



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Housing & Growth

*Chairperson Mark Jeffreys*  
*Vice Chair Anna Albi*  
*Councilmember Jeff Cramerding*  
*Councilmember Ryan James*  
*Councilmember Evan Nolan*  
*Councilmember Meeka Owens*  
*Councilmember Seth Walsh*

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Tuesday, February 3, 2026

1:00 PM

Council Chambers, Room 300

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### AGENDA

#### PRESENTATIONS

**Proposed Designation of The Brinker Building located at 4030 Glenway Avenue as a  
Local Historic Landmark in West Price Hill**

**Emily Burns, City Planner**

**Key Points About Lead Exposure in Cincinnati**

**Nick Newman, DO, MS, FAAP, Cincinnati Children's Hospital**

**Cincinnati Childhood Lead Poisoning Prevention Program**

**Maryse Amin, PhD, MS, Assistant Health Commissioner, Cincinnati Health Department**

**Grant Mussman, MD, MHSA, Health Commissioner, Cincinnati Health Department**

**Gina Britton, MHA, Health Programs Manager, Cincinnati Health Department**

1. [202600227](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 2/3/2026, regarding the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

2. [202600235](#) **PRESENTATION**, submitted by Councilmember Jeffreys regarding Key Points about Lead Exposure in Children

**Sponsors:** Jeffreys

**Attachments:** [Lead-kids-Newman-02-03-26](#)

3. [202600236](#) **PRESENTATION**, submitted by Councilmember Jeffreys regarding the Cincinnati Childhood Lead Poisoning Prevention Program  
**Attachments:** [Cincinnati Health Department Lead ppt Final 1.28.26](#)
4. [202600006](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 1/7/2026, **DESIGNATING** the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.  
**Sponsors:** City Manager  
**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment I](#)  
[Attachment II](#)  
[Attachment III](#)  
[Attachment IV](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)
5. [202600213](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 1/28/2026, **APPROVING** the continued operations of the existing designated outdoor refreshment area in the Central Business District of Cincinnati, known as the “DORA at the Banks,” for an additional five years pursuant to Chapter 838 of the Cincinnati Municipal Code, “Outdoor Refreshment Areas.”  
**Sponsors:** City Manager  
**Attachments:** [Transmittal](#)  
[Ordinance](#)
6. [202600150](#) **MOTION**, submitted by Councilmembers Owens and Jeffreys, **WE MOVE** that the City Administration prepare a report by March 1st, 2026 updating the Council on all active LEED Tax Abatements. **FURTHER WE MOVE** that the Administration provide statistics on the amount of LEED tax abatements that have been amended or canceled since passage of the original ordinance in 2007 (Ord. 446-2007) and since the 2023 revision (Ord. 106-2023).  
**Sponsors:** Owens and Jeffreys  
**Attachments:** [202600150](#)

7. [202600232](#) **MOTION**, submitted by Councilmember Nolan, Walsh, Albi, Cramerding, Vice Mayor Kearney, Owens, Jeffreys, James. **WE MOVE** that the City Manager immediately commence the creation of an Office of Strategic Growth (OSG) inside the City Manager's office with shared jurisdiction over: **WE FURTHER MOVE** that the City Manager take the necessary steps within 90 days to launch the OSG within the current Operating Budget for fiscal year 2026; **WE FURTHER MOVE** that the City Administration prepare and provide a report within 90 days detailing the necessary additional staffing and budget requirements to fully empower the OSG to sustainably execute on its duties and responsibilities in pursuit of the City's strategic objectives and growth goals, so that such requirements can be taken into consideration by Council for updating the 2027 Operating Budget; **WE FURTHER MOVE** that the City Administration prepare and provide a report within 120 days with a plan and budget to complete a comprehensive strategic review of the City's development (**BALANCE ON FILE IN CLERKS OFFICE**) (**STATEMENT ATTACHED**)

**Sponsors:**

Nolan, Jeffreys, Albi, Cramerding, James, Kearney, Owens and Walsh

**Attachments:**[Evan Nolan Motion 2](#)

8. [202600231](#) **MOTION**, submitted by Councilmember Nolan, Walsh, Jeffreys, Cramerding, Owens, Albi, James, and Vice Mayor Kearney, **WE MOVE** that the City Administration design a Neighborhood Planning Cycle to be implemented and managed by Department of City Planning and Engagement ("Planning") that spans approximately a ten-year period and provides each neighborhood (or group of neighborhoods, if appropriate) with a new comprehensive neighborhood plan, or comprehensive plan update, approximately every ten years; **WE FURTHER MOVE** that the City Administration and Planning consider the following phases to be conducted over such ten-year period for the design and planned execution of the Neighborhood Planning Cycle: (**BALANCE ON FILE IN CLERKS OFFICE**) (**STATEMENT ATTACHED**)

**Sponsors:**

Nolan, Jeffreys, James, Kearney, Owens, Walsh, Cramerding and Albi

**Attachments:**[Evan Nolan Motion](#)**ADJOURNMENT**

**February 3, 2026**

TO: Members of Housing & Growth

FROM: Sheryl M. M. Long, City Manager

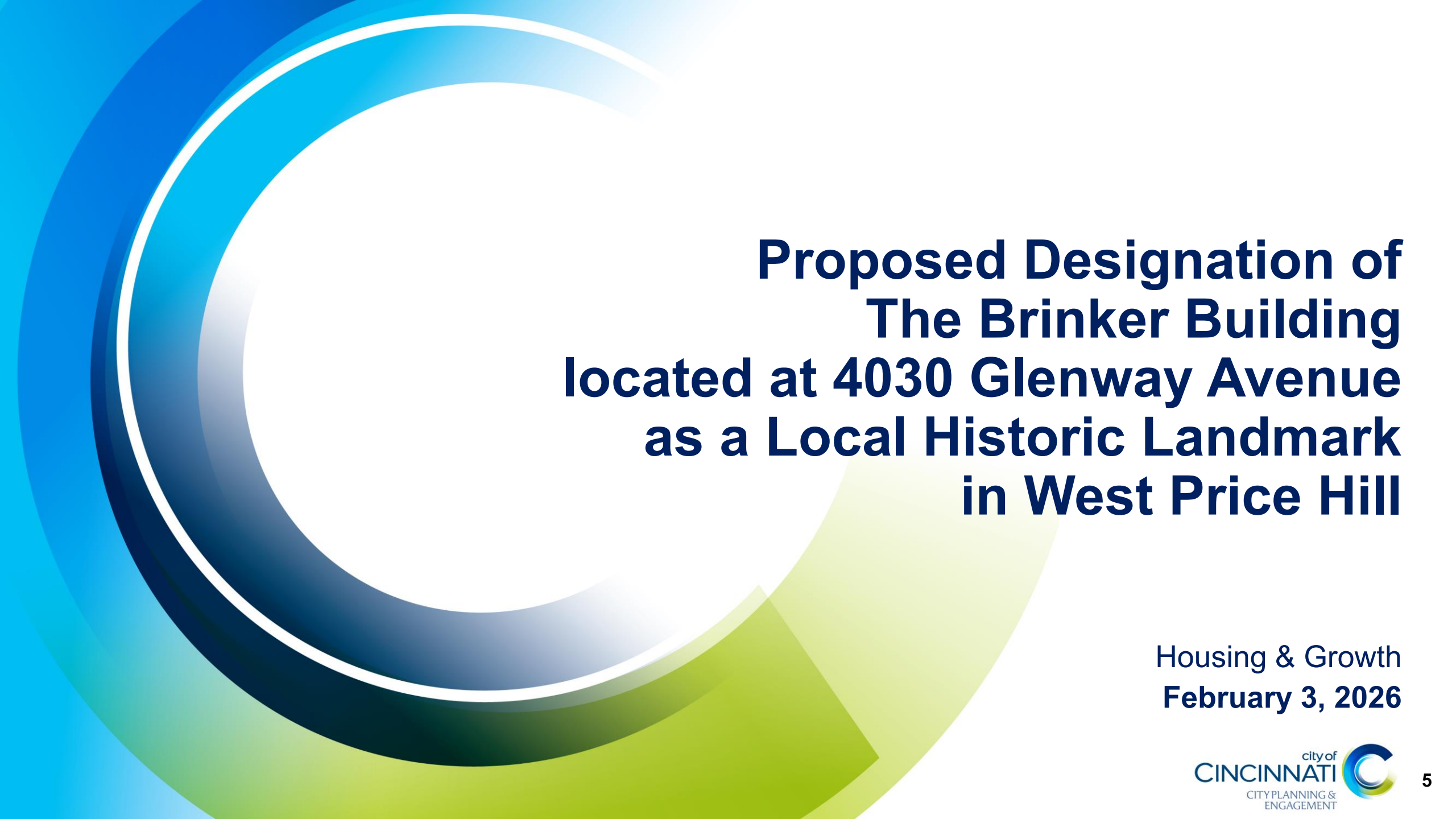
SUBJECT: Presentation – Emergency Ordinance for designating the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a historic landmark

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Attached is the presentation for the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

cc: Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

*SKH  
FOR KKTJ*



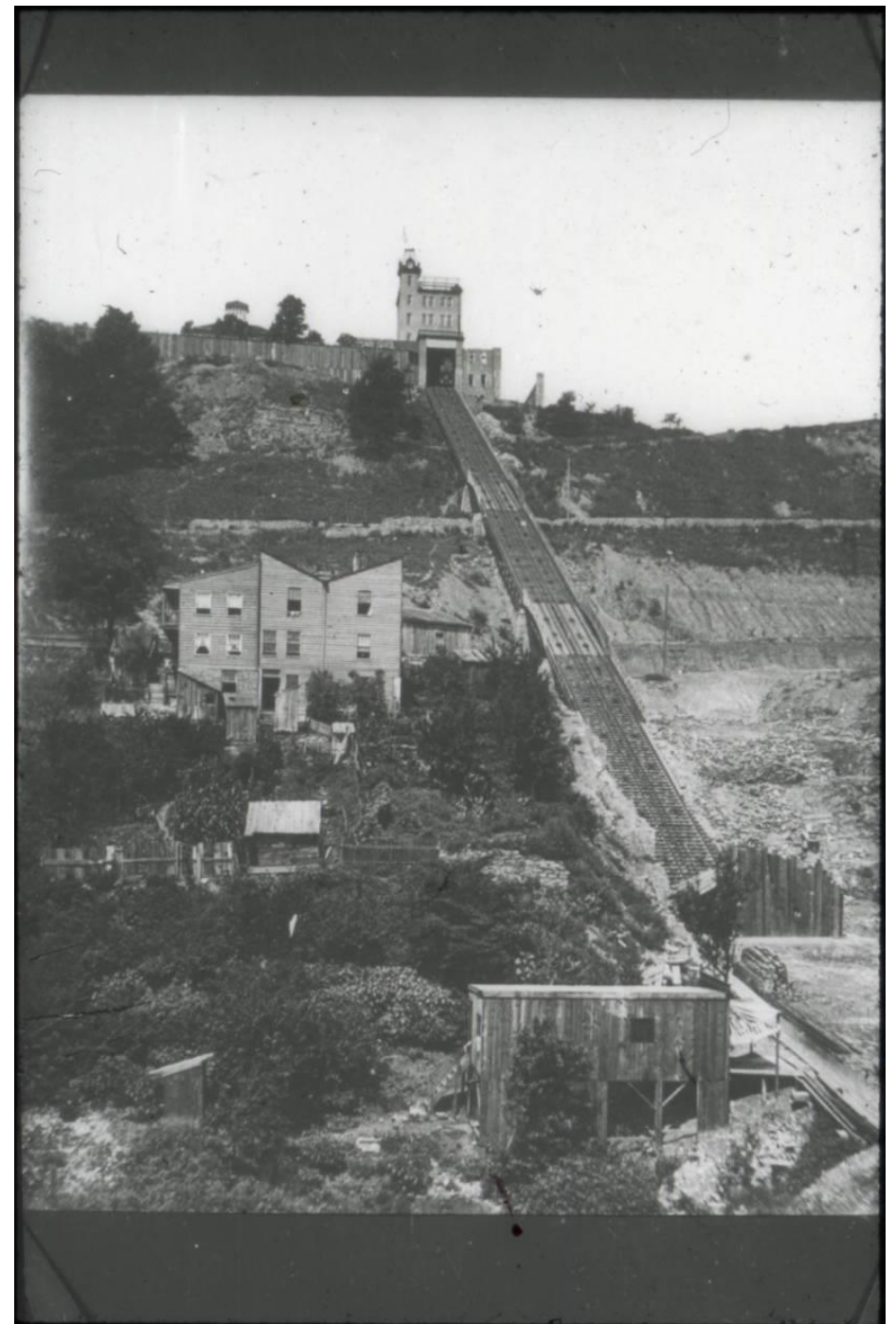
# **Proposed Designation of The Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill**

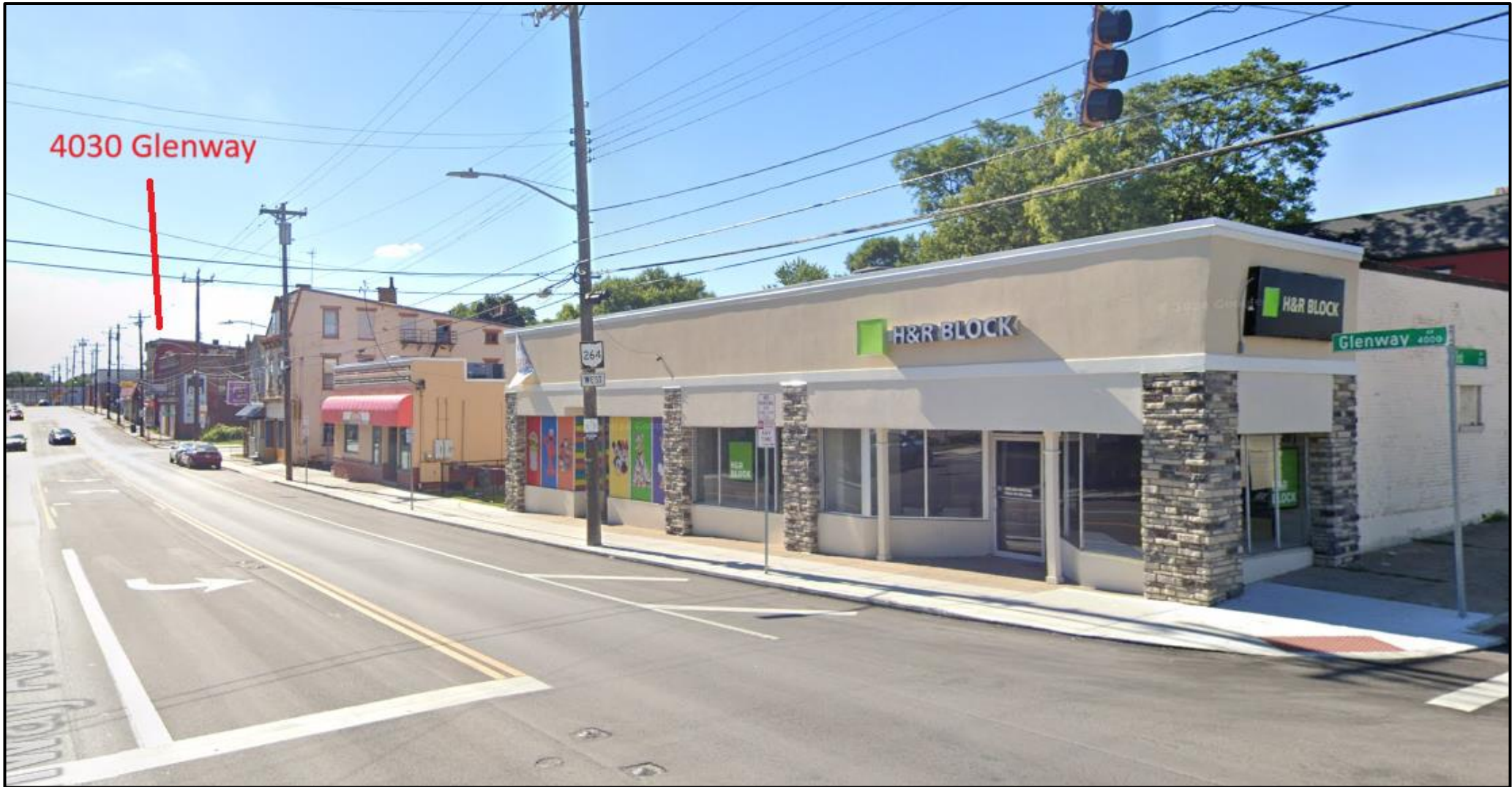
Housing & Growth  
February 3, 2026

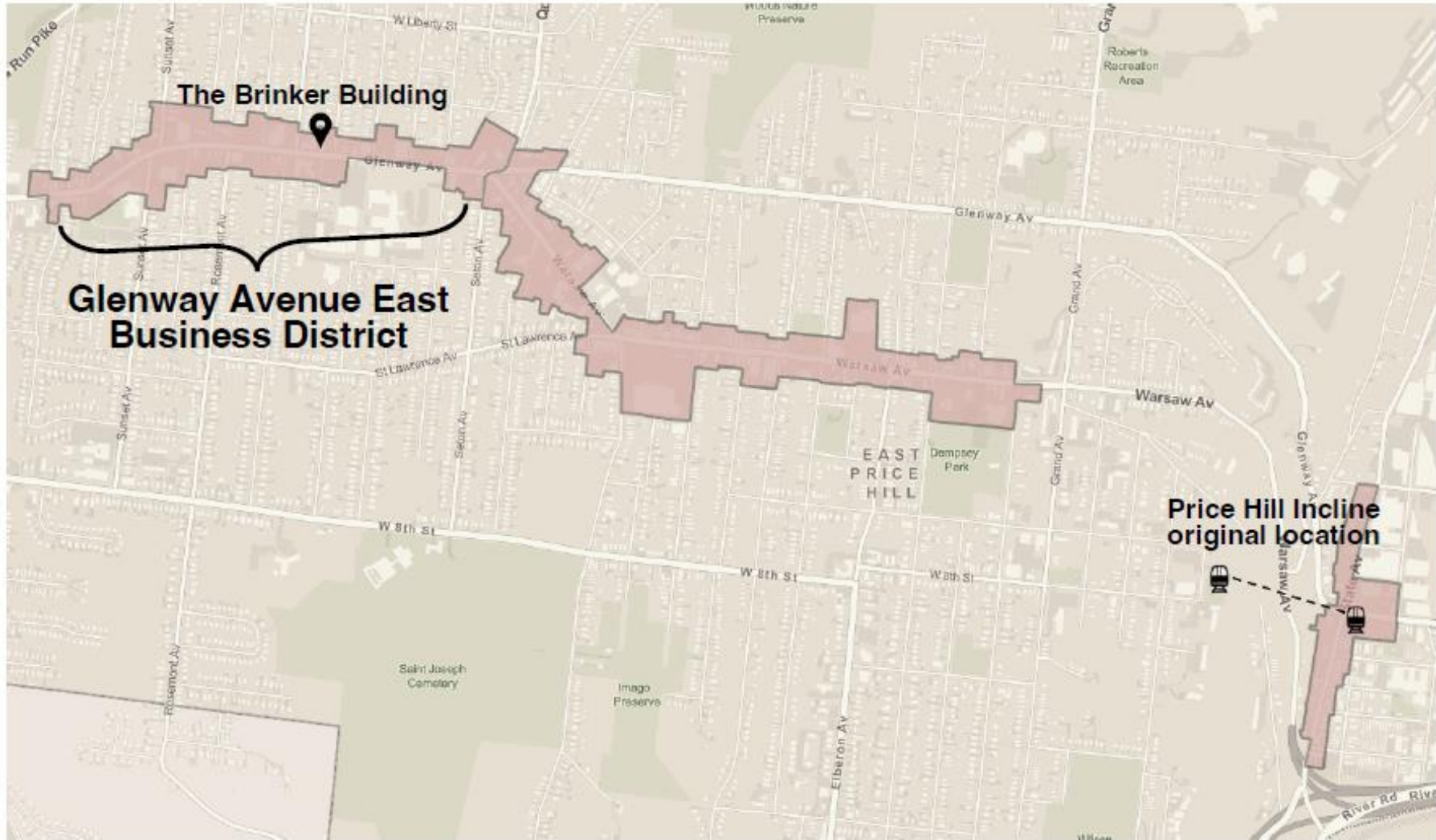




Price Hill Incline Plane, 8th St., Cincinnati.







# Significance

According to the Cincinnati Zoning Code (§1435-01-H3), certain findings must be made before a Local Historic Landmark can be designated by City Council. The building must be found to have historic significance. Historic significance means that the landmark must possess integrity of location, design, setting, materials, workmanship, feeling, association, and have attributes that:

- 1. Are associated with events that have made a significant contribution to the broad patterns of our history; or**
2. Are associated with the lives of persons significant in our past; or
- 3. Embody 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. Have yielded, or may be likely to yield, information important in history or prehistory.

4030 Glenway



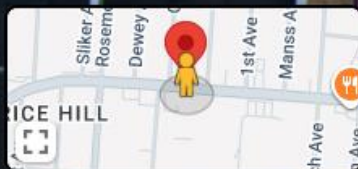
4030 Glenway Ave

Cincinnati, Ohio



Jun 2024 [See more dates](#)

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Image capture: Jun 2024 © 2025 Google United States Terms Privacy Report a problem

Glenway Revitalization • Phase 1 • 2024 •

# Community Engagement

- **Joint Virtual Public Staff Conference**
  - November 6, 2025
- **Historic Conservation Board**
  - December 1, 2025
- **City Planning Commission**
  - December 19, 2025
- **Housing & Growth**
  - February 3, 2026
- Multiple letters of support received



# Consistency with Plans

## *Plan Cincinnati (2012)*

- Sustain Initiative Area - “Preserve our natural and built environment.”



## *Belong, Be Strong: West Price Hill (2022)*

- Business Development/Engagement
  - Goal 1: “Strive to revitalize empty storefronts in each business district.”
  - Goal 3: “Connect and improve each business district through an improved pedestrian experience.”
- Marketing
  - Goal 1: “Promote the history and pride of West Price Hill.”



# Recommendation

**City Planning Commission recommends City Council take the following action:**

- 1. APPROVE** the proposed designation of the Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill under Criteria 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a); and
- 2. ADOPT** the conservation guidelines.

# Key points about lead exposure in children

Nick Newman, DO, MS, FAAP

City of Cincinnati Housing & Growth Committee

February 3, 2026

# Lead

- Malleable, corrosion-resistant metal
- Used by humans since 6500 BCE (Turkey)
- Toxicity described by Greek Physician Nicander in 2<sup>nd</sup> Century BCE
- Paint known to be poisonous to children by 1904

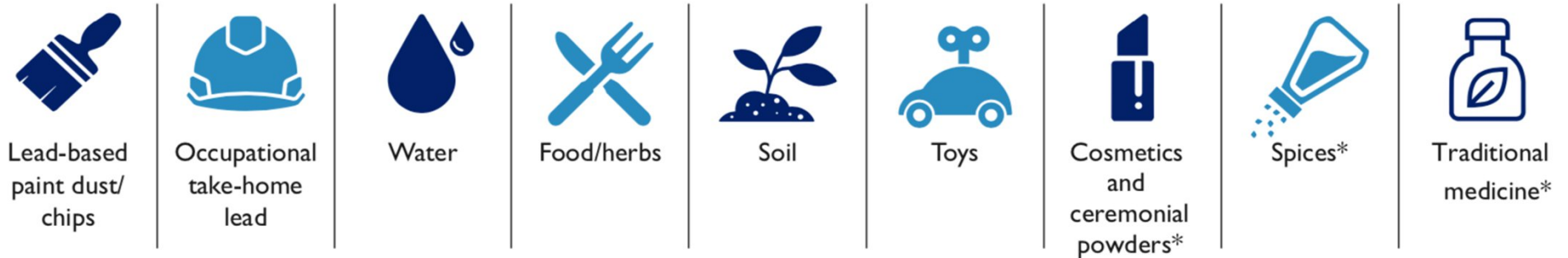


[This Photo](#) by Unknown Author is licensed under [CC BY](#)



NIOSH/CDC, 2019; AAP, Ped Env Health 2012

# Common Sources of Lead



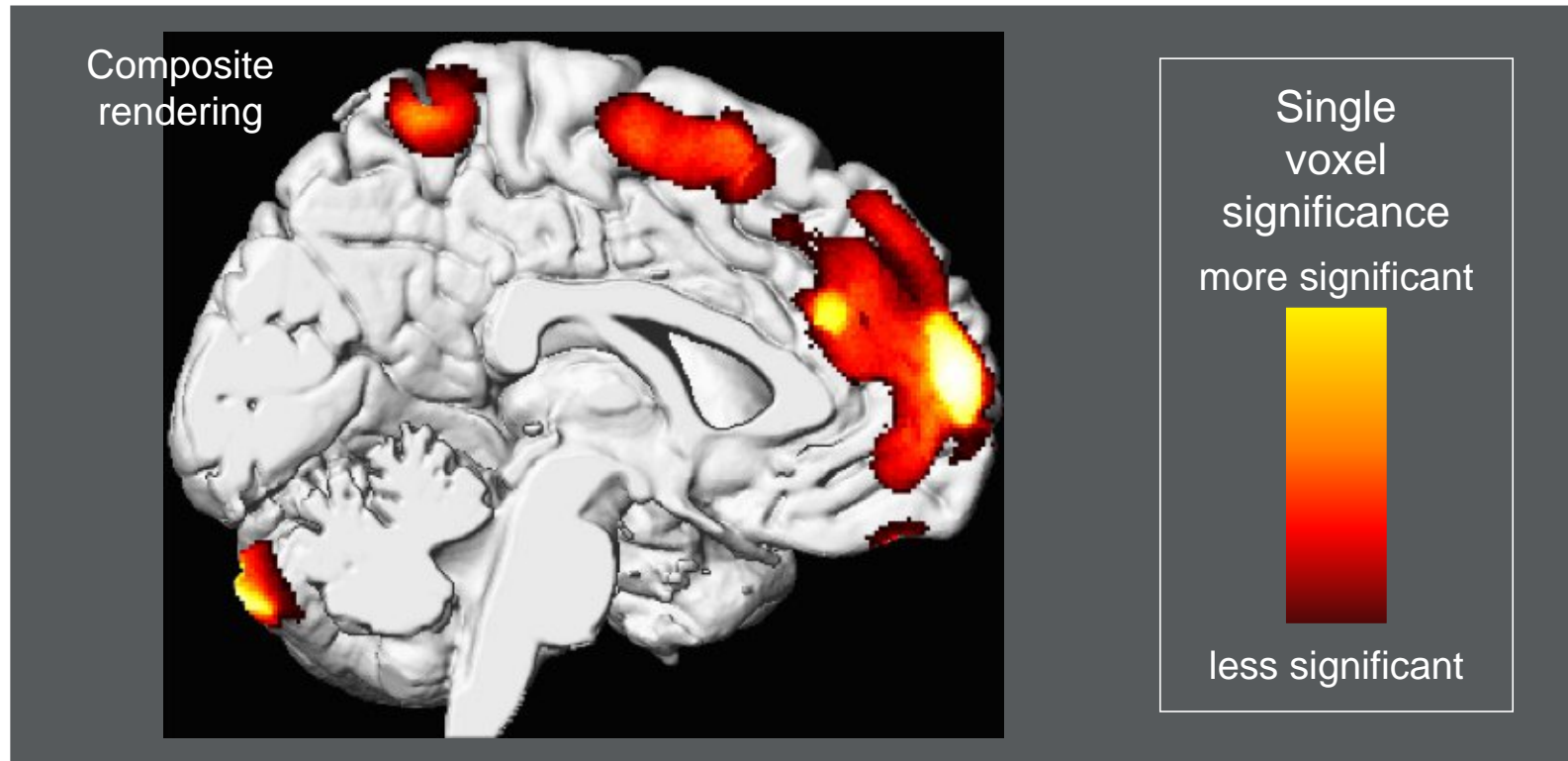
Courtesy, Ohio AAP Lead Free Ohio Program



80% of children in Ohio  
are exposed through old paint

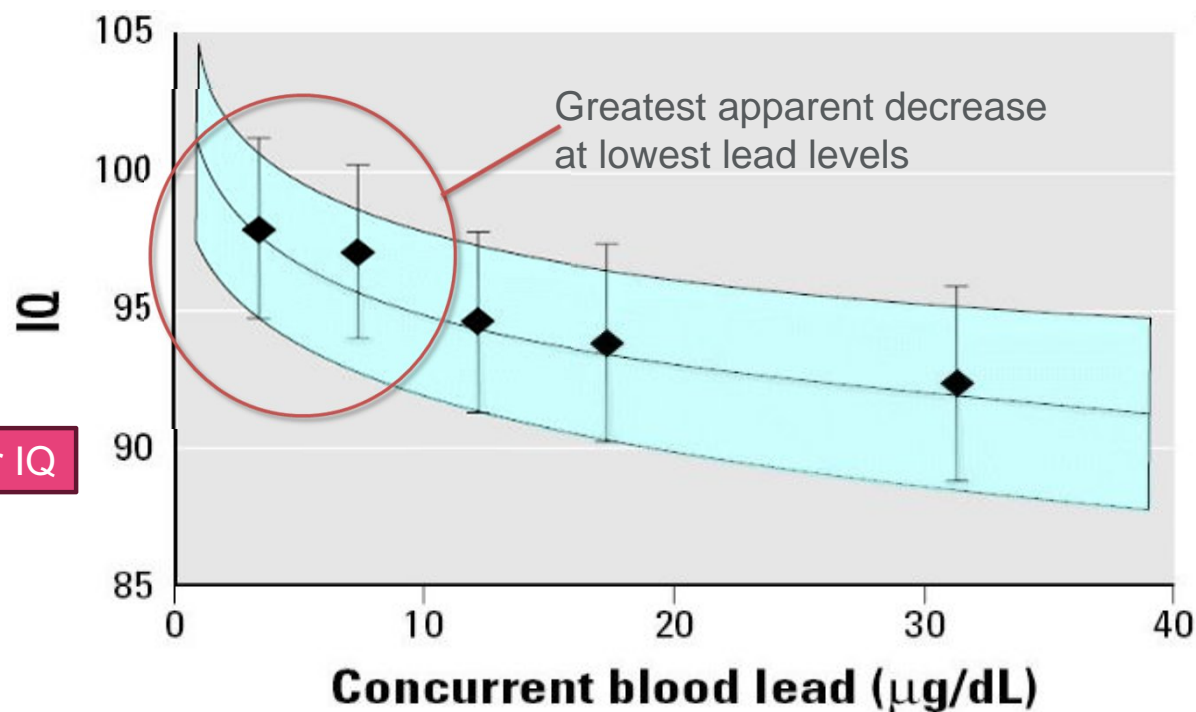
Lead was banned from household paint in 1978

# Lead exposure in early childhood is related to brain volume loss in adults, Cincinnati Lead Study



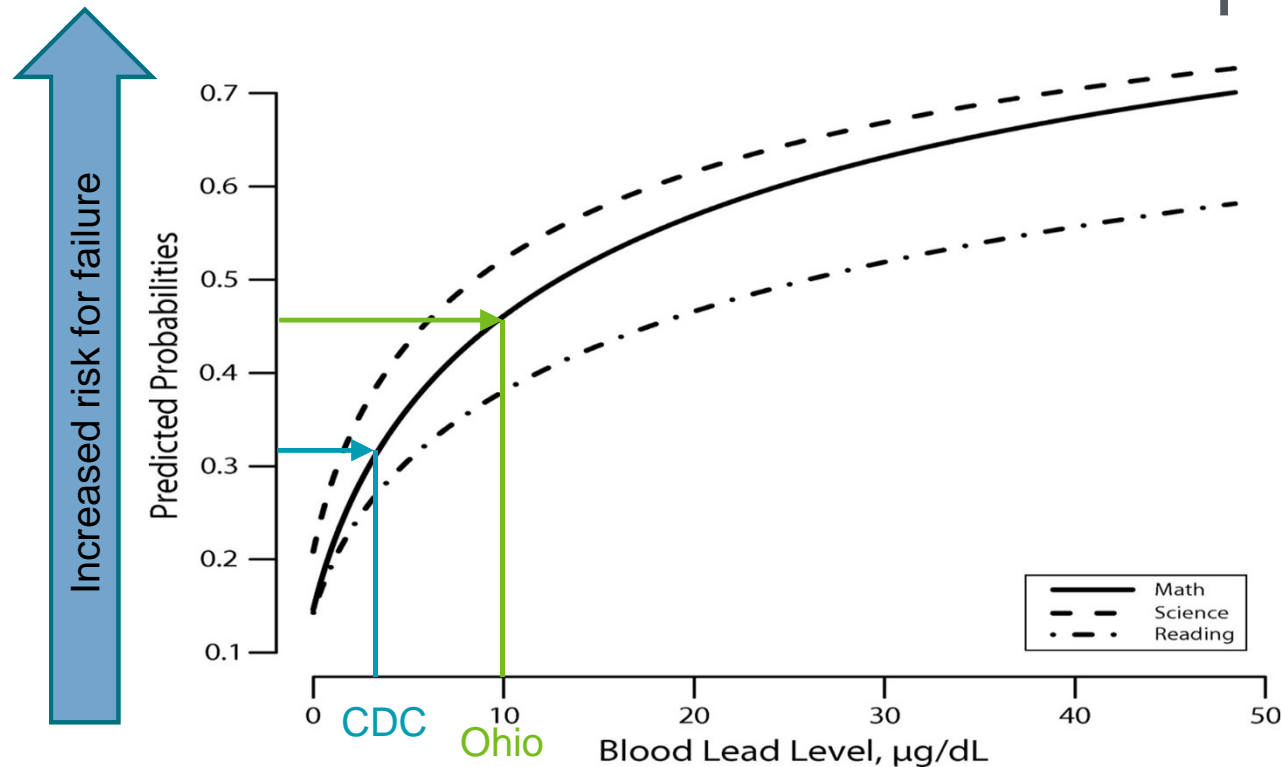
Map of strength of association between blood lead concentration and population-wide loss of gray matter volume. Single-voxel minimum significance threshold is  $p < 0.001$  (uncorrected), found within a cluster of at least 700 voxels (Cecil, et al. 2008)

# Blood lead concentration is negatively associated with IQ



Lanphear et al 2005. *Environmental Health Perspectives*.

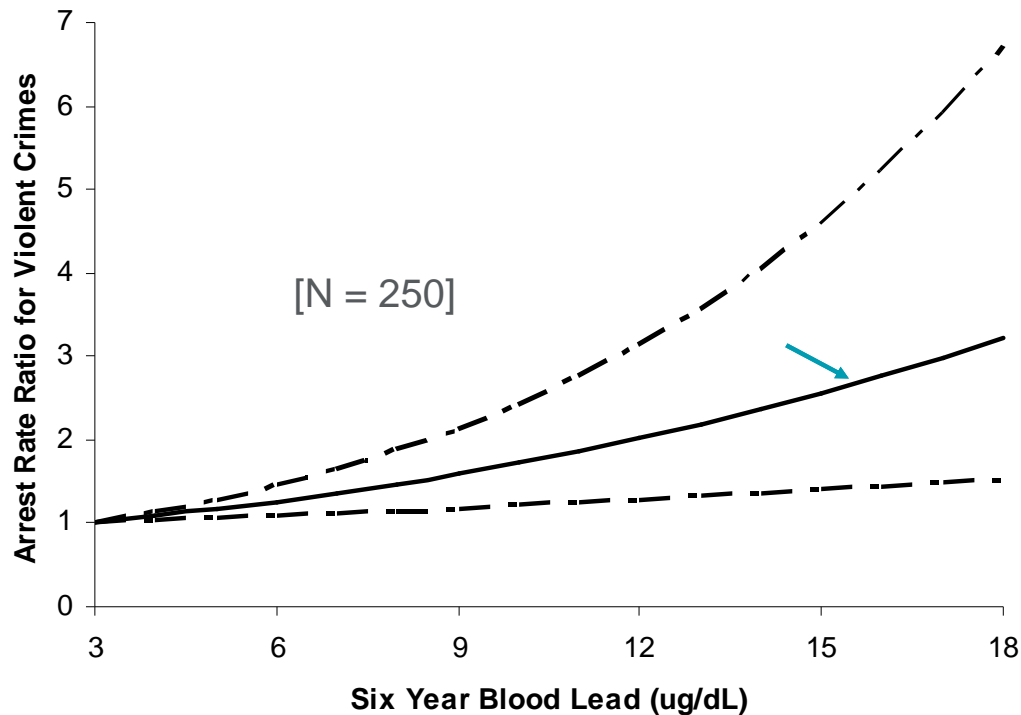
# Increased lead level lowers school performance



Predicted probabilities of scoring “less than proficient” on 3 tests of the Michigan Educational Assessment Program as a function of blood lead level:  
Detroit Public Schools, MI, 2008–2010

Zhang, AJPH, 2013

## Age Six Blood Lead Concentrations and Arrest Rate Ratio for Violent Offenses in Adults, Cincinnati Lead Study



Adjusted for:

- Enriching home environment (HOME score)
- Birth Weight
- Gender
- Maternal Smoking During Pregnancy
- Maternal Drug/alcohol Use During Pregnancy
- Maternal Education
- Maternal IQ
- Maternal Criminal History
- Socioeconomic Status
- Household Size
- Public Assistance
- Age at time of study
- Positive drug screen

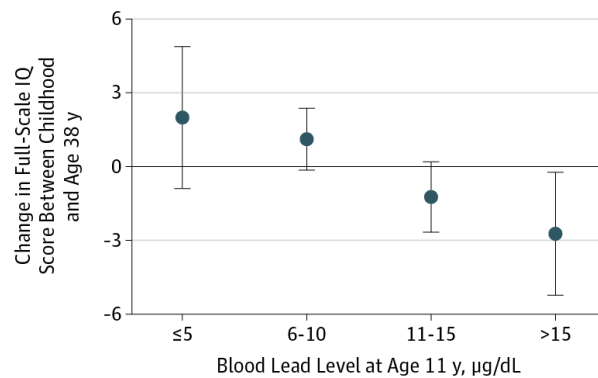
Any 5 ug/dL increase in blood lead increased the rate of arrests for violent offenses by 48 percent (RR = 1.48 95% CI 1.15-1.89).

Wright, Dietrich, RI's et al. PLoS Medicine, 2008

From: **Association of Childhood Blood Lead Levels With Cognitive Function and Socioeconomic Status at Age 38 Years and With IQ Change and Socioeconomic Mobility Between Childhood and Adulthood**

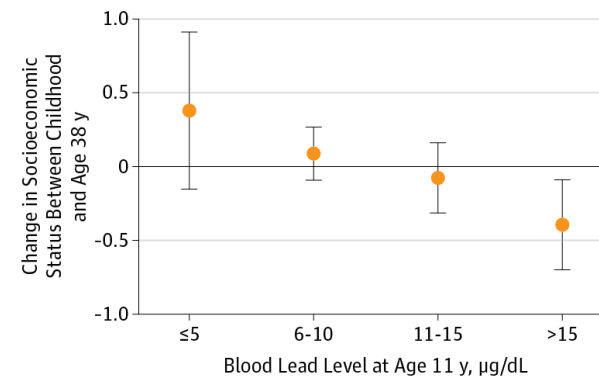
JAMA. 2017;317(12):1244-1251. doi:10.1001/jama.2017.1712

**A** Change in full-scale IQ by childhood blood lead levels



No. of participants 31 260 168 74

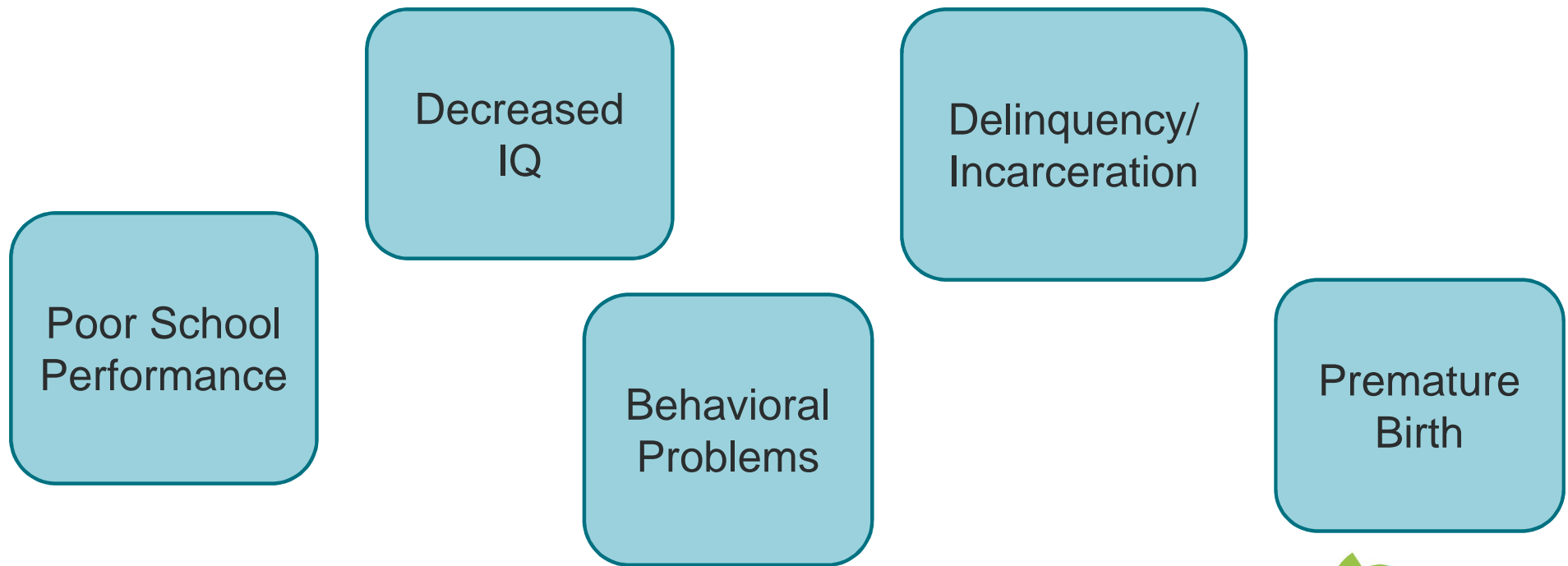
**B** Change in socioeconomic status by childhood blood lead levels



No. of participants 31 262 170 78

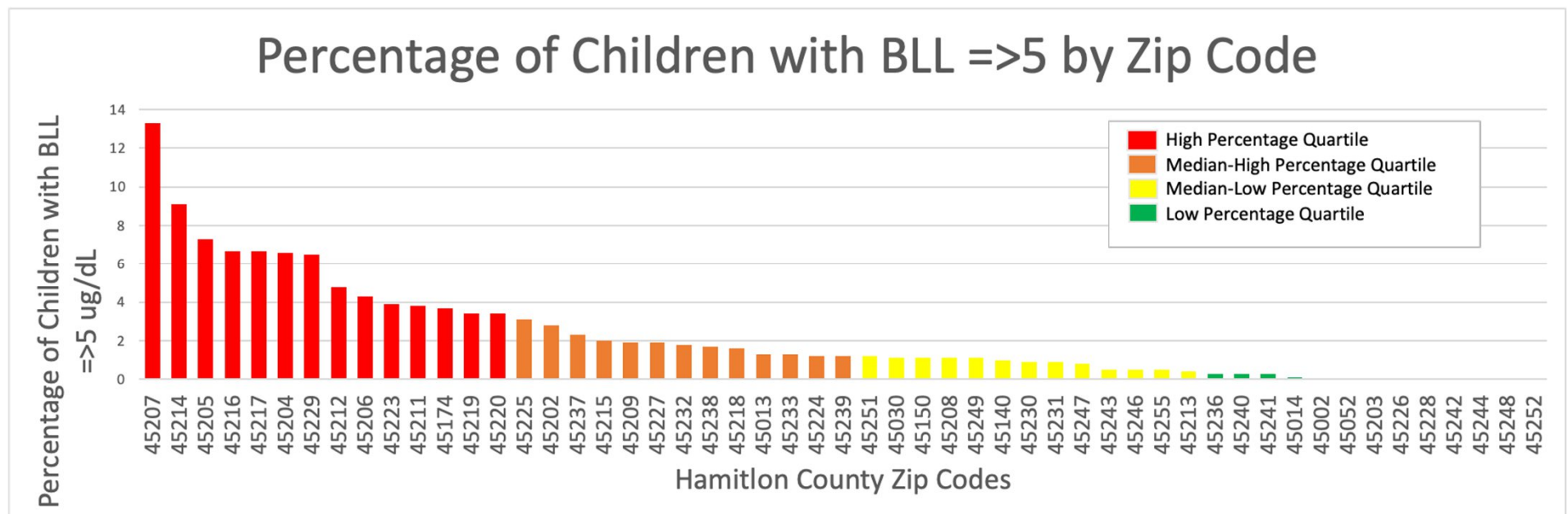
Higher blood lead levels in childhood associated with decline in IQ and socioeconomic status through their lifetime, up to age 38 years (Dunedin Longitudinal Study, New Zealand)

# Lead Exposure



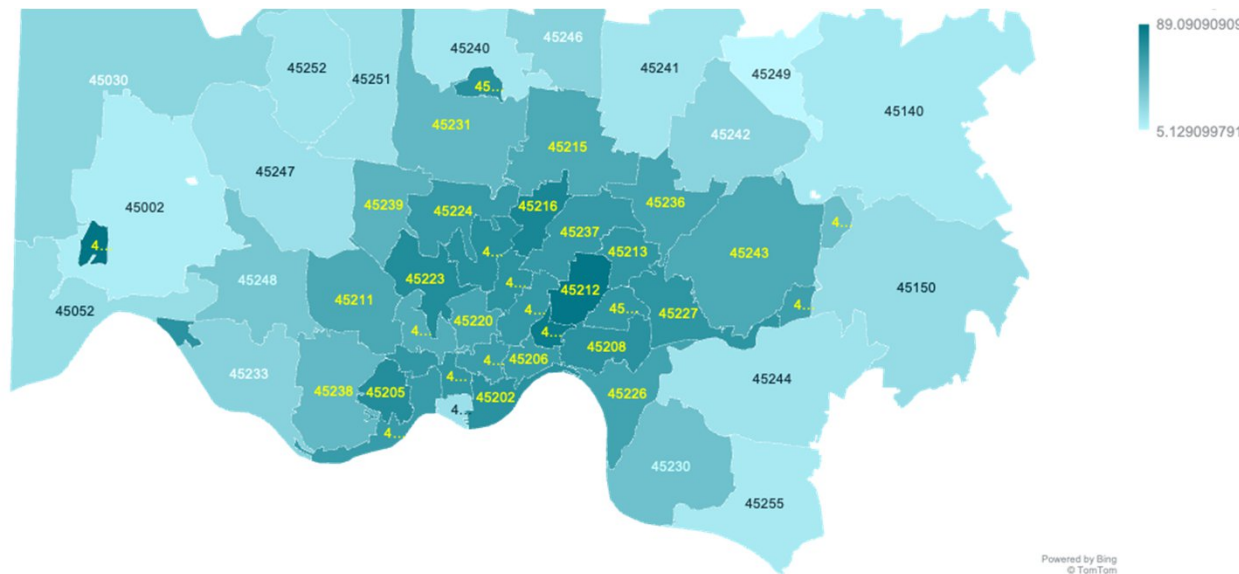
CDC, 2012; CDC, 2010; Chen et al., 2007; Dietrich, et al., 2001; Wehby, 2025

# Zip code and lead level in Hamilton Co.



Unpublished Hamilton County Data, 2016

# Hamilton County: Percentage of Housing Built Prior to 1960



Unpublished Hamilton County Data, 2016

# Thank you



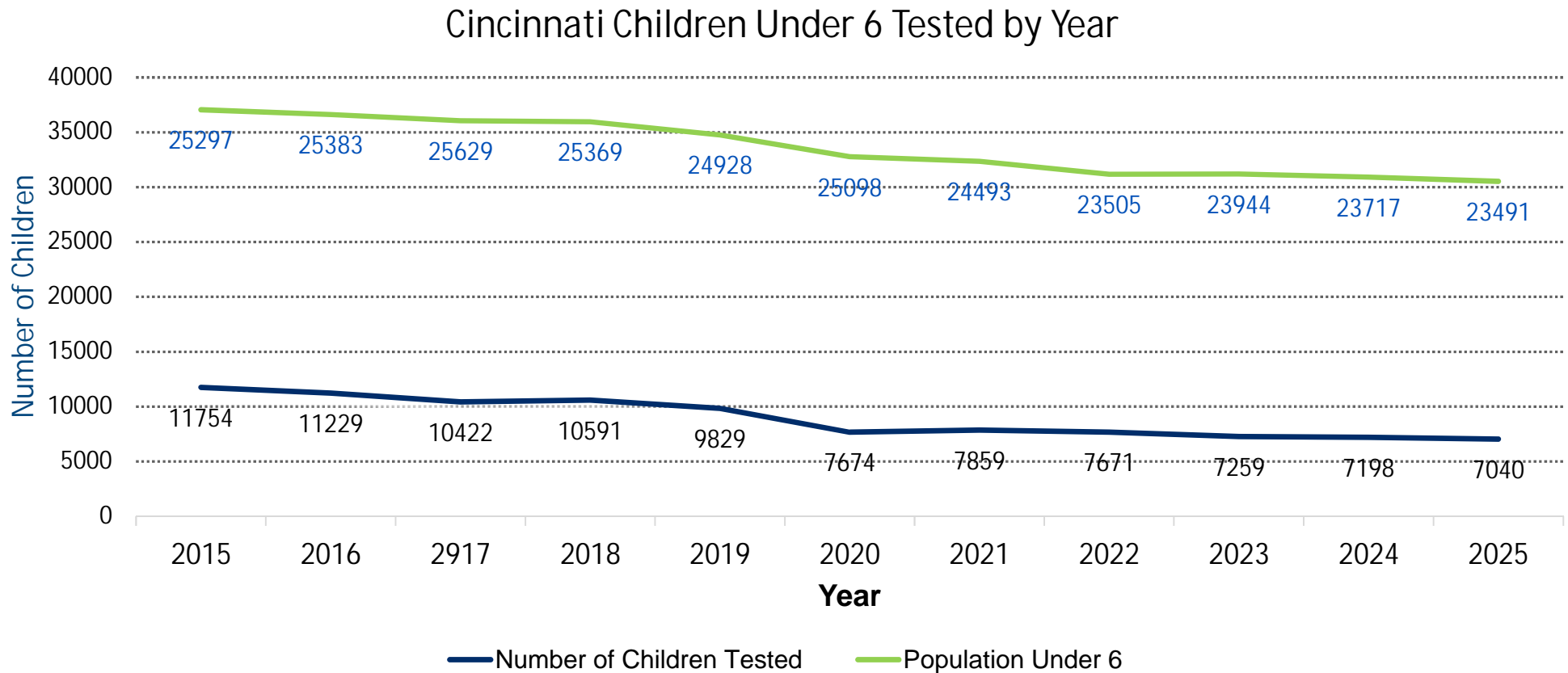
# Housing and Growth Committee

Maryse Amin, PhD, MS  
Grant Mussman, MD, MHSA  
Gina Britton, MHA

February 3, 2026

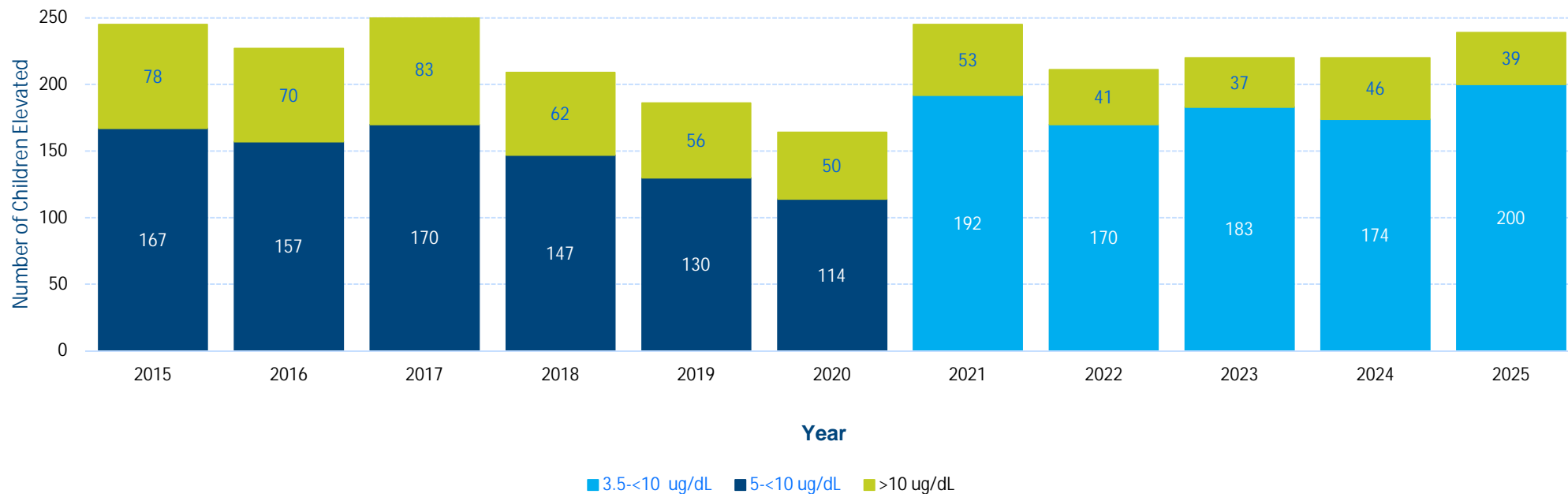
# Scope of lead exposure issue in Cincinnati

# 30% of Cincinnati children tested for lead



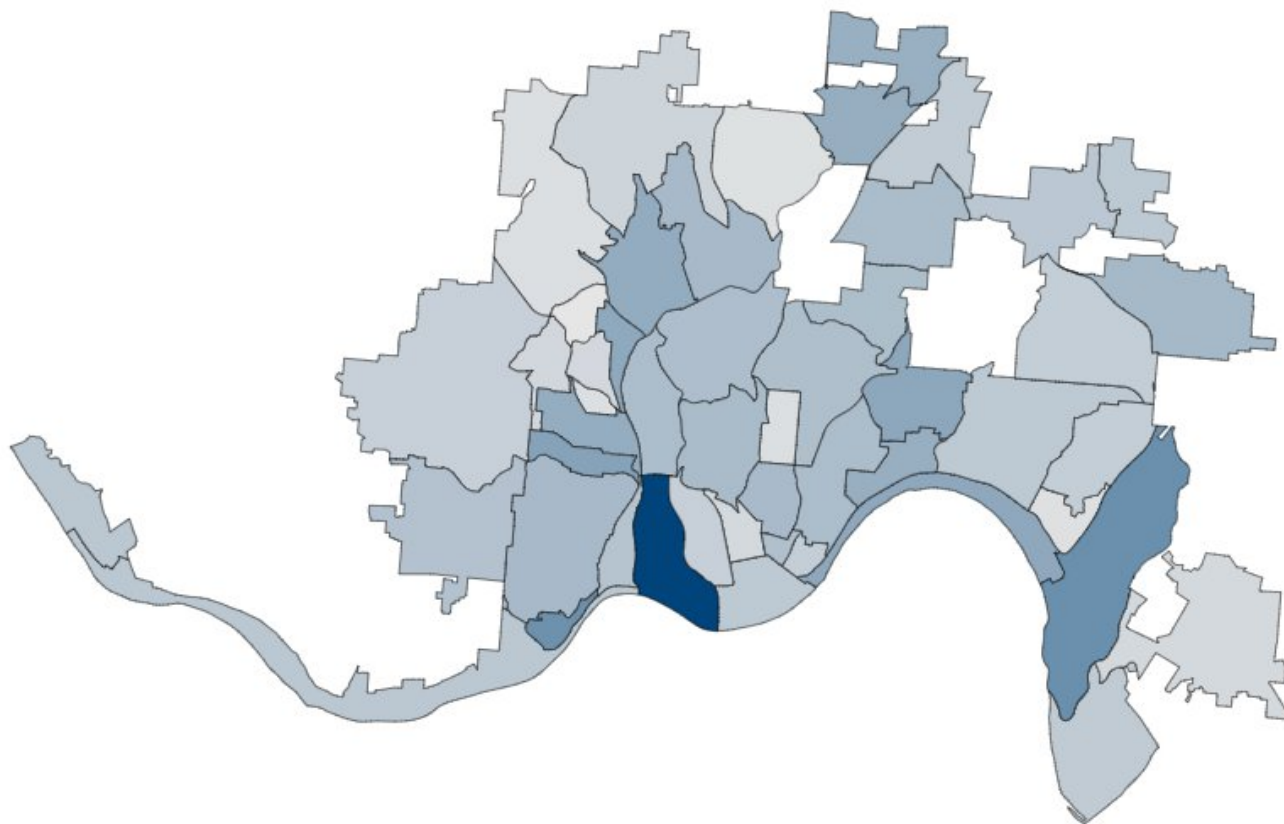
# 3.2% of Cincinnati children with elevated blood lead levels ( $\geq 3.5$ $\mu\text{g}/\text{dL}$ )

Breakdown of Confirmed Elevated Children Under 6 Tested by Year



# Lead poisoning by neighborhood ( $\geq 3.5 \mu\text{g/dL}$ )

Percent Elevated Children by Neighborhood from 2015-2025



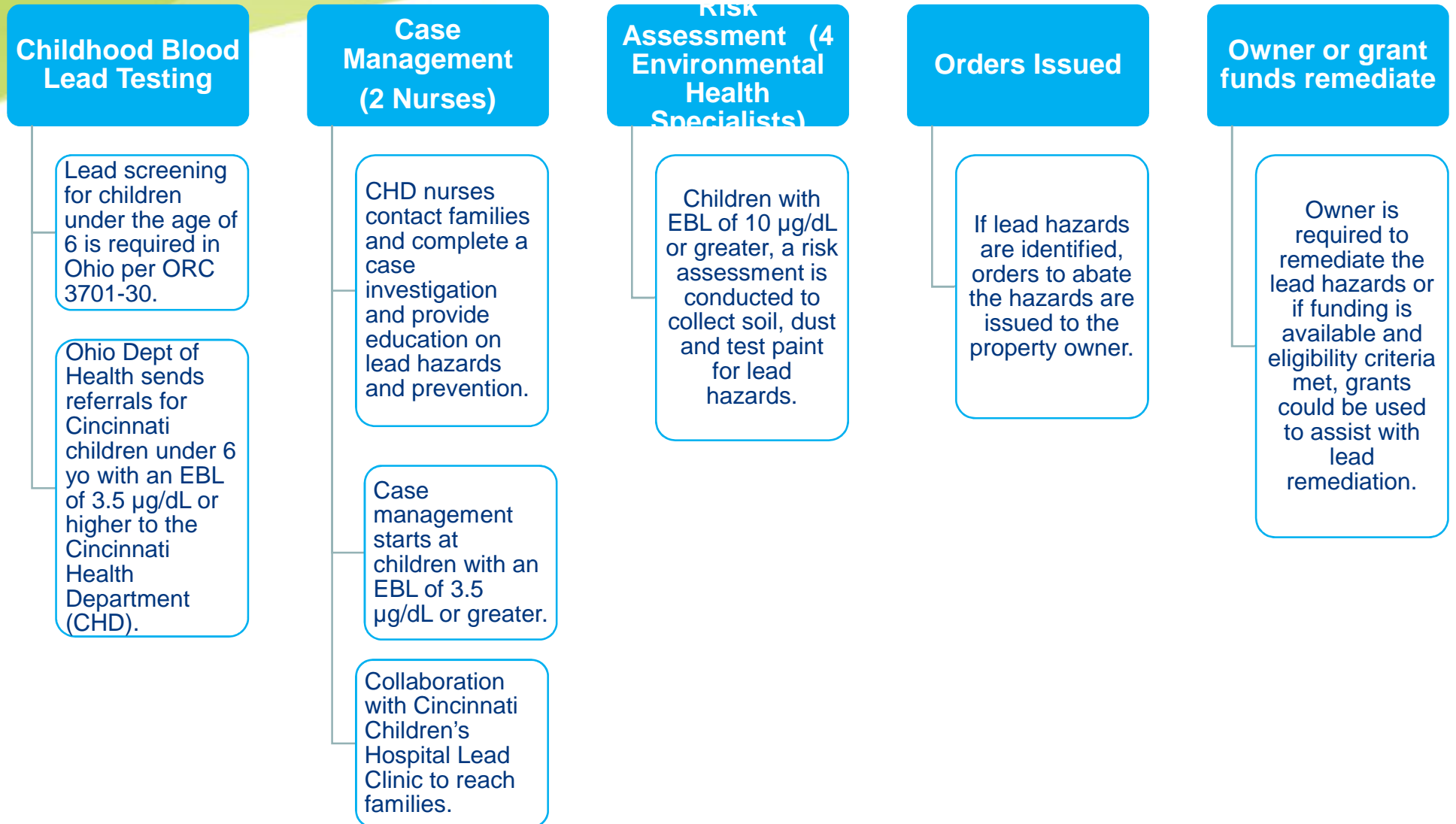
Neighborhood	Percent Elevated
(1) Queensgate	20.00%
(2) Linwood	11.03%
(3) Sedamsville	10.79%
(4) South Fairmount	8.74%
(5) Evanston	8.24%
(6) East End	8.10%
(7) South Cumminsville	8.06%
(8) Northside	7.66%
(9) North Fairmount	7.60%
(10) Carthage	7.42%

# **Cincinnati Childhood Lead Poisoning Prevention Program (CLPPP)**

# CLPPP Team

- **1 Health Program Manager**
- **1 Senior Environmental Health Specialist**
- **2 Public Health Nurses**
- **4 Environmental Health Specialists**
- **1 Customer Relations Representative**

# Our Program and Services

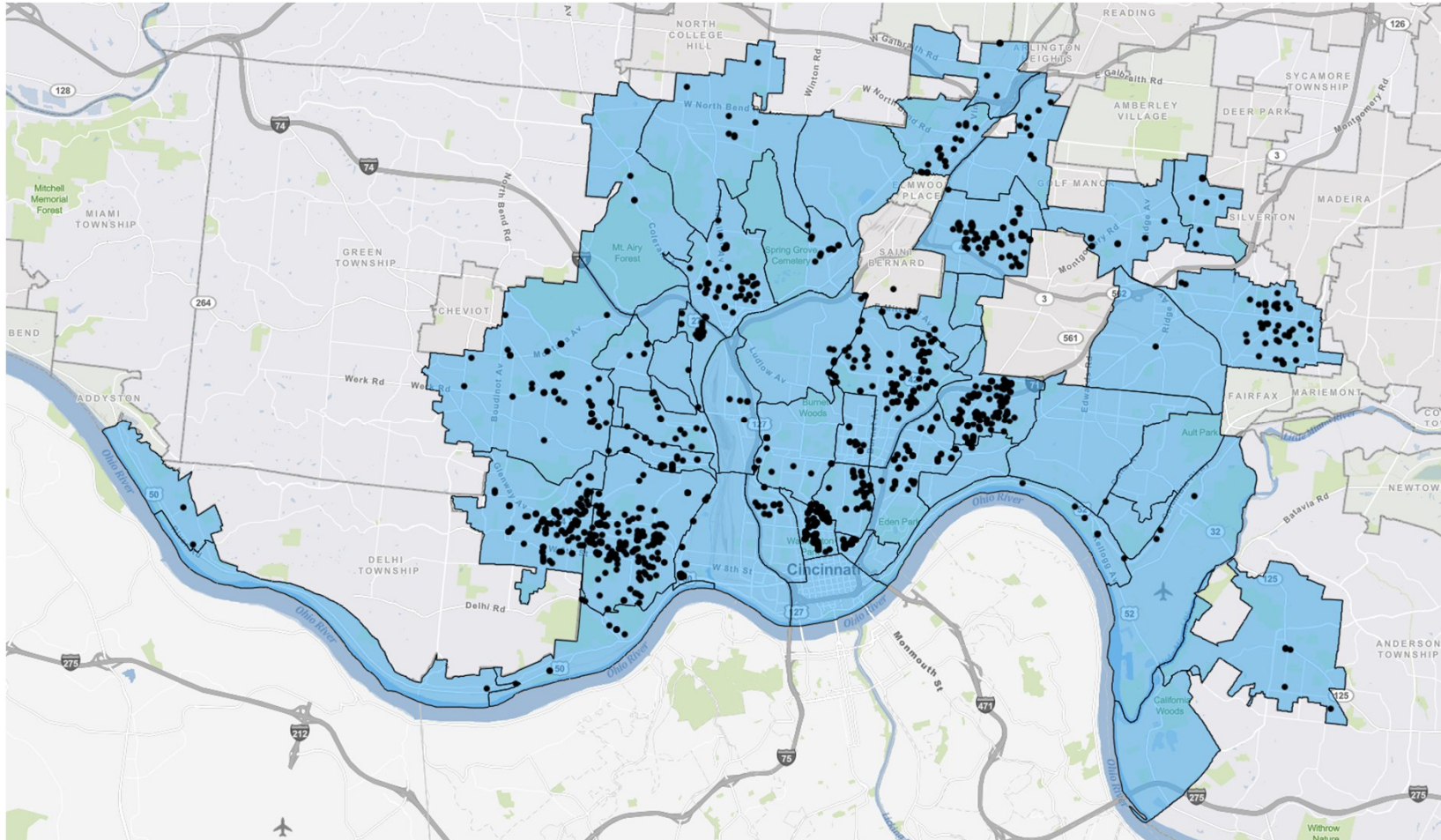


# Cincinnati Childhood Lead Prevention Program Funding

# CHD Lead Program Funding

Program Name	Funding Source	Administering Agency	Focus	Eligibility
<b>General Fund</b> (~\$1,200,000)	City	CHD	Case Management, Environmental Risk Assessment & Administration	All children with lead levels of 3.5 µg/dL
<b>CDBG</b> (Community Development Block Grant) (~\$143,000 annually)	Federal	CHD	Environmental Risk Assessments	All children with lead levels of 10 µg/dL and above
<b>HUD</b> (Housing and Urban Development Grant) (~\$4,440,000 over four years)	Federal	CHD	Remediation of Lead Hazards (~\$20,000 per unit, 140 units over four years)	Low income (80% AMI) families with kids under 6 years of age
<b>Medicaid</b> Reimbursement (~\$44,000 annually)	State	CHD/ ODH	Environmental Risk Assessments of Children on Medicaid	Children on Medicaid
<b>ODOD</b> (Ohio Department of Development) (~\$1,000,000 – one time award ending June, 2026)	State	CHD/ ODOD	Remediation of Lead Hazards and primary prevention for Lead safe housing	Income eligibility, occupied units

# Over 1700 City of Cincinnati properties received lead abatement efforts



Note: 2014-2025, each dot represents a building

# Future opportunities

# Limitations and future direction

- **Primary prevention funding ending**
- **Lead abatement funding dependent on Federal allocations**
- **Opportunities for future sustainable funding to address primary prevention and lead abatement needs**

**THANK YOU!**

city of  
**CINCINNATI**  
HEALTH DEPARTMENT

January 7, 2026

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Designating the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a historic landmark

202600006

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Transmitted is an Emergency Ordinance captioned:

**DESIGNATING** the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

The City Planning Commission recommended approval of the designation at its December 19, 2025 meeting.

Summary

On September 5, 2025, an application for the designation of the Brinker Building as a Local Historic Landmark was submitted by 8K. This was approved by the Historic Conservation Board on December 1, 2025.

The City Planning Commission recommended the following on December 19, 2025 to City Council:

**APPROVE** the proposed Local Historic Landmark designation located at 4030 Glenway Avenue in West Price Hill under criterion 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a) and;

**ADOPT** the conservation guidelines as amended by City staff.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

## **EMERGENCY**

**DBS**

**- 2026**

**DESIGNATING** the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

WHEREAS, 8K Company has applied to designate the building commonly known as the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark; and

WHEREAS, the Brinker Building, completed in 1910, is one of the few remaining examples in the West Price Hill neighborhood of architectural styles dominant in the early 20th century transitional period and is characterized by a blend of architectural styles including Second Empire, Queen Anne, Neoclassical Revival, and other styles of the era; and

WHEREAS, the Brinker Building features a mansard roof with paired, gabled dormers, which were a hallmark of the French Second Empire style, and the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels and the influence of the Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story; and

WHEREAS, the Brinker Building represents the expansive growth of the West Price Hill neighborhood following the construction of the Price Hill Incline in 1874, which led to thousands of residents migrating to the area, and provides a window into the commercial history of the business district along Glenway Avenue; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on December 1, 2025, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, recommended designation of the Brinker Building as a local historic landmark and further recommended adoption of conservation guidelines governing the maintenance, rehabilitation, and modification of the proposed historic landmark; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, at its regularly scheduled meeting on December 17, 2025, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c), recommended the designation of the Brinker Building as a local historic landmark and the adoption of conservation guidelines governing the maintenance, rehabilitation, and modification of the local historic landmark; and

WHEREAS, Council finds that the Brinker Building has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(1) for its association with events that have made a significant contribution to the broad patterns of our history; and

WHEREAS, Council additionally finds that the Brinker Building has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(3) because it embodies the distinctive characteristics of a type, period, and method of construction, particularly the Second Empire, Queen Anne, and Neoclassical Revival styles of architecture; and

WHEREAS, Council finds that the historic designation of the Brinker Building conforms to the “Sustain” Initiative Area goal of Plan Cincinnati (2012) to “[p]reserve our natural and built environment” as described on page 193; and

WHEREAS, Council considers the designation of the Brinker Building as a local historic landmark and the adoption of related conservation guidelines to be in the best interest of the City and the general public’s health, safety, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves the Designation Report for the structure located at 4030 Glenway Avenue (“Brinker Building”), which report is attached to this ordinance as Attachment A and incorporated herein by reference, and Council specifically adopts as its own findings that the Brinker Building, as depicted on Attachment B, attached hereto and incorporated herein by reference, and located on the real property more particularly described on Attachment C, attached hereto and incorporated herein by reference, has historic significance and qualifies in all respects for designation as a historic landmark under Chapter 1435 of the Zoning Code of the City of Cincinnati (“Zoning Code”); specifically, Council designates the Brinker Building as a local historic landmark under Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3).

Section 2. That the Zoning Map of the City of Cincinnati is amended to superimpose over the existing underlying zoning district the designation of the Brinker Building as a local historic landmark.

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the “Brinker Building Historic Conservation Guidelines,” attached hereto as Attachment D and incorporated herein by reference, which guidelines shall govern the preservation, rehabilitation, or modification of the Brinker Building local historic landmark.

Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning and Engagement, the Director of Buildings and Inspections, and the City Solicitor of the local historic landmark designation of the Brinker Building.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is that the designation of the Brinker Building makes the property immediately eligible for Ohio Historic Preservation Tax Credits, absent which designation the property cannot otherwise qualify by the pending application deadline. The tax credits will assure the rehabilitation of the Brinker Building and will facilitate a project that will contribute to the economic growth and vitality of the West Price Hill neighborhood.

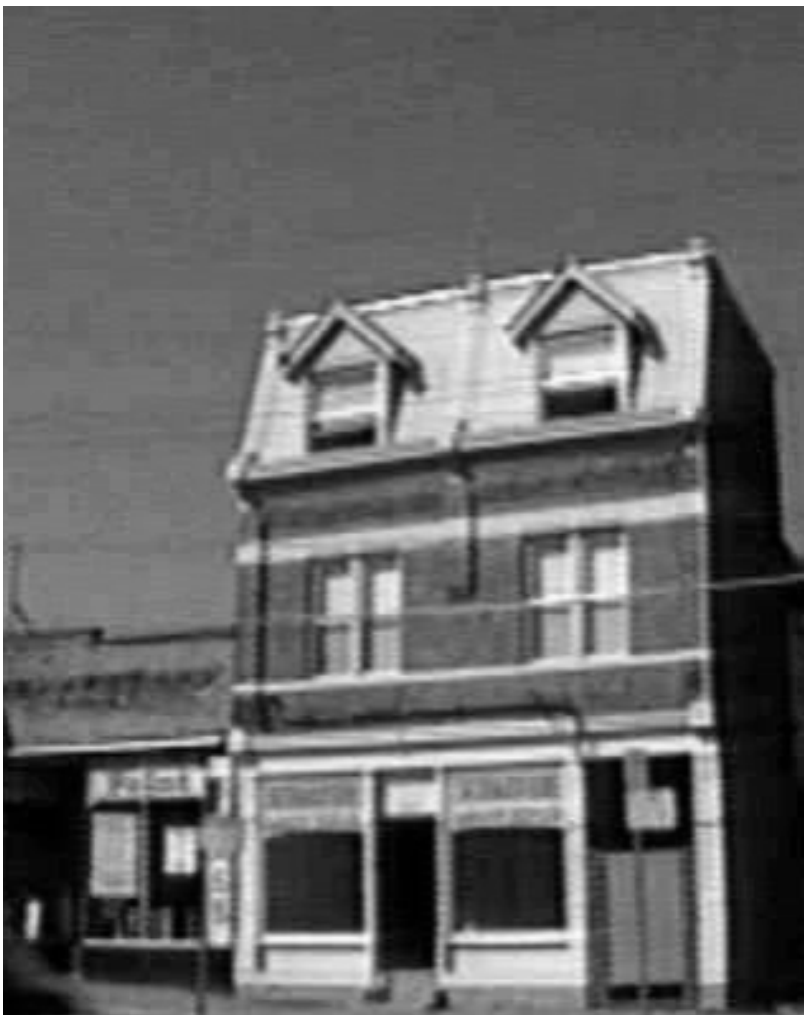
Passed: \_\_\_\_\_, 2026

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

4926-7531-3027, v. 1

*Landmark Designation Request*  
**4030 Glenway Avenue**  
*The Brinker Building*



Submitted to: Doug Owen, Urban Conservator  
City of Cincinnati Department of Planning & Community Engagement

Prepared and submitted by: 8K Company  
Project Contact: Morgan Noel Smith 513-344-8401

September 5, 2025



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## Introduction

At 4030 Glenway Avenue, the Brinker Building is one of few examples of architectural styles dominant in the early 20<sup>th</sup>-century transitional period that still remain in the Glenway Avenue “East” business district, as defined in the West Price Hill’s 2022 *Belong Be Strong* business district revitalization plan. The Brinker Building was erected in 1910, having seen little alterations in terms of use, footprint, roofline, and interior characteristics. The building is transitional in style, having been built at the tail end of the Victorian era when styles were shifting from heavy ornamentation and detailing to more simplified, pragmatic design. Elements of Second Empire, Italianate, and Queen Anne styles are present on the façade. A typical mixed-use building of the era, the Brinker Building has been home to multiple residents and families as well as numerous small businesses over the past century.

According to CZC 1435-07-01, the Brinker Building (3) *embodies the distinctive characteristics of a type, period, or method of construction that represents a significant and distinguishable entity*. The request is also consistent with Chapter 1435-03 of the Cincinnati Zoning Code (Historic Conservation), “*to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture*”. Preserving the Brinker Building will result in the meticulous preservation of one of very few unmodified 100+ year old structures along this area of Glenway Avenue.

## Setting

Located on the north of Glenway Avenue, between Gilsey and Iliff Avenues in West Price Hill, the Brinker Building sits at street level, directly accessible from the sidewalk and road. Today, Glenway Avenue serves as a major thoroughfare for commuters traveling between Cincinnati neighborhoods and beyond, while also acting as a central hub for local commerce and education within the Glenway Avenue East business district. The area is home to a mix of small businesses such as LaRosa’s Pizzeria, Custom Cutts Barbershop, and Brogan-Hesketh Formal Wear, alongside larger institutions like Elder High School, Seton High School, and the Boys and Girls Club. Together, they make Glenway Avenue East a primary center of economic and community activity in West Price Hill.

## Architectural Significance

Having been built in 1910, the Brinker Building can be characterized by its transitional architectural style, representing a blend of Second Empire, Queen Anne, Neoclassical Revival, and other styles of the era. The most striking feature is the mansard roof with paired, gabled dormers which were a hallmark of the French Second Empire style. By the time this structure rose, these styles were no longer cutting-edge, but the continued use here speaks to the enduring appeal of its vertical emphasis and distinctive roofline, especially for mixed-use commercial buildings seeking a touch of elegance.

Below the roof, the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels. The belt course is a feature often found in Second Empire, Italianate, and several other architectural styles of the era. Finally, an influence of Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story. These details recall the mid-19th-century urban townhouse aesthetic, though here they are somewhat simplified, a reflection of more cost-conscious early 20th-century building practices.

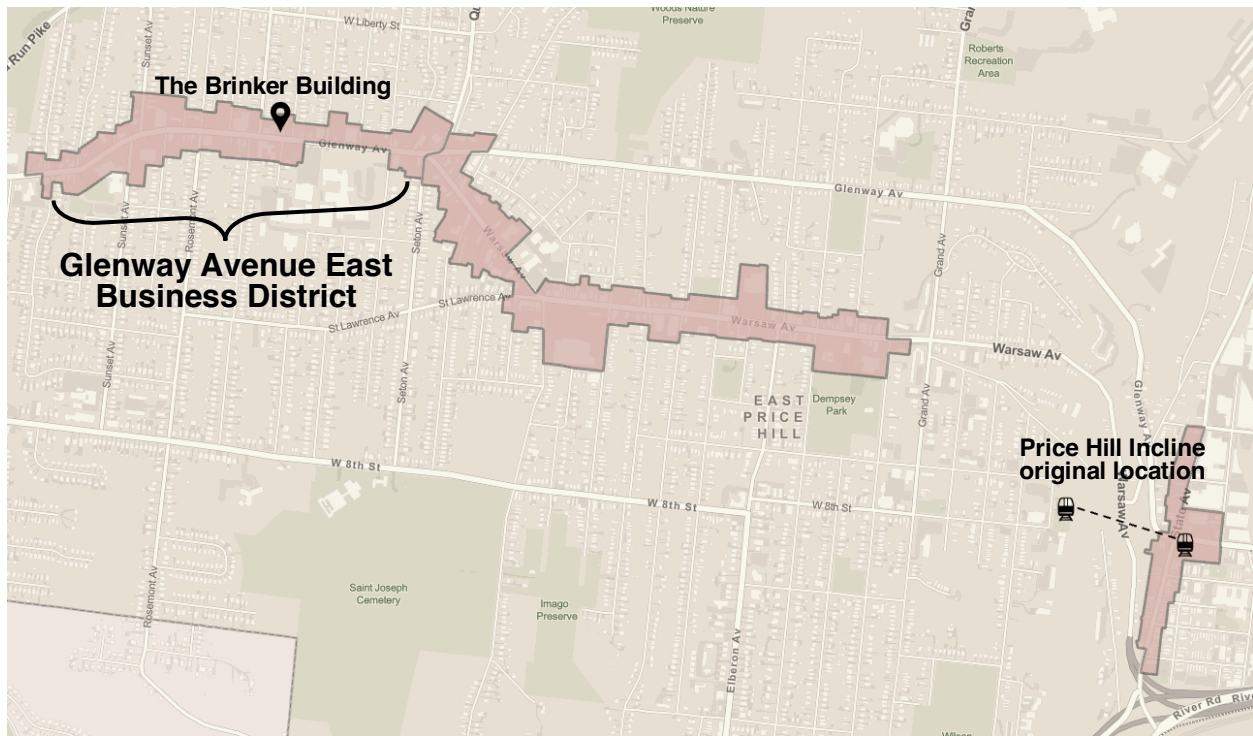
The storefront at street level has been heavily altered, but maintains the basic configuration of recessed entry flanked by display windows, hinting at an early 20<sup>th</sup>-century commercial style sensibility. The symmetry and flat plane of the façade also echo the pared-down, functional approach of Victorian era influences, though without that style's large expanses of glass.

In the context of Cincinnati's architectural landscape, this building is practically a poster child for local trends of the era. Around 1910, many of the city's smaller-scale commercial and residential structures still leaned heavily on Victorian-era stylistic vocabulary, even as national tastes shifted toward Beaux-Arts formality or Craftsman simplicity. Cincinnati builders often blended Italianate window proportions, robust brickwork, and decorative stone trim with the still-fashionable, but slightly old-fashioned, mansard roofs of Second Empire influence. This created a distinctive hybrid style that defined entire streetscapes, particularly in mixed-use corridors. It can be imagined that Glenway Avenue surrounding the Brinker Building may have once been home to many of these blended-style structures. The building's combination of practicality, ornament, and vertical presence embodies the way Cincinnati adapted older styles to fit modern needs without abandoning its architectural heritage, a practice that is still in place today.

Altogether, the building is a hybrid: a 1910 structure wearing the stylistic clothing of the late Victorian era, with Second Empire grandeur up top, Italianate refinement in the middle, and a pragmatic early 20<sup>th</sup>-century commercial base. It stands as a reminder that architectural fashion often lingers well past its supposed expiration date, especially in smaller-scale, utilitarian urban buildings.

## Historical Significance

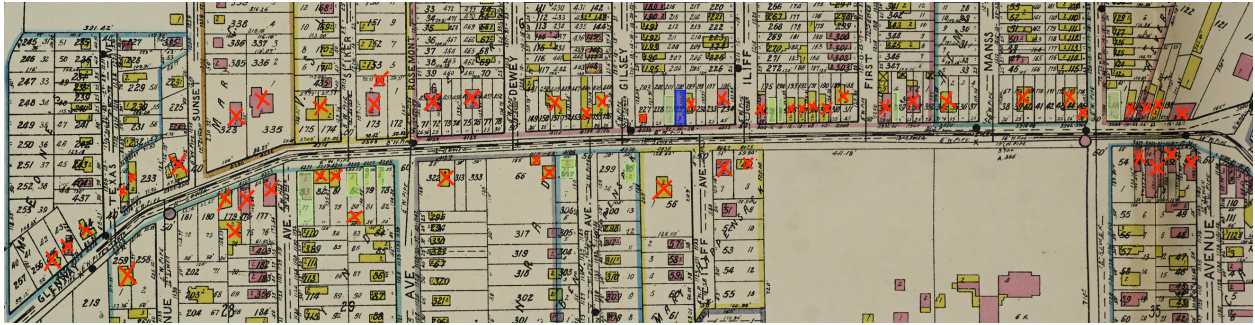
The area we now call Price Hill was settled in the early 19<sup>th</sup> century as Cincinnatians had a desire to escape pollution, congestion, and noise that defined downtown living at the time. General Rees E. Price purchased and developed large areas of the hill, giving the neighborhood its name. The construction of an incline from downtown to Price Hill catalyzed development in the neighborhood, leading to the migration of thousands of residents. At its base, where 8<sup>th</sup> Street meets Glenway Ave, commercial activity flourished, establishing Glenway as one of the West Side's primary business corridors.



What is now the Glenway Avenue East Business District was, and still is, a hub for education and faith. In 1854, the Sisters of Charity of Cincinnati founded Mount St. Vincent Academy, a combined day and boarding school for girls, at their initial motherhouse located at Mount Harrison on East Price Hill. Three years later, in 1857, they acquired the expansive Judge Alderson estate in West Price Hill, just across Glenway Avenue from where the Brinker Building now stands. They called this property “Cedar Grove”. By 1858, a new academy building was erected on the property to accommodate growing enrollment. This site not only served as the motherhouse but also became the vibrant center of their educational and spiritual mission; it remained home to Mount St. Vincent Academy until 1927, when Seton High School took its place.

The Brinker Building, constructed in 1910, provides a window into the block’s commercial history. From 1910 to 1915, it housed Franz Brinker Hardware, run by its namesake, a German immigrant who lived and passed away at 4030 Glenway. In 1916–1917, the building was home to Leo Dirr F. Hardware, before the business relocated to 3629 Warsaw by 1923. Later, from 1929 to 1943, Stein’s Cleaners, operated by Robert Stein, occupied the space, reflecting the growing neighborhood service economy. In 1922, Elder High School laid its cornerstone across the street from the Brinker Building. Since then, this block of Glenway has remained a hub for Catholic life on Cincinnati’s West Side, with Glenway Avenue serving as the neighborhood’s main street.

The Glenway Avenue East Business District is approximately 0.5 miles of Glenway Ave. In 1922, it was lined with approximately 65 frame and brick, stone, or concrete buildings, one being the Brinker Building. Of the 65, only 12 still stand as of today’s date. The map below shows just which buildings stand (green) including the Brinker Building (blue). The remaining 53 were demolished at some point in history. Most of the remaining dozen are heavily modified from their original design and/or dilapidated and blighted, as evidenced in Exhibit A.



Storefront activity declined during WWII as the Price Hill Incline was closed, reducing foot traffic along Glenway Avenue. Thereafter, the building may have been home to miscellaneous small businesses. By the 1970s, Tom Carlton Movers was operating there. The most recent use of the building was as apartments and a police substation in 2007. Since then, the building has sat vacant and fallen into deterioration. While structurally sound, the Brinker Building is in urgent need of reinvestment to ensure preservation.

## Community Engagement

The Brinker Building is neighbor to two notable anchor institutions: Elder and Seton High Schools – both coming with large communities. In 2018, community members and residents fought proposed demolitions. They were successful: demolition efforts were “paused to honor the neighborhood’s desire to see the buildings saved and reutilized”. In 2019, Price Hill Will acquired the property that the Brinker Building sits on, as well as surrounded parcels, with the intention to redevelop the site in order to benefit the neighborhood and Elder and Seton communities. Now, to achieve this goal, historic designation is sought in order to unlock additional financing opportunities and deliver a product to the community that deserves it.

Landmarking of the Brinker Building is in line with the neighborhood’s community plan *Belong Be Strong* (2022), specifically:

### Business Development/Engagement

- Goal 1: Strive to revitalize empty storefronts in each business district.
- Goal 3: Connect and improve each business district through an improved pedestrian experience.

### Marketing

- Goal 1: Promote the history and pride of West Price Hill.

### Future Land Use goals

- Increasing commercial uses and meaningful development along each of the business districts
- Revitalize empty storefronts in each business districts
- Developing and enhancing the aesthetic and identity of the main transportation corridors

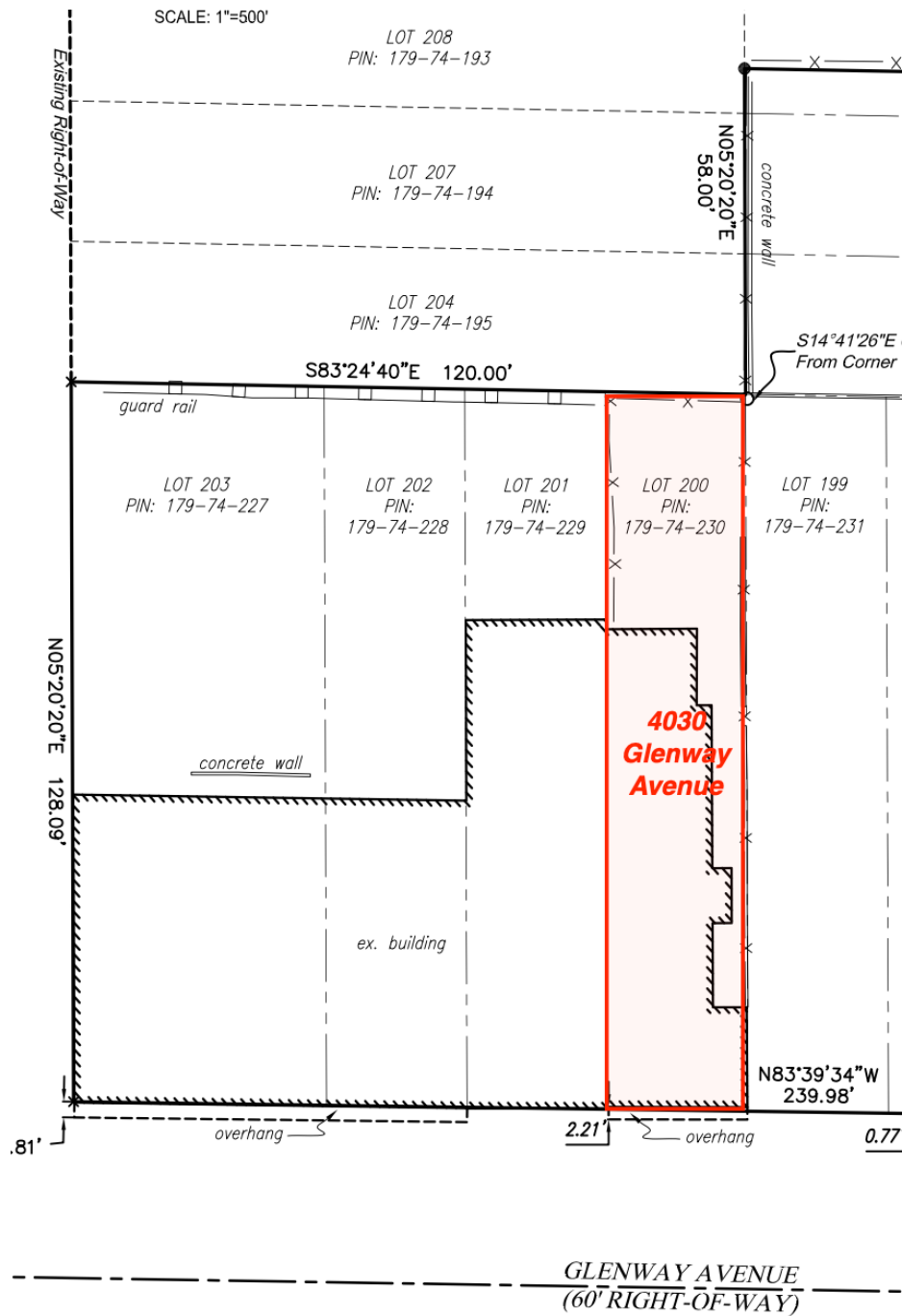
## Legal Descriptions

*Property Address:* 4030 Glenway Avenue, Cincinnati, Ohio 45205

*Auditor’s Parcel No.:* 179-0074-0230-00

Situate in the City of Cincinnati, Hamilton County, Ohio, being known and designated as Lot No. 200 of the Subdivision of The Cedar Grove Land and Building Association as shown by the plat thereof recorded in Plat Book 4, Page 220 of the records of Hamilton County, Ohio fronting 25 feet on the north side of Glenway Avenue, known, numbered and designated as Municipal Number 4030 Glenway Avenue and extending back 127.57 feet in depth and being the same premises set forth and described in the deed from Benjamin B. Pink to Sarah Bishow recorded February 16, 1924 in Deed Book 1320, Page 522 of the Deed Records of Hamilton County, Ohio, and being the same premises set forth and described in the deed from Sarah Bishow to Rubin Stein and Tillie Stein recorded February 16, 1924 in Deed Book 1325, Page 203 of the Deed Records of Hamilton County, Ohio

## Map of Boundary



## Justification of boundary

The boundary is based on the legally recorded boundary line for the property. 4030 Glenway occupies a single parcel which has no other structures.

## Research methodology

Research was conducted in various methods, utilizing both online and hard copy resources and data. Sources include the Price Hill Historical Society, Cincinnati Hamilton County Public Library, Ohio Historical Newspapers, Digital Library from the Cincinnati & Hamilton County Public Library, Newsdex, and Sanborne Fire Insurance Maps.

## References

<https://pricehill.org/Price-Hill-History>

<https://www.cincinnati.com/story/news/2021/08/30/price-hill-fighting-brewery-and-restaurant-near-elder-and-seton/8250676002/>

<https://www.proquest.com/hnpohiocollection1?accountid=39387>

<https://digital.cincinnati.library.org/>

[https://newsdex.chpl.org/?\\_gl=1\\*1ezl0qm\\*\\_ga\\*NjUwMTMwNTM5LjE3NTMxOTA3MTk.\\*\\_ga\\_QQ6PLFKMN0\\*czE3NTU3OTk1NzQkbzMkZzEkdDE3NTU3OTk3MTMkajE0JGwwJGgw](https://newsdex.chpl.org/?_gl=1*1ezl0qm*_ga*NjUwMTMwNTM5LjE3NTMxOTA3MTk.*_ga_QQ6PLFKMN0*czE3NTU3OTk1NzQkbzMkZzEkdDE3NTU3OTk3MTMkajE0JGwwJGgw)

*Incline Business District Master Plan*, 2011, Price Hill Will

<https://cincinnati-transit.net/incline-pricehill.html>

<https://www.hmdb.org/m.asp?m=187292>

<https://rebeccawingo.com/courses/phwild/ph-wild/historic-landmarks/price-hill-incline/>

*Belong, Be Strong: West Price Hill*, 2022, Price Hill Will

## Exhibit A

The following buildings appear on the 1922 Sanborn Map in the present day Glenway Avenue East Business District area. The screenshots show their existing state as of 2024 or 2025. This Exhibit is not exhaustive. Building dates are approximate, based on Hamilton County Auditor data.



3834 Glenway Ave – built 1900



4016 Glenway Ave (left) – built 1900 & 4014 Glenway Ave (right) – built 1900



4105 Glenway Ave – built 1900



4205 Glenway Ave – built 1908



4207 Glenway Ave – built 1905



4209 Glenway Ave – built 1903

# Proposed Historic Designation at 4030 Glenway Ave in West Price Hill



**Property Address:** 4030 Glenway Avenue, Cincinnati, Ohio 45205

**Auditor's Parcel No.** 179-0074-0230-00

Situate in the City of Cincinnati, Hamilton County, Ohio, being known and designated as Lot No. 200 of the Subdivision of The Cedar Grove Land and Building Association as shown by the plat thereof recorded in Plat Book 4, Page 220 of the records of Hamilton County, Ohio fronting 25 feet on the north side of Glenway Avenue, known, numbered and designated as Municipal Number 4030 Glenway Avenue and extending back 127.57 feet in depth and being the same premises set forth and described in the deed from Benjamin B. Pink to Sarah Bishow recorded February 16, 1924 in Deed Book 1320, Page 522 of the Deed Records of Hamilton County, Ohio, and being the same premises set forth and described in the deed from Sarah Bishow to Rubin Stein and Tillie Stein recorded February 16, 1924 in Deed Book 1325, Page 203 of the Deed Records of Hamilton County, Ohio.

*Conservation Guidelines*  
**4030 Glenway Avenue**  
*The Brinker Building*

Note: Within the context of these historic conservation guidelines, the primary façade of the Brinker Building is the south elevation facing Glenway Avenue. The west and east side elevations are secondary, while the north elevation at the rear is utilitarian.

These guidelines are intended to ensure that rehabilitation will maintain the significant features of 4030 Glenway Avenue. They are not strict rules but serve as a guide for the Historic Conservation Board to assess the compatibility and appropriateness of proposed rehabilitation work. Reviews by the Board are limited to exterior changes. Repair and maintenance that does not alter significant features, and complies with the intent of these guidelines, does not require review. Interior alterations are not within the purview of the Board.

The following approaches are recommended:

**1. Repair and Maintenance**

- a. Ordinary repair and maintenance of like and kind for visible features, which does not change the appearance of the building, is acceptable
- b. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate

**2. Maintenance**

- a. Existing visible features that contribute to the building's character and are in good condition should be maintained and preserved
- b. Damaged visible features should be repaired rather than replaced wherever feasible

**3. Replacements**

- a. Replacement of features that are badly damaged, deteriorated beyond repair, or missing should harmonize with the building's original character
- b. Replication is appropriate but not required. Compatible contemporary materials may be considered if they match the historic scale, texture, and/or appearance

## Specific Guidelines

**Materials:** The primary exterior material is common brick masonry laid in common bond. Replacement brick or stone should closely match the historic in color, size, bond, and texture. Synthetic materials may be considered for secondary facades if visually compatible.

**Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing.

**Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results.

**Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.

**Window and Door Openings:** Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.

**Entrances:** Original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors becomes necessary, new doors should be compatible in scale, size, type, kind, style, color and finish.

**Windows:** Original windows should be repaired rather than replaced where feasible. If replacement of windows is necessary due to their deteriorated condition and energy performance, new windows should be compatible in scale, configuration, style, size and color. Minor variations in replacement sash frames may be considered. Aluminum sashes are acceptable. Insulated glass of clear hue is acceptable. Rehabilitating a historic building to accommodate a new use may require increasing the number of window openings in a secondary elevation or a formerly blank wall to increase access to natural light and ventilation. Any new windows will be of a simple design to differentiate them and be distinguishable from the original, historic windows. Where energy performance improvements are necessary, interior-mounted or otherwise minimally visible storm windows may be installed, provided they do not obscure, alter, or damage historic window features and are reversible.

**Ornamentation:** Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.

**Roof:** Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. On primary façades, vents, skylights, rooftop utilities, and equipment such as elevator mechanicals and other new roof elements should be placed so that they are inconspicuous from the street. The primary architectural feature at the roofline is a mansard

roof, which appears to have slate tiles. The mansard material should be preserved and conserved wherever possible. Replacements will closely match original character, scale, configuration, style, size, texture, and color.

**Painting:** The building is not painted on the primary façade. The East façade has a portion of painted brick. Repainting exterior features that were historically painted is acceptable, using colors that are appropriate for the buildings' age, history, and style. Existing exterior elements that were historically not painting should be left unpainted.

**Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Where exterior light fixtures of a decorative nature consistent with the overall building history exist, repair, preserve, or reconstruct whenever possible and feasible to do so. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not appropriate. Exterior light fixtures should be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted. The awning on the primary façade is not historical in nature and should be removed, with the materials underneath being repaired.

**Signs:** Signs should be designed for clarity, legibility, and compatibility with the building on which they are located. Signs on the property should not materially cover or obscure significant architectural features. Signs should be externally illuminated or based on historic precedent. Neon or shadow lettering internally illuminated signs are acceptable if designed and sized to be compatible with other signage in the vicinity. Temporary signage is permitted without review by the Historic Conservation Board.

## Additions and Exterior Alterations

**Additions:** Additions should follow existing codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelm the original building.

**Alterations:** Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On secondary and utilitarian elevations, alterations may be designed to minimize impact on the overall character of the building.

**Appropriateness:** The appropriateness of design solutions for additions and alterations will consider how well the proposed design for the addition or alteration relates to the original building and neighboring buildings and how closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

**Site Improvements:** Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character. The design of any new site improvement

construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.

**Demolition:** Demolition may be considered if the demolition request is for an inappropriate addition or non-significant portion of the building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

December 19, 2025

**Honorable City Planning Commission**

**SUBJECT:** A report and recommendation on the proposed designation of the Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill.

**GENERAL INFORMATION:**

Location: 4030 Glenway Avenue, Cincinnati, OH 45205

Petitioner/Owner: 8K  
60 E. McMicken Avenue, Cincinnati, OH 45202

**EXHIBITS:**

- Exhibit A Location Map
- Exhibit B Designation Report and Conservation Guidelines
- Exhibit C Historic Conservation Board Staff Report and Recommendation
- Exhibit D Letters of Support

**BACKGROUND:**

On September 5, 2025, an application for the designation of the Brinker Building as a Local Historic Landmark was submitted by 8K. According to the Cincinnati Zoning Code (§1435-07-2-B), an application for the designation of a Local Historic Landmark shall be forwarded to the City Planning Commission following a public hearing of the Historic Conservation Board.

On December 1, 2025, the Historic Conservation Board (HCB) held a public hearing on the Historic Landmark designation application. After receiving evidence and testimony from the Urban Conservator and proponents of the designation, a quorum of board members voted unanimously to approve and recommend the Brinker Building to City Planning Commission and City Council for approval.

The City Planning Commission is charged with determining whether to follow the recommendation of the Historic Conservation Board (§1435-07-2-B-C). In making such determination, the City Planning Commission shall consider 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 is located; and
- 2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
- 3) Such other planning and historic preservation considerations may be relevant to the proposed designation.

The City Planning Commission has the duty to decide whether to approve or deny the designation and forward its decision, whether favorable or not, along with the conservation guidelines, to City Council.

**Setting:**

The Brinker Building is a mixed-use commercial building located on the north side of Glenway Avenue between Iliff Avenue on the east and Gilsey Avenue on the west in the West Price Hill neighborhood. The property consists of a single Hamilton County Parcel 179-0074-0230. The building is a 2.5-story building originally constructed in 1910 with Franz Brinker Hardware being the first occupant. West Price

Hill's growth was closely tied to the Price Hill Incline, which operated from 1874 to 1943. With the increased access to the hilltop community provided by the incline, new residences and businesses sprouted up throughout the community in the late nineteenth and early twentieth centuries. Much of the Glenway Avenue commercial corridor featured buildings similar to 4030 Glenway in size and massing. By 1922, approximately 65 buildings of a similar scale were present along the half-mile stretch of the Glenway Avenue East Business District.

Today, only 12 of these buildings remain with most being heavily modified or dilapidated. Glenway Avenue now serves as a major thoroughfare for commuters traveling between Cincinnati neighborhoods and beyond, while also acting as a central hub for local commerce and education within the Glenway Avenue East Business District. The area is home to a mix of small businesses such as LaRosa's Pizzeria, Custom Cutts Barbershop, and Brogan-Hesketh Formal Wear, alongside larger institutions like Elder High School, Seton High School, and the Boys and Girls Club. Together, they make Glenway Avenue East a primary center of economic and community activity in West Price Hill.

### **General Description:**

Having been built in 1910, the Brinker Building can be characterized by its transitional architectural style, representing a blend of Second Empire, Queen Anne, Neoclassical Revival, and other styles of the era.

From the Designation Report:

*The most striking feature is the mansard roof with paired, gabled dormers which were a hallmark of the French Second Empire style. By the time this structure rose, these styles were no longer cutting-edge, but the continued use here speaks to the enduring appeal of its vertical emphasis and distinctive roofline, especially for mixed-use commercial buildings seeking a touch of elegance. Below the roof, the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels.*

*The belt course is a feature often found in Second Empire, Italianate, and several other architectural styles of the era. Finally, the influence of Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story. These details recall the mid-19th-century urban townhouse aesthetic, though here they are somewhat simplified, a reflection of more cost-conscious early 20th-century building practices.*

### **Significance:**

The Brinker Building is nominated as significant under Criteria 1 and 3 of the Cincinnati Zoning Code (§1435-07-1):

- 1. Association with events that have made a significant contribution to the broad patterns of our history;*

The Brinker Building represents the expansive growth of the West Price Hill neighborhood of Cincinnati following the construction of the Price Hill Incline in 1874 through its closure in 1943. With the opening of the incline in 1874, thousands of residents migrated to the area, which was now much more accessible. The building is one of the few remaining examples of this small

mixed-use storefront development that once dominated Glenway Avenue following the opening of the incline.

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 building is a vernacular brick masonry building that exhibits characteristics of several architectural styles that were popular during its construction ca. 1910. At the time of its construction, architectural styles were undergoing a transition from the previously popular Second Empire, Italianate and Queen Anne styles to more modern and streamlined Neoclassical Revival and Chicago Commercial style buildings. The subject property represents the transitional nature of this time period, featuring elements and influences of the Second Empire, Queen Anne, Neoclassical Revival and other styles.

No significant alterations or additions have occurred since the building's original construction ca. 1910. Minor reversible storefront alterations and replacement windows are the primary changes to the building. The building retains exceptional historic integrity, retaining its major character-defining features.

In summary, staff recommends the designation of The Brinker Building under sections §1435-07-1(a)(1) and §1435-07-1(a)(3) of the Zoning Code. The documentation in the attached designation and staff reports provides conclusive evidence that all required findings may be made for the proposed designation under Criteria 1 and 3. The proposed conservation guidelines for the property are sufficient and have been included.

### **ANALYSIS:**

According to the Cincinnati Zoning Code (§1435-01-H3), certain findings must be made before a Local Historic Landmark can be designated by City Council. The building must be found to have historic significance. Historic significance means that the landmark must possess integrity of location, design, setting, materials, workmanship, feeling, association, and have attributes that:

1. Are associated with events that have made a significant contribution to the broad patterns of our history; or
2. Are associated with the lives of persons significant in our past; or
3. Embody 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. Have yielded, or may be likely to yield, information important in history or prehistory.

The Brinker Building is nominated 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 designation report and the documentation provided indicate that the building meets both criteria. The proposed conservation guidelines for the structure are sufficient and have been included.

No development plan has been presented to the Historic Conservation Office for this building at this time. The applicant has noted their intent to apply for Historic Preservation Tax Credits for renovations to the building for mixed-use commercial and residential use.

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

The Department of City Planning and Engagement held a virtual public staff conference on the proposed designation on November 6, 2025. Notices were sent to property owners within a 400-foot radius of the subject property, the property owner, and the West Price Hill Community Council. The Historic Conservation Board also held a public hearing at its meeting on December 1, 2025.

All property owners within a 400-foot radius of the subject property, the property owner, and the applicant team, including the West Price Hill Community Council, were sent notification of the Public Staff Conference, the Historic Conservation Board meeting and the December 19, 2025 City Planning Commission meeting. Other than the applicant team, no community members attended either meeting.

Letters of support have been received from the Cincinnati Preservation Association, the West Price Hill Community Council, and Price Hill Will.

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati* (2012)

The proposed designation is consistent with the Sustain Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Preserve our natural and built environment” (p. 193). This designation will help to preserve this historically and architecturally significant building, making it eligible for state historic rehabilitation tax incentives.

*Belong, Be Strong: West Price Hill* (2022)

The proposed designation is consistent with multiple goals from West Price Hill’s neighborhood plan:

Business Development/Engagement:

Goal 1: Strive to revitalize empty storefronts in each business district

Goal 3: Connect and improve each business district through an improved pedestrian experience

Marketing:

Goal 1: Promote the history and pride of West Price Hill.

The designation is additionally consistent with Future Land Use goals:

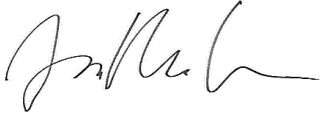
- Increasing commercial uses and meaningful development along each of the business districts
- Revitalize empty storefronts in each business districts
- Developing and enhancing the aesthetic and identity of the main transportation corridors

**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 designation of the Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill under Criteria 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a); and
- 2) **ADOPT** the conservation guidelines.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement

Approved:

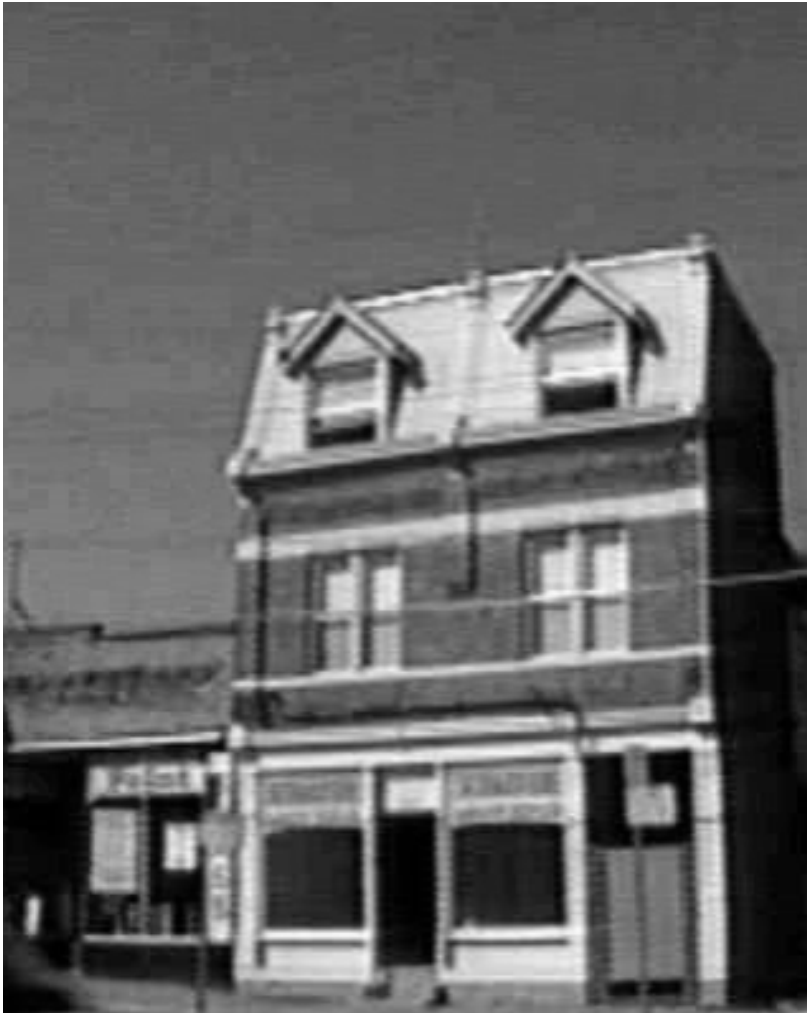


Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

# Proposed Historic Designation at 4030 Glenway Ave in West Price Hill Exhibit A



*Landmark Designation Request*  
**4030 Glenway Avenue**  
*The Brinker Building*



Submitted to: Doug Owen, Urban Conservator  
City of Cincinnati Department of Planning & Community Engagement

Prepared and submitted by: 8K Company  
Project Contact: Morgan Noel Smith 513-344-8401

September 5, 2025



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## Introduction

At 4030 Glenway Avenue, the Brinker Building is one of few examples of architectural styles dominant in the early 20<sup>th</sup>-century transitional period that still remain in the Glenway Avenue “East” business district, as defined in the West Price Hill’s 2022 *Belong Be Strong* business district revitalization plan. The Brinker Building was erected in 1910, having seen little alterations in terms of use, footprint, roofline, and interior characteristics. The building is transitional in style, having been built at the tail end of the Victorian era when styles were shifting from heavy ornamentation and detailing to more simplified, pragmatic design. Elements of Second Empire, Italianate, and Queen Anne styles are present on the façade. A typical mixed-use building of the era, the Brinker Building has been home to multiple residents and families as well as numerous small businesses over the past century.

According to CZC 1435-07-01, the Brinker Building (3) *embodies the distinctive characteristics of a type, period, or method of construction that represents a significant and distinguishable entity*. The request is also consistent with Chapter 1435-03 of the Cincinnati Zoning Code (Historic Conservation), “*to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture*”. Preserving the Brinker Building will result in the meticulous preservation of one of very few unmodified 100+ year old structures along this area of Glenway Avenue.

## Setting

Located on the north of Glenway Avenue, between Gilsey and Iliff Avenues in West Price Hill, the Brinker Building sits at street level, directly accessible from the sidewalk and road. Today, Glenway Avenue serves as a major thoroughfare for commuters traveling between Cincinnati neighborhoods and beyond, while also acting as a central hub for local commerce and education within the Glenway Avenue East business district. The area is home to a mix of small businesses such as LaRosa’s Pizzeria, Custom Cutts Barbershop, and Brogan-Hesketh Formal Wear, alongside larger institutions like Elder High School, Seton High School, and the Boys and Girls Club. Together, they make Glenway Avenue East a primary center of economic and community activity in West Price Hill.

## Architectural Significance

Having been built in 1910, the Brinker Building can be characterized by its transitional architectural style, representing a blend of Second Empire, Queen Anne, Neoclassical Revival, and other styles of the era. The most striking feature is the mansard roof with paired, gabled dormers which were a hallmark of the French Second Empire style. By the time this structure rose, these styles were no longer cutting-edge, but the continued use here speaks to the enduring appeal of its vertical emphasis and distinctive roofline, especially for mixed-use commercial buildings seeking a touch of elegance.

Below the roof, the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels. The belt course is a feature often found in Second Empire, Italianate, and several other architectural styles of the era. Finally, an influence of Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story. These details recall the mid-19th-century urban townhouse aesthetic, though here they are somewhat simplified, a reflection of more cost-conscious early 20th-century building practices.

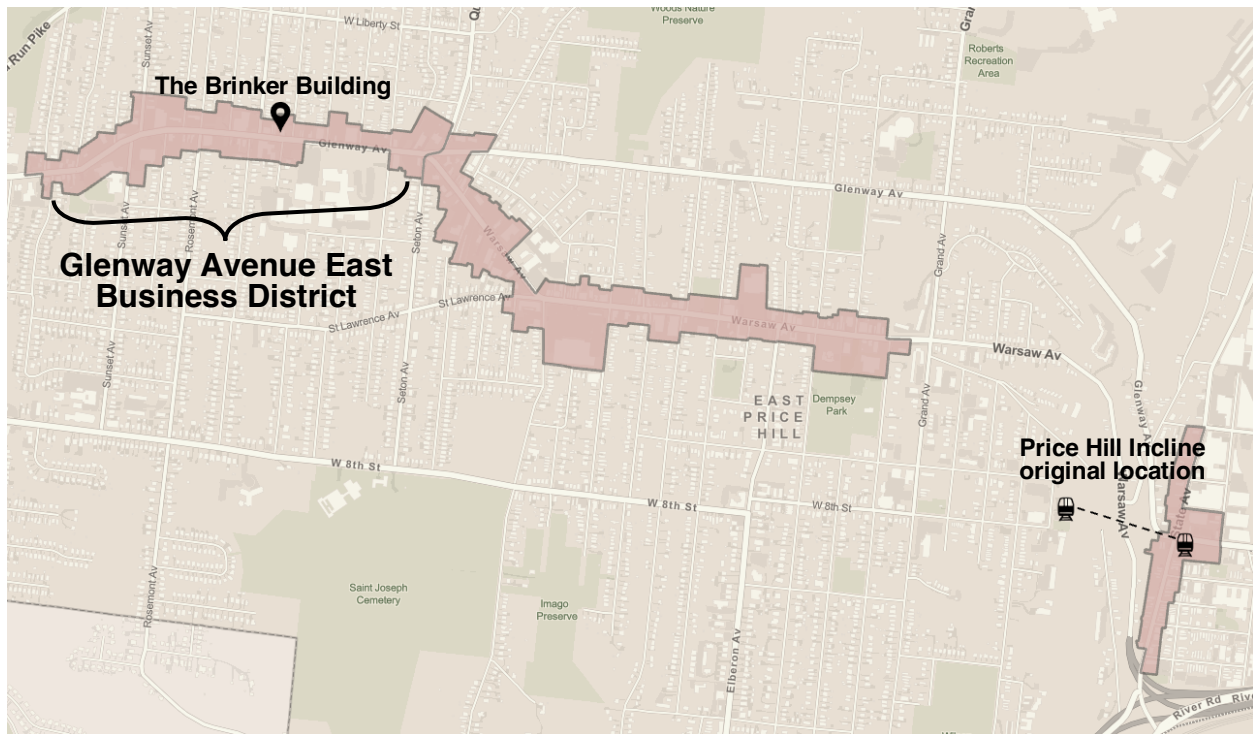
The storefront at street level has been heavily altered, but maintains the basic configuration of recessed entry flanked by display windows, hinting at an early 20<sup>th</sup>-century commercial style sensibility. The symmetry and flat plane of the façade also echo the pared-down, functional approach of Victorian era influences, though without that style's large expanses of glass.

In the context of Cincinnati's architectural landscape, this building is practically a poster child for local trends of the era. Around 1910, many of the city's smaller-scale commercial and residential structures still leaned heavily on Victorian-era stylistic vocabulary, even as national tastes shifted toward Beaux-Arts formality or Craftsman simplicity. Cincinnati builders often blended Italianate window proportions, robust brickwork, and decorative stone trim with the still-fashionable, but slightly old-fashioned, mansard roofs of Second Empire influence. This created a distinctive hybrid style that defined entire streetscapes, particularly in mixed-use corridors. It can be imagined that Glenway Avenue surrounding the Brinker Building may have once been home to many of these blended-style structures. The building's combination of practicality, ornament, and vertical presence embodies the way Cincinnati adapted older styles to fit modern needs without abandoning its architectural heritage, a practice that is still in place today.

Altogether, the building is a hybrid: a 1910 structure wearing the stylistic clothing of the late Victorian era, with Second Empire grandeur up top, Italianate refinement in the middle, and a pragmatic early 20<sup>th</sup>-century commercial base. It stands as a reminder that architectural fashion often lingers well past its supposed expiration date, especially in smaller-scale, utilitarian urban buildings.

## Historical Significance

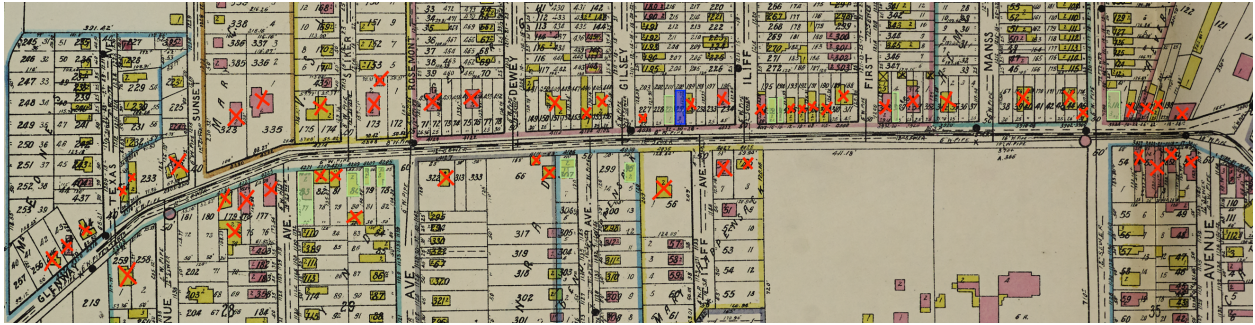
The area we now call Price Hill was settled in the early 19<sup>th</sup> century as Cincinnatians had a desire to escape pollution, congestion, and noise that defined downtown living at the time. General Rees E. Price purchased and developed large areas of the hill, giving the neighborhood its name. The construction of an incline from downtown to Price Hill catalyzed development in the neighborhood, leading to the migration of thousands of residents. At its base, where 8<sup>th</sup> Street meets Glenway Ave, commercial activity flourished, establishing Glenway as one of the West Side's primary business corridors.



What is now the Glenway Avenue East Business District was, and still is, a hub for education and faith. In 1854, the Sisters of Charity of Cincinnati founded Mount St. Vincent Academy, a combined day and boarding school for girls, at their initial motherhouse located at Mount Harrison on East Price Hill. Three years later, in 1857, they acquired the expansive Judge Alderson estate in West Price Hill, just across Glenway Avenue from where the Brinker Building now stands. They called this property “Cedar Grove”. By 1858, a new academy building was erected on the property to accommodate growing enrollment. This site not only served as the motherhouse but also became the vibrant center of their educational and spiritual mission; it remained home to Mount St. Vincent Academy until 1927, when Seton High School took its place.

The Brinker Building, constructed in 1910, provides a window into the block’s commercial history. From 1910 to 1915, it housed Franz Brinker Hardware, run by its namesake, a German immigrant who lived and passed away at 4030 Glenway. In 1916–1917, the building was home to Leo Dirr F. Hardware, before the business relocated to 3629 Warsaw by 1923. Later, from 1929 to 1943, Stein’s Cleaners, operated by Robert Stein, occupied the space, reflecting the growing neighborhood service economy. In 1922, Elder High School laid its cornerstone across the street from the Brinker Building. Since then, this block of Glenway has remained a hub for Catholic life on Cincinnati’s West Side, with Glenway Avenue serving as the neighborhood’s main street.

The Glenway Avenue East Business District is approximately 0.5 miles of Glenway Ave. In 1922, it was lined with approximately 65 frame and brick, stone, or concrete buildings, one being the Brinker Building. Of the 65, only 12 still stand as of today’s date. The map below shows just which buildings stand (green) including the Brinker Building (blue). The remaining 53 were demolished at some point in history. Most of the remaining dozen are heavily modified from their original design and/or dilapidated and blighted, as evidenced in Exhibit A.



Storefront activity declined during WWII as the Price Hill Incline was closed, reducing foot traffic along Glenway Avenue. Thereafter, the building may have been home to miscellaneous small businesses. By the 1970s, Tom Carlton Movers was operating there. The most recent use of the building was as apartments and a police substation in 2007. Since then, the building has sat vacant and fallen into deterioration. While structurally sound, the Brinker Building is in urgent need of reinvestment to ensure preservation.

## Community Engagement

The Brinker Building is neighbor to two notable anchor institutions: Elder and Seton High Schools – both coming with large communities. In 2018, community members and residents fought proposed demolitions. They were successful: demolition efforts were “paused to honor the neighborhood’s desire to see the buildings saved and reutilized”. In 2019, Price Hill Will acquired the property that the Brinker Building sits on, as well as surrounded parcels, with the intention to redevelop the site in order to benefit the neighborhood and Elder and Seton communities. Now, to achieve this goal, historic designation is sought in order to unlock additional financing opportunities and deliver a product to the community that deserves it.

Landmarking of the Brinker Building is in line with the neighborhood’s community plan *Belong Be Strong* (2022), specifically:

### Business Development/Engagement

- Goal 1: Strive to revitalize empty storefronts in each business district.
- Goal 3: Connect and improve each business district through an improved pedestrian experience.

### Marketing

- Goal 1: Promote the history and pride of West Price Hill.

### Future Land Use goals

- Increasing commercial uses and meaningful development along each of the business districts
- Revitalize empty storefronts in each business districts
- Developing and enhancing the aesthetic and identity of the main transportation corridors

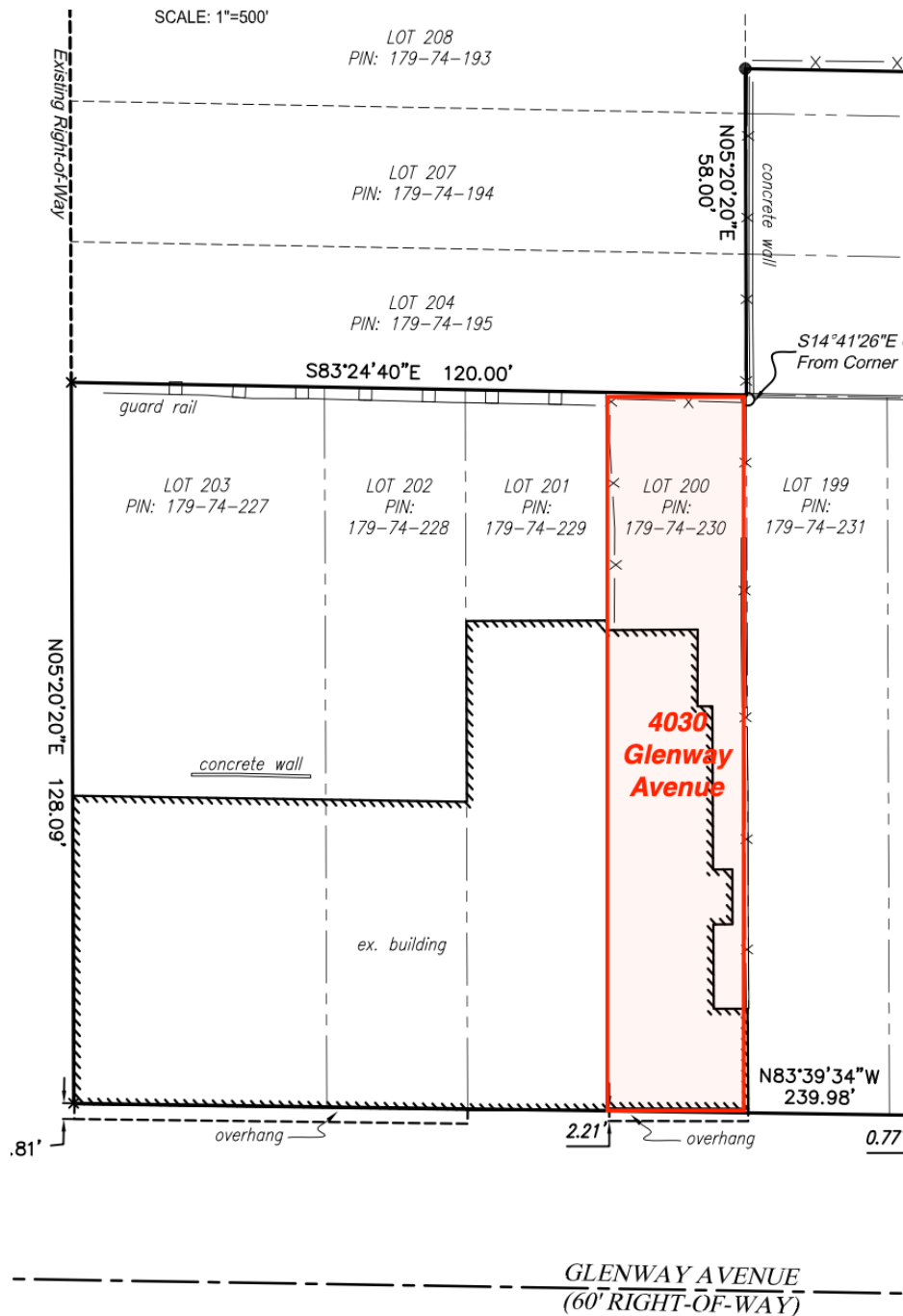
## Legal Descriptions

*Property Address:* 4030 Glenway Avenue, Cincinnati, Ohio 45205

*Auditor’s Parcel No.:* 179-0074-0230-00

Situate in the City of Cincinnati, Hamilton County, Ohio, being known and designated as Lot No. 200 of the Subdivision of The Cedar Grove Land and Building Association as shown by the plat thereof recorded in Plat Book 4, Page 220 of the records of Hamilton County, Ohio fronting 25 feet on the north side of Glenway Avenue, known, numbered and designated as Municipal Number 4030 Glenway Avenue and extending back 127.57 feet in depth and being the same premises set forth and described in the deed from Benjamin B. Pink to Sarah Bishow recorded February 16, 1924 in Deed Book 1320, Page 522 of the Deed Records of Hamilton County, Ohio, and being the same premises set forth and described in the deed from Sarah Bishow to Rubin Stein and Tillie Stein recorded February 16, 1924 in Deed Book 1325, Page 203 of the Deed Records of Hamilton County, Ohio

## Map of Boundary



## Justification of boundary

The boundary is based on the legally recorded boundary line for the property. 4030 Glenway occupies a single parcel which has no other structures.

## Research methodology

Research was conducted in various methods, utilizing both online and hard copy resources and data. Sources include the Price Hill Historical Society, Cincinnati Hamilton County Public Library, Ohio Historical Newspapers, Digital Library from the Cincinnati & Hamilton County Public Library, Newsdex, and Sanborne Fire Insurance Maps.

## References

<https://pricehill.org/Price-Hill-History>

<https://www.cincinnati.com/story/news/2021/08/30/price-hill-fighting-brewery-and-restaurant-near-elder-and-seton/8250676002/>

<https://www.proquest.com/hnpohiocollection1?accountid=39387>

<https://digital.cincinnati.library.org/>

[https://newsdex.chpl.org/?\\_gl=1\\*1ezl0qm\\*\\_ga\\*NjUwMTMwNTM5LjE3NTMxOTA3MTk.\\*\\_ga\\_QQ6PLFKMN0\\*czE3NTU3OTk1NzQkbzMkZzEkdDE3NTU3OTk3MTMkajE0JGwwJGgw](https://newsdex.chpl.org/?_gl=1*1ezl0qm*_ga*NjUwMTMwNTM5LjE3NTMxOTA3MTk.*_ga_QQ6PLFKMN0*czE3NTU3OTk1NzQkbzMkZzEkdDE3NTU3OTk3MTMkajE0JGwwJGgw)

*Incline Business District Master Plan*, 2011, Price Hill Will

<https://cincinnati-transit.net/incline-pricehill.html>

<https://www.hmdb.org/m.asp?m=187292>

<https://rebeccawingo.com/courses/phwild/ph-wild/historic-landmarks/price-hill-incline/>

*Belong, Be Strong: West Price Hill*, 2022, Price Hill Will

## Exhibit A

The following buildings appear on the 1922 Sanborn Map in the present day Glenway Avenue East Business District area. The screenshots show their existing state as of 2024 or 2025. This Exhibit is not exhaustive. Building dates are approximate, based on Hamilton County Auditor data.



3834 Glenway Ave – built 1900



4016 Glenway Ave (left) – built 1900 & 4014 Glenway Ave (right) – built 1900



4105 Glenway Ave – built 1900



4205 Glenway Ave – built 1908



4207 Glenway Ave – built 1905



4209 Glenway Ave – built 1903

*Conservation Guidelines*  
**4030 Glenway Avenue**  
*The Brinker Building*

Note: Within the context of these historic conservation guidelines, the primary façade of the Brinker Building is the south elevation facing Glenway Avenue. The west and east side elevations are secondary, while the north elevation at the rear is utilitarian.

These guidelines are intended to ensure that rehabilitation will maintain the significant features of 4030 Glenway Avenue. They are not strict rules but serve as a guide for the Historic Conservation Board to assess the compatibility and appropriateness of proposed rehabilitation work. Reviews by the Board are limited to exterior changes. Repair and maintenance that does not alter significant features, and complies with the intent of these guidelines, does not require review. Interior alterations are not within the purview of the Board.

The following approaches are recommended:

**1. Repair and Maintenance**

- a. Ordinary repair and maintenance of like and kind for visible features, which does not change the appearance of the building, is acceptable
- b. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate

**2. Maintenance**

- a. Existing visible features that contribute to the building's character and are in good condition should be maintained and preserved
- b. Damaged visible features should be repaired rather than replaced wherever feasible

**3. Replacements**

- a. Replacement of features that are badly damaged, deteriorated beyond repair, or missing should harmonize with the building's original character
- b. Replication is appropriate but not required. Compatible contemporary materials may be considered if they match the historic scale, texture, and/or appearance

## Specific Guidelines

**Materials:** The primary exterior material is common brick masonry laid in common bond. Replacement brick or stone should closely match the historic in color, size, bond, and texture. Synthetic materials may be considered for secondary facades if visually compatible.

**Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing.

**Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results.

**Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.

**Window and Door Openings:** Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.

**Entrances:** Original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors becomes necessary, new doors should be compatible in scale, size, type, kind, style, color and finish.

**Windows:** Original windows should be repaired rather than replaced where feasible. If replacement of windows is necessary due to their deteriorated condition and energy performance, new windows should be compatible in scale, configuration, style, size and color. Minor variations in replacement sash frames may be considered. Aluminum sashes are acceptable. Insulated glass of clear hue is acceptable. Rehabilitating a historic building to accommodate a new use may require increasing the number of window openings in a secondary elevation or a formerly blank wall to increase access to natural light and ventilation. Any new windows will be of a simple design to differentiate them and be distinguishable from the original, historic windows. Where energy performance improvements are necessary, interior-mounted or otherwise minimally visible storm windows may be installed, provided they do not obscure, alter, or damage historic window features and are reversible.

**Ornamentation:** Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.

**Roof:** Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. On primary façades, vents, skylights, rooftop utilities, and equipment such as elevator mechanicals and other new roof elements should be placed so that they are inconspicuous from the street. The primary architectural feature at the roofline is a mansard

roof, which appears to have slate tiles. The mansard material should be preserved and conserved wherever possible. Replacements will closely match original character, scale, configuration, style, size, texture, and color.

**Painting:** The building is not painted on the primary façade. The East façade has a portion of painted brick. Repainting exterior features that were historically painted is acceptable, using colors that are appropriate for the buildings' age, history, and style. Existing exterior elements that were historically not painting should be left unpainted.

**Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Where exterior light fixtures of a decorative nature consistent with the overall building history exist, repair, preserve, or reconstruct whenever possible and feasible to do so. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not appropriate. Exterior light fixtures should be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted. The awning on the primary façade is not historical in nature and should be removed, with the materials underneath being repaired.

**Signs:** Signs should be designed for clarity, legibility, and compatibility with the building on which they are located. Signs on the property should not materially cover or obscure significant architectural features. Signs should be externally illuminated or based on historic precedent. Neon or shadow lettering internally illuminated signs are acceptable if designed and sized to be compatible with other signage in the vicinity. Temporary signage is permitted without review by the Historic Conservation Board.

## Additions and Exterior Alterations

**Additions:** Additions should follow existing codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelm the original building.

**Alterations:** Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On secondary and utilitarian elevations, alterations may be designed to minimize impact on the overall character of the building.

**Appropriateness:** The appropriateness of design solutions for additions and alterations will consider how well the proposed design for the addition or alteration relates to the original building and neighboring buildings and how closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

**Site Improvements:** Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character. The design of any new site improvement

construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.

**Demolition:** Demolition may be considered if the demolition request is for an inappropriate addition or non-significant portion of the building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

## ITEM 7

December 1, 2025

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

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APPLICATION #: N/A  
 APPLICANTS: 8K Company  
 OWNER: 8K Glenway LLC  
 ADDRESS: 4030 Glenway Avenue  
 PARCELS: 179-0074-0230  
 ZONING: CC-P-T  
 COMMUNITY: West Price Hill  
 REPORT DATE: November 7, 2025  
 STAFF REVIEW: Douglas Owen, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Local Historic Landmark Designation for the property located at 4030 Glenway Avenue known as the Brinker Building. The landmark designation is sought for the historic parcel boundary on parcel 179-0074-0230. The property is not currently listed on the National Register of Historic Places (NRHP) but was recorded on an Ohio Historic Inventory Form from 1976 (HAM-695-21).

**1435-07-2-A:** *Application for the consideration of the designation of a Historic District, Historic Landmark or a Historic Site may be made by the filing of a designation application, in such form as the Historic Conservation Board may prescribe, **by the owner of the subject property** or by the owner of a property within the area proposed to be designated, by Council or a member of Council, by the City Manager, by the Urban Conservator, by the City Planning Commission, or by a local community organization, including, but not limited to, preservation associations and community councils. No Historic Structure or Historic Site may be demolished or excavated during the pendency of a designation application, which commences upon the filing of a complete designation application.*

**Summary and Background:**

The Brinker Building is mixed-use commercial building located on the north side of Glenway Avenue between its intersection with Iliff Avenue on the east and Gilsey Avenue on the west in the West Price Hill neighborhood. The building is a 2.5-story building originally constructed ca. 1910 with Franz Brinker Hardware being the first occupant. West Price Hill's growth was closely tied to the Price Hill Incline, which operated from 1874 – 1943. With the increased access to the hilltop community provided by the incline, new residences and businesses sprouted up throughout the community in the late nineteenth and early twentieth centuries. Much of the Glenway Avenue commercial corridor featured buildings similar to 4030 Glenway in size and massing. By 1922, approximately 65 buildings of a similar scale were present on the ½ mile stretch of the Glenway Avenue East Business District. Today, only 12 of these buildings remain with most being heavily modified or dilapidated. The proposed Period of Significance is 1910-1943 when the incline closed and development shifted to larger auto-oriented buildings.

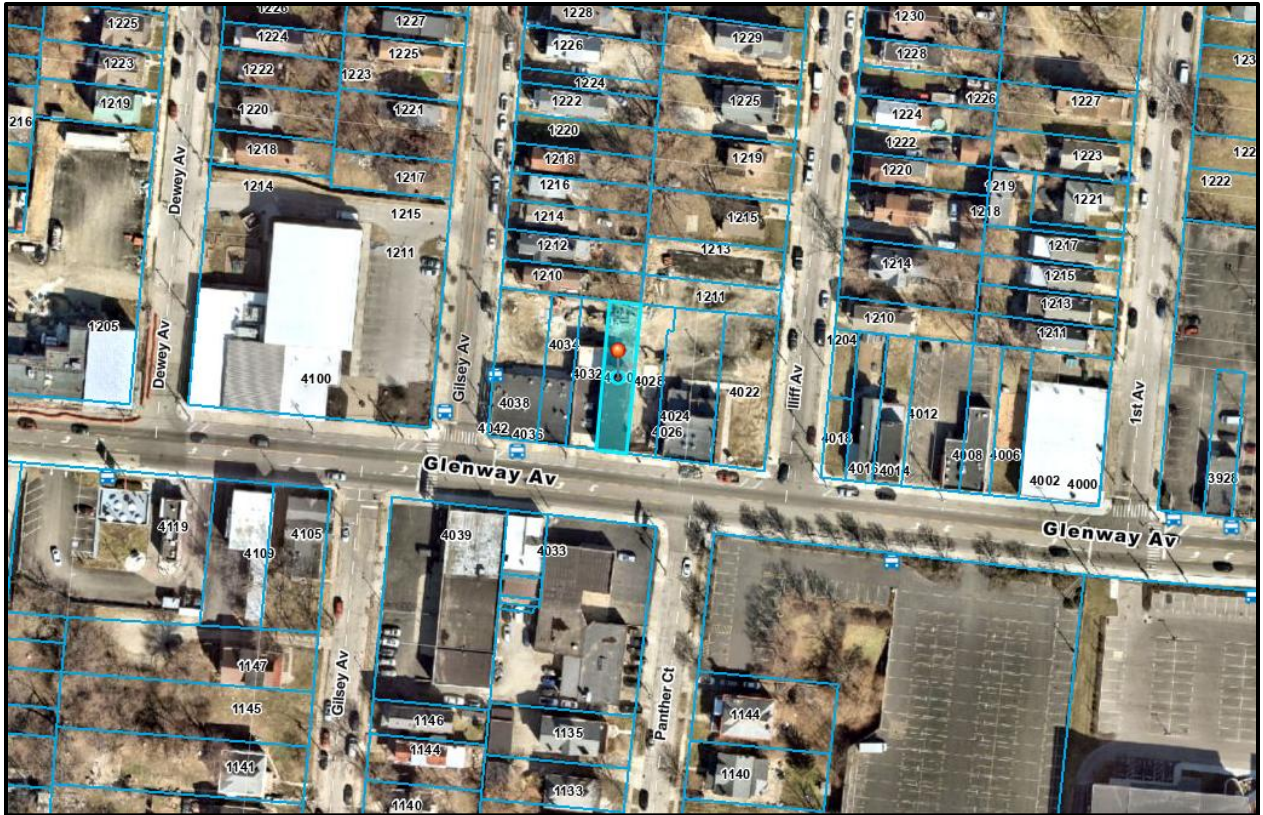


Figure 1. Location of property. Proposed approximate boundary shown in blue. Image from Cagis.



Figure 2. Image of subject property facing northwest. Image from applicant.

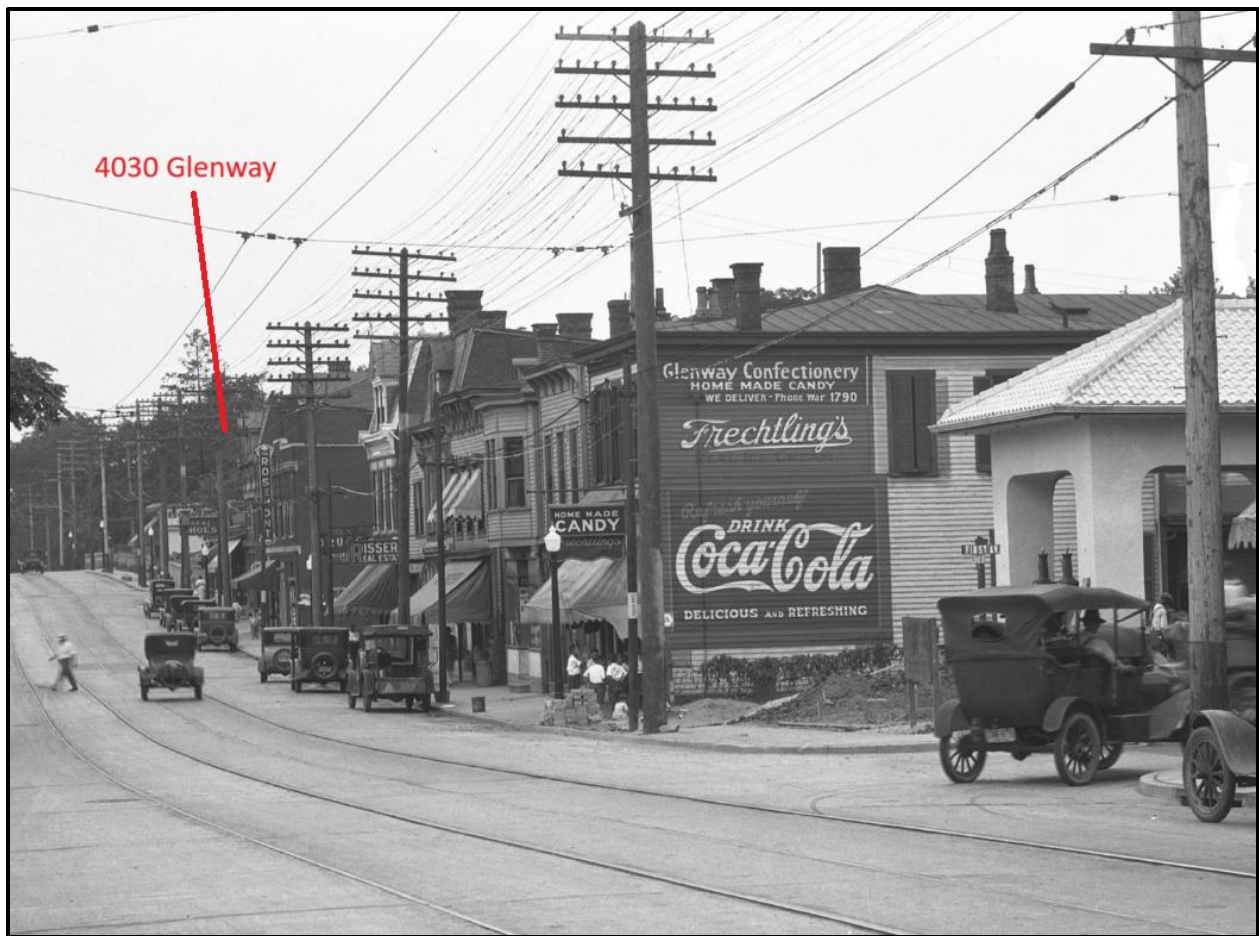


Figure 3. Image of Glenway Avenue taken from 1<sup>st</sup> Ave. in 1927. Image from UC Libraries collection.

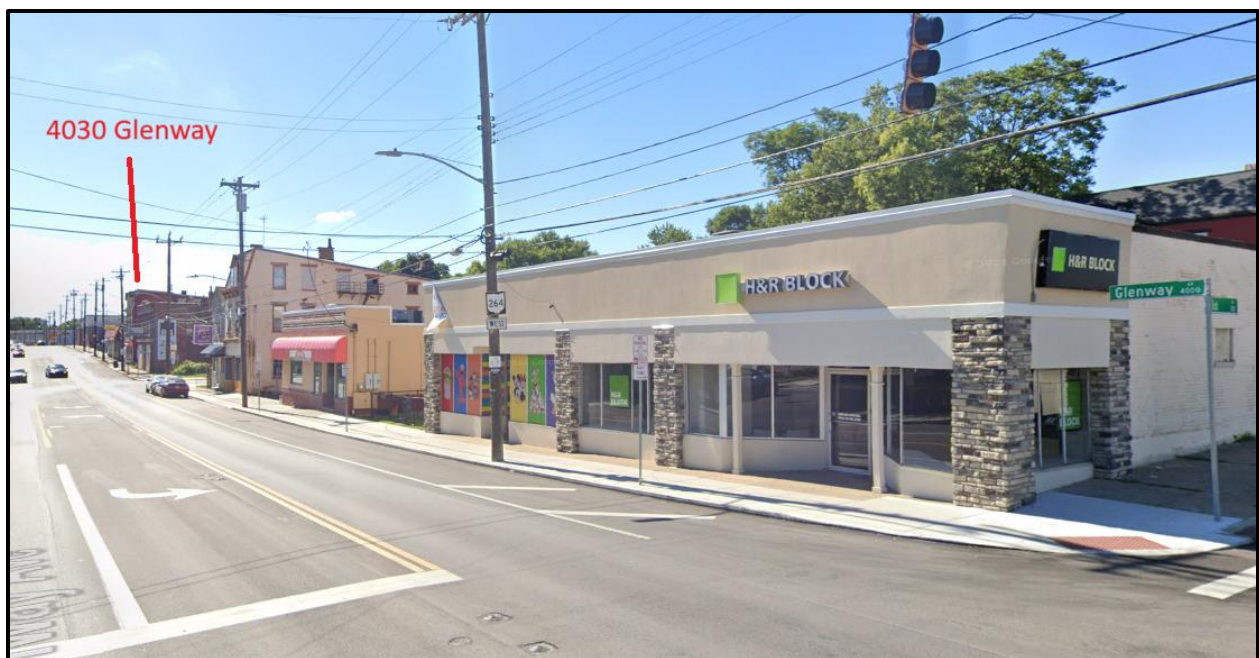


Figure 4. Image of Glenway Ave. taken from 1<sup>st</sup> Av. in 2024. Image from Google.

### **Applicable Zoning Code Sections:**

Zoning District: Section 1409 – Commercial Districts  
Landmark Designation: Section 1435-07

### **Review Process**

The procedure for consideration of an application for designation is detailed in 1435-07-2-B of the Zoning Code. It includes reviews by the Historic Conservation Board, City Planning Commission, and City Council. The complete process and review criteria are included below.

### **§ 1435-07-2-B. - Report, Public Hearing and Decision.**

The procedure for the consideration of an application for the designation of a Historic Landmark, Historic District or Historic Site is as follows:

- a) *Report.* Within sixty (60) days of the receipt of a completed designation application, the Urban Conservator has the duty to prepare and send to the Historic Conservation Board a report and proposed conservation guidelines for the Historic Landmark, Historic District or Historic Site and a proposed boundary map for any Historic District. For a proposed Historic District, the Urban Conservator shall prepare and send to the Historic Conservation Board a list of all structures within the proposed Historic District that the Urban Conservator considers to be Non-Contributing Structures. Not later than thirty (30) days after receipt of the Urban Conservator's report and proposed conservation guidelines, the Historic Conservation Board shall schedule a public hearing on the proposed designation.
- b) *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.
- c) *City Planning Commission.* Within thirty (30) days of the transmittal of the decision and recommendation of the Historic Conservation Board, the City Planning Commission shall hold a public hearing to determine whether to follow the recommendation of the Historic Conservation Board. In making such determination, the City Planning Commission shall consider all of the following factors:
  - a. 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; and
  - b. The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
  - c. Such other planning and historic preservation considerations as may be relevant to the proposed designation.

After a public hearing on the proposed designation and conservation guidelines, the City Planning Commission has the duty to decide whether to approve or

disapprove the designation and forward its decision, whether favorable or not, along with the conservation guidelines to Council.

- d) *Council*. Upon receipt of the decision of the City Planning Commission, Council shall vote to ordain or overrule the City Planning Commission's decision. A simple majority of the members elected to Council is required to ordain a designation; provided, however, if the City Planning Commission disapproves the designation, a two-thirds majority vote of Council is required to overrule the City Planning Commission's decision.

## **Designation Review**

### **Historic Significance**

Staff finds that, based on the attributes and architectural integrity outlined in the Designation Report, the application for the nomination of 4030 Glenway Avenue meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "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 Criteria in Chapter 1435-07-1 is based off the criteria for the National Register and in fact models the language exactly. Significance is determined based on if it meets the criteria set forth within the National Register and the local ordinance based upon it.

The Historic Conservation Board is tasked with determining if it meets one of the Criteria set forth in Chapter 1435-07-1 of the Cincinnati Zoning Code and making a recommendation to the Cincinnati Planning Commission and City Council based on its significance.

The applicant is nominating 4030 Glenway Avenue under 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.*

In Staff's review of the designation report and the documentation provided, the building at 4030 Glenway meets the applicable criteria in the following ways:

Criterion 1: *Association with events that have made a significant contribution to the broad patterns of our history.*

4030 Glenway represents the expansive growth of the West Price Hill neighborhood of Cincinnati following the construction of the Price Hill Incline in 1874 through its closure in 1943. With the opening of the incline in 1874, thousands of residents migrated to the area, which was now much more accessible. The building is one of the few remaining examples of this small mixed-use storefront development that once dominated Glenway Avenue following the opening of the incline.

With the closure of the Price Hill Incline in 1943, post-WWII development in this area was largely auto-centric with the majority of the former small-scale walkable storefront buildings demolished for larger-scale auto-oriented development. By 1922, 65 similarly-scaled mixed-use storefront buildings existed in the 0.5-mile Glenway Avenue East Business District. Today only 12 remain, with 4030 Glenway retaining one of the highest levels of historic integrity of the remaining buildings.

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 building is a vernacular brick masonry building that exhibits characteristics of several architectural styles that were popular during its construction ca. 1910. At the time of its construction, architectural styles were undergoing a transition from the previously popular Second Empire, Italianate and Queen Anne styles to more modern and streamlined Neoclassical Revival and Chicago Commercial style buildings. The subject property represents the transitional nature of this time period, featuring elements and influences of the Second Empire, Queen Anne, Neoclassical Revival and other styles. From the Designation Report:

*The most striking feature is the mansard roof with paired, gabled dormers which were a hallmark of the French Second Empire style. By the time this structure rose, these styles were no longer cutting-edge, but the continued use here speaks to the enduring appeal of its vertical emphasis and distinctive roofline, especially for mixed-use commercial buildings seeking a touch of elegance. Below the roof, the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels. The belt course is a feature often found in Second Empire, Italianate, and several other architectural styles of the era. Finally, an influence of Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story. These details recall the mid-19th-century urban townhouse aesthetic, though here they are somewhat simplified, a reflection of more cost-conscious early 20th-century building.*

No significant alterations or additions have occurred since the building's original construction ca. 1910. Minor reversible storefront alterations and replacement

windows are the primary changes to the building. The building retains exceptional historic integrity, retaining its major character-defining features.

### Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

*Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.*

Staff finds that the proposed Brinker Building Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the exterior of the building while also making the building eligible for future funding sources including grants and tax credits to help with renovations and the upkeep of the building. The proposed Conservation Guidelines cover changes to the exterior of the building. The interior is not proposed to be subject to local review. The proposed guidelines are also compatible with the Secretary of the Interior's Standards for Rehabilitation.

### Other Considerations:

#### **Prehearing Results:**

- November 6, 2025 – A Joint Staff Conference was held with the Department of City Planning. No opposition to the proposed designation was presented.

#### **Comments Provided to Staff:**

Staff received no objections to the proposed designation at the time of the finalization of this report. Three letters of support were submitted (Cincinnati Preservation; West Price Hill Community Council; Price Hill Will).

#### **Proposed Work**

No development plan has been presented to the Historic Conservation Office for this building at this time. The applicant has noted their intent to apply for Historic Preservation Tax Credits for renovations to the building for mixed-use commercial and residential use.

**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. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of Parcel 179-0074-0230, also referred to as 4030 Glenway Avenue and known as the Brinker Building as a Historic Landmark and the adoption of the related Brinker Building Historic Conservation Guidelines subject to the following conditions:
  - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines.
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
  - a. That it has been demonstrated that the Brinker Building meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and represents an *Association with events that have made a significant contribution to the broad patterns of our history.*
  - b. That it has been demonstrated that the Brinker Building meets the conditions of §1435-07-1(a)(3) as the building maintains integrity and *“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.”*
  - c. The Brinker Building has local significance as an excellent example of vernacular architecture as applied to a mixed-use storefront building in the West Price Hill neighborhood of Cincinnati as well as its association with the growth and development of the West Price Hill neighborhood.
  - d. The building retains an exceptional level of historic integrity.
  - e. That the proposed Brinker Building Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Standards for Rehabilitation.

October 20, 2025



To whom it may concern,

On behalf of Price Hill Will, I'm writing to express our support for 8K's application to designate the *Brinker Building* at 4030 Glenway Avenue as a local historic landmark. The *Brinker Building* has a defining presence in the Glenway East Business District. Its architecture and history as a mixed-use structure embody the character and craft that our West Price Hill community has worked hard to preserve.

Landmark status will help us honor that heritage while advancing the shared goals set forth in the *Be Strong Belong West Price Hill Plan*: strengthening corridor identity, restoring underused storefronts and upper floors to productive use, and elevating neighborhood pride as a catalyst for upward economic mobility. We believe approving this application is also practical and will lead to a high-quality rehab that aligns with the objectives Price Hill Will championed when we originally acquired this property in 2019.

Across Price Hill, we have seen how thoughtful historic designations protect what matters and simultaneously unlock reinvestment that keeps main streets active and welcoming. 8K is a trusted partner who understands these principles; we have full confidence they will steward the *Brinker Building* with the care, integrity, and community focus this asset deserves.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Robinson", with a stylized, flowing script.

Greg Robinson  
Executive Director,  
Price Hill Will

October 29, 2025

Doug Owen  
Urban Conservator  
City of Cincinnati  
Department of Planning & Community Engagement

Re: Support for Local Historic Landmark Designation – 4030 Glenway Avenue (The Brinker Building)

Dear Mr. Owen,

Cincinnati Preservation strongly supports the designation of 4030 Glenway Avenue, the Brinker Building, as a Local Historic Landmark.

Built in 1910, the Brinker Building is one of the few remaining early 20th-century mixed-use commercial buildings along Glenway Avenue that retains its original form and architectural character. Its distinctive mansard roof, tall Italianate windows, and brick cornice reflect the transitional design period between the ornate Victorian styles and the more practical early commercial forms that shaped Cincinnati's neighborhoods.

Located in the heart of the Glenway Avenue East Business District, the building stands as a rare survivor from the Price Hill Incline era, when this corridor was a vibrant hub of local commerce. Much of that historic fabric was lost after World War II through demolition and auto-oriented redevelopment, making the Brinker Building a vital link to the community's past.

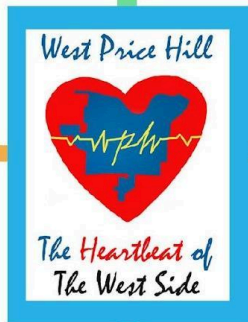
Landmark designation will help ensure its preservation and support the goals of the Belong Be Strong community plan to revitalize empty storefronts and celebrate West Price Hill's historic identity.

We commend the efforts of Price Hill Will, 8K Company, and community members advocating for this nomination and look forward to seeing this important piece of Price Hill's history restored and reused.

Yours in Preservation,



Beth Johnson  
Executive Director



*West Price Hill Community Council*  
*Working Together to Make Our Mark*

To whom this may concern,

This letter is in regards to the historic designation of the property at 4030 Glenway Avenue, Cincinnati OH 45205.

The West Price Hill Community Council fully supports the historic designation. This was affirmed by a unanimously favorable vote by our board of directors on 11/5/2025.

We believe that designating this property will encourage business development along one of our neighborhood's main corridors.

Thank you,

A handwritten signature in black ink, which appears to read 'Ben Klayer', is positioned below the 'Thank you,' text.

Ben Klayer  
President, WPHCC

January 7, 2026

Cincinnati City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**DESIGNATING** the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

Summary:

On September 5, 2025, an application for the designation of the Brinker Building as a Local Historic Landmark was submitted by 8K. This was approved by the Historic Conservation Board on December 1, 2025.

The City Planning Commission recommended the following on December 19, 2025 to City Council:

**APPROVE** the proposed Local Historic Landmark designation located at 4030 Glenway Avenue in West Price Hill under criterion 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a) and;

**ADOPT** the conservation guidelines as amended by City staff.

Motion to Approve: Mr. Dansby  
Seconded: Mr. Weber

Ayes: Ms. Beltran  
Mr. Dansby  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Ms. Sesler  
Mr. Weber

THE CITY PLANNING COMMISSION



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

**January 28, 2026**

**To:** Mayor and Members of City Council

202600213

**From:** Sheryl M.M. Long, City Manager

**Subject: Emergency Ordinance – Renewal of a Designated Outdoor Refreshment Area at The Banks**

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Attached is an Emergency Ordinance captioned:

**APPROVING** the continued operations of the existing designated outdoor refreshment area in the Central Business District of Cincinnati, known as the “DORA at the Banks,” for an additional five years pursuant to Chapter 838 of the Cincinnati Municipal Code, “Outdoor Refreshment Areas.”

### **STATEMENT**

**VIBRANCY:** To further enhance the City’s riverfront area as a destination for urban living, tourism, work, and entertainment. By building off the synergy created by a thriving urban neighborhood adjacent to Paycor Stadium, Great American Ballpark, the Heritage Bank Center, the National Underground Railroad Freedom Center, and the Andrew J. Brady Icon Music Center, the designated outdoor refreshment area is intended to not only support existing businesses but to attract additional business and investment.

### **BACKGROUND**

Ohio Revised Code (“ORC”) 4301.82, initially enacted in 2015, allows the executive officer of a municipal corporation to submit an application to its legislative authority for the establishment of a designated outdoor refreshment area (“DORA”). In 2015, City Council, enacted Chapter 838 of the Cincinnati Municipal Code (“CMC”), “Outdoor Refreshment Areas,” to provide for the creation of DORAs within the City of Cincinnati.

On February 10, 2021, City Council passed Emergency Ordinance No. 44-2021, approving an application for the creation of a DORA to be known as the “DORA at The Banks”.

Pursuant to the Emergency Ordinance No. 44-2021, City Council within five years following the effective date of the Ordinance, shall review the operations of the DORA to determine whether to permit its ongoing operation, under the same or modified requirements, or whether to dissolve it in accordance with applicable laws.

The DORA at The Banks was the City’s first DORA with DORAs in the neighborhoods of Westwood (2021), College Hill (2022), and Hyde Park (2022) to follow.

## **CURRENT OPERATIONS**

On March 31, 2021, the City entered into a Professional Services Management Agreement with the Banks Community Authority (“BCA”) to manage and oversee the operations of the DORA at The Banks and the pedestrian plaza on Freedom Way between Marian Spencer Way and Joe Nuxhall Way (the “Plaza”).

The DORA at The Banks operates year-round in the boundary depicted in Exhibit A, with DORA alcoholic drinks served from 11:00AM ET to 12:00AM ET. Patrons must consume DORA alcoholic drinks within the DORA by 1:00AM ET.

Operationally, there have been no reported issues of DORA beverages circulating beyond the approved boundary. Consistent signage, regularly refreshed maps, and clear rules printed directly on DORA cups reinforce compliance and support enforcement. Beyond late night portering and trash collection, the BCA schedules approximately 1,700 CPD detail hours annually, ensuring a visible and coordinated public safety presence during peak periods. The Department of Community and Economic Development (“DCED”) reviews annual operating reports consisting of annual budgets, previous year financial reports, approximate attendance reports of DORA manager organized events, and inspection reports of the Plaza. DCED has found the BCA to be compliant with these annual operating reports for calendar years 2021-2024 (2025 will be due March 2, 2026).

From an economic standpoint, the BCA estimates that the DORA at The Banks generates \$5 million annually for local businesses, representing an average revenue lift of more than \$250,000 per participating establishment. Eighteen small businesses participate, alongside strong support from major stakeholders, including stadiums and event venues. Annual utilization of approximately 875,000 to 1 million DORA cups underscores both consumer adoption and program vitality.

Overall, the Administration and BCA believe the DORA at The Banks stands as a successful, well-managed model for urban entertainment districts. It delivers measurable economic impact, supports public safety, enhances visitor experience, and provides a replicable framework for cities across Ohio seeking to balance economic vitality with responsible district management. Therefore, the Administration and BCA seek renewal of the DORA at The Banks for another five years under the same requirements.

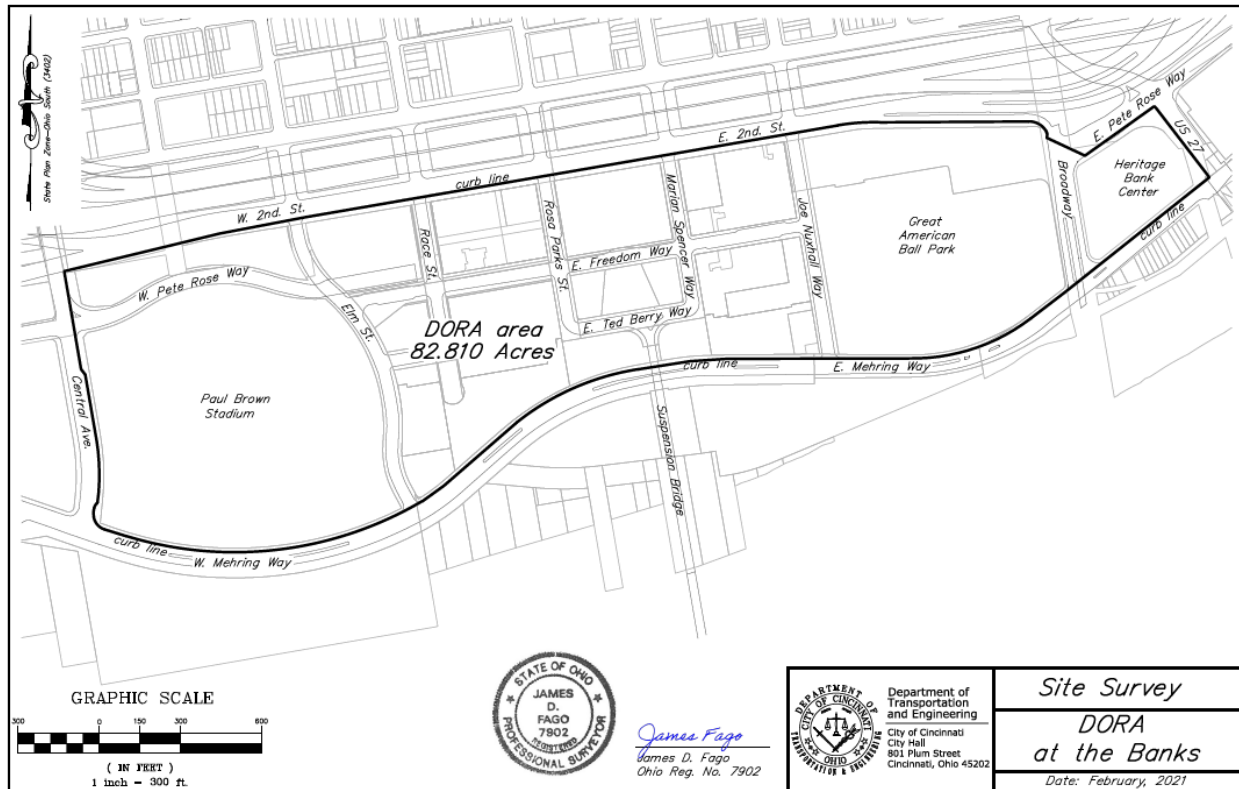
## **RECOMMENDATION**

The Administration recommends approval of this Emergency Ordinance. The reason for the emergency measure is the immediate need to ensure the continuous and uninterrupted operation of the DORA at the Banks.

Exhibits and Attachments:      DORA at The Banks Site Survey  
    Letters of Support

Copy: Markiea L. Carter, Director, Department of Community & Economic Developm

## EXHIBIT A: DORA AT THE BANKS SITE SURVEY



**ATTACHMENTS: LETTERS OF SUPPORT FOR  
RENEWAL OF THE DORA AT THE BANKS**

**CINCINNATI REDS™**

Great American Ball Park, 100 Joe Nuxhall Way, Cincinnati, OH 45202-4109, Phone: 513.765.7000, Fax: 513.765.7342, [www.reds.com](http://www.reds.com)

January 9, 2026

Mayor Aftab Pureval  
Cincinnati City Council Members  
Cincinnati City Hall  
811 Plum Street  
Cincinnati, OH 45202

Dear Mayor Pureval and Members of Cincinnati City Council,

On behalf of the Cincinnati Reds and Great American Ball Park, I am writing to share our continued support of the Designated Outdoor Refreshment Area (DORA) at The Banks.

We believe the DORA District at The Banks is crucial to its vibrancy and enhances the guest experience while creating new revenue streams and sustaining current demand for the bar and restaurant establishments year-round.

We know the DORA District provides a positive experience with economic benefits for the business owners at The Banks.

Thank you for your consideration to continue the DORA District at The Banks.

Sincerely,



Phillip J. Castellini  
President & Chief Executive Officer  
Cincinnati Reds



WORLD SERIES CHAMPIONS: 1919, 1940, 1975, 1976, 1990 NATIONAL LEAGUE CHAMPIONS: 1919, 1939, 1940, 1961, 1970, 1972, 1975, 1976, 1990



**January 8, 2026**

Mayor Aftab Pureval  
Members of Cincinnati City Council  
Cincinnati City Hall  
801 Plum Street  
Cincinnati, Ohio 45202

**Dear Mayor Pureval and Members of City Council,**

On behalf of the Cincinnati Bengals and Paycor Stadium, we strongly support the Designated Outdoor Refreshment Area (DORA) at The Banks as a key amenity that enhances the gameday and event experience.

The Banks DORA has become an extension of the Paycor Stadium fan experience, creating a vibrant, well-managed environment for fans to gather before and after games. It encourages earlier arrivals, longer stays, and positive shared experiences that strengthen connections between fans, the team, and local businesses.

We appreciate your support of the DORA and look forward to the continued success of this valuable program for The Banks.

**Sincerely,**

Katie Blackburn  
Executive Vice President  
Cincinnati Bengals



January 6, 2026

Mayor Aftab Pureval  
Cincinnati City Council Members  
Cincinnati City Hall  
811 Plum Street  
Cincinnati, OH 45202

Dear Mayor Pureval and Members of Cincinnati City Council,

On behalf of Heritage Bank Center and the Cincinnati Cyclones, I am writing to share our support for the renewal of the Designated Outdoor Refreshment Area (DORA) at The Banks.

DORA at The Banks has been a proven economic win with a \$5M impact through its sale of \$5 cups during the years of its existence. DORA at The Banks enhances the experience for sports fans and concertgoers alike. We have a true arena/stadium district with bar and restaurant options for Cincinnatians and visitors to enjoy ahead of their ticketed event, and allowing them to carry their purchased beverage to the gates of our venue has been a welcomed benefit.

The Cincinnati Cyclones and our host of concerts and events are in full support of the economic and social benefits of a renewed DORA at The Banks will continue to bring to the businesses at The Banks all year round.

Thank you for your support of the renewal of DORA at The Banks.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Ropp".

Kristin Ropp  
Vice President & General Manager  
Heritage Bank Center/Cincinnati Cyclones/Cincinnati Cyclones Foundation



January 6, 2026

Mayor Pureval, Councilmembers  
Cincinnati City Hall  
801 Plum St  
Cincinnati, OH 45202

Dear Mayor Pureval and City Councilmembers,

Music & Event Management, Inc. is proud to be part of the Banks Entertainment District and to operate the Andrew J. Brady Music Center alongside fellow businesses and community stakeholders committed to delivering high-quality experiences for the Greater Cincinnati region.

Over the past year, MEMI, in partnership with our concession vendor, EVT Management Services, has seen firsthand the positive impact of the Designated Outdoor Refreshment Area (DORA). The program has contributed to the overall vibrancy of the Banks by encouraging increased visitation, longer stays, and a more dynamic, welcoming atmosphere for residents and visitors alike.

Based on its success to date, MEMI fully supports the continuation of the DORA. The program has proven to be a valuable neighborhood amenity that enhances the guest experience, strengthens collaboration among district businesses, and reinforces the Banks as a regional destination for live entertainment, dining, and community engagement.

Sincerely,

A blue ink signature of Mike Smith, consisting of a stylized 'M' followed by a horizontal line.

Mike Smith  
President  
Music & Event Management, Inc.

A blue ink signature of Jennifer Cahourn, featuring a cursive 'J' and 'C'.

Jennifer Cahourn  
CEO  
EVT Management Services, LLC

Music & Event Management, Inc. | 6295 Kellogg Avenue | Cincinnati | OH | 45230



**Cincinnati Reds Hall of Fame and Museum presented by Dinsmore**

Great American Ball Park  
100 Joe Nuxhall Way  
Cincinnati, OH 45202-4109  
Phone 513.765.7923

January 9, 2026

Mayor Aftab Pureval  
Cincinnati City Council Members  
Cincinnati City Hall  
811 Plum Street  
Cincinnati, OH 45202

Dear Mayor Pureval and Members of the City Council:

The Reds Hall of Fame and Museum is national baseball museum attraction at The Banks that is highly-regarded as one of the finest sports museums in existence. Open year-round, our success relies heavily on visitor traffic to The Banks, a vibrant entertaining atmosphere, and successful businesses, restaurants, and bars working together to create superior experiences for guests.

The establishment of the DORA District added to the overall guest experience at The Banks, created a sense of unity and connection among the bars and restaurants and provided tangible economic benefits to the local businesses. The District is an important element to The Banks' future success and for all of the reasons stated above, the museum stands in support of continuing the Dora District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Walls'.

Rick Walls  
Executive Director



January 7, 2026

Mayor Aftab Pureval  
Members of Cincinnati City Council  
Cincinnati City Hall  
801 Plum Street  
Cincinnati, Ohio 45202

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Dear Mayor Pureval and Members of Cincinnati City Council,

On behalf of Crawford Hoying, I am writing to express our strong support for the continued operation and success of the Designated Outdoor Refreshment Area (DORA) at The Banks and to share the value it delivers as a proven economic development and placemaking initiative in downtown Cincinnati.

As an investor and partner in The Banks, Crawford Hoying has been engaged in the district's evolution as a destination for sports, entertainment, dining, residential living, and public gathering. The Banks was intentionally created as an active entertainment district, and the DORA program directly supports that vision by creating a cohesive, welcoming environment that connects businesses, venues, and public spaces throughout the district.

The impact of the DORA at The Banks is clear and measurable. Serving more than 4.5 million visitors annually and supporting activity an average of 250 days per year, the program generates an estimated \$5 million in annual economic impact for local businesses. Eighteen participating establishments benefit from increased foot traffic, longer dwell times, and consistent patronage, while annual utilization of some 1 million DORA cups.

Crawford Hoying fully supports the City of Cincinnati's continued partnership in maintaining the DORA at The Banks. The program strengthens downtown vitality, supports local businesses, and enhances the overall experience for residents and visitors alike. We appreciate the leadership of the Mayor and City Council and look forward to continued collaboration to ensure the long-term success of The Banks.

Thank you for your consideration.

Sincerely,

Brent Crawford  
Co-Founder and Principal  
Crawford Hoying

o: 614.335.2020 a: 6640 Riverside Drive, Suite 500, Dublin, OH 43017 w: [crawfordhoying.com](http://crawfordhoying.com)

## **EMERGENCY**

**TJL**

**- 2026**

**APPROVING** the continued operations of the existing designated outdoor refreshment area in the Central Business District of Cincinnati, known as the “DORA at the Banks,” for an additional five years pursuant to Chapter 838 of the Cincinnati Municipal Code, “Outdoor Refreshment Areas.”

WHEREAS, Ohio Revised Code (“R.C.”) Section 4301.82, authorizes municipal corporations, upon application by their executive officers, to designate certain areas within their borders as designated outdoor refreshment areas (“DORAs”); and

WHEREAS, in furtherance of this state authorization, Council enacted Chapter 838 of the Cincinnati Municipal Code (“CMC”), “Outdoor Refreshment Areas,” to provide for the creation of DORAs within the City; and

WHEREAS, pursuant to Ordinance No. 44-2021, passed on February 10, 2021 (the “DORA at the Banks Ordinance”), Council (i) approved an application for the creation of a designated outdoor refreshment area in the Central Business District of Cincinnati, which application was submitted by the City Manager pursuant to R.C. Section 4301.82 and CMC Chapter 838, and (ii) authorized the City Manager to take all necessary and proper actions to provide for the operation and maintenance of the designated outdoor refreshment area known as the “DORA at the Banks”; and

WHEREAS, pursuant to R.C. Section 4301.82(I)(1), CMC Section 838-05(B), and Section 10 of the DORA at the Banks Ordinance, Council has reviewed the operations of the DORA at the Banks and has determined to permit its continued operation for an additional five years, under the same requirements as originally created and established by the DORA at the Banks Ordinance; and

WHEREAS, the continued operation and management of the DORA at the Banks is in the interests of the City and the health, safety, and public welfare of its residents and is in accordance with the provisions of applicable federal, state, and local laws and requirements; now, therefore,

**BE IT ORDAINED** by the Council of the City of Cincinnati:

Section 1. That in accordance with Ohio Revised Code (“R.C.”) Section 4301.82 and Cincinnati Municipal Code (“CMC”) Section 838-03, Council, having reviewed the operations of the existing designated outdoor refreshment area in the Central Business District known as the “DORA at the Banks” for the last five years after the DORA at the Banks was created, hereby approves the continued operations of the DORA at the Banks for an additional five years from the

effective date of this Ordinance, under the same terms, rules, and regulations as originally established by Council under Ordinance No. 44-2021, passed on February 10, 2021.

Section 2. That, pursuant to CMC Section 838-05(B) and R.C. Section 4301.82(I)(2), following the effective date of this Ordinance, Council shall review the operations of the DORA at the Banks to determine whether to permit its continued operation, under either the same or modified requirements, or whether to dissolve it, subject to the review and approval process set forth in CMC Section 838-05 and R.C. Section 4301.82.

Section 3. That the Clerk of Council is hereby instructed forthwith to provide notice of this approval of the continued operation of the DORA at the Banks, as required by R.C. Section 4301.82(I)(1), to the Ohio Division of Liquor Control and the Investigative Unit of the Department of Public Safety.

Section 4. That Council authorizes the proper City officials to take all necessary and proper actions to fulfill the terms of this ordinance.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure the continuous and uninterrupted operation of the DORA at the Banks.

Passed: \_\_\_\_\_, 2026

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Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk



202600150

**Meeka D. Owens**  
Cincinnati City Council

January 14<sup>th</sup>, 2026

**MOTION: Review of LEED Tax Abatements**

**WE MOVE** that the City Administration prepare a report by March 1<sup>st</sup>, 2026 updating the Council on all active LEED Tax Abatements.

**FURTHER WE MOVE** that the Administration provide statistics on the amount of LEED tax abatements that have been amended or canceled since passage of the original ordinance in 2007 (Ord. 446-2007) and since the 2023 revision (Ord. 106-2023).

Councilmember Meeka D. Owens

Mass Jeffrey



**Evan Nolan**  
Councilmember

January 26, 2026

## **MOTION**

**WE MOVE** that the City Manager immediately commence the creation of an Office of Strategic Growth (OSG) inside the City Manager's office with shared jurisdiction over:

- (i) the current operations, roles, and responsibilities of what is presently structured as the Department of Community and Economic Development, the Department of Planning and Engagement, the Department of Buildings and Inspection, and any other City departments engaging with third parties in community and economic development and workforce development activity, as such departments exist today and as they evolve, including through the review and recommendations of the OSG;
- (ii) the City Administration's coordination and collaboration with critical third-party partners, such as the Cincinnati Development Fund, the Port of Greater Cincinnati Development Authority, REDI Cincinnati, JobsOhio, community development corporations, neighborhood community councils, and developers across the city;
- (iii) providing a single point of contact for outside parties pursuing development activities that require engagement with multiple departments within the City Administration to facilitate the navigation of those various City departments and requirements – facilitation that improves turnaround times and avoids acting as a gatekeeper or adding any layers of approval; and
- (iv) clear communications that outline processes for working with the City Administration on development activities and the development resources available, like tax incentives, grant programs, workforce development programs, and employers looking to expand and hire;

**WE FURTHER MOVE** that the City Manager take the necessary steps within 90 days to launch the OSG within the current Operating Budget for fiscal year 2026;

**WE FURTHER MOVE** that the City Administration prepare and provide a report within 90 days detailing the necessary additional staffing and budget requirements to fully empower the OSG to sustainably execute on its duties and responsibilities in pursuit of the City's strategic objectives and growth goals, so that such requirements can be taken into consideration by Council for updating the 2027 Operating Budget;

**WE FURTHER MOVE** that the City Administration prepare and provide a report within 120 days with a plan and budget to complete a comprehensive strategic review of the City's development

processes by the end of calendar year 2026 to understand all the structural and cultural roadblocks to development that currently exist within the City Administration and to focus on growth-minded reform, cutting the “red tape”, and identifying the most efficient and effective processes for approving and executing proposed projects, developments, applications, and other community, economic, and workforce development engagements involving the City Administration, which shall include engagement with city development leaders, including for-profit and non-profit developers, as well as community development corporations and other public partners to better identify the current issues and comparisons to our peers.



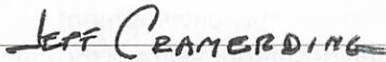
Councilmember Evan Nolan

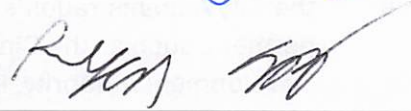














## **Statement**

This Council is committed to the goals of growing our city and growing our city more equitably and desires to implement a pro-growth strategy within the City Administration that establishes and embraces goals and metrics to retain our current population, to attract new residents from outside the city, to increase the jobs and employment opportunities in the city, and to promote opportunities to increase income for current and new residents of our city.

This Council acknowledges and appreciates the work the City Administration has done to help bring an end to six decades of population decline and promote the steady growth of our city population since 2010.

This Council recognizes and appreciates the contributions of the Cincinnati Futures Commission and its collaborative work to produce *A Vision for the Future of Cincinnati – Final Report* (published in April 2024, the “Futures Commission Report”), including the recommendations to attract investment in our city to stimulate and sustain community and economic development and workforce development activity and spur the growth of our city.

In response to a request by the Mayor and City Council in May 2024 to address the recommendations set forth in the Futures Commission Report (#202401283), the City Administration produced a report, the *Cincinnati Futures Commission – Response and Next Steps* dated August 7, 2024 (#202401865), in which the City Administration requested a “collective statement of strategic objectives for this [goal of equitable] growth from the Mayor and Council” to better “enable the City Administration to offer specific recommendations about administrative structure, staffing, capital investments, and measurable metrics to track progress in achieving these objectives.”

In September 2024, City Council responded to the request from the City Administration and approved an Economic Development Policy Motion (#202402025) that provides “a consolidated written statement of City Council’s strategic objectives for economic development” titled *Writing the Next Chapter of Cincinnati’s Future & Growth*, which this Council recognizes and intends to supplement through additional strategic planning with the City Administration in calendar year 2026.

This Council recognizes the hard work and progress made by the City Administration in pursuit of the articulated strategic objectives yet also recognizes that fully achieving our city’s aggressive growth goals over the next ten years requires systematic, structural, and cultural changes.

Housing & Growth 2/13

H3 116



**Evan Nolan**  
Councilmember

January 28, 2026

## **MOTION**

**WE MOVE** that the City Administration design a Neighborhood Planning Cycle to be implemented and managed by Department of City Planning and Engagement ("Planning") that spans approximately a ten-year period and provides each neighborhood (or group of neighborhoods, if appropriate) with a new comprehensive neighborhood plan, or comprehensive plan update, approximately every ten years;

**WE FURTHER MOVE** that the City Administration and Planning consider the following phases to be conducted over such ten-year period for the design and planned execution of the Neighborhood Planning Cycle:

1. *Pre-Planning Phase* – the City Administration shall engage with neighborhood stakeholders in a particular area, including residents, community councils, community development corporations, businesses, property owners, schools, churches, potential resource providers, police, and fire, to solicit participants and prepare for participation in the formal neighborhood planning process, and the City Administration shall consider collaboration with the University of Cincinnati College of Design, Architecture, Art, and Planning (or similar programs with similar educational institutions) to partner with professors, staff, and students to conduct such engagement with the neighborhood stakeholders;
2. *Neighborhood Planning Process* – Planning (or qualified consultants to be engaged by Planning) shall work with a neighborhood to educate and inform the neighborhood stakeholders about the City's pro-growth policies and goals, strategic objectives, and funding opportunities and to develop and produce a neighborhood plan that sets the aspirations, vision, goals, and strategies for the long-term physical, social, and economic development of a neighborhood, paving a path forward for such neighborhood and our city to achieve future goals and growth, guide future development, set budget priorities, and identify specific funding requests;
3. *Economic Development Discussion* – the City Administration shall collaborate with other public partners and potential funding sources to coordinate a discussion between the relevant stakeholders, including property owners and potential development partners, regarding the specific development opportunities, alignment with the recently adopted neighborhood plan, and the funding requirements for activating development in line with

the neighborhood plan and the City's growth goals and strategic objectives, which discussion may be conducted by Council's Community Investment Subcommittee and may be scheduled to occur in the subject neighborhood;

4. *City Implementation* – in pursuit of the vision and goals of a neighborhood plan and in conjunction with the results and takeaways of the economic development discussion, the City Administration, either directly or through City Planning Commission or Council, shall take the necessary steps to proactively amend the zoning requirements or allocate funds to promote and incentivize the desired development in the neighborhood, by funding pre-development costs, property acquisition, or funds to close a financing gap; and
5. *Continued Activation* – the City Administration shall facilitate the continued pursuit of the vision and goals of a neighborhood plan and continue to take the necessary action to spur development, with the recognition that such neighborhood will be cycling back to the Pre-Planning phase every ten years for additional attention and consideration;

**WE FURTHER MOVE** that the City Administration and Planning conduct community engagement to evaluate and solicit feedback on the current neighborhood planning process and provide a report within 180 days with recommendations on how to update and improve such process, taking into consideration the feedback from community engagement and the phases proposed above;

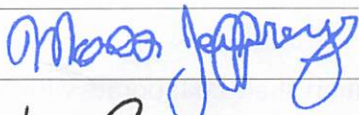
**WE FURTHER MOVE** that the City Administration prepare and provide a report within 90 days detailing a final proposal for implementation of the Neighborhood Planning Cycle, along with the necessary additional staffing and budget requirements to fully implement and sustainably conduct all the proposed phases of the Neighborhood Planning Cycle in pursuit of the City's strategic objectives and growth goals, so that such requirements can be taken into consideration by Council for updating the 2027 Operating Budget; and

**WE FURTHER MOVE** that the City Administration and specifically Planning prepare a list within 90 days of neighborhoods (or groups of neighborhoods, if recommended) to be designated across the respective proposed phases of the Neighborhood Planning Cycle as evenly as practicable, prioritizing neighborhoods who fall under the "Lift" classification of the Residential Tax Abatement Program, who do not have (or have not had approved in the longest time) a current neighborhood plan, and then those who recently expressed interest in a new neighborhood plan.

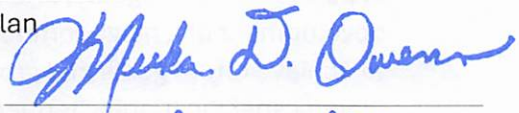
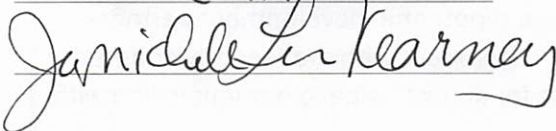


*Evan T. Nolan*

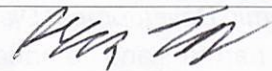
Councilmember Evan Nolan



JEFF CREAMERDING



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## **Statement**

Neighborhoods across the City of Cincinnati have experienced a hollowing out, particularly in neighborhood business districts, and have not enjoyed the same resurgence that has been taking place downtown, at The Banks, and in Over-the-Rhine. Big-box retailers, movie theaters, grocery stores, and hardware stores have consolidated in fewer but larger locations, and along with the proliferation of delivery services (like Amazon), have deprived the neighborhood business districts of the amenities we have historically come to expect.

When development opportunities do come forward, neighborhoods, often under the leadership of the neighborhood community council, typically engage with development opportunities on a very reactive basis. Neighborhood volunteers often do not have the time or capacity to keep up with the latest development news and can get stuck facing an immediate decision on a development proposal at a meeting that occurs only once-a-month, potentially with only a handful of community members present.

With a more consistently updated neighborhood plan, a neighborhood can more proactively establish a vision and goals for development in their community, and City Planning Commission and Council can more effectively evaluate the compatibility of a development proposal with the City's growth goals and strategic objectives and with the vision and goals enshrined in the latest neighborhood plan.

Yet, today more than thirty of our neighborhoods have a neighborhood plan that is more than ten years old or do not have one at all. The current process for pursuing a neighborhood plan requires application through the Community Budget Request process that is conducted biennially and does not breed confidence about future opportunities if funding is not secured in a particular budget cycle, which leaves community members feeling ignored or overlooked and frustrated.

Until recently, there was no regular forum for conducting an economic development discussion and the development conversations often occurred in tight circles without sufficient or productive community engagement. Intentional and proactive discussion about the opportunities, and the financing and practicability of such opportunities, can attract better alignment between neighborhoods and development partners and avoid the frustration of last-minute approval requests.

It is incumbent on the City Administration, City Planning Commission, and Council to sustain and maintain the consistency of the Neighborhood Planning Cycle and to consistently conduct the Economic Development discussions so that the City gains clear guidance on what actions the City can take, and that neighborhoods and development partners alike can work around a common timeline.

E.H

Growth & Housing 2/3

The first part of the paper discusses the importance of housing in the development of a country. It is argued that housing is a basic need and that without adequate housing, a country cannot develop. The paper then discusses the different types of housing and the different ways in which housing can be provided.

The second part of the paper discusses the different ways in which housing can be provided. It is argued that there are three main ways in which housing can be provided: through the private sector, through the public sector, and through a combination of the two. The paper then discusses the advantages and disadvantages of each of these ways.

The third part of the paper discusses the different ways in which housing can be financed. It is argued that there are three main ways in which housing can be financed: through the private sector, through the public sector, and through a combination of the two. The paper then discusses the advantages and disadvantages of each of these ways.

The fourth part of the paper discusses the different ways in which housing can be managed. It is argued that there are three main ways in which housing can be managed: through the private sector, through the public sector, and through a combination of the two. The paper then discusses the advantages and disadvantages of each of these ways.

The fifth part of the paper discusses the different ways in which housing can be improved. It is argued that there are three main ways in which housing can be improved: through the private sector, through the public sector, and through a combination of the two. The paper then discusses the advantages and disadvantages of each of these ways.

The sixth part of the paper discusses the different ways in which housing can be maintained. It is argued that there are three main ways in which housing can be maintained: through the private sector, through the public sector, and through a combination of the two. The paper then discusses the advantages and disadvantages of each of these ways.