



Proposed Local Historic Conservation District in North Avondale

Housing & Growth Committee

August 4, 2026

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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

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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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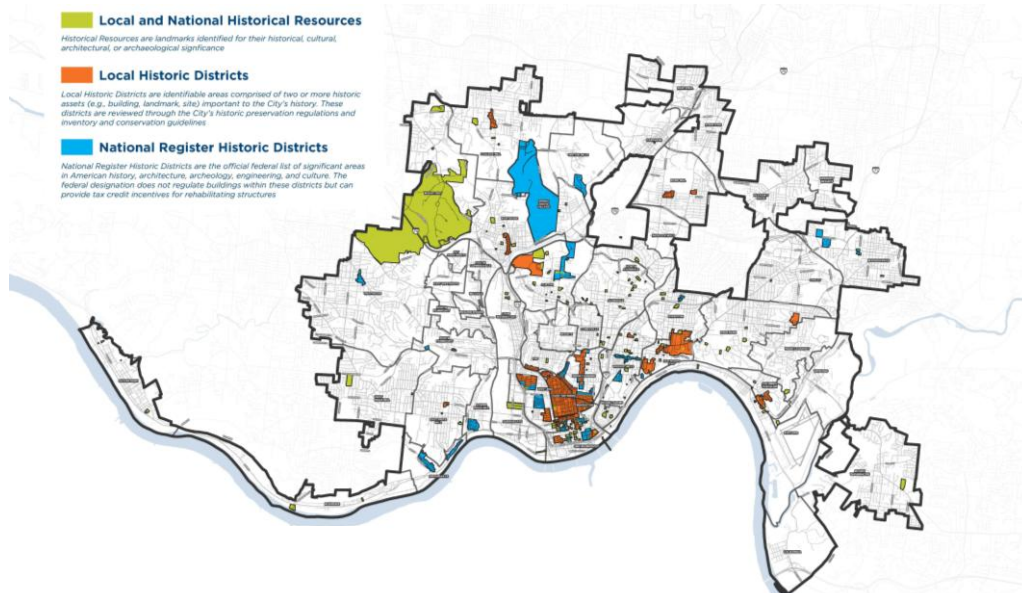
Local Designation

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

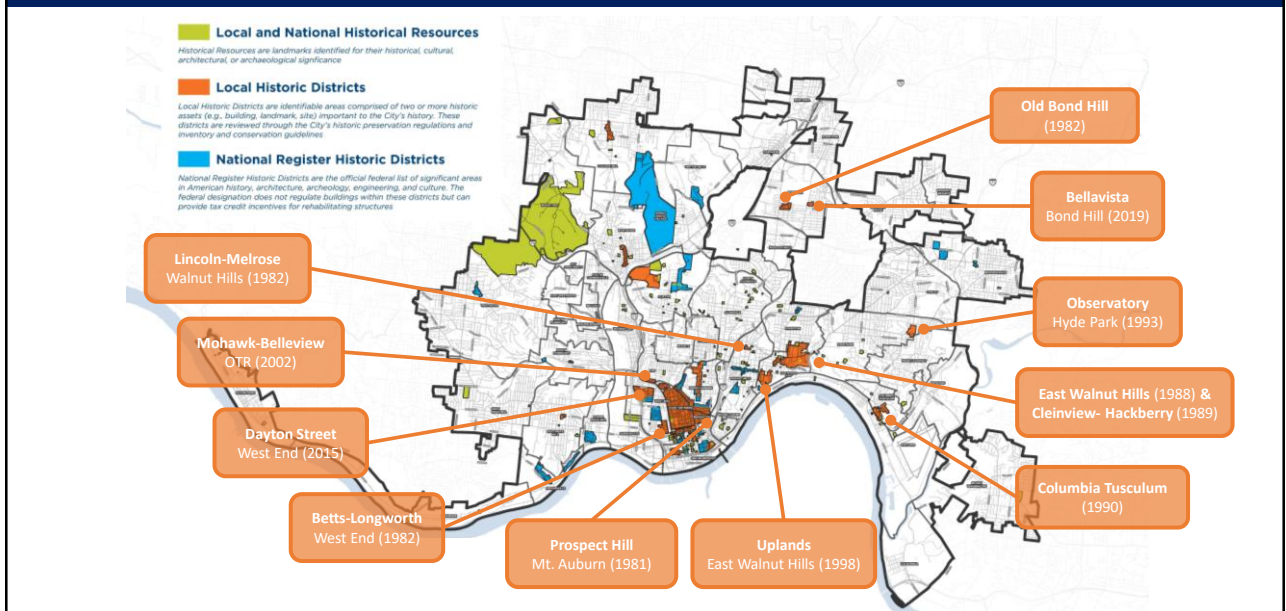


3863 Reading Rd. (Harry Hake)

Historic Districts in Cincinnati

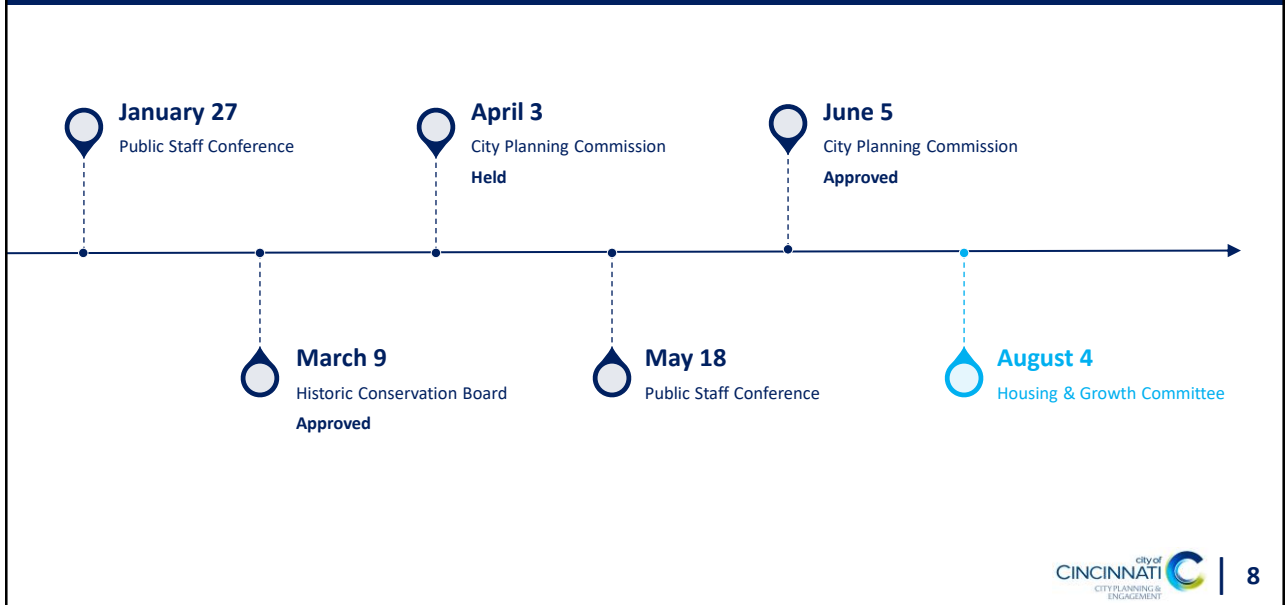


Historic Districts in Cincinnati



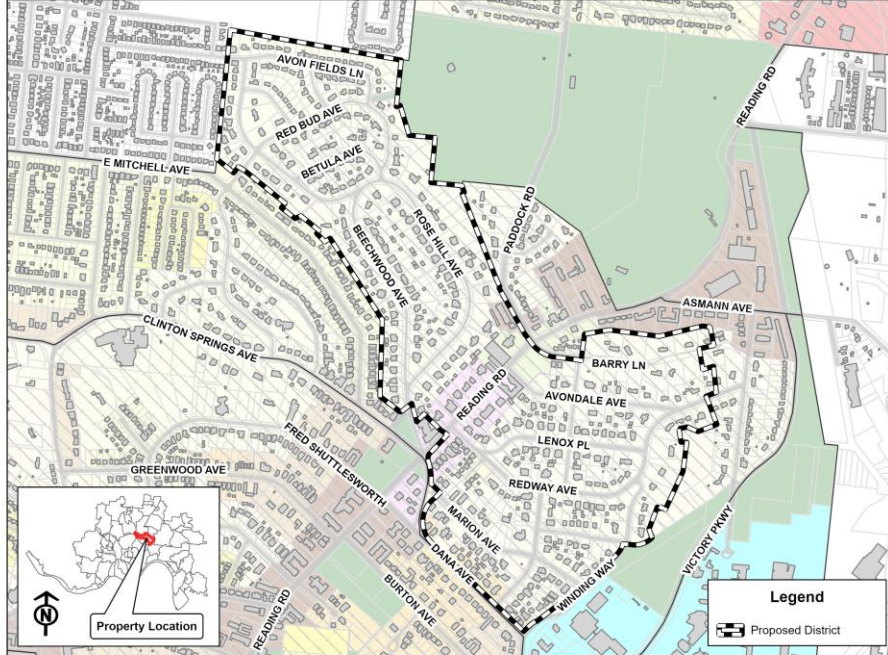
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Process Timeline



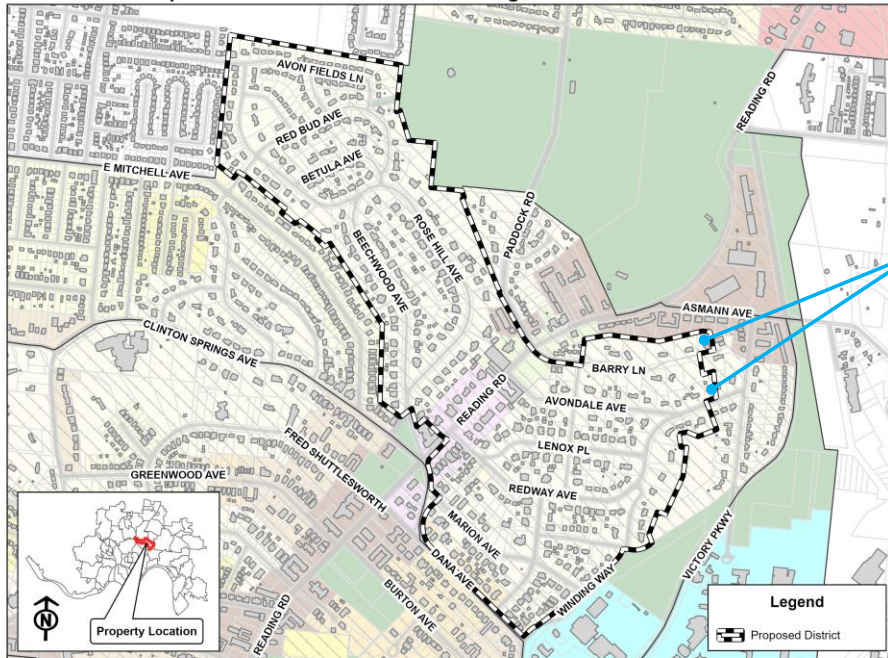
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Proposed Local Historic District Designation in North Avondale



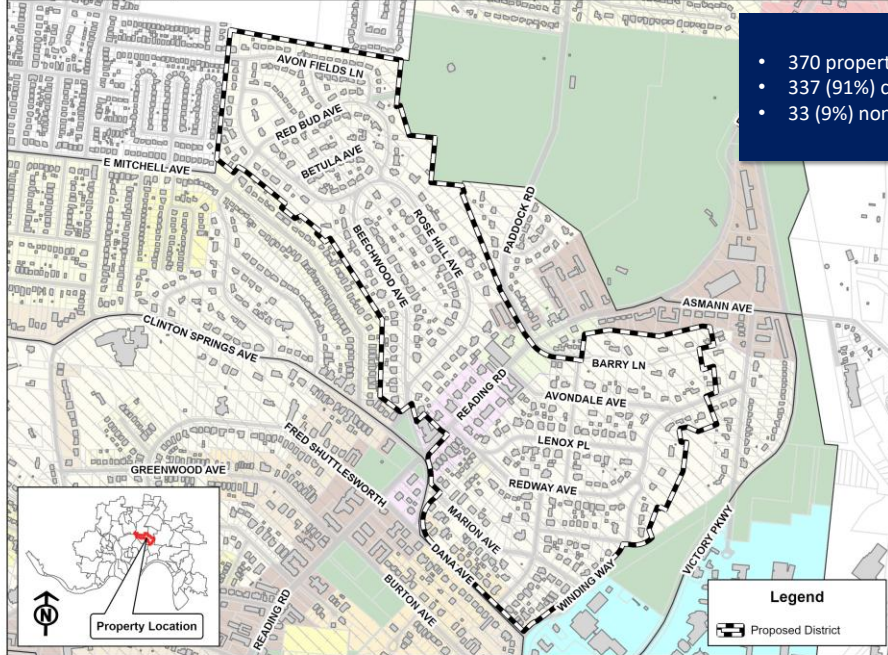
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Proposed Local Historic District Designation in North Avondale



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Proposed Local Historic District Designation in North Avondale

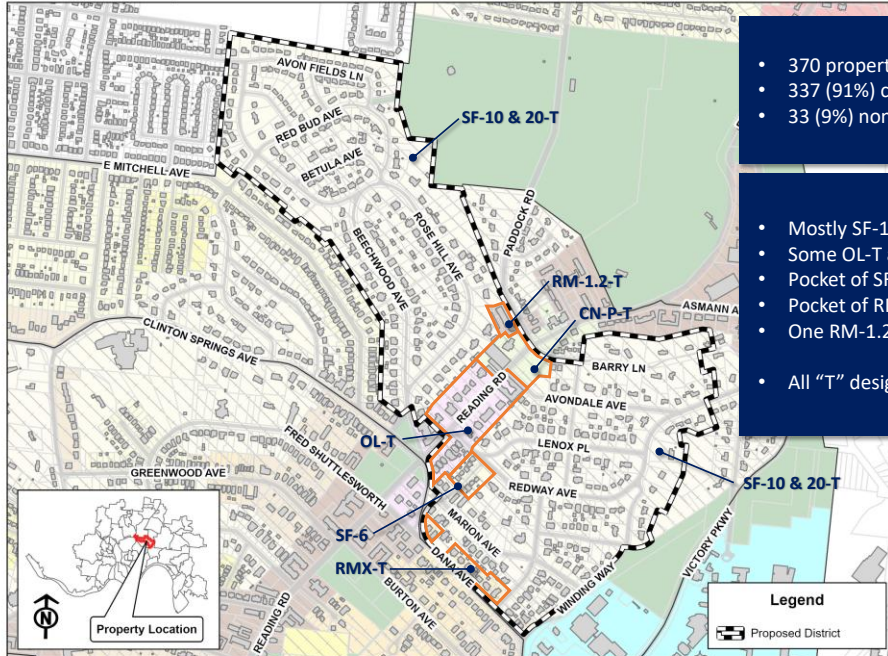


- 370 properties
- 337 (91%) contributing
- 33 (9%) non-contributing

Legend
 Proposed District

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Proposed Local Historic District Designation in North Avondale



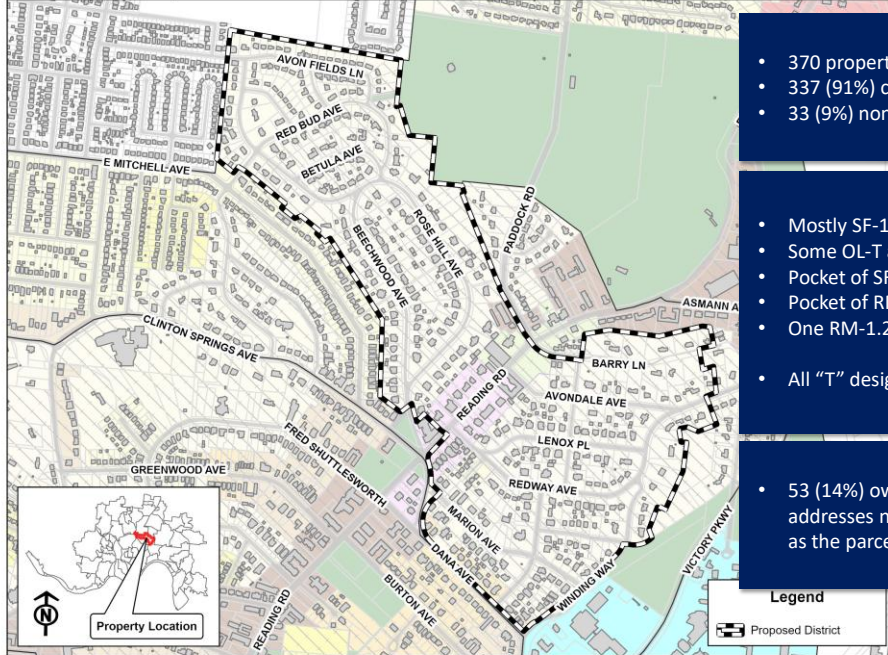
- 370 properties
- 337 (91%) contributing
- 33 (9%) non-contributing

- Mostly SF-10 or SF-20
- Some OL-T and CN-P
- Pocket of SF-6
- Pocket of RMX
- One RM-1.2
- All "T" designations

Legend
 Proposed District

12

Proposed Local Historic District Designation in North Avondale



- 370 properties
- 337 (91%) contributing
- 33 (9%) non-contributing

- Mostly SF-10 or SF-20
- Some OL-T and CN-P
- Pocket of SF-6
- Pocket of RMX
- One RM-1.2

- All "T" designations

- 53 (14%) owner mailing addresses not the same as the parcel address

Legend

Proposed District

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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

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§1435-07-1 (a) Determination of Historic Significance

- ✓ 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 yield, information important in prehistory or history.

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.

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)



3987 Rose Hill Ave. (Stephen R. Burton)



932 Avondale Ave.



936 Dana Ave.

Architectural Styles in North Avondale

Shingle (1880-1900)



1006 Lenox Pl.



970 Avondale Ave.



4016 Beechwood Ave. (S. S. Godley)

Architectural Styles in North Avondale

Richardsonian Romanesque (1880-1900)



961 Avondale Ave. (Elzner & Anderson)



946 Redway Ave. (Elzner & Anderson)



952 Lenox Pl. (Desjardins & Hayward)

Architectural Styles in North Avondale

Chateauesque (1880-1910)



935 Lenox Pl. (Desjardins & Hayward)



3850 Reading Rd.



3924 Rose Hill Ave. (Werner & Adkins)

Architectural Styles in North Avondale

Italian Renaissance (1890-1935)



960 Avondale Ave. (Grovesnor Atterbury)



4090 Rose Hill Ave. (Tietig & Lee)



4235 Rose Hill Ave. (H. Speilman)

Architectural Styles in North Avondale

Beaux Arts (1885-1930)



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



3817 Winding Way



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.



3963 Winding Way



3961 Winding Way

Architectural Styles in North Avondale

Craftsman (1905-1940)



4004 Beechwood Ave.



3976 Beechwood Ave.



1025 Marion Ave.

Architectural Styles in North Avondale

Colonial Revival (1895-1940)



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



971 Lenox Pl.



1018 Avondale Ave.

Architectural Styles in North Avondale

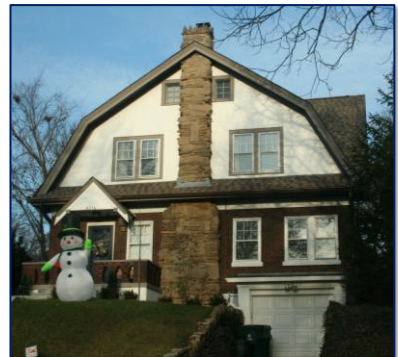
Dutch Colonial (1895-1940)



978 Avondale Ave.



3903 Winding Way



4216 Red Bud Pl.

Architectural Styles in North Avondale

Tudor Revival (1890-1940)



3986 Rose Hill Ave. (Werner & Adkins)



749 Red Bud Ave.



748 Betula Ave. (Weber & Weber)

Architectural Styles in North Avondale

French Eclectic (1915-1945)



4220 Rose Hill Ave. (John Henri Deekin)



4200 Rose Hill Ave.



4098 Rose Hill Ave.

Architectural Styles in North Avondale

Swiss Chalet (1885-1910)



3885 Dakota Ave. (Desjardins & Hayward)



3989 Beechwood Ave.



1019 Redway Ave.

Architectural Styles in North Avondale

Eclectic



3937 Rose Hill Ave. (Anthony Kunz Jr.)



923 Marion Ave.



1019 Lenox Pl.

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.

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...

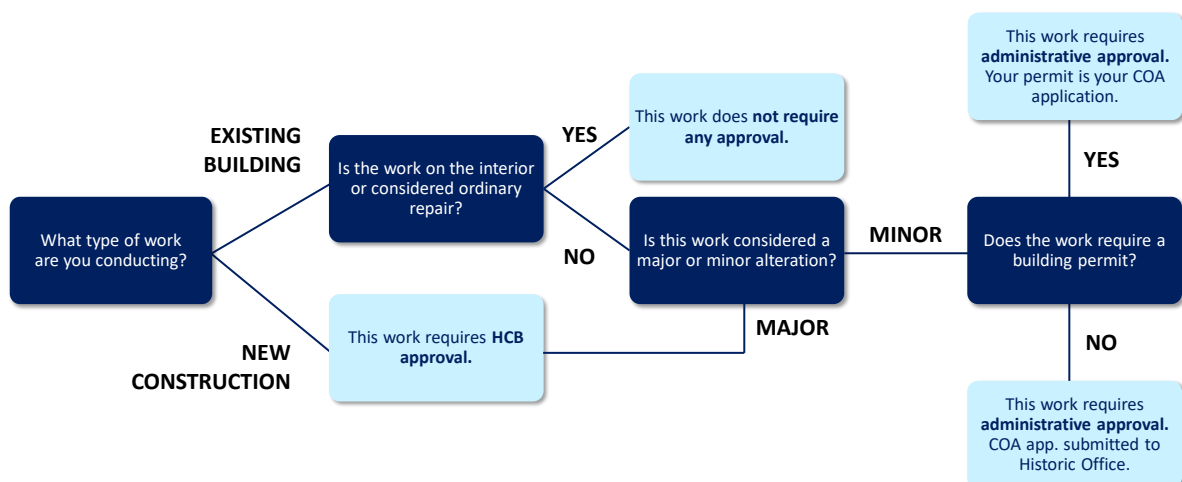
Paint color

Ordinary repair and maintenance

Interior alterations

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Process Flowchart



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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 new garages 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.

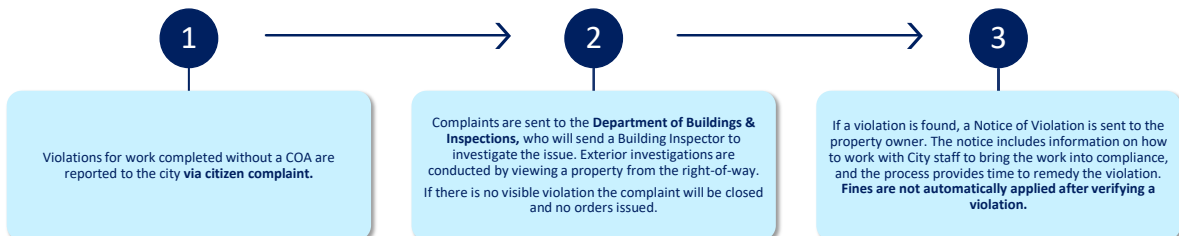
- Window replacement and new fences are work that require a COA but not a building permit.

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.**

Proposed Conservation 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. (Boll & Taylor)

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 resources

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. (Werner & Adkins)

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. (Werner & Adkins)

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.

Proposed Conservation Guidelines

Site Improvements and Alterations

Walls and Fences



3950 Rose Hill Ave. (Desjardins & Hayward)

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. (Desjardins & Hayward)

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. (Harry Hake)

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. (Elzner & Anderson)

Recommended

- Retaining existing structures
- Adapting structures through compatible alterations
- Structures **secondary in nature** to the principal building

Not Recommended

- Demolishing a structure that matches the architecture of the primary dwelling and contributes to the character of the district

Accessory Structures



961 Avondale Ave. (Elzner & Anderson)

Modified to apply to accessory structures generally and simplified size and design 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.

Proposed Conservation 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



4100 Rose Hill 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



3828 Dakota 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

Proposed Conservation 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

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The position of the Law Department is that the first two items, along with a third provision for Demolition in Compliance with Historic Conservation Guidelines, are already in the Zoning Code, and as such are not necessary or appropriate to include in the guidelines.

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.

Proposed Conservation 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.

Neighborhood Engagement

2023

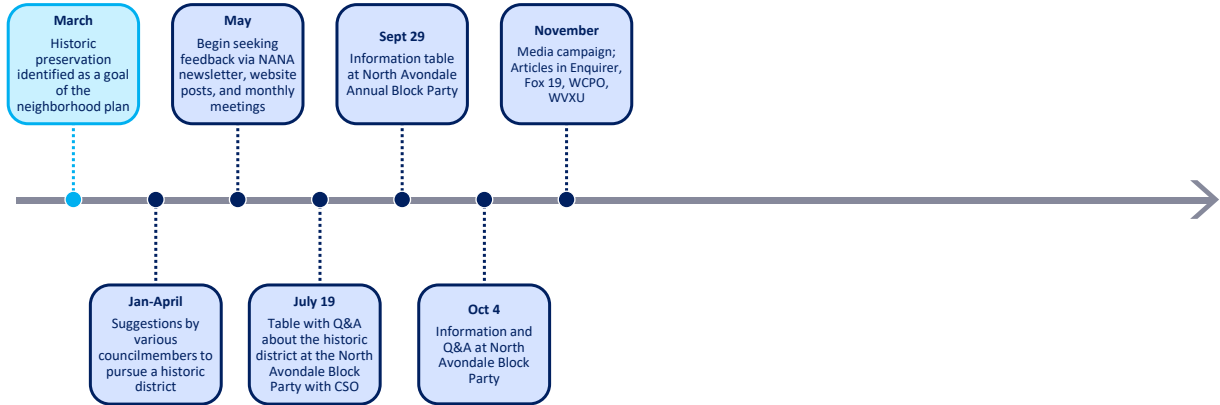
March
Historic
preservation
identified as a goal
of the
neighborhood plan



Neighborhood Engagement

2023

2024



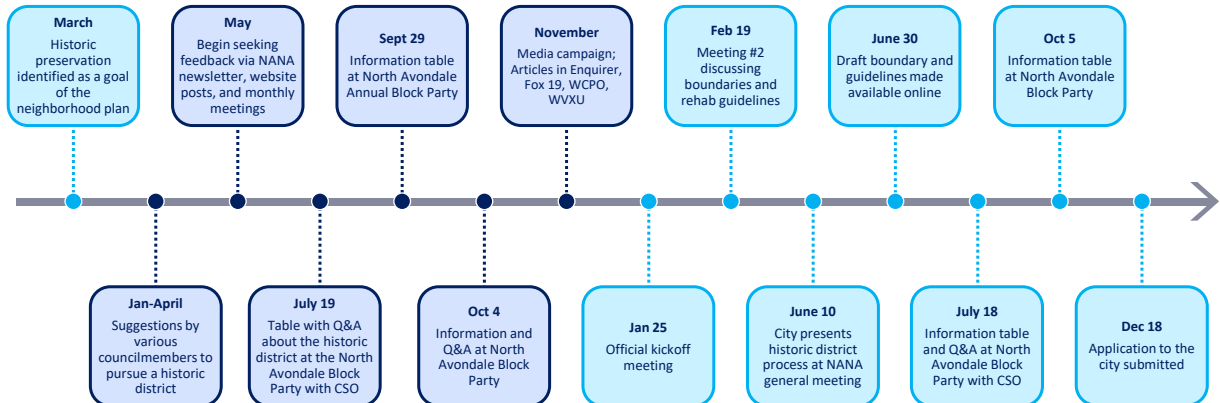
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Neighborhood Engagement

2023

2024

2025



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Public Comment

- **Public Staff Conference** | January 27, 2026
 - 79 attendees
- **Historic Conservation Board** | March 9, 2026
 - 12 speakers
 - 7 in support, 4 in opposition, 1 unsure
 - Voted 5-1 to recommend approval
- **City Planning Commission** | April 3, 2026
 - 13 speakers
 - 5 in support, 7 in opposition
- **Public Staff Conference** | May 18, 2026
 - 22 attendees
- **City Planning Commission** | June 5, 2026
 - 10 speakers
 - 6 in support, 4 in opposition
 - Voted unanimously to recommend approval



984 Lenox Pl.

Public Comment

- **Written Comment** | As of July 27, 2026
 - 182 items of feedback
 - 169 individuals (103 addresses) in support
 - 38 individuals (25 addresses) in opposition
 - 80% of addresses in support, 20% in opposition
 - Cincinnati Preservation & NABA letter of support



984 Lenox Pl.

Public Comment

In Support...

- The area is **worthy of protection**.
- The district provides the ability to **regulate new construction** and **limit demolitions**.
- The **guidelines are reasonable** and not beyond what is normally expected for permits.
- The district will **protect residents from perceived threats** to the neighborhood.
- The district provides an **avenue for community feedback** on new development.

In Opposition...

- The district imposes an **unnecessary burden** on residents.
- The guidelines will **increase the required cost and time** for home alterations.
- The district **limits residents' right to modify their properties** as they wish.
- The district is **too large** and **incohesive**.
- Engagement with residents about the district was **inadequate**.

Analysis

The proposed district was born from DCPE's neighborhood planning activities in the community. The proposed designation represents an advancement of the priorities of the community that emerged from that process.



772 Red Bud Ave.

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The project has been initiated and led by NANA, representing a level of community ownership and direction that helps ensure the project maximally benefits residents.



772 Red Bud Ave.

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The project has been initiated and led by NANA, representing a level of community ownership and direction that helps ensure the project maximally benefits residents.

Engagement has been thorough. NANA conducted outreach through their website, mailing list, regular meetings, tabling at multiple neighborhood-wide events, and a press blitz that reached three local newspapers and included a radio interview.



772 Red Bud Ave.

Analysis

The proposed district meets the criteria for designation, and the proposed guidelines are not overly prescriptive. Modifications are reviewed case-by-case for compatibility with the individual home.



4051 Beechwood Ave.

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The proposed guidelines balance regulations for preservation with the desire to minimize the burden on residents. Interior renovation and routine exterior maintenance are not subject to review, and the guidelines focus on the primary facades, providing leniency on the rear and side.



4051 Beechwood Ave.

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The proposed guidelines appropriately restrict out-of-context new construction from disrupting the historic character of the neighborhood without unreasonable restrictions on new development.



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The revisions to the application materials meet the requests of the commissioners at the April 3 meeting.



4051 Beechwood Ave.

Consistency with *Plan Cincinnati* (2012)

Sustain Initiative Area

Goal: “Preserve our natural and built environment” (p. 197)

The designation provides the legal mechanism to preserve North Avondale’s built environment.

Recommendation

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

1. **APPROVE** the proposed Local Historic Conservation District designation of the North Avondale Historic District in North Avondale;
2. **APPROVE** the map amendment designating the historic district;
3. **APPROVE** the revised Conservation Guidelines.

Proposed Local Historic District Designation in North Avondale

