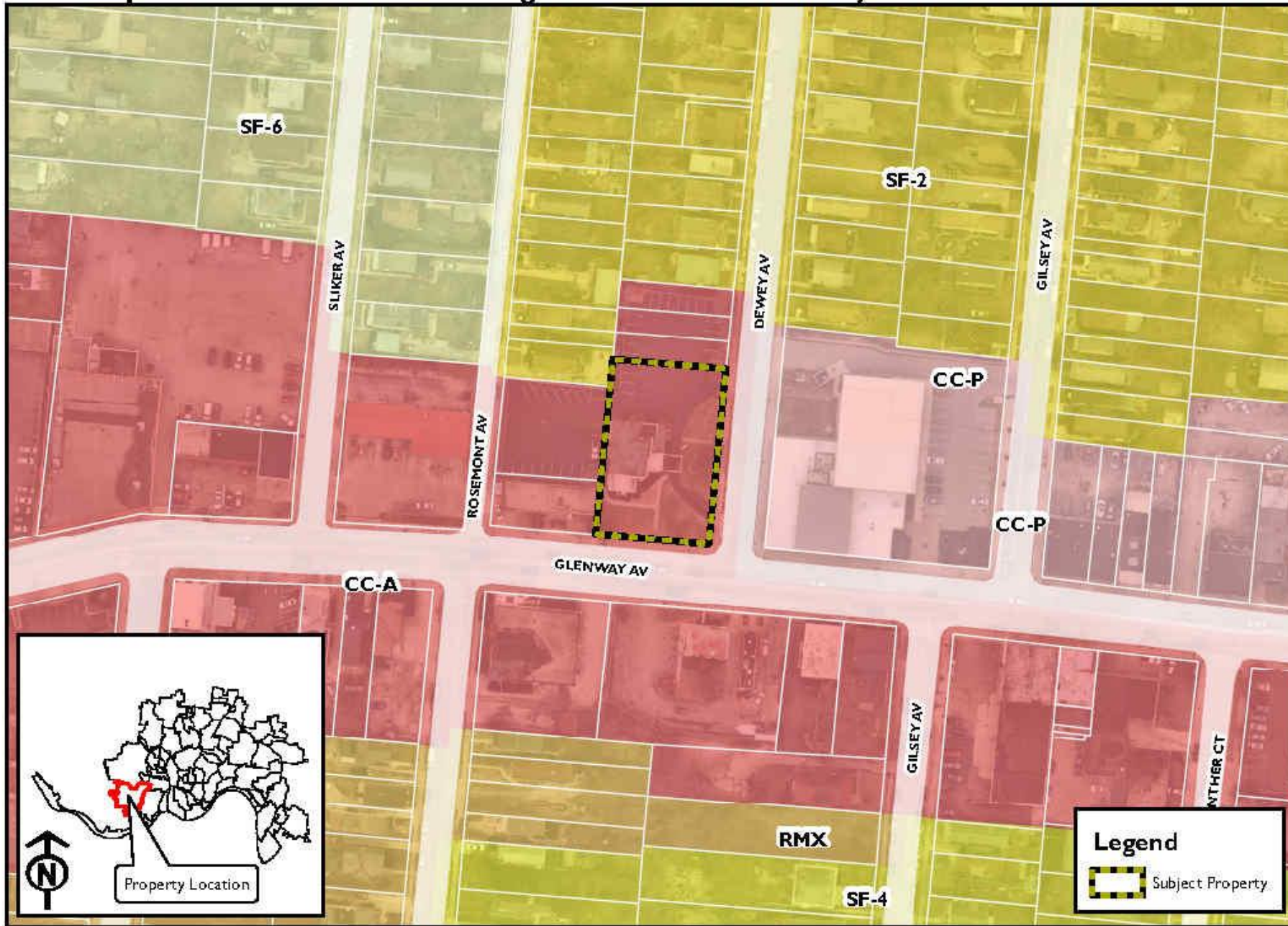




**LOCAL HISTORIC LANDMARK  
DESIGNATION OF  
4122 GLENWAY AVENUE  
IN WEST PRICE HILL**

Equitable Growth & Housing Committee  
February 15, 2022

# Proposed Local Landmark Designation at 4122 Glenway Avenue in West Price Hill







Front South Elevation





East Elevation





**West Elevation**



North Elevation





Detail of side addition

# BACKGROUND

- Owner: Radel Funeral Service Co.
- Petitioner: West Price Hill Community Council
- Site is located at the northwest corner of Glenway and Dewey avenues in West Price Hill
- The current property owners are opposed to the proposed designation



# BACKGROUND

- Building - built c 1892 - family residence
- Sold house - 1931 - Radel Funeral Home
- Tudor/English Revival alterations made - 1937
- The building - vacant since 2019 - funeral home closed
- Owners plan to sell - Boys and Girls Club
- Indicated that the future owners plan is to demolish the existing structure in order to build new facility

# HISTORIC SIGNIFICANCE

Chapter 1435-07-1 - Cincinnati Municipal Code - HCB must make findings before Local Landmark designation can be proposed - at least one of the following:

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



# HISTORIC SIGNIFICANCE

Historic Designation Report - describes the building, it's history and significance, and why it's eligible for designation

Designation Report - 8/30/21 labeled architectural style - Chateauesque - period of significance 1890-2019

Revised Designation Report - 10/13/21 - labeled architectural style - 19<sup>th</sup> Century Patterned Brick Queen Anne with 1937 Tudor/English Revival alterations - period of significance 1890-1937

# HISTORIC CONSERVATION BOARD DECISION

- This proposed Local Landmark designation was reviewed by the Historic Conservation Board (HCB) - October 25, 2021
- HCB voted to not recommend Local Historic Landmark designation of 4122 Glenway Avenue under Criterion 3 (architectural significance) to the CPC and CC



# LOSS OF ARCHITECTURAL INTEGRITY

Some examples of why the building does not meet Criterion 3 (Architectural Significance):

- Building - become eclectic mix of architectural styles - 19<sup>th</sup> Century Queen Anne, Tudor/English Revival
- No longer a good example of either architectural style
- Roofing material and shape has changed

# LOSS OF ARCHITECTURAL INTEGRITY

Some examples of why the building does not meet Criterion 3 (Architectural Significance):

- Variety of new window styles have been installed
- Front and side porch additions involving the removal of a large front porch
- Rear porch removed
- Building not identified in 1978 or 2004 citywide Historic Inventories





Front South Elevation





East Elevation



North Elevation





Detail of side addition

# PUBLIC COMMENT

Virtual joint public staff conference held - HCO and Department of City Planning and Engagement - October 6, 2021

Notices sent to property owners within 400 ft radius

Attendance - Petitioner, City staff, owner, potential buyer's legal counsel, the public

Approximately 35 letters/emails in support.

Approximately 6 letters/emails in opposition

# CONSISTENCY WITH *PLAN CINCINNATI* (2012)

## SUSTAIN INITIATIVE AREA

- Recommends to “preserve our natural and built environment”
- Goal is to preserve historic or architecturally significant structures
  - 4122 Glenway Avenue does not meet that goal



# CPC CONSIDERATIONS

- When making such a decision the CPC shall consider the following factors:
- The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark is located; and
  - The proposed designation is not consistent with *Plan Cincinnati*
- The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
  - Designation may inhibit the renovation of the building

# CPC CONSIDERATIONS

- When making such a decision the CPC shall consider the following factors:
- Such other planning and historic preservation considerations as may be relevant to the proposed designation.
  - Careful consideration of this issue is key in redevelopment of the Glenway Avenue corridor

# RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

**DISAPPROVE** the proposed Local Landmark designation of 4122 Glenway Avenue in West Price Hill.