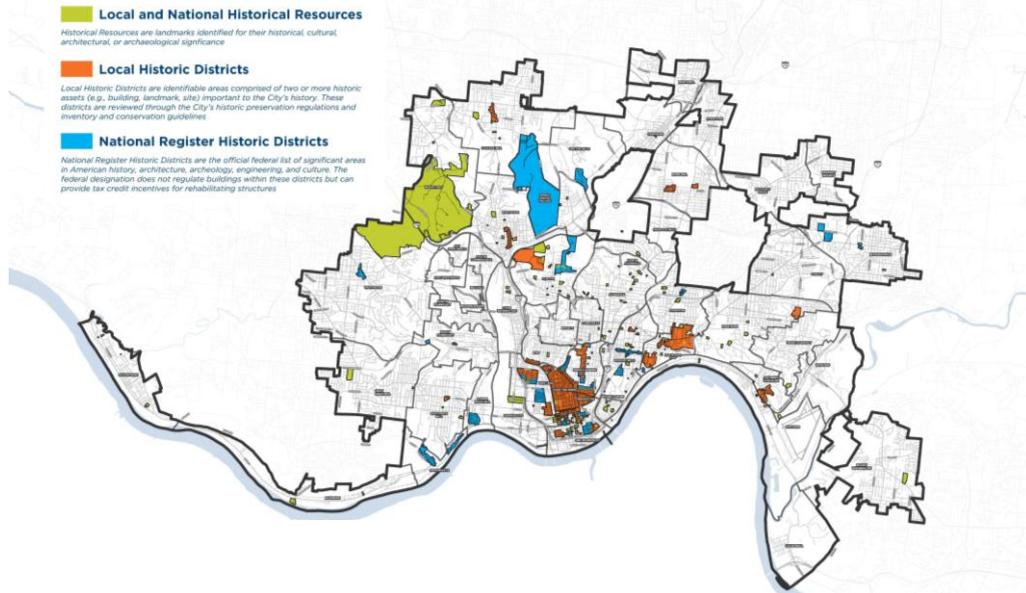
Established by local ordinance in 1976, updated in 2011

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



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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



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.

Architectural Styles in North Avondale

Queen Anne (1880-1900)



Stephen R. Burton house, 3987 Rose Hill Ave.



932 Avondale Ave.



917-919 Lenox Pl.

Architectural Styles in North Avondale

Shingle (1880-1900)



1006 Lenox Pl.



4000 Beechwood Ave.



4016 Beechwood Ave.

Architectural Styles in North Avondale

Richardsonian Romanesque (1880-1900)



961 Avondale Ave. (Elzner & Anderson)



952 Lenox Pl. (Desjardins & Hayward)

Architectural Styles in North Avondale

Chateausque (1880-1910)



935 Lenox Pl. (Desjardins & Hayward)



3850 Reading Rd.



3924 Rose Hill Ave.

Architectural Styles in North Avondale

Italian Renaissance (1890-1935)



3950 Winding Way



4090 Rose Hill Ave.



4235 Rose Hill Ave.

Architectural Styles in North Avondale

Beaux Arts (1885-1930)



Enger house, 992 Marion Ave. (Matthew H. Burton)



933 Avondale Ave.

Architectural Styles in North Avondale

Neoclassical (1895-1950)



4009 Beechwood Ave



952 Marion Ave.



4032 Rose Hill Ave.

Architectural Styles in North Avondale

Prairie (1900-1920)



4019 Beechwood Ave.



932 Avondale Ave.



3961 Winding Way

Architectural Styles in North Avondale

Craftsman (1905-1940)



4004 Beechwood Ave.



3866 Dakota Ave.



1025 Marion Ave.

Architectural Styles in North Avondale

Colonial Revival (1895-1940)



3946 Rose Hill Ave. (J. S. Adkins)



971 Lenox Pl.



3864 Reading Rd. (Samuel Hannaford)

Architectural Styles in North Avondale

Dutch Colonial (1895-1940)



978 Avondale Ave.



1002 Marion Ave.



3903 Winding Way

Architectural Styles in North Avondale

Tudor Revival (1890-1940)



3986 Rose Hill Ave.



1002 Redway Ave.



749 Red Bud Ave.

Architectural Styles in North Avondale

French Eclectic (1915-1945)



Jacob With. Mack house, 4220 Rose Hill Ave. (John Henri Deekin)



3836 Reading Rd.



3940 Winding Way

Architectural Styles in North Avondale

Swiss Chalet (1885-1910)



3885 Dakota Ave.



3989 Beechwood Ave.



1019 Redway Ave.

Architectural Styles in North Avondale

Eclectic



3937 Rose Hill Ave. (Anthony Kunz Jr.)



923 Marion Ave.

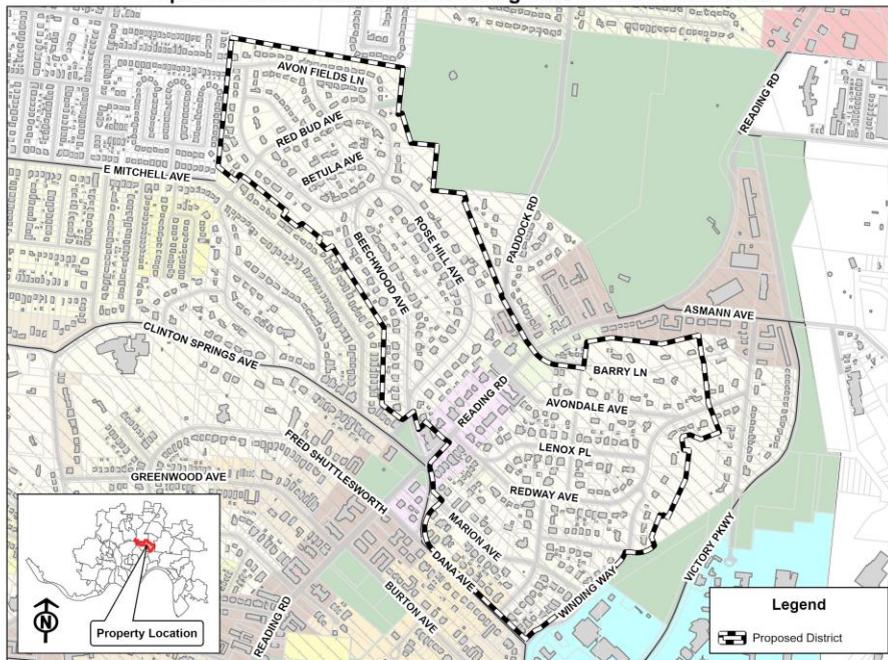


986 Dana Ave.

Where will the district be located?

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Proposed Local Historic District Designation in North Avondale



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Factors for Selecting Boundary

Cohesive concentration of buildings

Barriers that break continuity of the district (new construction, highways, development of different character)

Historic boundaries (original city limits, recorded boundaries of a subdivision)

Manmade features (streets, roads)

Changes in character due to different architectural styles, building types, periods, or decline in concentration of contributing resources

Natural topographic features (ridge, valley, river, forest)

Differentiated patterns of historic development (commercial vs residential vs industrial)

Support of property owners

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** of a property
- **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**

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



Non-Contributing Buildings

- 923 Avondale Avenue
- 931 Avondale Avenue
- 670 Avon Fields Lane
- 915 Barry Lane
- 919 Barry Lane
- 946 Dana Avenue
- 926 Marion Avenue
- 934 Marion Avenue
- 4025 Paddock Road
- 3880 Reading Road
- 3909-11 Reading Road
- 3927 Reading Road
- 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.

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

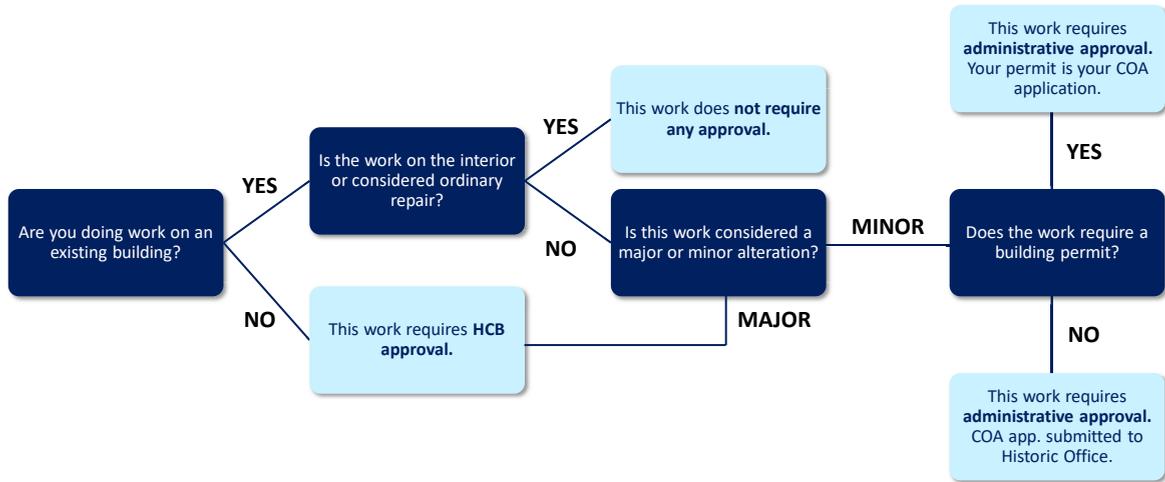
Not required for...

Paint color

Ordinary repair and maintenance

Interior alterations

Process Flowchart



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What are the district guidelines?

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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 infilling original openings**, especially facing the street
- **Plastic or vinyl** window frames, trim, or storm windows; metal doors
- **Roll-down shutters** and **metal grilles** on door and window openings
- **Glass block** windows

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 the roof or feature when it is repairable
- **Adding features** such as vents, skylights, decks, and rooftop utilities unless inconspicuously situated

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

Landscape and Site Features



1031 Redway Ave.

Recommended

- **Retaining existing vegetation**, especially trees, whenever possible
- Landscaping **scaled appropriately** to the facade

Not Recommended

- Landscaping that **overwhelms or hides primary elevations**
- Removal of **mature, healthy trees**
- Hardscaping (paving, gravel, stone or concrete pavers, etc.) that **overwhelms softscaping** (plant material)

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?

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.

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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

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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.

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

2023

March • Historic preservation identified as a goal of the neighborhood plan

2024

Jan-April • Suggestions by various councilmembers to pursue a historic district,

May • Begin seeking feedback via NANA newsletter, website posts, and monthly meetings

July 19 • Table with Q&A about the historic district at the North Avondale Block Party with CSO

Sept 29 • Information table at North Avondale Annual Block Party

Oct 4 • Information and Q&A at North Avondale Block Party

November • Media campaign; Articles in Enquirer, Fox 19, WCPO, WVXU

Neighborhood Engagement

2025

Jan 25 • Official kickoff meeting

Feb 19 • Meeting #2 discussing boundaries and rehab guidelines

June 10 • City presents historic district process at NANA general meeting

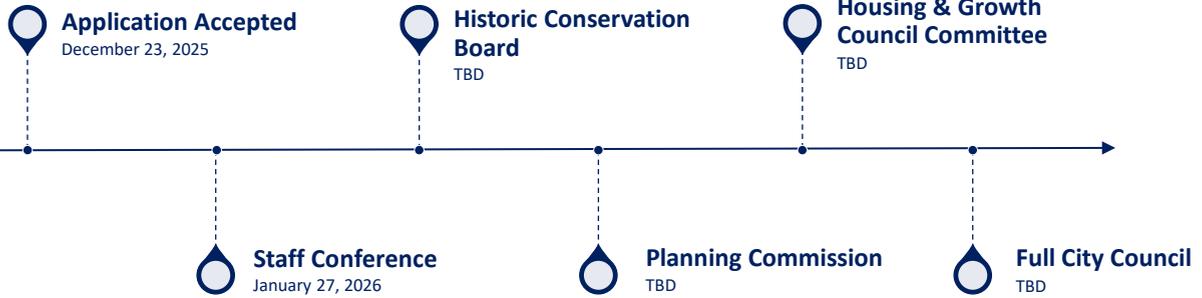
June 30 • Draft boundary and guidelines made available online

July 18 • Information table and Q&A at North Avondale Block Party with CSO

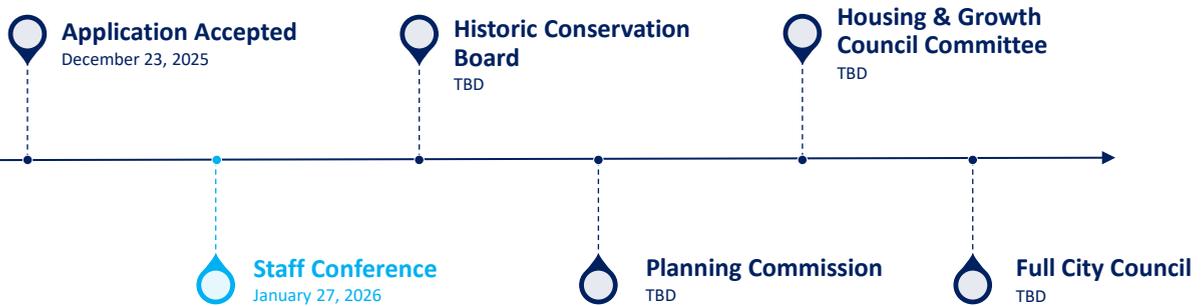
Oct 5 • Information table at North Avondale Block Party

Dec 18 • Application to the city submitted

Local Designation Process



Local Designation Process



Project Leaders

Vice Mayor Jan-Michele Kearney
Applicant/Co-Sponsor

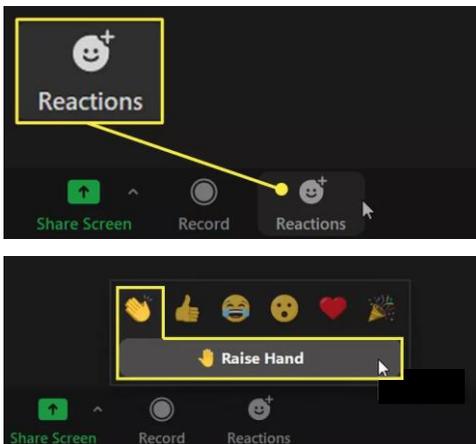
Beth Sullebarger
Historic Conservation Consultant

Matthew Cornell
Neighborhood Champion

Dawn Johsons
NANA President

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Question & Answer



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- Use the “raise hand” function if you have a question or comment to share.
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Next Steps

- **Historic Conservation Board**
 - **TENTATIVE:** Monday, March 9, 2026
- **City Planning Commission**
 - TBD
- **City Council**
 - TBD

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PROPOSED NORTH AVONDALE LOCAL HISTORIC DISTRICT

City Planning and Engagement / Planning Projects and Studies / Active / Proposed North Avondale Local Historic District

CITY PLANNING AND ENGAGEMENT MENU

- About Us
- City Planning Calendar
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- Accessory Dwelling Units
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- Community Engagement
- Resources
- Neighborhoods in Cincinnati
- Planning Projects and Studies**
 - Active
 - Completed
- Subdivisions and Lot Splitting
- Historic Conservation
- Zoning Administration
- Committee of Names
- News

Proposed North Avondale Local Historic District

Background

The North Avondale Neighborhood Association (NANA) and Vice Mayor Jan-Michele Kearney are proposing the designation of a local historic district in North Avondale, for the purpose of preserving the neighborhood's historic resources and ensuring that new construction within the district is compatible with its historic character. Consultant Sullebarger Associates, in partnership with NANA, conducted research and prepared the designation report, proposed guidelines, and other application materials.

Proposed Local Historic District Designation in North Avondale

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