



DBS

EESW/EEF

RESOLUTION NO. _____ - 2026

APPROVING Plan Hyde Park as the planning guide for the Hyde Park neighborhood.

WHEREAS, the Hyde Park Neighborhood Council requested that the City of Cincinnati work with it, neighborhood residents, business owners, and other stakeholders to create the first comprehensive plan for the Hyde Park neighborhood since 1983; and

WHEREAS, in crafting the neighborhood plan, the Hyde Park Neighborhood Council and the community at large formed the Plan Hyde Park Steering Committee to champion the planning process, establish working groups focused on themes and geographic areas of importance in the neighborhood, identify goals for the future of the neighborhood, and promote solutions to existing challenges; and

WHEREAS, over the course of nine years, the Plan Hyde Park Steering Committee convened community-driven brainstorming meetings, conducted surveys, held public forums, drafted proposed goals, strategies, and actions steps, and refined those drafts incorporating feedback from community members to achieve the desired neighborhood quality of life and to supplement and further direct implementation of Plan Cincinnati (2012); and

WHEREAS, these efforts led to the creation of Plan Hyde Park to serve as the guiding instrument for the development of the Hyde Park neighborhood; and

WHEREAS, the Hyde Park Neighborhood Council and community stakeholders desire for Plan Hyde Park to be officially approved by the Council so that it may serve as the City of Cincinnati's official planning guide for the Hyde Park neighborhood; and

WHEREAS, Plan Hyde Park is consistent with the Strategies for all five Initiative Areas of Plan Cincinnati (2012), particularly the Compete Initiative Area goal to "[f]oster a climate conducive to growth, investment, stability, and opportunity" (page 102); the Connect Initiative Area goal to "[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality" (page 129); the Live Initiative Area goal to "[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 150); the Sustain Initiative Area goal to "[p]reserve our natural and built environment" (page 193); and the Collaborate Initiative Area goal to "[w]ork in synergy with the Cincinnati community" (page 210); and

WHEREAS, at its meeting on March 6, 2026, the City Planning Commission reviewed Plan Hyde Park and recommended it for approval; and

WHEREAS, a committee of Council considered and approved Plan Hyde Park, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, Council considers Plan Hyde Park to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

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

Section 1. That Plan Hyde Park is in furtherance of the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, Plan Cincinnati (2012).

Section 2. That Plan Hyde Park, attached hereto as Attachment "A" and incorporated by reference herein, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council and that a copy be sent by the Clerk of Council to the Hyde Park Neighborhood Council at P.O. Box 8064, Cincinnati, OH 45208.

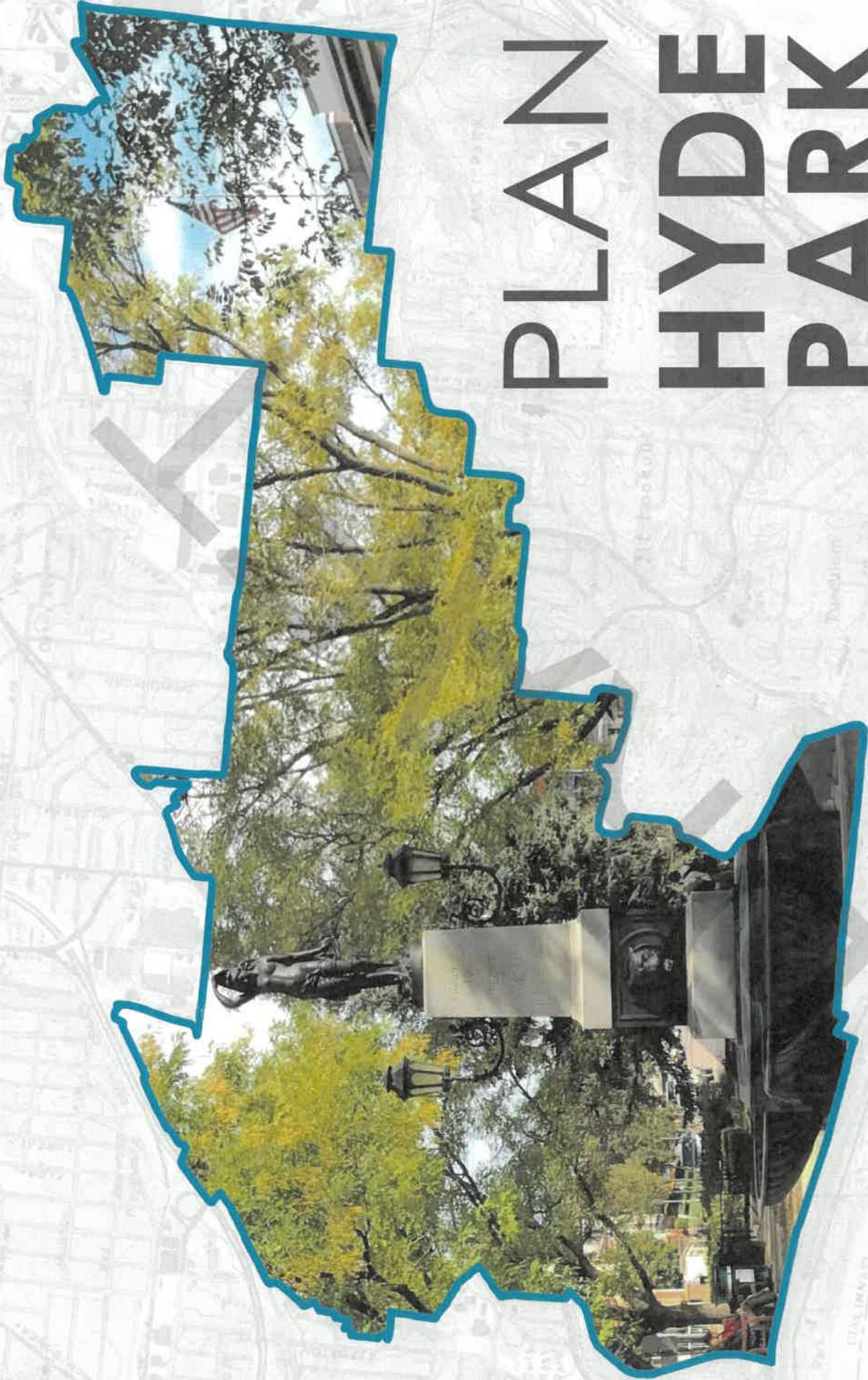
Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

PLAN HYDE PARK



Approved by Cincinnati City Council
on Month, Day, Year

ACKNOWLEDGEMENTS

Plan Hyde Park is dedicated to the people of Hyde Park — past and present — who have made our neighborhood a beautiful place to call home.

The Department of City Planning and Engagement prepared this plan with assistance from various City Departments. The planning process was led by the Plan Hyde Park Steering Committee, a group of residents, business owners, and City staff that met regularly from February 2017 through 2025.

Thank you to the Steering Committee members who volunteered countless hours identifying and defining the goals and strategies of this plan. Steering Committee members were also an integral part of the public outreach process: hosting focus groups and engagement sessions, spreading the word about the plan, encouraging community members to participate, and ensuring everyone had a chance to make their voice heard.

Steering Committee:

Janet Buening	Couper Gardiner
Kathryn Gibbons	Dave Hapner
Scott Hassell	Anthony Isaacs
Stan Kittle	Norm Lewis
Dick Males	Sean McGrory
Andy Scarpitti	Lori Wellinghoff

Special thanks to:

The Hyde Park Community United Methodist Church for regularly hosting steering committee meetings.

Dave Hapner and the team at **Clark Montessori School** for hosting the public meetings.

The Hyde Park Community, who shared their time and ideas throughout the process.

Photos by Stacey Hoffman unless noted otherwise.

City of Cincinnati City Council:

Mayor Aftab Pureval
Vice Mayor Jan-Michele Lemon Kearney
President Pro Tem Scotty Johnson
Council Member Anna Albi
Council Member Jeff Cramerding
Council Member Ryan James
Council Member Mark Jeffreys
Council Member Evan Nolan
Council Member Meeka Owens
Council Member Seth Walsh

Cincinnati City Staff:

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City Planning Commission:

Chair Jacob Samad
Vice Chair Daniella Beltran
Commission Member Darrick Dansby
Commission Member John Eby
Commission Member Anne Sesler
City Manager Sheryl M M Long
City Manager Designee
William Weber
Council Member Anna Albi



Photo by Cincinnati Public Schools

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EXECUTIVE SUMMARY

Plan Hyde Park represents the priorities and collective vision for the future of the Hyde Park community. It has been over forty years since the last neighborhood-wide comprehensive plan was completed in 1983. This plan incorporates the many changes that have occurred, while reflecting the enduring qualities that make the community special. The result is a thoughtful vision for a thriving neighborhood that serves its residents, businesses, and visitors well.

The plan is centered on the people who live in and visit Hyde Park. More than 100 residents and other stakeholders were engaged in the development of this plan, providing input and feedback at public meetings, drafting the priorities and goals, and sharing updates. The goals are organized around four key themes that surfaced: Quality of Life, How We Move, Hyde Park Square, and the Built Environment. It is the Steering Committee's hope that the goals and objectives of this plan support the following community priorities:

Community

- be a place where all are welcome
- provide housing opportunities for both current and new residents at all stages of life
- promote human engagement

Policy

- maintain historic land use patterns
- enforce existing standards (zoning, land use, building code)
- use appropriate incentives for new development and modification of existing structures

Connectivity

- support and improve walkability
- improve public transportation
- provide for non-automotive mobility

Place

- preserve residential character
- promote commercial development in existing commercial areas
- ensure that Hyde Park remains safe, clean, and attractive (schools, green space, recreation)







Photo by Les Wellings

VISION

Incorporated as a village in 1896 and annexed to the City of Cincinnati in 1903, Hyde Park is a welcoming, thriving, and ever-evolving neighborhood with a respect for history. An established community, it is valued for its tree-lined, walkable streets, distinctive housing stock, vibrant business districts, strong schools, parks, and places of worship. Hyde Park offers residents and visitors a place to live, work, learn, shop, and dine with a beautiful public square at its center.

INTRODUCTION

This plan, created with significant community engagement, represents the voices of the people of Hyde Park and their strong desire that their community remains a primarily residential neighborhood, supported by vibrant but limited commercial areas. The people who live, work, or own property or businesses in Hyde Park recognize it must continue to adapt as the population and lifestyles change, housing stock ages, and the community itself evolves. Ongoing development is necessary to keep the neighborhood dynamic. New development should be sensitive to existing properties and uses, prioritizing community needs. This plan outlines a comprehensive future vision for Hyde Park for the next quarter-century and provides well-defined guidelines to achieve positive change.



Photo by Lori Wellington



Photo by Janet Suen Ng

FRAMEWORK

Plan Hyde Park is the neighborhood's guiding document, establishing the community's vision for the future along with the goals and strategies to achieve the ideas. The previous Hyde Park Plan was adopted in 1983. Drafting this plan brought the neighborhood and City together to collaborate and update the neighborhood's goals based on the current and future needs of the community. The plan ensures a balance of protection and smart growth that will benefit the existing community and be the foundation for healthy future generations.

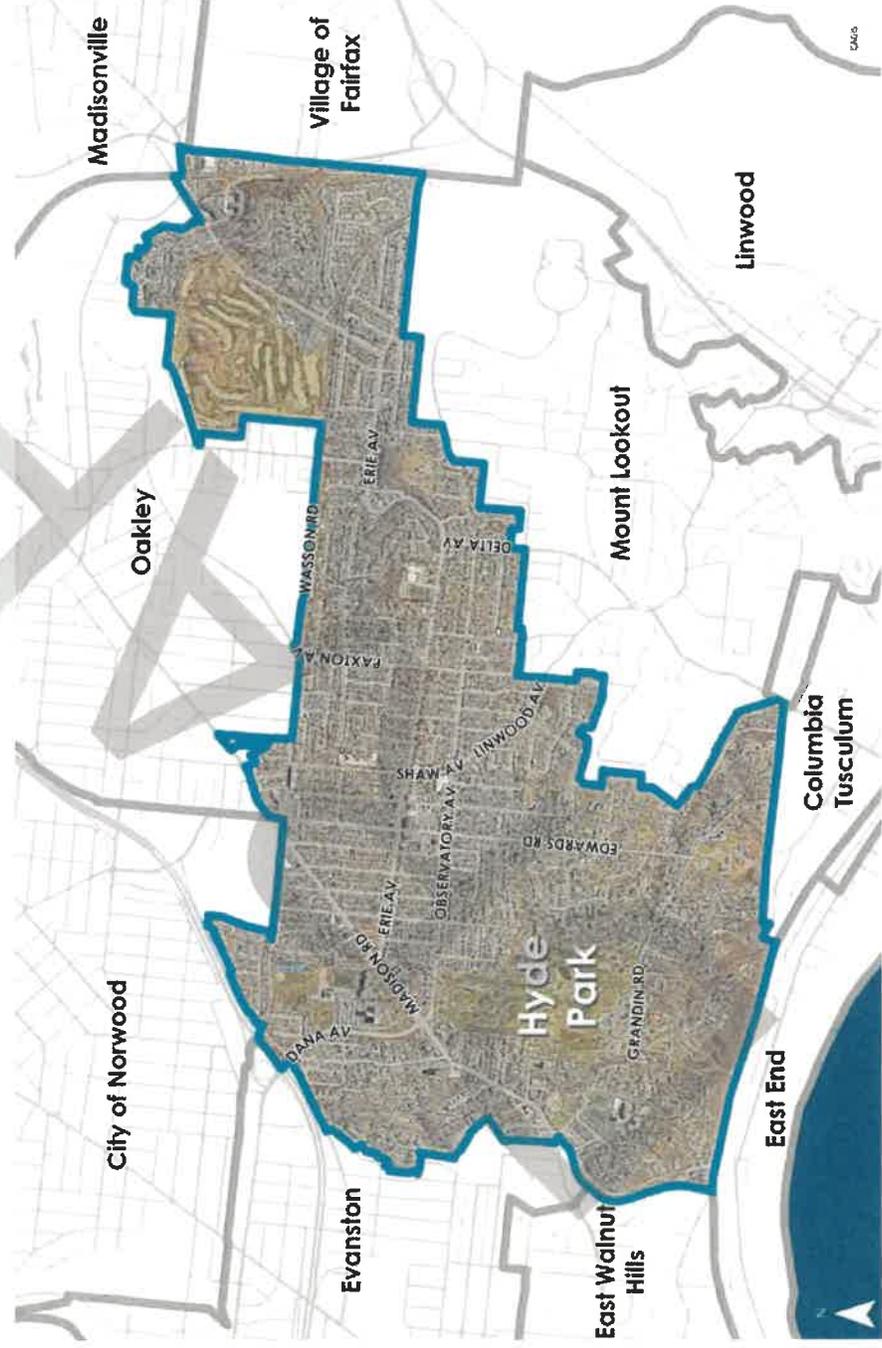
WHO WILL USE THE PLAN?

As a guiding document, Plan Hyde Park will be used by many agencies and individuals, including:

- **Hyde Park Neighborhood Council:** The plan will assist the council in decision-making processes, such as determining support for future developments and zoning requests, community budget requests, and grant writing. In addition, the plan provides a list of actions for the neighborhood to consider to help achieve its goals, including priority levels and partners, see **Implementation** section.
- **City of Cincinnati:** The plan will be used by City staff to draft reports and recommendations and used by the City Council and City Planning Commission to make decisions on future developments and zoning requests.
- **Developers and Property Owners:** The plan's vision and goals will help guide developers and property owners in Hyde Park when making development decisions.
- **Residents:** The plan can be a resource for existing and future residents looking to be involved and make an impact in their community.

LOCATION

The Hyde Park neighborhood is centrally located in Cincinnati, with access to Downtown and the Greater Cincinnati region via Interstate 71. Hyde Park is positioned adjacent to six City neighborhoods (Evanston, East Walnut Hills, East End, Columbia Tusculum, Mt. Lookout, and Oakley) in addition to the City of Norwood and the Village of Fairfax.



HISTORY

The Hyde Park neighborhood, and the surrounding Cincinnati area, is built on the native homelands of Indigenous tribes, including the Delaware, Myaamia, and Shawnee peoples. These tribes were forced to relinquish their land following the Battles of Wabash and Fallen Timbers in the late 1700s which led to the Treaty of Greenville (1795).

Hyde Park is a beautiful, historic, family-friendly neighborhood on the east side of Cincinnati. The community's story dates back to the 19th century, when it was known as Mornington. At that time, the area was primarily farmland and large estates owned by the city's most prominent figures.

The landscape of Mornington began to change in 1882 when the Cincinnati & Eastern Railroad opened service connecting eastern suburbs to downtown Cincinnati, making it one of the area's many "Streetcar Suburbs." Recognizing the potential of this increased accessibility to inspire growth, Charles and John Kilgour—two of Cincinnati's successful businessmen—assembled the Mornington Syndicate in 1892. The purpose of this group was to guide development such that the area would remain appealing to wealthy residents. To that end, Mornington was renamed "Hyde Park," taking inspiration from New York's exclusive, high-end community.

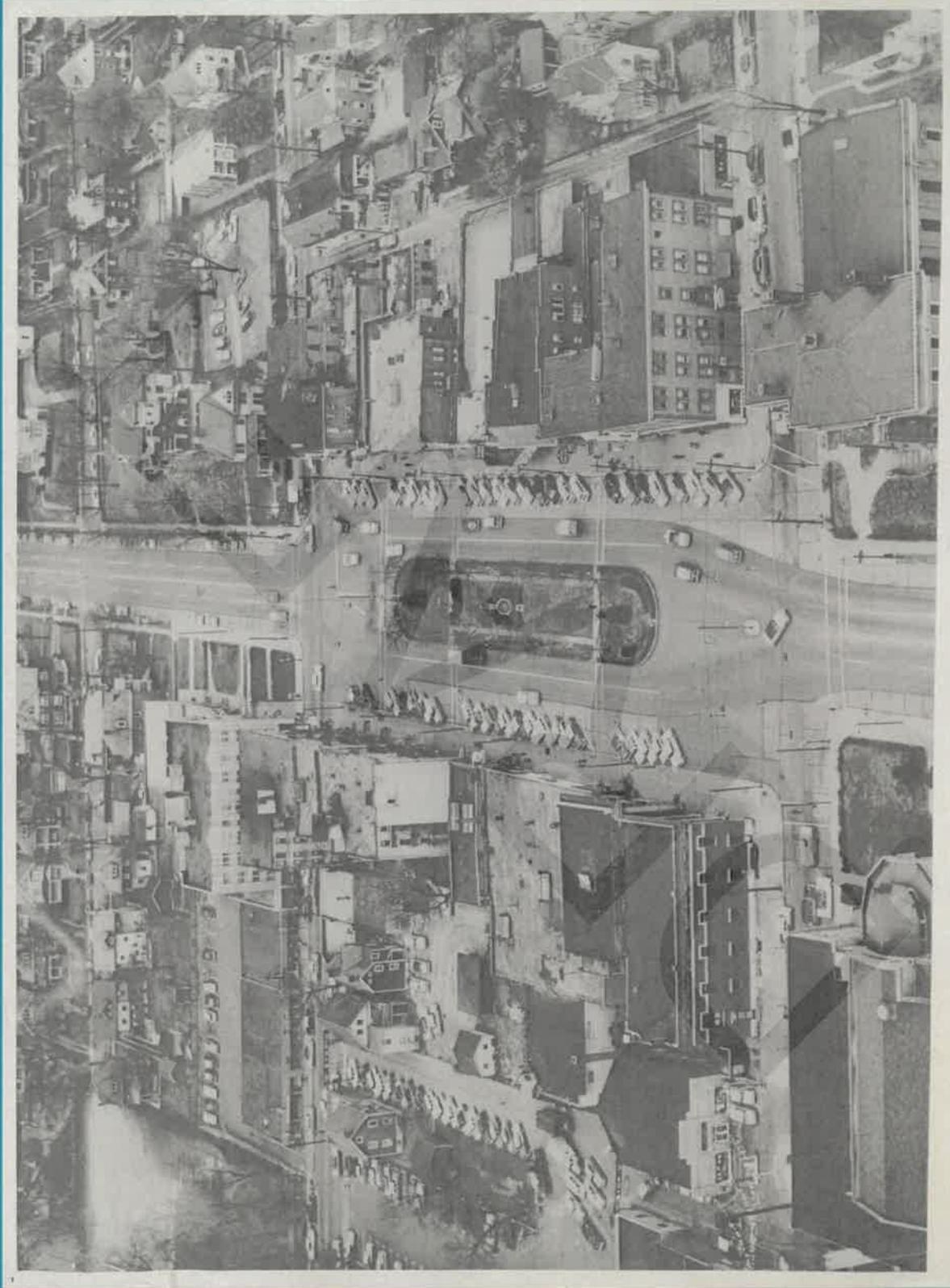


Above: *Cincinnati and Western Railroad Company stock certificate*
Source: *The Norfolk and Western Historical Society*

Hyde Park was advertised as “a beautiful plateau, far above the smoke and soot of the city,” reflecting its natural amenities and spectacular views of the Ohio River valley, as well as its separation from the hustle and bustle of downtown. Seeking to move to this haven, wealthy individuals often commissioned designs from renowned architects, leading to a diverse and historically significant housing stock (the “Existing Conditions” section of this plan highlights the many properties listed on the National Register of Historic Places). As a result of this intentional development strategy, the population grew from fewer than a dozen families to 1,691 people in 1900. Hyde Park was officially incorporated as a Hamilton County village in 1896, then annexed soon after by the City of Cincinnati in 1903.

When John Kilgour passed in 1914, his son Bayard Livingston Kilgour inherited and subsequently divided his estate to create “The Pines,” which became home to hundreds of houses in the coming years. Hyde Park saw remarkable growth in the 1920s, not only because of the Kilgour subdivision, but also the apartment buildings and two- to four-family houses that emerged along Madison Road near Hyde Park Square.

By 1960, the neighborhood’s population had grown to over 17,000—over ten times the 1900 population in just 60 years. This was exceptional, as many Cincinnati communities lost residents in the 1950s to suburbs further out from the city. However, the population size started to decline in the 1970s and 1980s as children from neighborhood families moved elsewhere. By 2020, the neighborhood’s population had fallen to 14,193. None-the-less, Hyde Park has continuously maintained its reputation as a neighborhood with a wealth of resources and amenities for Cincinnati residents and families.



Aerial view of Hyde Park Square, published 1956. (Source: The Cincinnati Enquirer)

PRIOR PLANNING EFFORTS

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. Several other plans have since been completed for the neighborhood, but focus primarily on the business districts of Hyde Park Square and East Hyde Park. Hyde Park also adheres to the city-wide comprehensive plan, Plan Cincinnati (2012). An overview of these plans follows.

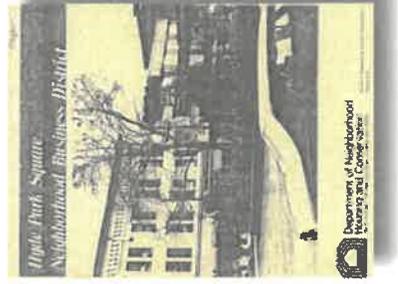
1983 - Hyde Park Plan

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. The plan attempts to maintain a harmonious balance between the Hyde Park Square business district and the surrounding residential areas. It focuses on land use that provides a smooth transitional buffer from commercial to office, then to multi-family, and ultimately to single-family. Major recommendations and guidelines from the plan fall into the categories of zoning, business, housing, transportation, urban design/streetscape, and other.



1984 - Hyde Park Square Neighborhood Business District Urban Design Plan

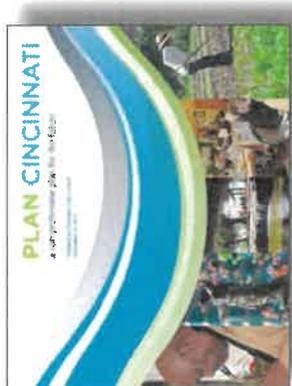
The goal of this plan is to provide a logical, systematic approach over time for guiding the economic and investment forces which are present and those being attracted to Hyde Park Square. The plan explores the challenges in the forces surrounding the business district, develops an economically sound land-use strategy, and creates continuing guidance mechanisms that advocate and assist in carrying out the strategy.





1997 - Hyde Park East Neighborhood Business District Plan

A study of the Hyde Park East business district was completed in 1997 and resulted in recommendations to implement attractive streetscaping, a facade improvement program, and the creation of a district identity. Following the study, the community requested the Hyde Park East Master Plan.



2012 - Plan Cincinnati

Plan Cincinnati is a comprehensive document that serves as a long-range plan to guide and manage growth, protect the environment and influence future development in the City. It is derived from five primary initiative areas; Compete, Connect, Live, Sustain, and Collaborate. These initiative areas were distilled from extensive public consultation, and the document further expands on them by setting them against a physical and policy framework.



2016 - Hyde Park East Master Plan

This plan seeks to address challenges facing the Hyde Park East neighborhood business district and surrounding residential streets. Goals focus on creating a healthy, walkable neighborhood that promotes traffic, bicycle, and pedestrian safety, and provides ample parking for those driving to the Hyde Park East business district as a destination. Branding the neighborhood business district and enhancing the built environment are also priorities of this plan.

THE PROCESS

A successful plan is one that is created with and for the community. Over the course of nine years, which included interruption from the COVID-19 pandemic, the City, Steering Committee, and Hyde Park community collaborated to deliberately create a plan that will guide Hyde Park's future.

Steering Committee

The Steering Committee was the driver behind the planning process, working in tandem with the City and Hyde Park community. The Steering Committee comprised of twelve Hyde Park community members who met with City staff regularly.

The first meeting of the Steering Committee was held in February 2017. Over the next four months this group worked with staff members from City Planning & Engagement to review demographic and existing conditions information and to create a strategy for drafting the plan.

Community Engagement and Drafting Goals

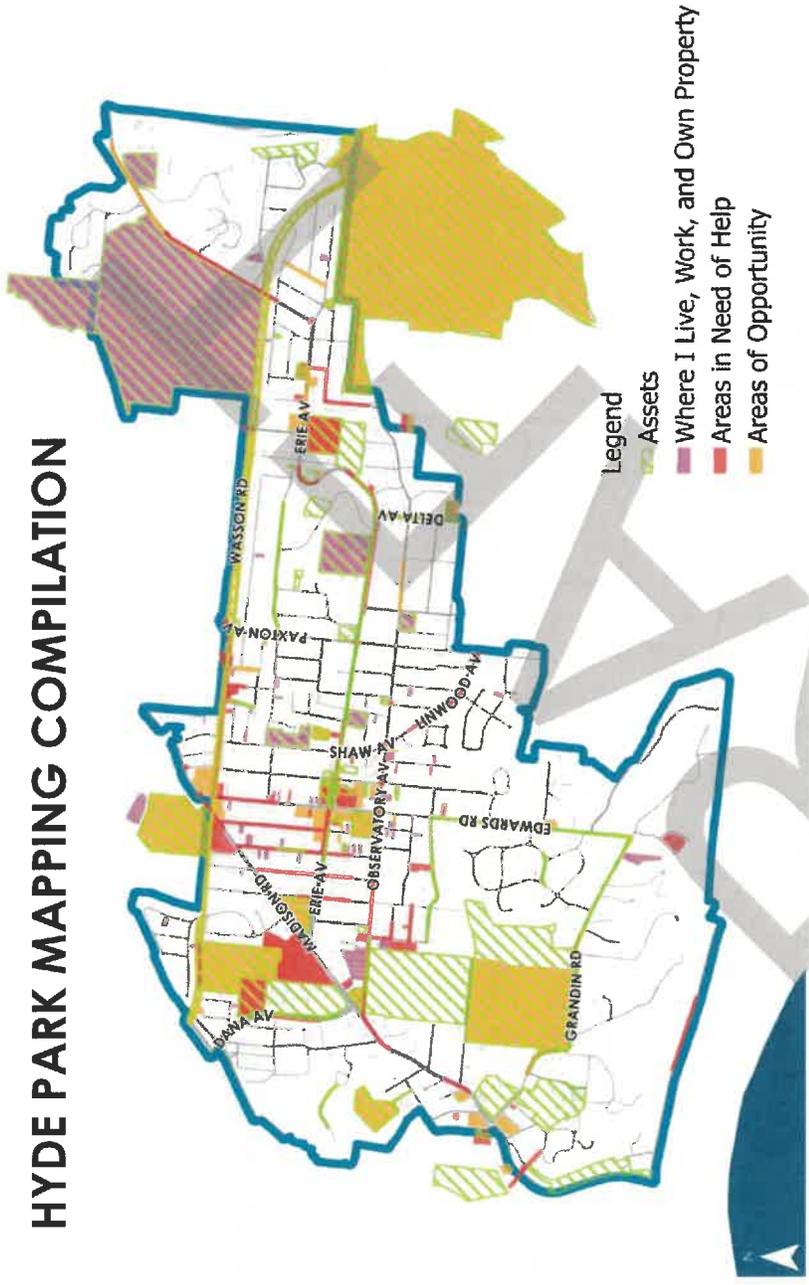
The Hyde Park community has been engaged from the beginning of the process. The community literally came to the table in June 2017 when the public kick-off meeting was held at Clark Montessori School. More than sixty community members came to learn about the planning process and give their input. They



Kick-off meeting held at Clark Montessori (June 2017)

Satellite session at Hyde Park Center for Older Adults (July 2017)
Photo by Janet Buening

HYDE PARK MAPPING COMPILATION



The above map is the compilation of responses mapped at the kick-off and satellite meetings held between June and August 2017.

were asked to map the community's assets, areas in need of help, and areas prime for development or redevelopment. They were also asked to identify on the map where they live, work, or own property.

In addition to gathering data at the kick-off meeting, a community survey was circulated by email, in print, and via the Hyde Park Neighborhood Council's website and Facebook page. Additionally, Steering Committee members held several satellite "meeting in an envelope" engagement sessions with small groups to complete the mapping exercise.

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a Working Group for each. The main goals of this plan are divided among those focus areas:

Quality of Life

Hyde Park Square

How We Move

Built Environment

The Working Groups met monthly between September of 2017 and September of 2018 and held a series of public sessions to create goals and action steps that could be implemented. These were shared at an Open House meeting in September 2018, where community members had the opportunity to ask questions, make suggestions, and revise the goals and action steps.

Draft Plan

Following the Open House meeting, the Working Groups refined the goals and strategies based on community feedback. They also drafted a vision statement and created an implementation strategy for the goals and strategies.



The summer and fall of 2019 were dedicated to drafting the plan document. The draft plan was presented to the community at a public meeting held in January 2020.

In spring of 2020, the COVID-19 pandemic put a temporary pause on the plan. After taking time to get reacquainted with the plan,

Materials used to invite the community to join the process.

the Steering Committee and City needed to update the goals and strategies to reflect changes to the neighborhood, including the completion of the portion of Wasson Way within Hyde Park and the adoption of new zoning designations.

An updated draft of the plan document was presented to the community at a public meeting held in April 2025. Community members were largely in agreement with the goals and strategies presented, though there were many questions and comments regarding Future Land Use. The Steering Committee took time to diligently work through public comments. Additional feedback was collected from the community through a survey, which received 49 responses.

Approval Process

The plan was presented to the Hyde Park Neighborhood Council for a vote. The Hyde Park Neighborhood Council reviewed and approved the plan, with one abstention, on February 10, 2026.

Following the plan's approval by the Hyde Park Neighborhood Council, the plan was presented to the City Planning Commission. The City Planning Commission also unanimously approved the plan on DATE 2026. They were pleased with xx.

Cincinnati City Council approved the plan on DATE 2026 with Resolution 2026-xxxx.

Implementation and Updates

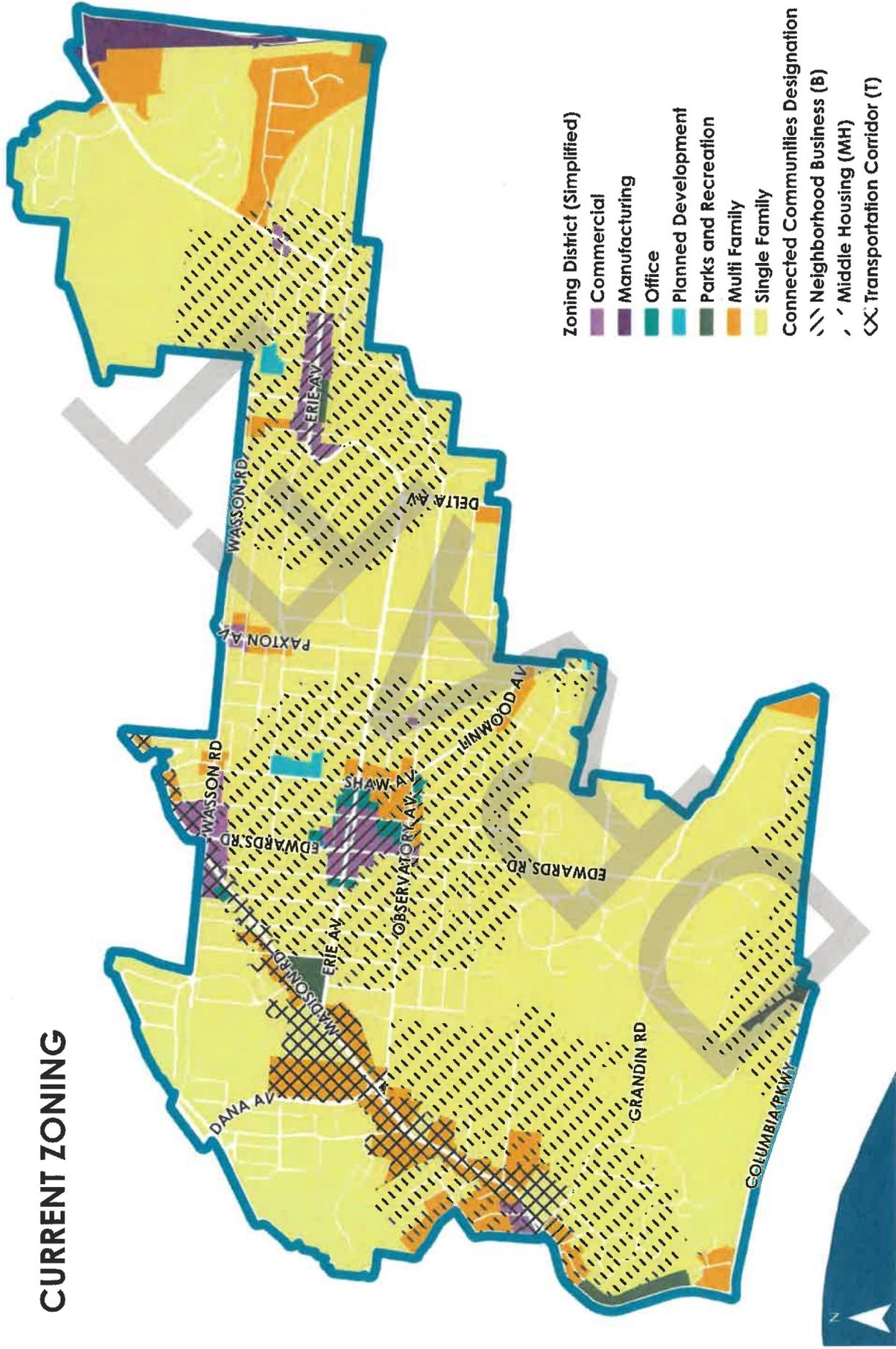
This plan should be reviewed by the community after 10 years to determine if an update is required based on neighborhood conditions and Goal, Strategy, and Action Step progress.

EXISTING CONDITIONS

This section addresses topics such as zoning, land use, and urban form; topography; transportation corridors, streets, and rights-of-way; parks and recreation areas; vacant or underutilized land; historic districts and landmarks; accessibility issues; the environment; and other issues. Population characteristics can be found in the following section, **Demographics**.



CURRENT ZONING



The Existing Zoning map indicates how the property is currently zoned, which determines how the property can be used and developed. For a detailed Zoning Map, go to cagis.hamilton-co.org/cagisonline

TOP 4 ZONING DISTRICTS BY AREA



44.7%

Single-Family-20
(20,000 sq ft)



31.2%

Single-Family-6
(6,000 sq ft)



10.9%

Single-Family-10
(10,000 sq ft)



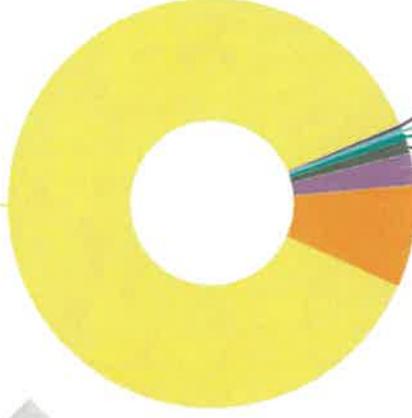
4.6%

Residential
Multi-Family
(1,200 sq ft)

Hyde Park's most predominant zoning districts are Single Family zones, with the most area zoned SF-20, which has a minimum lot size of 20,000 square feet. Non-residential zoning districts comprise less than 5% of the total neighborhood area. See the **Built Environment** section for zoning-related goals and strategies.

**Zoning Breakdown
by Area (2024)**

87.2%
Single Family Districts



8.1%
Multi Family Districts

2.5%
Commercial Districts

1.1%
Parks and Recreation

0.1%
Manufacturing
Districts

0.4%
Planned
Developments

0.6%
Office
Districts

CONNECTED COMMUNITIES

The City adopted a series of land use and zoning policies called Connected Communities that went into effect July 2024. The policies aim to help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all. The zoning changes allow for the development of two-, three-, and four-family homes, relaxed parking requirements, and reduced regulatory barriers near the City's neighborhood business districts (NBDs) and the most prominent public transit routes. For Hyde Park, these Connected Community zones are focused around the neighborhood's two NBDs and Madison Road, Erie Avenue, and Columbia Parkway. For more information, visit www.cincinnati-oh.gov/connectedcommunities

49.8%

of Hyde Park falls within a Connected Communities designation.

Breakdown of Connected Community designations in Hyde Park by land area



MORE HOUSING OPTIONS



MORE TRANSIT OPTIONS

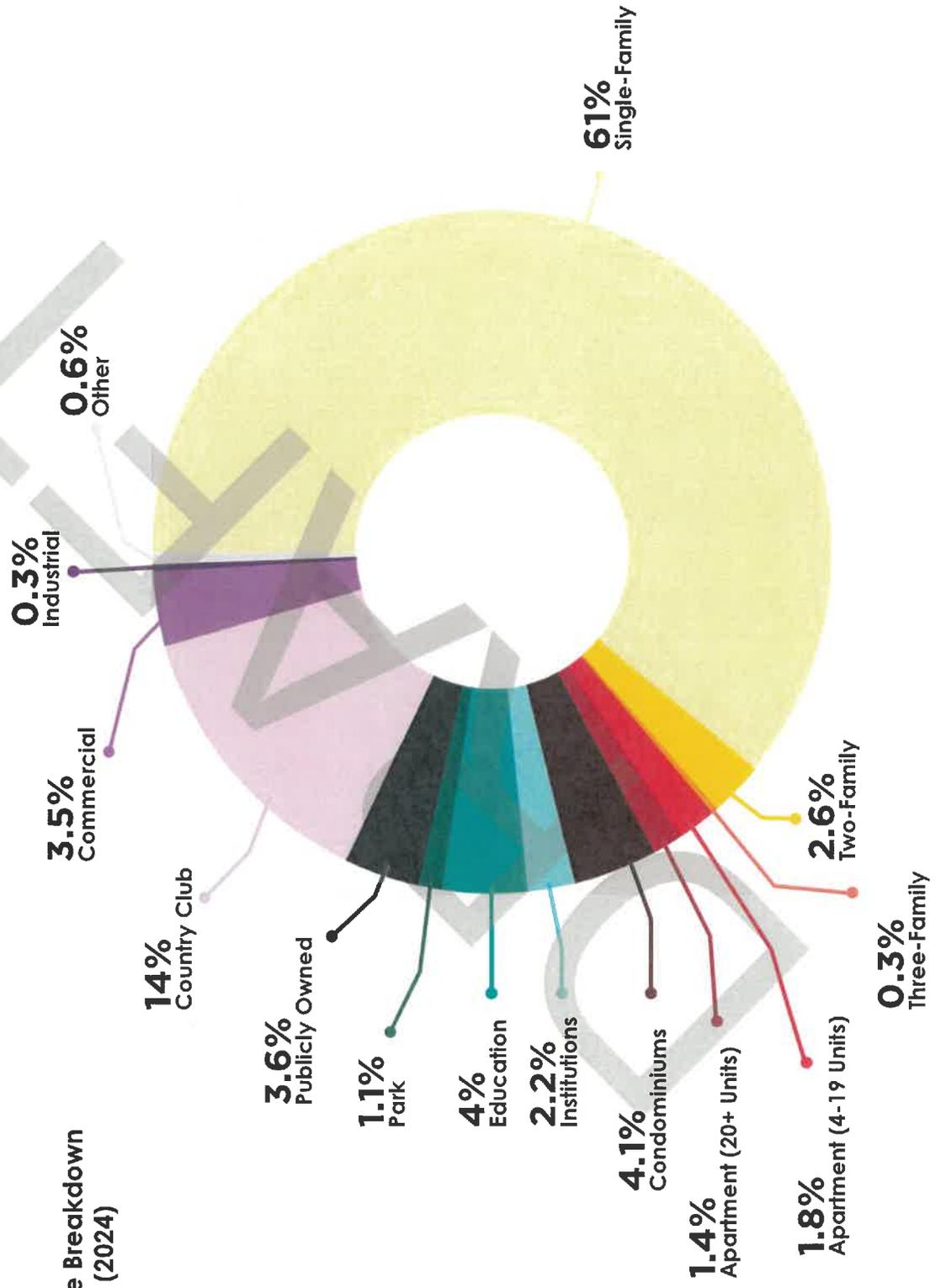


BETTER LAND EFFICIENCY

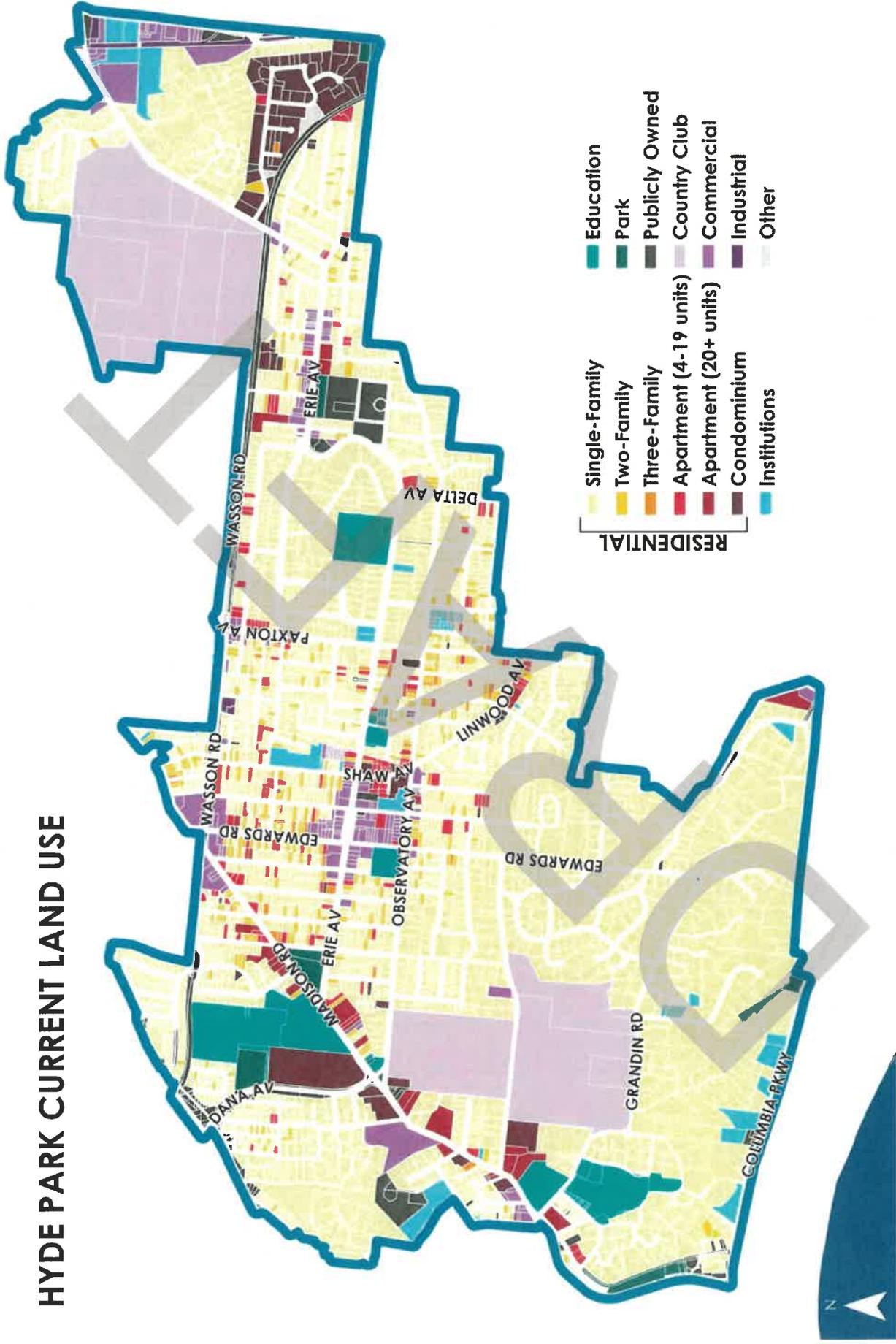
CURRENT LAND USE

While zoning is the legal mechanism for regulating land use and development, the Current Land Use map provides insight into how land is actively being used. The Current Land Use map is based on the Hamilton County Auditor's Land Use Class.

Land Use Breakdown by Area (2024)



HYDE PARK CURRENT LAND USE



Current Land Use was determined based on the Hamilton County Auditor's Land Use Class.

TRANSPORTATION NETWORK

The Transportation Network map on the following page highlights Hyde Park's access to Interstate-71 via Observatory/Dana Avenue or Edwards Road. Major Arterial roads are considered high capacity and are identified on the map. They consist of Madison Road, Observatory Avenue, Linwood Avenue, Delta Avenue, Marburg Avenue, a portion of Edwards Road (between Observatory Avenue and Wasson Road), and a portion of Erie Avenue (between Delta Avenue and Marburg Avenue). The second tier of arterial roads are identified as Minor Arterial roads and consist of Wasson Road, Erie Avenue, and Herschel Avenue (includes Pinehurst Avenue, a portion of Pape Avenue, and Herschel View Street).

The map also depicts the approximate location of the Wasson Way, which will be discussed further in the **How We Move** section of this plan. All phases within and immediately adjacent to Hyde Park are now complete.

VISION ZERO

A program run by the City of Cincinnati's Department of Transportation and Engineering (DOTE) focused on improving pedestrian safety, with the mission to lower pedestrian deaths to zero. DOTE uses crash data to identify and track pedestrian crash hotspots throughout Cincinnati. These hotspots are targeted for safety interventions, including:



TRAFFIC CALMING



STREET REDESIGN

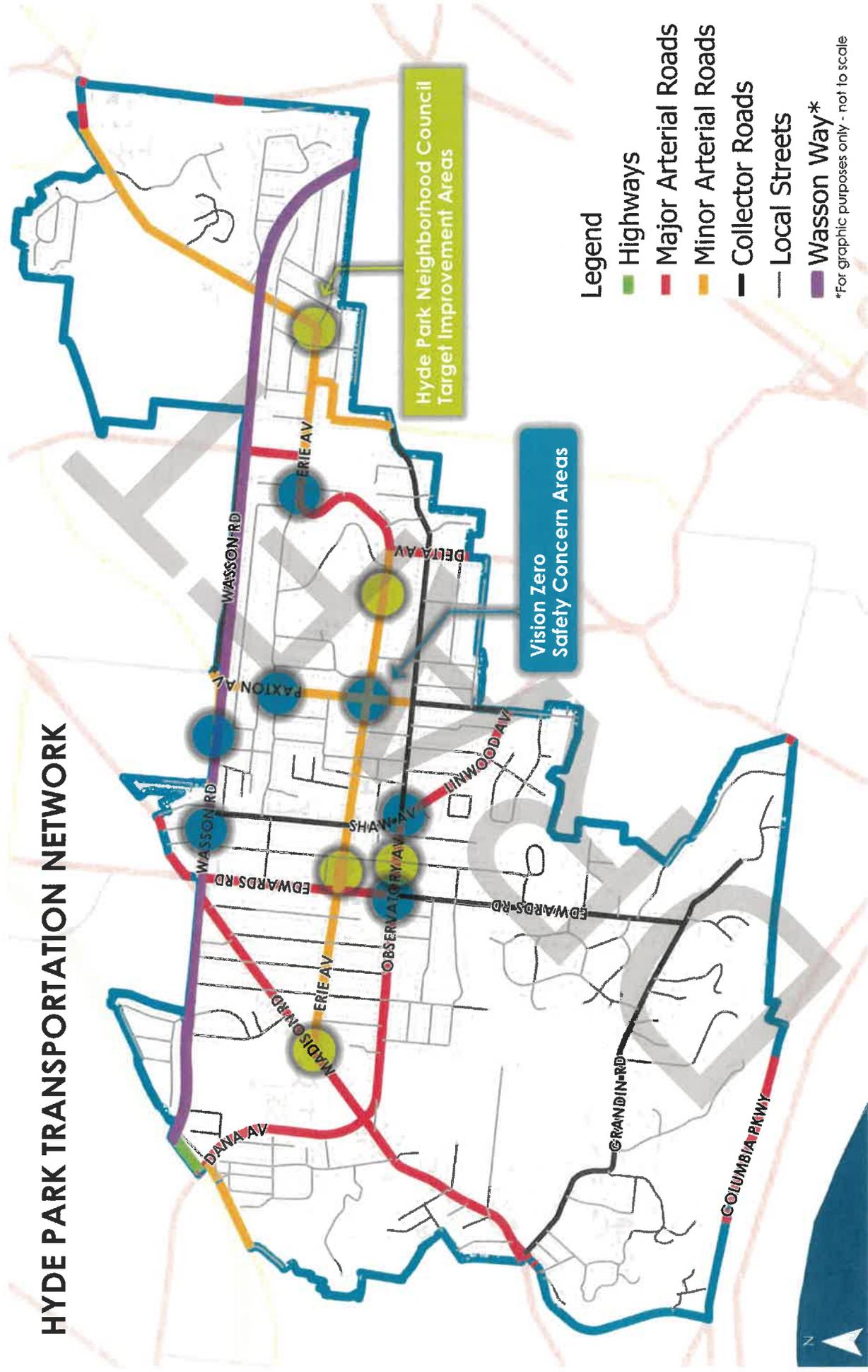


SPEED LIMIT REDUCTION
AND ENFORCEMENT

**REPORT
SAFETY
CONCERNS
AT:**

www.cincinnati-oh.gov/visionzero

HYDE PARK TRANSPORTATION NETWORK



Legend

- █ Highways
- █ Major Arterial Roads
- █ Minor Arterial Roads
- █ Collector Roads
- █ Local Streets
- █ Wasson Way*

*For graphic purposes only - not to scale

The Transportation Network map clearly delineates major and minor arterial roads. It also depicts the approximate location of the Wasson Way, which will be discussed further in the How We Move section.

URBAN DESIGN OVERLAY DISTRICTS

Hyde Park contains two Urban Design Overlay Districts (UDODs): Hyde Park Square and Hyde Park East. The purposes of the overlay districts are to protect and enhance the physical character of the districts, prevent the deterioration of property, encourage private investment to improve and stimulate economic vitality and social character of the district, and to ensure that infill development does not adversely affect the physical character of the area. Development within these districts must comply with the standards established when the district was created. The requirements of a specific UDOD are outlined in Chapter 1437 of the Zoning Code.

HYDE PARK URBAN DESIGN OVERLAY DISTRICTS

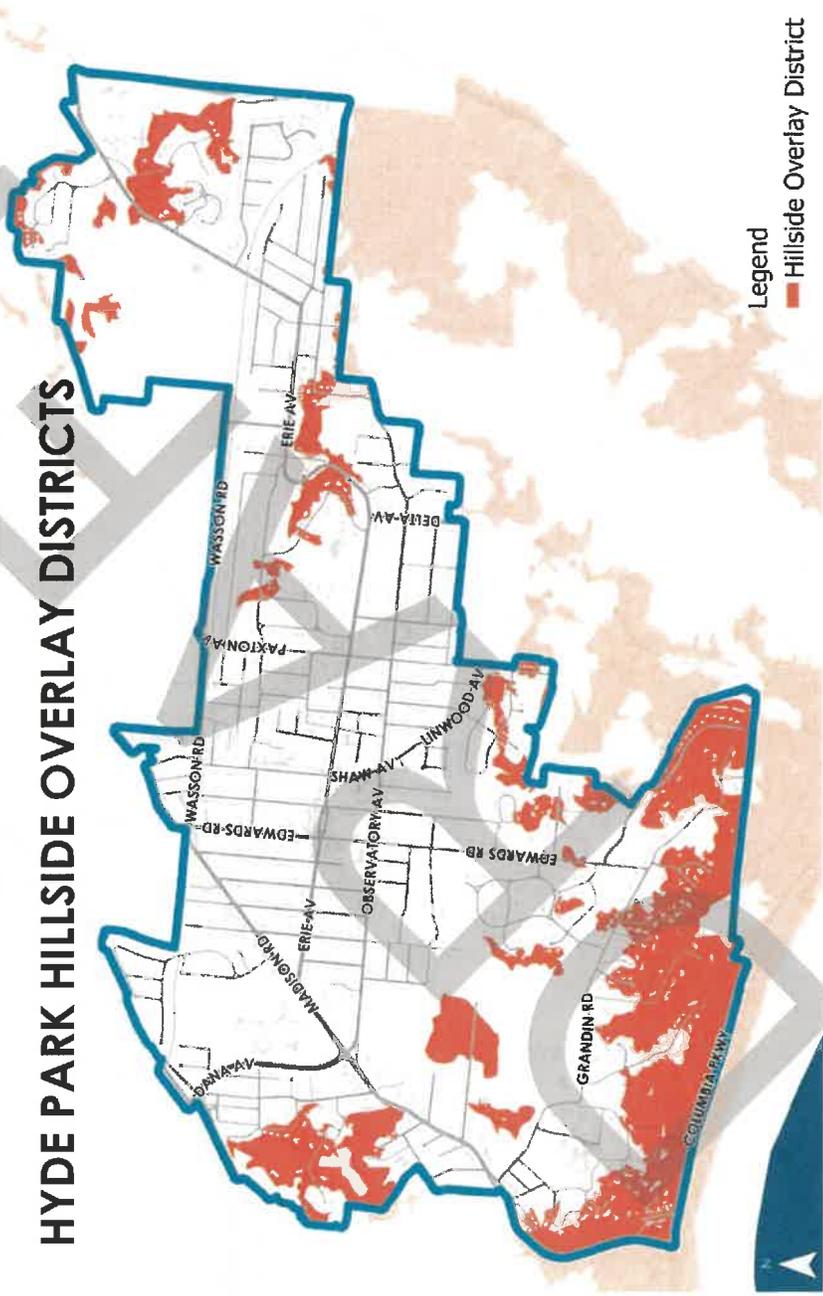


Hyde Park Square Business District and Hyde Park East Business District

HILLSIDE OVERLAY DISTRICTS

Cincinnati's hillsides make our city unique, but can also pose risks due to their natural instability. The City of Cincinnati regulates development on hillsides that have a higher potential for landslide. These areas have been designated as being within the Hillside Overlay District. The regulations are found in the Cincinnati Zoning Code and are intended to prevent damage to the City's hillsides.

HYDE PARK HILLSIDE OVERLAY DISTRICTS

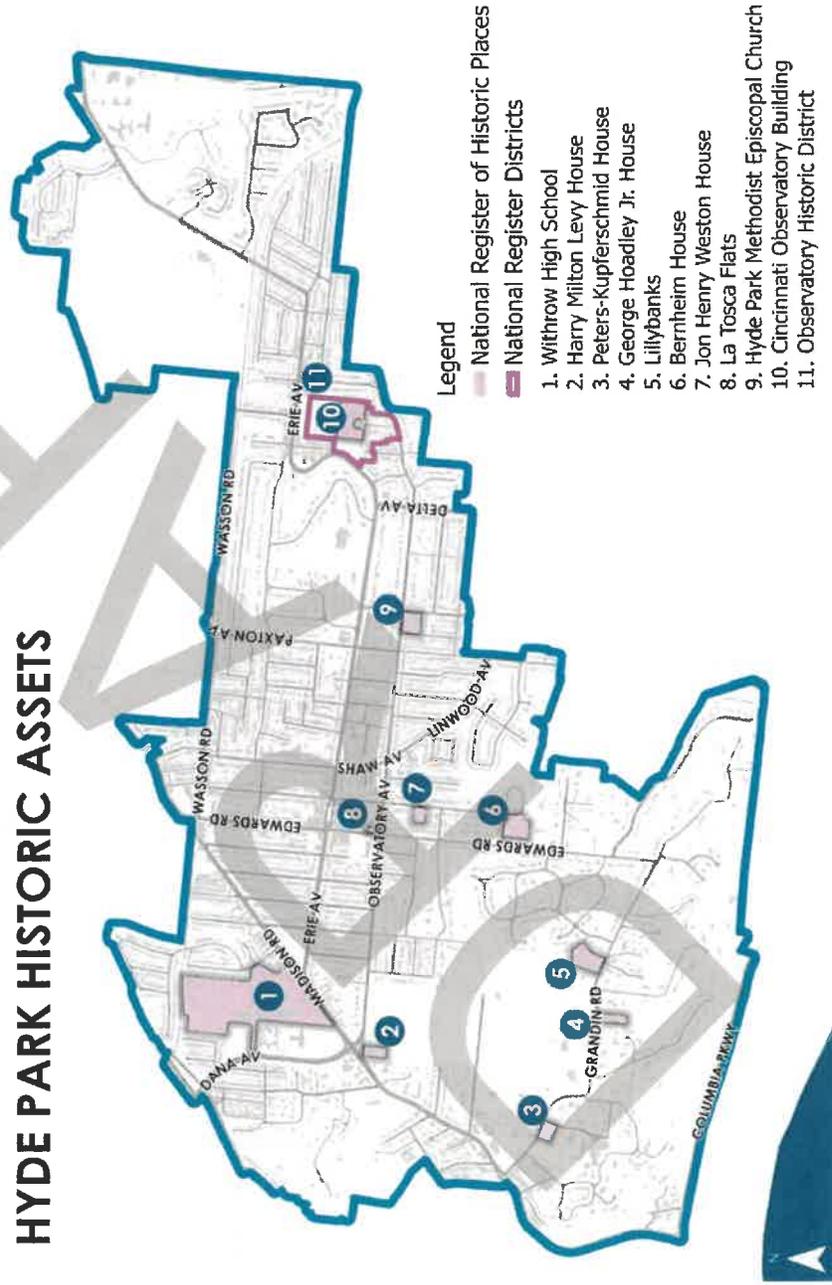


The most significant Hyde Park hillsides are along the periphery, mostly along the southern and western edges of the neighborhood. Development within this district must comply with the Hillside Development Standards outlined in the Cincinnati Zoning Code.

HISTORIC ASSETS

Hyde Park is home to many historic assets, some of which have been recognized with a listing on the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or the nation. Hyde Park has eleven listings on the National Register of Historic Places that includes ten buildings and one district.

HYDE PARK HISTORIC ASSETS



The following Hyde Park properties are listed on the National Register of Historic Places:

1 Withrow High School, 2488 Madison Road

Areas of Significance: Architecture and Education
Date of Construction: 1919

Located at the intersection of two major thoroughfares, Madison Road and Erie Avenue, Withrow High School is a focal point in the Hyde Park neighborhood. The large-scale grouping is located on a 14-acre tract and includes six structures: three major buildings, a stadium, clocktower, and footbridge. Spacious, landscaped grounds surround the building.



Withrow High School (June 1981)
Academic Building
Photo by Chris Cain

2 Harry Milton Levy House, 2383 Observatory Avenue

Area of Significance: Architecture
Date of Construction: 1917

At the corner of Madison Road and Observatory Avenue lies the Harry Milton Levy House, a distinguished example of both the Craftsman and Tudor Revival architectural styles. The 0.86-acre property contains a two-story home, 3-bay garage, pool, terraces, and flowerbeds. One of the most notable features is a smooth stone fountain featuring a child's head flanked by stylized fish.



Harry Milton Levy House (Sept 1997)
Photo by Beth Sullebarger

3 **Peters-Kupferschmid House, 2167 Grandin Road**

Area of Significance: Transportation
Date of Construction: 1860

The Peters-Kupferschmid House was significant due to its association with Ralph Peters, the Superintendent and General Manager of multiple Cincinnati railroads and Vice President of the Cincinnati Chamber of Commerce in the late nineteenth and early twentieth centuries. The house was located on a 0.88-acre lot facing Grandin Road, but it was demolished. Today, the property is part of the Summit Country Day School campus.



Peters-Kupferschmid House (Feb 1984)
Photo by Rita Walsh

4 **George Hoadley Jr. House, 2337 Grandin Road**

Area of Significance: Architecture
Date of Construction: c. 1900

The George Hoadley Jr. house is on a one-acre lot facing Grandin Road near Corbin Drive. It is the earliest example of the concrete building tradition that made Cincinnati architectural firm Elzner & Anderson famous. It is also an early and sophisticated example of the Mission Revival style in Cincinnati that became popular in the early twentieth century.



George Hoadley Jr. House (Sept 1989)
Photo by Rita Walsh

5 **Lillybanks, 2386 Grandin Road**

Area of Significance: Architecture
Date of Construction: 1926

Lillybanks, named for the daylilies planted along Grandin Road, is a beautiful example of Tudor Revival style architecture. The house is located on a 1.36-acre lot that was part of the subdivision of Joseph Longworth's Rookwood estate. It stands out from other developments in the subdivision due to its orientation toward the street and its distinct air of dignity and privacy.



Lillybanks (Sept 1982)
Photo by Elisabeth Tuttle

6 Bernheim House, 195 Green Hills Road

Area of Significance: Architecture

Date of Construction: c. 1912-1913

The Bernheim House on Green Hills Road is a fine example of the Colonial Revival style in Cincinnati, characterized by pilasters and Palladian arches. The original 13-acre parcel was subdivided and became the Green Hills and Far Hills subdivisions, but the original character of the Bernheim House remained preserved.



Bernheim House (Mar 1982)

Photo by Elisabeth Tuttle

7 John Henry Weston House, 1321 Michigan Avenue

Area of Significance: Community Development

Date of Construction: 1873

The John Henry Weston House serves as a prime example of adaptive reuse. It links Hyde Park's suburban past to its present as a more urban community. When the property was converted in 1917 from a mansion to six apartments, elements of the original Italianate style were thoughtfully integrated with modern architectural styles: Neoclassical, Tudor Revival, and Craftsman.



John Henry Weston House (Dec 2000)

Photo by Margo Warminski

8 La Tosca Flats, 2700 Observatory Avenue

Area of Significance: Architecture

Date of Construction: 1915

The La Tosca Flats on Observatory Avenue are a unique example of Prairie-style architecture - characterized by masonry detailing, windows, woodwork, and mantelpieces - applied to an apartment building. The six-unit structure also represents a significant period in the neighborhood's history including its annexation by the City of Cincinnati and the expansion of streetcar lines and utilities.



La Tosca Flats (Mar 1998)

Photo by Margo Warminski

9 Hyde Park Methodist Episcopal Church, 1345 Grace Avenue

Area of Significance: Architecture

Date of Construction: 1927

The Hyde Park Methodist Episcopal Church, known today as the Hyde Park Community United Methodist Church, is located at the corner of Grace Avenue and Observatory Avenue is a distinguished example of the American Collegiate Gothic Revival style in Cincinnati. The architectural style is rooted in permanence and stability while the activities within are driven by progressive values and an emphasis on the community.



Hyde Park Methodist Episcopal Church

(Mar 2006)

Photo by Rudy Heath

10 Cincinnati Observatory Building, 3489 Observatory Place

Area of Significance: Education, Science, and Architecture
Date of Construction: 1873

The Cincinnati Observatory is notable for its contributions to the field of American astronomy and because it was designed by famous Cincinnati-based architect Samuel Hannaford (1835-1911). Under the leadership of Paul Herget, the Observatory was the home of the International Minor Planet Center. It is also recognized nationally for its contributions to the U.S. space program and orbit calculations. The Cincinnati Observatory is on the National Register of Historic Places and a National Historic Landmark.



The Cincinnati Observatory (Feb 1997)
Photo by Robert Flischel

11 Observatory Historic District, Located along Observatory Avenue & Observatory Place

Area of Significance: Architecture and Science
Dates of Construction: 1874-1923

The Observatory Historic District, located directly south of the Hyde Park East business district, is characterized by single family homes with diverse architectural styles. The Cincinnati Observatory serves as the focal point of this district and boasts many distinctive construction techniques to reduce vibrations and optimize astronomical observation.



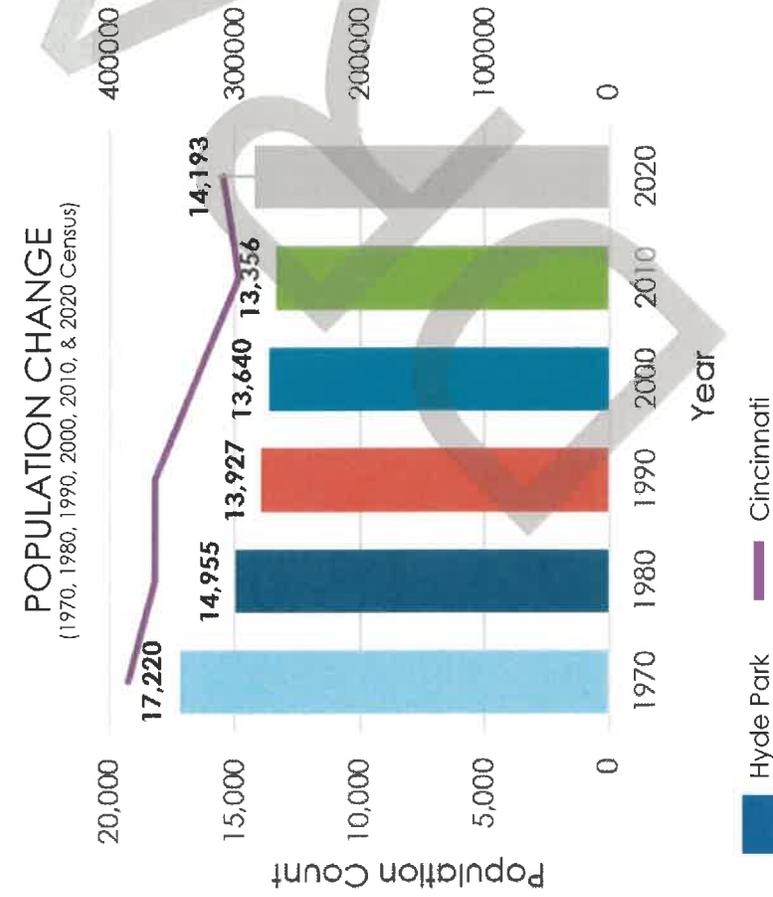
Observatory Historic District (Apr 1978)
Photo by Dan Owens



Photo by Lori Wellinghoff

DEMOGRAPHICS

In preparing a plan for the future of the Hyde Park community, it is important to understand the existing population and population trends over time—both Citywide and at the neighborhood level. The following demographics discussion will summarize key demographics from 1980, 1990, 2000, 2010, and 2020 U.S. Census Bureau data. It should be noted that the analysis relies primarily on data provided by the U.S. Census Bureau. For the purposes of gathering data, Hyde Park refers to Census Tracts 49, 50, and 51.



In 2020, Hyde Park's population was 14,193, a 6% increase from 2010, although still below the 1970 population level of 17,220. Approximately 66%, or two-thirds, of Hyde Park's current residents moved to the neighborhood between 2010 and 2020. While the average age in Hyde Park is 35, most of the new residents moving in are younger. Of the new residents who moved to the neighborhood between 2010 and 2020, around 60% were between the ages of 20 and 29.

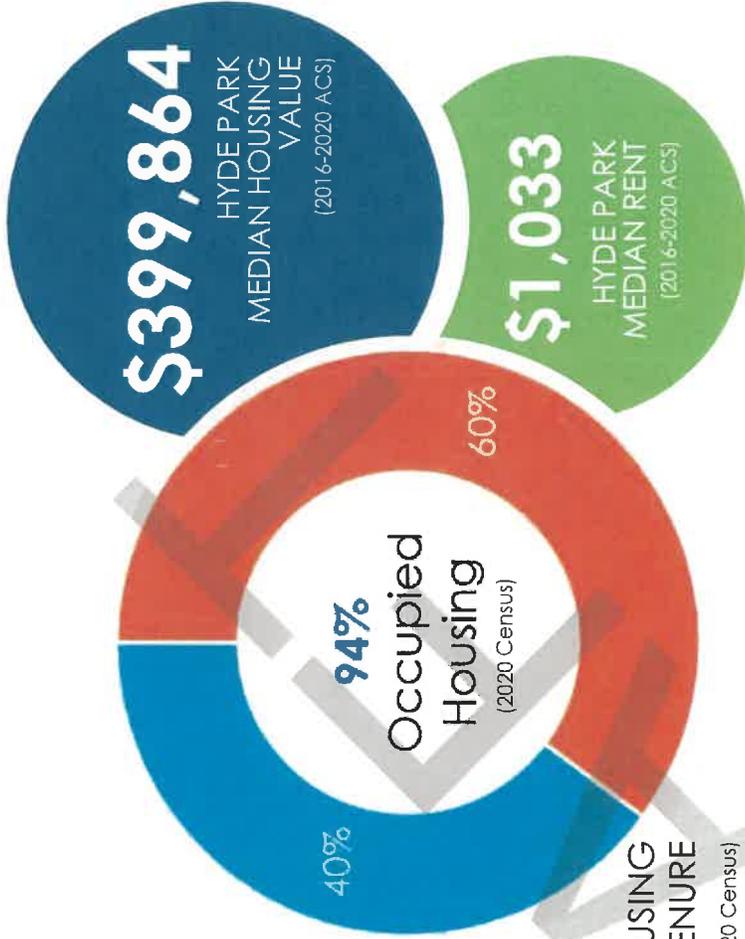
66%
 OF RESIDENTS MOVED TO
 HYDE PARK AFTER 2010
(2016-2020 ACS)

Almost two-thirds of the housing units in Hyde Park are owner-occupied, in contrast to the City as a whole, where about two-thirds of housing units are renter-occupied. The housing stock also reflects the history of the neighborhood; around 53% of the housing in Hyde Park was built before 1940.

53%

OF HOUSING
BUILT BEFORE
1940

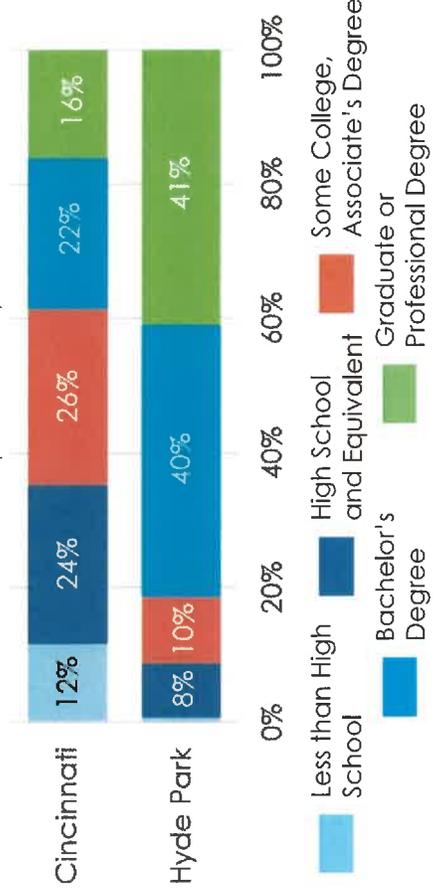
(2016-2020 ACS)



HOUSING
TENURE
(2020 Census)

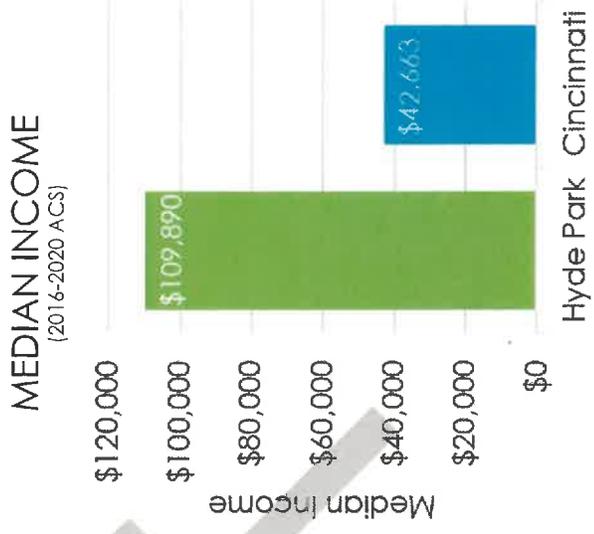
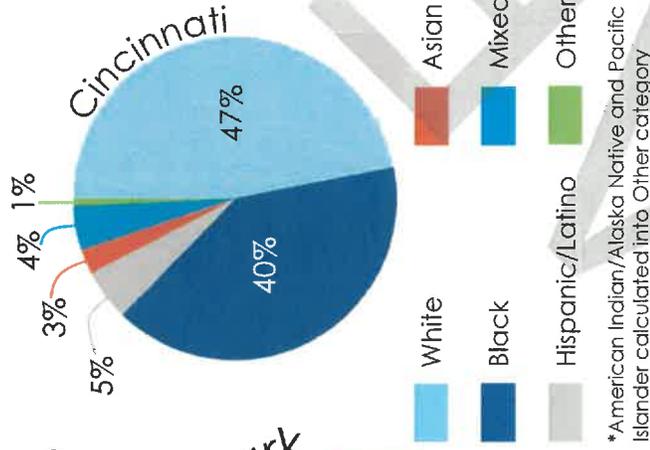
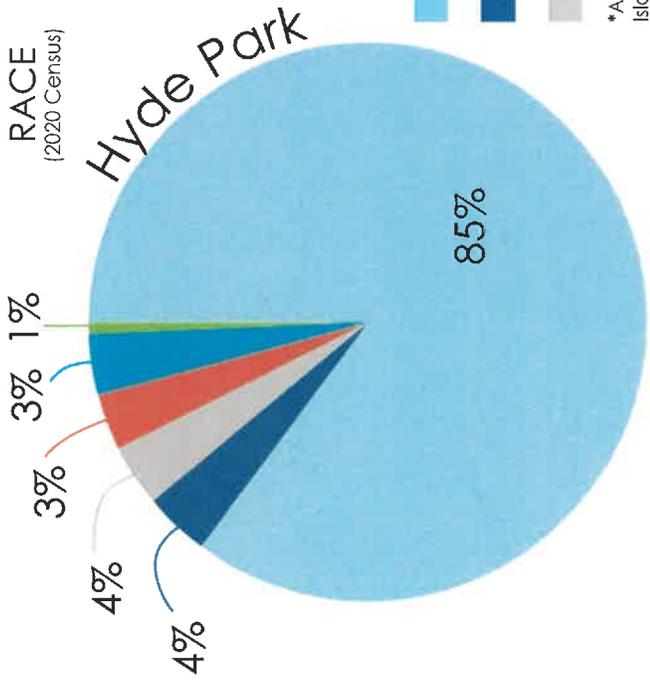


EDUCATIONAL ATTAINMENT
(2016-2020 ACS)



35
AVERAGE AGE IN
HYDE PARK
(2016-2020 ACS)

32
AVERAGE AGE IN
CINCINNATI
(2016-2020 ACS)



The majority of Hyde Park residents are White, and a little over 80% of residents have at least a Bachelor's degree. The neighborhood has a median income over two and a half times the City's median income. Higher income levels balance with the neighborhood's higher median home values and rental prices, leading to a lower portion of residents considered housing burdened by HUD standards, or paying more than 30% of their income on housing.

The hope is that the goals and strategies in this plan provide for current residents while also attracting diverse new neighbors. Promoting a variety of housing types and developing more non-automotive mobility options are some examples of how Hyde Park can accommodate present and future residents by creating more opportunities.





GOALS AND OBJECTIVES

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a working group for each. The main goals of this plan are divided among those focus areas:

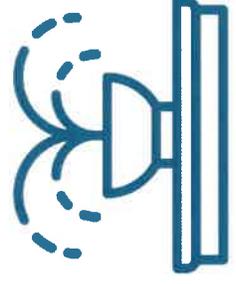
Quality of Life



How We Move



Hyde Park Square



Built Environment



QUALITY OF LIFE

HOW WE MOVE

GOAL 1

Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

GOAL 3

Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

GOAL 2

Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

GOAL 1

Promote pedestrian, bicycle, and traffic safety.

GOAL 2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

GOAL 3

Improve public transportation within Hyde Park.

GOAL 4

Promote walkability and other non-automotive transportation.

GOAL 4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

GOAL 5

Protect and preserve the residential streets of Hyde Park.

GOAL 6

Plan for future transportation needs.

HYDE PARK SQUARE

GOAL 1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

GOAL 3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

GOAL 2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

GOAL 4

Promote events on the Square that build community and enhance commerce.

BUILT ENVIRONMENT

GOAL 1

Preserve Hyde Park's residential form.

GOAL 2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

GOAL 3

Expand community knowledge of the Zoning Code and City-wide development processes.

GOAL 4

Find opportunities for the Zoning Code to better align with this plan.

GOAL 5

Enforce Zoning, Building, and Health code violations in a timely fashion.



Photo by Lori Wellinghoff

QUALITY OF LIFE

Hyde Park is a vibrant and ever-changing community that retains the cherished characteristics of its historic roots: a safe, peaceful residential neighborhood with tree-lined streets and a town square at its center. Signature community events and traditions, preservation of the tree canopy and green spaces, an attractive, functional streetscape that invites people to gather in the Square, and maintaining key services such as the library, post office, banks, and strong schools will keep Hyde Park a welcoming and well-kept place to call home for generations to come. Gateway markers and flags, streets and sidewalks in good repair, improved signage for public parking, outdoor dining areas, and the integration of Wasson Way with the community will encourage visitors to come to Hyde Park to shop, dine, and play.





Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1

Establish and implement a strong neighborhood identity for Hyde Park.

Action Step 1: Create attractive gateways at key traffic and pedestrian portals to the neighborhood.

Action Step 2: Maintain the flags/banners that identify the Hyde Park Square business district.

Strategy 2

Capitalize on neighborhood events unique to Hyde Park.

Action Step 1: Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.

Action Step 2: Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May – October).



Strategy 3

Provide ways for residents to stay engaged and involved in the neighborhood.

Action Step 1: Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

Action Step 2: Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

Strategy 4

Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.

Action Step 1: Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

Action Step 2: Encourage programs and events that promote opportunities for different age groups to interact with each other.



Existing banner in
Hyde Park Square



Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1

Encourage all schools to be more accessible to and connected with the community at large.

Action Step 1: Promote Community Learning Centers at neighborhood public schools.

Action Step 2: Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

Action Step 3: Encourage other community institutions to collaborate with the schools.

Strategy 2

Support the presence and future growth of the public schools in Hyde Park.

Action Step 1: Preserve the historic main buildings of Hyde Park School and Withrow High School.

Action Step 2: Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

Action Step 3: Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.



Strategy 3

Encourage the establishment of a variety of early learning and childcare options in the neighborhood.

Action Step 1: Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

Action Step 2: Identify locations to establish additional opportunities for early learning childcare centers and preschools.





Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1

Maintain and enhance existing green spaces, encouraging usage and access.

Action Step 1: Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

Action Step 2: Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

Action Step 3: Maintain recreation equipment and facilities throughout Hyde Park.

Action Step 4: Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

Action Step 5: Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

Strategy 2

Explore the potential for new green spaces in Hyde Park.

Action Step 1: Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.

Action Step 5: Support the creation of community gardens and determine appropriate locations.



Strategy 3

Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.

- Action Step 1:** Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.
- Action Step 2:** Encourage formation of a Hyde Park Neighborhood Council committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.
- Action Step 3:** Identify locations for additional street trees.
- Action Step 4:** Support efforts to protect mature trees on private land during tear-downs and new construction.
- Action Step 5:** Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

Strategy 4

Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

The Cincinnati Park Board's Division of Urban Forestry oversees the long-term care and development of Cincinnati's urban tree canopy and tree maintenance in the public right-of-way. A Public Tree Inventory can be found on their website:

www.cincinnati-oh.gov/cincyparks/natural-resources/urban-forestry



4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1

Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

Action Step 1: Request police walking patrols, especially in areas and times of high pedestrian traffic.

Action Step 2: Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.

Strategy 2

Enhance the neighborhood's unique character with visual improvements.

Action Step 1: Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.

Action Step 2: Add ad-free benches in appropriate public areas to provide resting places for pedestrians.

Action Step 3: Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.



Action Step 4: Explore the potential for moving utility lines underground throughout Hyde Park.

Action Step 5: Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).

Action Step 6: Remove abandoned advertising boxes.

Action Step 7: Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3

Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.

Action Step 1: Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior, and those visible through windows).

Action Step 2: Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.



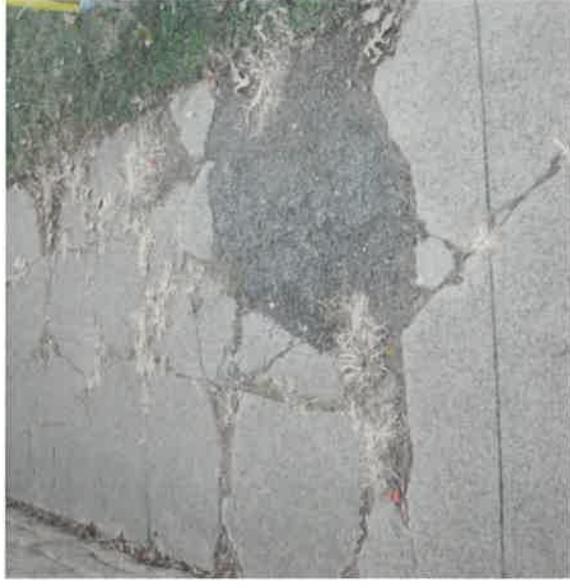
Action Step 3: Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4

Bring all streets and sidewalks into good condition and establish a maintenance plan.

Action Step 1: Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.

Action Step 2: Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.



Example of sidewalk in disrepair.
Photo by Jarret Buehling







HOW WE MOVE

Pedestrian activity has been a defining feature of the Hyde Park community since its inception. Other modes of transportation have been accommodated from horse and carriage to trolley to personal vehicles, but street-level walkability and the person-to-person interaction that it engenders is the foundation of the durable spirit of the neighborhood. It is a key source of the neighborhood's social capital. Retaining and expanding pedestrian activity and adapting it to make it even more accessible and safe will guide the planning for the next generation of mobility in Hyde Park.

While private automobiles will be with us for the foreseeable future, their singular dominance as a mode of transit is waning. The neighborhood is making room for bicycles, scooters, more pedestrians, public transit options, and whatever else the future of transportation holds. The priority of the transportation infrastructure is to serve the neighborhood. The improvements outlined in this plan will create an even more vibrant, connected, and engaged community.



1

Promote pedestrian, bicycle, and traffic safety.

Strategy 1

Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

Action Step 1: Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).

Action Step 2: Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.

Action Step 3: Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2

Improve pedestrian crossings.

Action Step 1: Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.

Action Step 2: Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

Action Step 3: Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.





Above: Staff and parent volunteers ensure a safe crossing for Hyde Park School second graders at the intersection of Edwards Road and Observatory Avenue.

Action Step 4: Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.

Strategy 3

Improve traffic safety.

Action Step 1: Expand traffic-calming measures to slow traffic and increase safety.

Action Step 2: Use the best current technology and practices to improve safety at key locations (see map on Page 62).

Action Step 3: Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.

Action Step 4: Enforce driving, parking, and delivery vehicle rules and regulations.

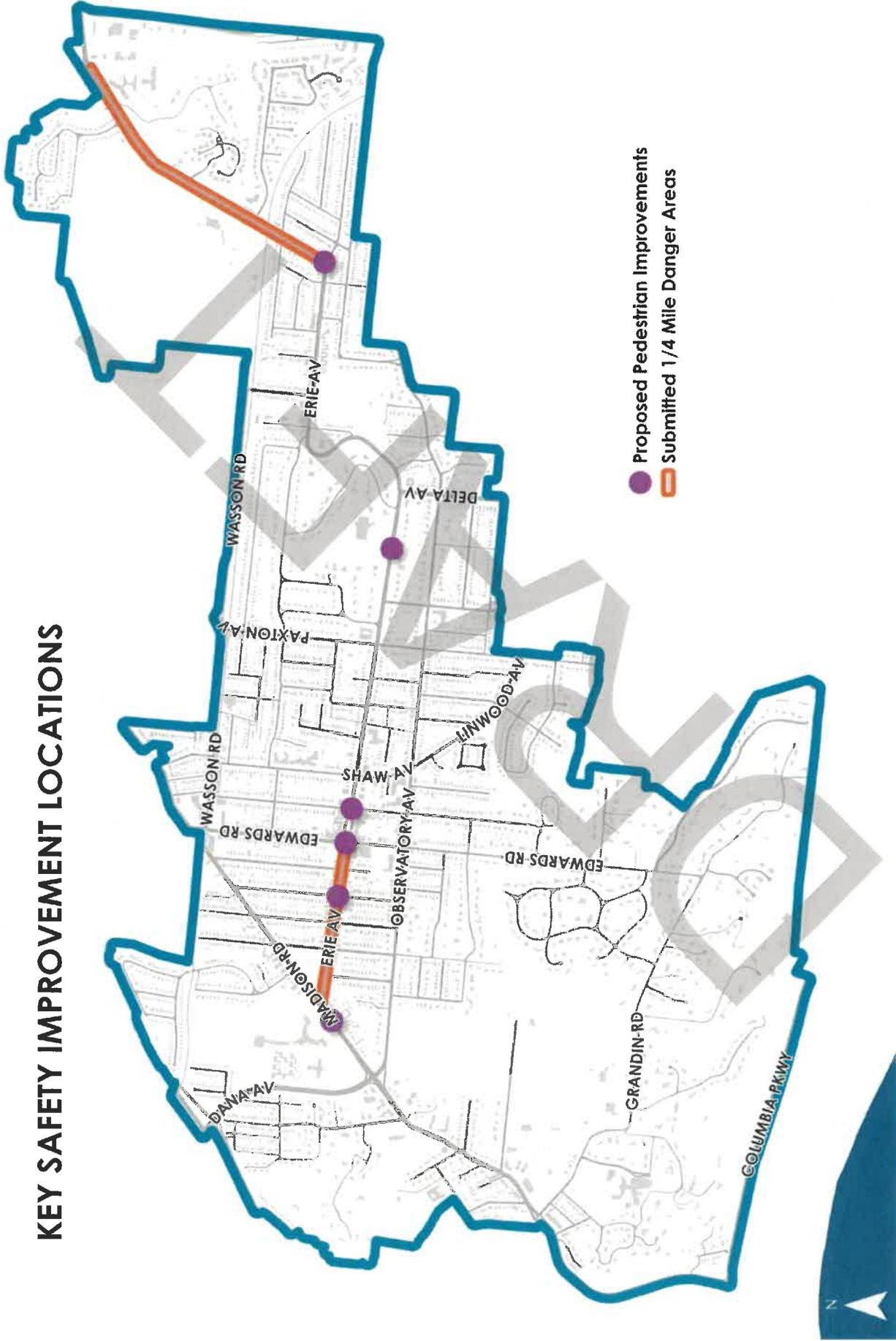
Strategy 4

Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.

Action Step 1: Adjust timing and install additional signals as needed to improve traffic flow and safety.



KEY SAFETY IMPROVEMENT LOCATIONS



The Hyde Park Neighborhood Council proposed the above Traffic and Safety Initiatives to the Department of Transportation and Engineering in May of 2024.



2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1

Make connections and provide comfort stations along Wasson Way.

Action Step 1: Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

Action Step 2: Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

Action Step 3: Identify access points on arterial roads to safely provide greater access to more people.

Action Step 4: Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.

A family enjoys Phase 1 of the Wasson Way.



Access from the Wasson Way to Rookwood Commons. Photo courtesy of WassonWay.org

Strategy 2

Ensure the safety and well-being of Wasson Way users and those residing near it.

Action Step 1: Maintain and improve safe crossings.

Action Step 2: Identify and address security concerns of residents and users of Wasson Way.



3

Improve public transportation within Hyde Park.

Strategy 1

Promote awareness of existing Metro routes and services.

Strategy 2

Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

Strategy 3

Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

Strategy 4

Improve transit facilities for transit users.

Action Step 1: Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

Action Step 2: Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.



Strategy 5

Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.

Action Step 1: Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavilion.



4

Promote walkability and other non-automotive transportation.

Strategy 1

Improve sidewalk safety.

Action Step 1: Identify locations where additional sidewalks or sidewalk connections are needed.

Action Step 2: Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

Action Step 3: Maintain curb cuts in good repair.



Above: Signage indicates a bike route through Hyde Park.

Strategy 2

Encourage bicycling in Hyde Park.

Action Step 1: Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

Action Step 2: Explore the potential for the installation of additional bike sharing locations.

Action Step 3: Provide bike racks throughout the community, especially in destination areas.



Below: Existing bike racks in Hyde Park Square.





5

Protect and preserve the residential streets of Hyde Park.

Strategy 1

Minimize non-residential through traffic.

Action Step 1: Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

Action Step 2: On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

Strategy 2

Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.

Action Step 1: Work with the City to understand how the maintenance schedule is determined.

Strategy 3

Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

Action Step 1: Establish clear delivery zones near high traffic business areas.



6

Plan for future transportation needs.

Strategy 1

Research and provide infrastructure needs for evolving modes of transportation.

Action Step 1: Identify locations for charging stations for electric vehicles.

Action Step 2: Create passenger pick up and drop off zones in busier, higher density areas.



City Resources for How We Move

Department of Transportation & Engineering Resource Page

Permits, design guidelines, and revocable street privilege contracts for flags, banners, benches, streateries, planters, and EV charging stations.

Gateways & Public Spaces

Design capabilities and processes for gateway, wayfinding, identity, historical, and architectural signage and poles.

Street Rehabilitation Program

Overview of the City's street maintenance schedule and selection process.

Traffic Engineering

Signage in the right-of-way, traffic signal/timing, streetlights, delivery/drop-off zones, and pavement markings. Submit requests via 311 or email traffic.engineering@cincinnati-oh.gov.

311 Cincy

Reporting issues and submitting requests, such as potholes, damaged signs, and sidewalk repair, which can be used for requesting new sidewalks and repairs.

Sidewalk Safety Program

Information about existing sidewalk repair, property owner responsibilities, and ongoing maintenance.

Traffic Calming Program

A data-driven competitive program for speed humps, cushions, and curb extensions. Streets are identified by community councils; speed and traffic data is collected, evaluated, ranked, and awarded based on available funding.

Bike Cincy

Learn about bike infrastructure projects (including the Wasson Way trail), request bike racks, and share general feedback and network requests at www.cincinnati-oh.gov/bikes.

Vision Zero

Learn about traffic calming and complete streets projects, explore crash data, and use the Safety Concern Map to report specific locations where improvements like crosswalks, traffic calming, or other safety features may be needed.

Residential Parking

Parking Facilities manages existing residential parking zones, including Hyde Park Zone E. Criteria for creating new residential parking zones can be found in the Municipal Code.







MONUMENTO
A LA
MADRE
DE LA PATRIA
1850



HYDE PARK SQUARE

Before there was Hyde Park, there was “the Square.” Intended by early developers to be the retail center of the community, the Square also became the gathering space and heart of the growing Hyde Park community. In 1900, the iconic Kilgour Fountain was added, and the park was later raised around it. The mix of businesses has changed significantly in the last century, but more than 100 retailers, restaurateurs, and professional service providers still make the Square a magnet destination, and in recent years new buildings have brought more residents to the Square.

Hyde Park Square is still the heart of the community, a destination that encourages walkability and is a major factor in making Hyde Park a desirable place to live, work, and play. The goals and strategies in this section are intended to maintain the viability and safety of the Square and its business district while allowing for thoughtful, supportive development in line with the Square’s historic character and the Urban Design Overlay District that protects it.



1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1

Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

Action Step 1: Periodically review all properties within the UDOD and the UDOD boundaries.

Action Step 2: Re-evaluate the inclusion of residential properties within the UDOD.

Action Step 3: Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

Strategy 2

Consider other means of protecting the aesthetic qualities of Hyde Park Square.

Action Step 1: Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

The Urban Design Overlay District protects and enhances the physical character of buildings within the district. The regulations are outlined in Chapter 1437 of the Zoning Code. The Hyde Park Square Urban Design Plan can be found online:

www.cincinnati-oh.gov/planning/neighborhood-plans/approved



2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1

Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses and recruit retailers and restaurateurs to Hyde Park Square and encourage a complementary mix of tenants.

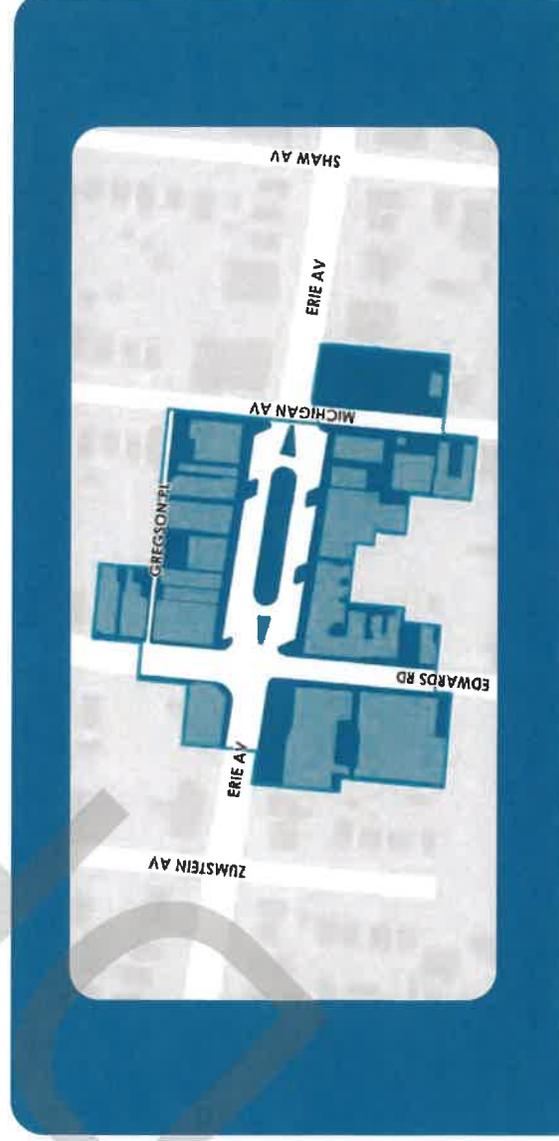
Action Step 1: Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

Action Step 2: Seek to attract businesses that support Hyde Park as a walkable neighborhood.

Strategy 2

Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

WHERE IS HYDE PARK'S DORA?



3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1

Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.

Action Step 1: Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

Action Step 2: Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to:

- The impact on traffic patterns and State Route 561
- Cincinnati Fire Department Access and Emergency Response
- Metro routes
- Parking
- Deliveries
- Stormwater management
- Revenue for Cincinnati Park Board

Action Step 3: Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.



Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

Action Step 1: Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture.

- Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage).
- Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to maintain plantings and sidewalks in the park, and improve accessibility.
- Replace and maintain sidewalks in and around Hyde Park Square.
- Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square.
- Consider the addition of public art in and around Hyde Park Square.



4

Promote events on the Square that build community and enhance commerce.

Strategy 1

To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.

Action Step 1: HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

Strategy 2

Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.

Action Step 1: Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

Action Step 2: To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.



HYDE PARK
SQUARE



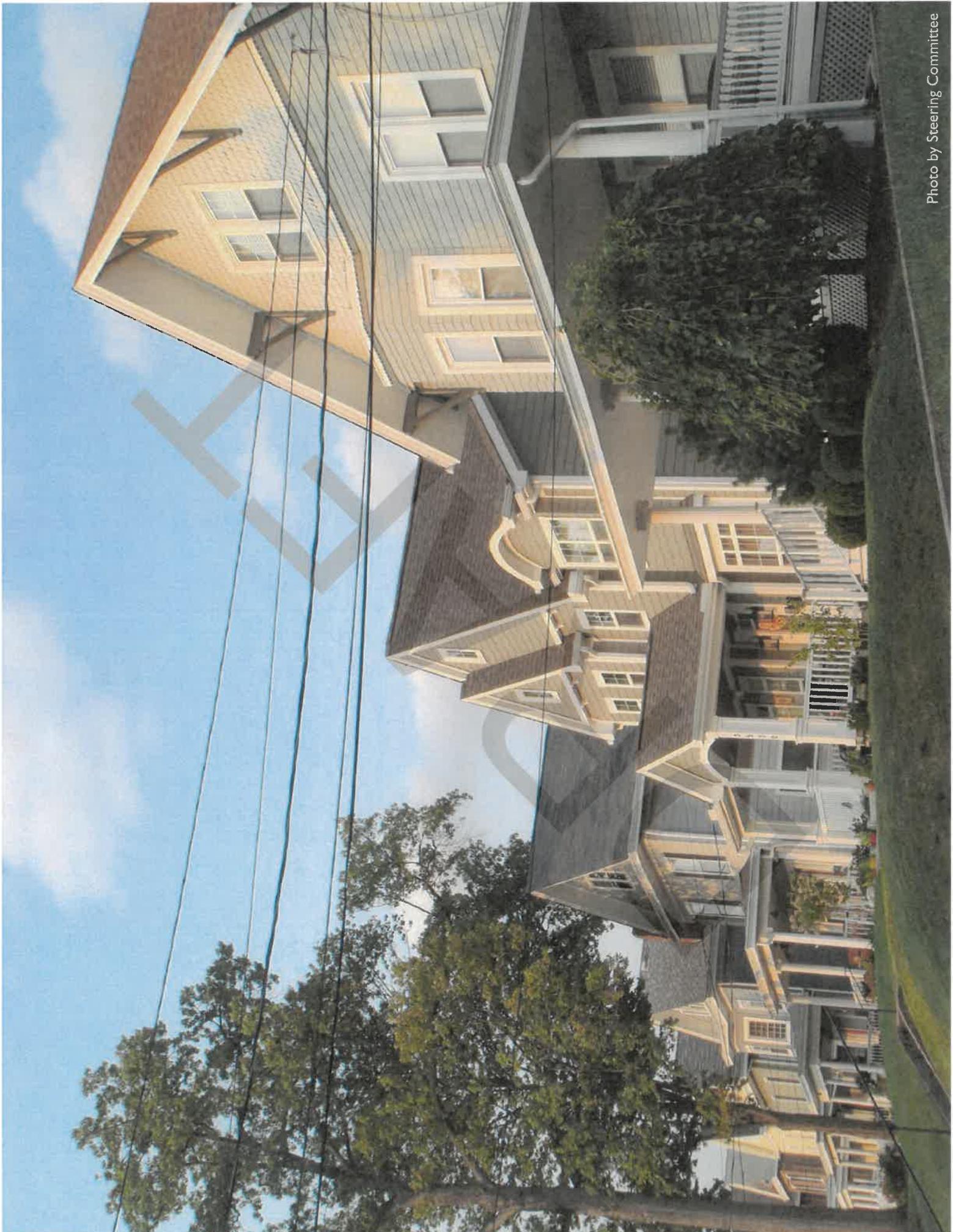
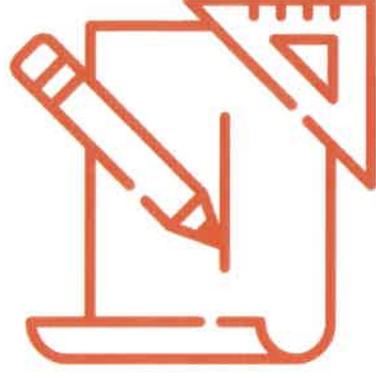


Photo by Steering Committee

BUILT ENVIRONMENT

Hyde Park's built environment consists of vibrant business districts and tree-lined, walkable, residential streets that welcome everyone. This combination is the result of generations of residents and businesses working together to create distinctive architecture, supported by vigorous and thoughtful enforcement of planning, zoning, and building codes to ensure that Hyde Park's unique built environment is protected and renewed.

As Hyde Park looks to the future, it seeks to honor its architectural traditions, use strict enforcement of the zoning and building codes to protect the boundaries between businesses and residences, and focus on re-investment consistent with existing zoning so that businesses, residences, and other neighborhood assets can thrive.





Preserve Hyde Park's residential form.

Strategy 1

Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

Action Step 1: Explore incentives for community amenities when there are large-scale developments.

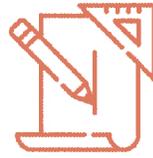
Strategy 2

Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.

Action Step 1: Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

Action Step 2: Build a set of recommended design guidelines for new development and modifications to existing buildings.

Action Step 3: Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.



Strategy 3

Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.

Action Step 1: Review the City-Wide Historic Inventory Update IV (2012) to identify potential districts and properties for designation. (See Appendix B.)

Action Step 2: Hold community meetings to seek input on potential historic districts and determine next steps.

Strategy 4

Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



New infill construction in progress on Victoria Lane



Four new single-family homes on Menlo Avenue



2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1

Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

Action Step 1: Encourage the efficient production of high-quality middle housing in applicable zoning designations.

Action Step 2: Expand the knowledge of and support the implementation of the City’s ADU policy.

Action Step 3: Identify options for incorporating middle housing through a community engagement process.

Action Step 4: Implement or develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family—Middle Housing districts and to evaluate impacts on the neighborhood.

Action Step 5: Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

Strategy 2

Advocate for flexible policies and programs that allow residents to age in place.

Action Step 1: Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.



Action Step 2: Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

Strategy 3

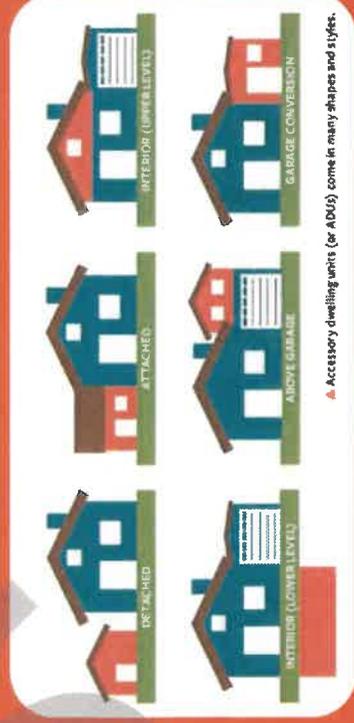
Allow for adaptive reuse of commercial properties into an appropriate residential use.

**LEARN
MORE
ABOUT
ADUS AT:**

www.cincinnati-oh.gov/planning/adus

Accessory Dwelling Units (ADUs) are secondary housing units on the same lot as a primary, single-family residence. Think of a converted space above a garage, an apartment in the basement or attic of a home, or a small detached “mother-in-law suite” in a backyard—these are all ADUs.

As of October 2, 2023, ADUs are legal in Cincinnati, with some regulations and restrictions.



Types of ADUs (Source: AARP)



3

Expand community knowledge of the Zoning Code and City-wide development processes.

Breaking down the Zoning Code and City-wide development processes to be accessible to the community is a key step in filling the knowledge gap and enabling community members to be involved effectively.

Strategy 1

Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.

Action Step 1: Share contact information on the HPNC website.

Strategy 2

Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

Action Step 1: Update the zoning information on HPNC's website regularly and promote its existence.

The current zoning of a site can be found using CAGIS Online. Once the zoning district is determined, look up the district on Cincinnati's Municode site to find the development and land use regulations.

cagis.hamilton-co.org/cagisonline
library.municode.com/oh/cincinnati/codes/code_of_ordinances



4

Find opportunities for the Zoning Code to better align with this plan.

Strategy 1

Identify and resolve zoning anomalies and inconsistencies.

Action Step 1: Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

Strategy 2

Support efforts to increase green infrastructure and landscaping requirements through the Zoning Code.



5

Enforce Zoning, Building, and Health Code violations in a timely fashion.

Strategy 1

Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

Strategy 2

Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.

Action Step 1: Encourage residents to report violations through the City's 311Cincy application.





FORNO
O & B

FORNO
O & B

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HYDE PARK
SQUARE



FUTURE LAND USE

The Hyde Park Future Land Use Districts and Map are tools for the neighborhood, City, and developers. Showing how Hyde Park imagines its land use in the coming decades, the map is a guide to where varying types of residential, commercial, green space, and institutional uses are envisioned in the neighborhood. Development is encouraged to align with this section's land use districts and designations, focused on increasing population and density while preserving the neighborhood's historical form, promoting homeownership, and strategically developing its existing business centers and transition areas to continue building **a vibrant neighborhood where all residents and visitors feel welcome and connected.**

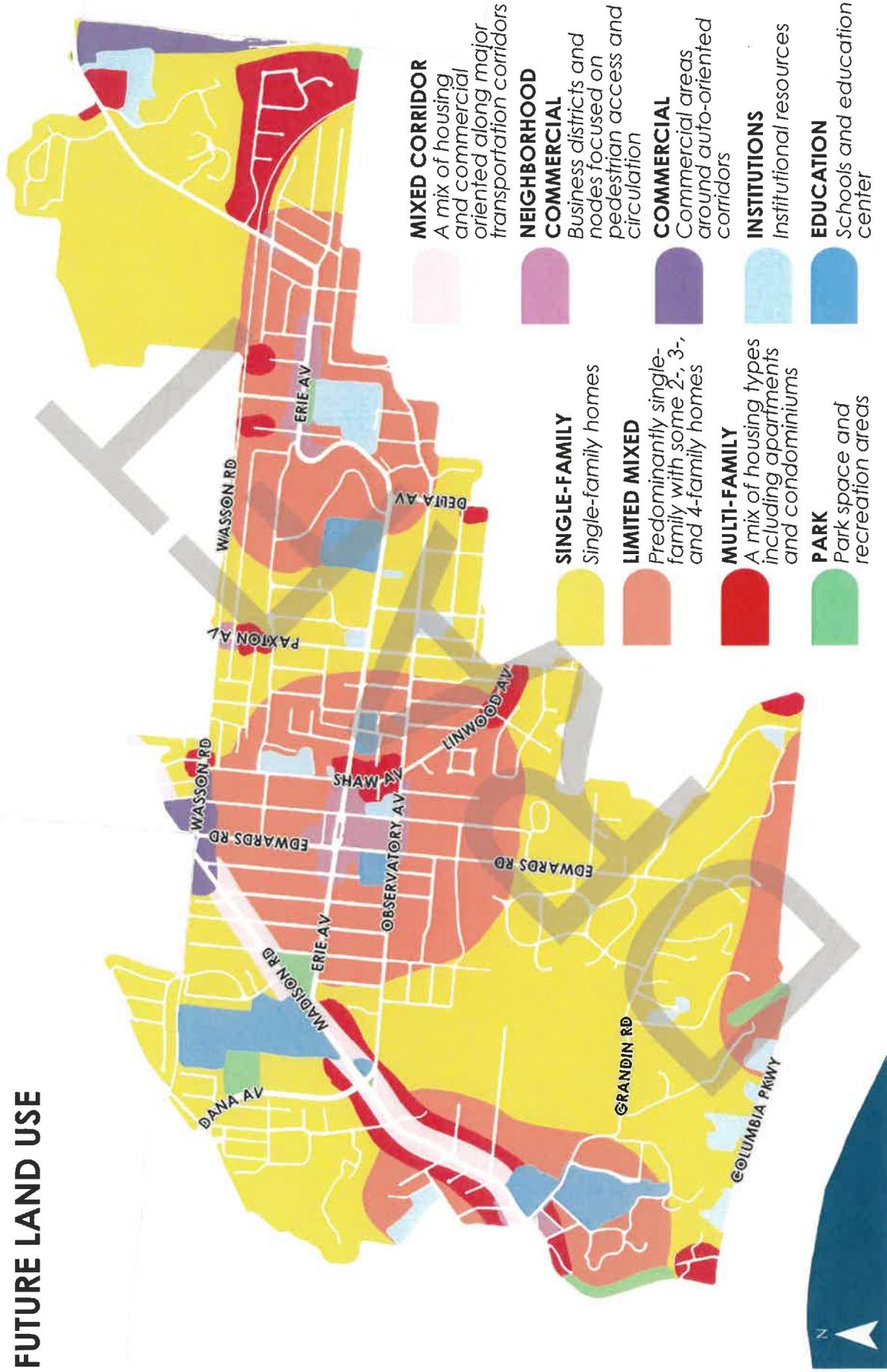
FUTURE LAND USE

The Future Land Use map serves as a guide for what the Hyde Park neighborhood envisions as their neighborhood's future built form. Emphasizing incremental change, the Future Land Use map on the following page reinforces the residential form of the neighborhood while allowing for additional housing where appropriate.

It should be recognized that the Future Land Use map is not the legal mechanism for regulating land use and development—that is the role of the Zoning Code. That said, Future Land Use can be used to influence future zoning of sites and encourage alignment with the plan.

As noted throughout this plan, preserving the historical character of the Hyde Park neighborhood is an essential part of the neighborhood's forward path. The community recognizes that change is inevitable and that external economic, social, demographic, and political forces will play a role in determining future land use in Hyde Park. The Hyde Park community desires thoughtful, incremental change that is respectful of Hyde Park's character. While Zoning Code amendments under the Connected Communities legislation allow for middle housing (i.e. two- to four-family units) on all lots in Single Family districts surrounding the neighborhood business districts, the community wishes to ensure a gradual conversion of single-family residences to middle housing. Around each distinct neighborhood business district, the neighborhood's preference is that Single Family zoning districts with the Middle Housing designation (Limited Mixed Land Use) be permitted to convert up to an additional 10% of the total lots to middle housing over ten years.

FUTURE LAND USE



- MIXED CORRIDOR**
A mix of housing and commercial oriented along major transportation corridors
- NEIGHBORHOOD**
Business districts and nodes focused on pedestrian access and circulation
- COMMERCIAL**
Commercial areas around auto-oriented corridors
- COMMERCIAL**
Commercial areas around auto-oriented corridors
- INSTITUTIONS**
Institutional resources
- EDUCATION**
Schools and education center

- SINGLE-FAMILY**
Single-family homes
- LIMITED MIXED**
Predominantly single-family with some 2-, 3-, and 4-family homes
- MULTI-FAMILY**
A mix of housing types including apartments and condominiums
- PARK**
Park space and recreation areas



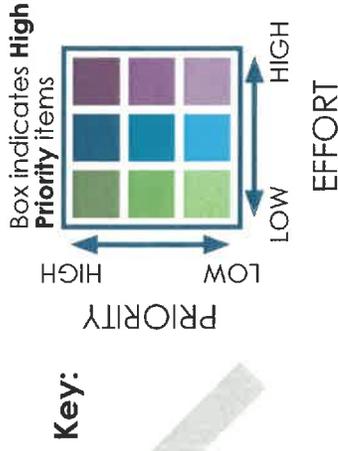
Photo by Steering Committee

IMPLEMENTING THE PLAN

For a plan to be successful, it has to be used. Plan Hyde Park, in conjunction with Plan Cincinnati, will be the primary guides for development in Hyde Park. Implementing the Plan will take effort and conviction, but will **bring the neighborhood closer each year to the future envisioned by the community.**

IMPLEMENTATION STRATEGY

The following table lays out the preceding Goals, Strategies, and Action Steps. Each Action Step is categorized by its Priority and Effort Level. Relevant partners and resources are identified to provide a path forward to implementing Plan Hyde Park. A Partner/Resource abbreviation key is at the end of the section. The list of community partners in this table is not exhaustive, and the community thanks everyone working for the betterment of Hyde Park.



QUALITY OF LIFE

Goal 1: Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1: Establish and implement a strong neighborhood identity for Hyde Park.

ACTION STEP

Create attractive gateways at key traffic and pedestrian portals to the neighborhood.

Maintain the flags/banners that identify the Hyde Park Square business district.

Strategy 2: Capitalize on neighborhood events unique to Hyde Park.

Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.

Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May – October).

PARTNERS/RESOURCES

HPNC, HPNIC

HPNC, HPNIC

HPNC, HPNIC, CRC, HPSBA, HPEBA

HPNC, HPSBA

Strategy 3: Provide ways for residents to stay engaged and involved in the neighborhood.

ACTION STEP

Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

PARTNERS/RESOURCES

HPNC, HPSBA

Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

HPNC, HPNIC, Park Board

Strategy 4: Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.

Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

HPNC, CRC, Library, Schools, Local Churches

Encourage programs and events that promote opportunities for different age groups to interact with each other.

HPNC, CRC, Library, Schools, Local Churches

Goal 2: Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1: Encourage all schools to be more accessible to and connected with the community at large.

Promote Community Learning Centers at neighborhood public schools.

HPNC, CPS

Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

HPNC, CPS, CHD

Encourage other community institutions to collaborate with the schools.

HPNC, CPS

Strategy 2: Support the presence and future growth of the public schools in Hyde Park.

Preserve the historic main buildings of Hyde Park School and Withrow High School.

HPNC, CPS, CPA

ACTION STEP

PARTNERS/RESOURCES

Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

HPNC, HPS PTO, CPS LSDMC

Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.

HPNC, Clark Montessori School

Strategy 3: Encourage the establishment of a variety of early learning and childcare options in the neighborhood.

Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

HPNC, CPS

Identify locations to establish additional opportunities for early learning childcare centers and preschools.

HPNC, local churches, schools, in-home childcare providers, CPS, Preschool Promise

Goal 3: Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1: Maintain and enhance existing green spaces, encouraging usage and access.

Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

HPNC, CRC, Park Board

Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

HPNC, CRC, Park Board

Maintain recreation equipment and facilities throughout Hyde Park.

HPNC, CRC, HPS, Park Board

Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

HPNC, Park Board

Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

HPNC, Park Board

Strategy 2: Explore the potential for new green spaces in Hyde Park.

ACTION STEP

- Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.
- Support the creation of community gardens and determine appropriate locations.

PARTNERS/RESOURCES
HPNC, CRC, Park Board

HPNC

Strategy 3: Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.

- Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.

HPNC, UF

- Encourage formation of a Hyde Park Neighborhood committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.

HPNC

- Identify locations for additional street trees.

HPNC, UF

- Support efforts to protect mature trees on private land during tear-downs and new construction.

HPNC, UF

- Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

HPNC, DOTE UF

Strategy 4: Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

- Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

HPNC, Oakley Community Council, CRC

Goal 4: Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1: Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

ACTION STEP

Request police walking patrols, especially in areas and times of high pedestrian traffic.

Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.

Strategy 2: Enhance the neighborhood's unique character with visual improvements.

Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.

Add ad-free benches in appropriate public areas to provide resting places for pedestrians.

Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.

Explore the potential for moving utility lines underground throughout Hyde Park.

Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).

Remove abandoned advertising boxes.

Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3: Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.

Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior and those visible through windows).

Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.

PARTNERS/RESOURCES

HPNC, CPD

HPNC, CPD, Fire Department

HPNC, DOTE, METRO

HPNC, DOTE, METRO

HPNC, HPSBA, HPEBA

HPNC, HPNIC, Duke Energy, DOTE

HPNC, CPA, DOTE

HPNC, HPDBA, HPEBA, B&I

HPNC, HPNIC, DOTE, DCED

HPNC, HPSBA, HPEBA, B&I

HPNC, DOTE, Public Services, DCPE (Zoning)

ACTION STEP

Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4: Bring all streets and sidewalks into good condition and establish a maintenance plan.

Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.

Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, B&I, DOTE

HPNC, DOTE

HPNC, DOTE

Goal 1: Promote pedestrian, bicycle, and traffic safety.

Strategy 1: Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

ACTION STEP

Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).

Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.

Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2: Improve pedestrian crossings.

Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.

Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

PARTNERS/RESOURCES

HPNC, DOTE

HPNC, Residents

HPNC, DOTE, Schools

HPNC, DOTE

HPNC, DOTE

ACTION STEP

PARTNERS/RESOURCES

 Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.

HPNC, CROWN

 Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.

HPNC, CPD

Strategy 3: Improve traffic safety.

 Expand traffic-calming measures to slow traffic and increase safety.

HPNC, DOTE

 Use the best current technology and practices to improve safety at key locations (see map on Page 62).

HPNC, DOTE

 Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.

HPNC, DOTE, HPS

 Enforce driving, parking, and delivery vehicle rules and regulations.

HPNC, CPD

Strategy 4: Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.

 Adjust timing and install additional signals as needed to improve traffic flow and safety.

HPNC, DOTE

Goal 2: Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1: Make connections and provide comfort stations along Wasson Way.

 Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

HPNC, WW

 Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

HPNC, WW

 Identify access points on arterial roads to safely provide greater access to more people.

HPNC, WW, DOTE

 Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.

HPNC, WW

Strategy 2: Ensure the safety and well-being of Wasson Way users and those residing near it.

ACTION STEP

PARTNERS/RESOURCES

Maintain and improve safe crossings.

HPNC, WW, DOTE

Identify and address security concerns of residents and users of Wasson Way.

HPNC, WW, CPD

Goal 3: Improve public transportation within Hyde Park.

Strategy 1: Promote awareness of existing Metro routes and services.

Promote awareness of existing Metro routes and services.

HPNC, METRO

Strategy 2: Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

HPNC, METRO

Strategy 3: Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

HPNC, CPS, METRO

Strategy 4: Improve transit facilities for transit users.

Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

HPNC, METRO

Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.

HPNC, METRO

Strategy 5: Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.

Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavilion.

HPNC, HPSBA, HPEBA, SORTA, Oakley and Mount Lookout Community Councils

Goal 4: Promote walkability and other non-automotive transportation.

Strategy 1: Improve sidewalk safety.

ACTION STEP

PARTNERS/RESOURCES

Identify locations where additional sidewalks or sidewalk connections are needed.

HPNC

Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

HPNC, B&J

Maintain curb cuts in good repair.

HPNC, B&J

Strategy 2: Encourage bicycling in Hyde Park.

Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

HPNC, DOTE

Explore the potential for the installation of additional bike sharing locations.

HPNC

Provide bike racks throughout the community, especially in destination areas.

HPNC, DOTE

Goal 5: Protect and preserve the residential streets of Hyde Park.

Strategy 1: Minimize non-residential through traffic.

Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

HPNC, DOTE, ODOT, Hamilton County Engineer

On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

HPNC, DOTE, Residents

Strategy 2: Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.

Work with the City to understand how the maintenance schedule is determined.

HPNC, DOTE

HOW WE MOVE

Strategy 3: Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

ACTION STEP

Establish clear delivery zones near high traffic business areas.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, DOTE

Goal 6: Plan for future transportation needs.

Strategy 1: Research and provide infrastructure needs for evolving modes of transportation.

Identify locations for charging stations for electric vehicles.

HPNC, HPSBA, OES

Create passenger pick up and drop off zones in busier, higher density areas.

HPNC, HPSBA, HPEBA, DOTE

HYDE PARK SQUARE

Goal 1: Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1: Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

ACTION STEP

Periodically review all properties within the UDOD and the UDOD boundaries.

PARTNERS/RESOURCES

HPNC, HPSBA

Re-evaluate the inclusion of residential properties within the UDOD.

HPNC, HPSBA

Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

HPNC, HPSBA

Strategy 2: Consider other means of protecting the aesthetic qualities of Hyde Park Square.

Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

HPNC, HPNIC, HPSBA, CPA

Goal 2: Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1: Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses, recruit retailers and restaurateurs to Hyde Park Square, and encourage a complementary mix of tenants.

ACTION STEP



Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

PARTNERS/RESOURCES

HPNC, HPSBA, DCED



Seek to attract businesses that support Hyde Park as a walkable neighborhood.

HPNC, HPSBA, DCED

Strategy 2: Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.



Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

HPNC, DCED

Goal 3: Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1: Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.



Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to: The impact on traffic patterns and State Route 561; Cincinnati Fire Department Access and Emergency Response; Metro routes; Parking; Deliveries; Stormwater management; Revenue for Cincinnati Park Board.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.

HPNC

Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

ACTION STEP



Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture. (Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage). Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to upgrade plantings and sidewalks in the park, and improve accessibility. Replace and maintain sidewalks in and around Hyde Park Square. Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square. Consider the addition of public art in and around Hyde Park Square.

PARTNERS/RESOURCES

HPNC, HPSBA, HPNIC, Park Board

Goal 4: Promote events on the Square that build community and enhance commerce.

Strategy 1: To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.



HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

HPNC, HPSBA

Strategy 2: Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.



Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

HPNC, HPSBA



To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.

HPNC, HPSBA, Park Board

Goal 1: Preserve Hyde Park's residential form.

Strategy 1: Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

ACTION STEP



Explore incentives for community amenities when there are large-scale developments.

PARTNERS/RESOURCES

HPNC

Strategy 2: Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.



Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

HPNC, DCED, B&I, DCPE (Zoning)



Build a set of recommended design guidelines for new development and modifications to existing buildings.

HPNC



Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.

HPNC, HPNIC

Strategy 3: Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.



Review the City-Wide Historic Inventory Update IV (2011) to identify potential districts and properties for designation. (See Appendix B.)

HPNC, CPA



Hold community meetings to seek input on potential historic districts and determine next steps.

HPNC

Strategy 4: Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.

HPNC, DCED

Goal 2: Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1: Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

ACTION STEP

Encourage the efficient production of high-quality middle housing in applicable zoning designations.

HPNC, DCED, B&I

Expand the knowledge of and support the implementation of the City's ADU policy.

HPNC, DCED, DCPE

Identify options for incorporating middle housing through a community engagement process.

HPNC, DCPE

Develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family--Middle Housing districts and to evaluate impacts on the neighborhood.

HPNC, DCPE, OPDA, B&I

Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

HPNC, DCPE

Strategy 2: Advocate for flexible policies and programs that allow residents to age in place.

Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.

HPNC, DCPE, B&I

Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

HPNC, City of Cincinnati

Strategy 3: Allow for adaptive reuse of commercial properties into an appropriate residential use.

Allow for adaptive reuse of commercial properties into an appropriate residential use.

HPNC, DCPE

Goal 3: Expand community knowledge of the Zoning Code and City-wide development processes.

Strategy 1: Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.

Share contact information on the HPNC website.

HPNC

Strategy 2: Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

ACTION STEP



Update the zoning information on HPNC's website regularly and promote its existence.

PARTNERS/RESOURCES

HPNC

Goal 4: Amend and enforce the existing Zoning Code to better align with this plan.

Strategy 1: Identify and resolve zoning anomalies and inconsistencies.



Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

HPNC

Strategy 2: Support efforts to increase green infrastructure and landscaping requirements through the zoning code.



Support efforts to increase green infrastructure and landscaping requirements through the zoning code.

HPNC, DCPE

Goal 5: Enforce Zoning, Building, and Health code violations in a timely fashion.

Strategy 1: Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.



Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

HPNC, B&I, CHD

Strategy 2: Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.



Encourage residents to report violations through the City's 311Cincy application.

HPNC

Partner/Resource Abbreviation Codes

B&I	City of Cincinnati, Department of Buildings and Inspections	DCPE	City of Cincinnati, Department of City Planning and Engagement	METRO	Southwest Ohio's Fixed-Route Bus Service
CHD	Cincinnati Health Department	DOE	City of Cincinnati, Department of Transportation and Engineering	ODOT	Ohio Department of Transportation
CPA	Cincinnati Preservation Association	HCB	City of Cincinnati, Historic Conservation Board	OES	City of Cincinnati, Office of Environment and Sustainability
CPD	Cincinnati Police Department	HPS	Cincinnati Public Schools, Hyde Park School	SORTA	Southwest Ohio Regional Transit Authority
CPS	Cincinnati Public Schools	HPEBA	Hyde Park East Business Association	UF	City of Cincinnati, Urban Forestry
CPS LSDMC	Cincinnati Public Schools Local School Decision Making Committee	HPNC	Hyde Park Neighborhood Council	WW	Wasson Way
CRC	City of Cincinnati, Cincinnati Recreation Commission	HPNIC	Hyde Park Neighborhood Improvement Corporation		
DCED	City of Cincinnati, Department of Community and Economic Development	HPSBA	Hyde Park Square Business Association		

APPENDICES

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Appendix A.

TO BE ADDED

Appendix B.

Cincinnati Historic Inventory, Phase IV Update (2012)

Neighborhood Historic Context – Hyde Park (Page 42)

Location and Area Description

Hyde Park is an eastern neighborhood of Cincinnati, surrounded by O Bryonville, Evanston, the City of Norwood, Oakley, Mt. Lookout, and Columbia-Tusculum. It is an irregularly shaped community stretching from Delta Avenue on the east, to Madison Road on the west. Wasson Road is its northern boundary, and Grandin Road, the boundary between it and Mt. Lookout, its southern edge. It also includes a small area along Erie Avenue to the northeast. Hyde Park is primarily residential, with commercial uses clustered in the vicinity of Hyde Park Square.

Historic Narrative

Until the late -19th century, the area that is now Hyde Park consisted mainly of farms and a few scattered estates. Some of Cincinnati's wealthiest men held large tracts of land in the vicinity of Grandin Road, including congressman Nicholas Longworth II, banker Jacob Schmidlapp, and businessman Larz Anderson. II. Fewer than a dozen families populated the land north of Observatory Avenue, known as Mornington, until 1882, when the Cincinnati & Eastern Railroad opened service to the eastern suburbs, that the community became accessible for commuters and the area began to develop in a more intensive way.

Around 1892, Charles and John Kilgour brought together a group of Cincinnati businessmen who pooled \$400,000 to stimulate development of this rural community. Streets preserve the names of the members of the Mornington Syndicate, James E. Mooney, Albert Seaton Berry, John Zinsstein, Wallace Burch, and the Kilgours. Only Newport banker Thomas B. Yontey did not have a street named after him. The group moved quickly to create a subdivision with Erie Avenue as the main thoroughfare. At the suggestion of architect Gustave Drach, the name of the Syndicate and its subdivision was changed. The new name, Hyde Park, was taken from a fashionable New York community, indicating the developers' desire to appeal to persons of a "high class of citizenship." The Mornington Syndicate also set out "restrictions and plans" that, together with "careful scrutiny exercised in the sale of property," kept unwanted commercial and industrial activity out of the area, as well as the kind of people that Hyde Park landowners did not want as neighbors.

The developers used their political connections to ensure the public improvements that would attract their ideal residents, including good streets and roads, and access to the City of Cincinnati's water and gas lines. Some critics, including the Cincinnati Tribune, decried the questionable methods through which these improvements were obtained, however, despite these claims, the Hyde Park subdivision got off to a spectacular start. A promotional booklet published around 1895 modestly offered prospective homebuilders "a beautiful plateau, far above the smoke and soot of the city... Truly we have the perfect surroundings necessary to a happy home. For here nature has done her best, and we have... added all the improvements and convenience which the experience and ingenuity of man could suggest."

In order to maintain the desired character of the neighborhood, homes costing less than \$3,000 to construct, a substantial amount of money at the time, were not permitted, nor was the sale of liquor within the neighborhood's limits. Additionally, residents would not pay Cincinnati taxes, which were significantly higher than those of other Hamilton County communities. These measures succeeded in attracting well-to-do residents and in preserving an orderly community—the marshal made only one arrest in seven years, of a non-resident guilty of disorderly conduct. Hyde Park incorporated as a village in 1896, but there were limits on the public projects possible for such a small community, and it was later annexed by the city on November 7, 1903.

After annexation, Hyde Park businessmen and developers pressured the city government, as they had the village and county governments, for additional public improvements that would increase the community's attractiveness. The Hyde Park Business Club lobbied for streets, streetlights, a high school, a branch library, parks, playgrounds, and a new firehouse, which it dedicated on July 18, 1908.

When John Kilgour died in 1914, his estate passed to his son, Bayard Livingston Kilgour (1869-1935), who joined with Myers Y. Cooper (1873-1958), a successful realtor and future Ohio governor (1929-1931), in subdividing the majority of the Kilgour estate known as "The Pines." During the boom years of the 1920s, Cooper built hundreds of homes here. In 1939, he bought the Kilgour mansion and the remaining eleven acres from Bayard Kilgour's widow. He made the mansion his home while developing the rest of the property. (The mansion was demolished in the 1965 for the construction of a public school.) Gradually, Hyde Park became somewhat less exclusive as developers such as Cooper erected large apartment buildings and smaller two- to four-family houses. Multi-family dwellings became increasingly common during the 1920s and 1930s, particularly along Madison Road and near Hyde Park Square. In the mid-20th century, speculators also subdivided some of the remaining estates in Hyde Park, mostly for middle- and upper-income homebuyers. The upscale market supported large homes reflecting high-quality design and materials and a remarkable variety of architectural styles. Wealthy residents often hired architects to create individual designs; thus architect-related resources is a primary historical theme in Hyde Park.

Hyde Park's population expanded as development continued, from 1,691 inhabitants in 1900 to over 17,000 by the 1960s. The neighborhood even retained its appeal for middle- and upper-income families after World War II, when many Cincinnatians were migrating to new suburbs farther from the city. However, by the 1970s and 1980s the population had begun to decline, more a result of social trends than neighborhood deterioration. Children of families that had originally moved to the area in the 1950s and 1960s moved away, and were replaced by smaller families in the 1970s and 1980s. However, Hyde Park's stability and convenience have continued to make it an attractive place to live. Its property values have risen to the point that the neighborhood is now more exclusive than it was for most of the 20th century. Today, it presents much the same face it did when it was first developed—substantial houses, solid incomes, and a sense of community that is widespread, if not all-inclusive.

Cincinnati Historic Inventory: Phase IV Update (2012)

Survey Results – Hyde Park (Page 105)

Hyde Park is one of Cincinnati's largest and most affluent neighborhoods. It hosts a wealth of residential, civic, commercial, and religious properties, and many are architect-designed. The 1978 *Cincinnati Historic Inventory* lists 42 different resources in Hyde Park, including 37 individual properties and 5 districts or clusters. Initially, this appeared to be a reasonably large number of resources. In fact, the Phase IV inventory identified a surprising number of notable buildings that had not yet been documented, either on an OHI form or in the 1978 inventory. Equally unexpected, is the low number of designated properties.

Of the neighborhood's National Register-listed properties, the Cincinnati Observatory is its crowning jewel. The Cincinnati Observatory Building, the associated O.M. Mitchell Building, and surrounding property have been designated many times over. The Observatory complex is one of the city's National Historic Landmarks. It has also been listed as part of the Samuel Hammaford Thematic MRA as well as the Observatory, National Register-listed and locally designated historic districts. The neighborhood's gas lamps, located on various streets throughout the community, were listed on the National Register in 1978, as a part of the citywide thematic nomination. Withrow High School (HAM-01179-10)/ 2488 Madison Road) and "Lilybanks" at 2386 Grandin Road were listed in the National Register in 1983. The Platt Grandin House (aka the Peters-Kepferschmid House) at 2167 Grandin Road was added the following year but has since been demolished; it is the only resource from the original 1978 survey list that is no longer standing. The others are in excellent condition.

The Phase IV survey prepared 61 OHI forms, 7 for properties listed in 1978 *Cincinnati Historic Inventory* and 54 for properties that were previously undocumented on OHI forms (see Tables A.16 and A.17). As indicated above, the Phase IV survey prepared OHI forms for seven properties identified in the 1978 historic inventory. These included the Bristol House (HAM-08156-10), at 1050 East Rookwood Drive, the Connelly House (HAM-08104-10) at 1242 Edwards Road, the Sneling House (HAM-08108-10) at 2348 Erie Avenue, the Leonard Kleyboffe House (HAM-08124-10) at 2615 Grandin Road, and the Grieske House (HAM-08151-10) at 2552 Observatory Avenue. Two of the selected buildings also possess specific historical significance for their association with early settlers of the neighborhood: these are the Isaac Ferris/Col. John Ferris House (HAM-08104-10) at 3450 Vista Avenue and the Sietunius House (HAM-08158-10) at 3264 Sietunius Avenue. Hyde Park is both unusual and fortunate in that very few of its previously identified historic resources have been demolished or significantly altered; as such, no OHI updates had to be completed for this neighborhood. There is a very large number, however, of deserving historic properties that have not yet been documented in any way, and although the Phase IV Survey update identified an additional 62 buildings and 3 possible historic districts, there are most likely more potentially eligible resources within the neighborhood.

The OHIs completed for the survey update cover a wide range of architectural styles and building types, most of which are residential and likely to be predominantly eligible under Criterion C. The theme of apartments is represented by several early-twentieth-century brick apartment buildings documented for

the Phase IV update, primarily located along Madison Road, the original route of the streetcar. There is a cluster of four excellent examples along Madison Road between Kendall and Sietunius avenues: 2570 Madison Road (HAM-08143-10), 2560 Madison Road (HAM-08142-10), the Cambridge Apartments (HAM-08141-10) at 2558 Madison Road, and the Kendall Apartments (HAM-08140-10) at 2552 Madison Road. The final apartment building included in the survey is The Ravenswood Apartments (HAM-08111-10), 3387-3417 Erie Avenue, also built along a former streetcar line. The Ravenswood is the grandest of the documented apartment complexes in the neighborhood, done in a Colonial Revival style. It is also the largest of the six apartments, stretching 400 feet along Erie Avenue with a series of four partially enclosed front courtyards.

Hyde Park is well known for its Tudor Revival residences, which are some of the best examples of the style in the city. Several impressive Tudors were documented in different areas of the neighborhood, such as the Shumrick House (HAM-08157-10) at 1125 East Rookwood Drive, the Herringer House (HAM-08127-10) at 2555 Handasyde Avenue, the Bothke House (HAM-08128-10) at 2575 Handasyde Avenue, and the Pavlin House (HAM-08130-10) at 2 Hill and Hollow Lane. Not all of the Tudor homes in the neighborhood are as elaborate as these, however; there is a cluster of more modestly sized Tudor homes along the east side of Edwards Road. A representative of these smaller Tudors is the Haines House (HAM-08103-10) at 1481 Edwards Road.

Another particularly popular architectural tradition found in the neighborhood is the Colonial Revival style, including its variations Adams and Georgian Revival. There are several fine examples of these styles in the neighborhood that were documented for the survey update. These include the Stahl House (HAM-08100-10), at 2800 Ambleside Avenue, the Hinton House (HAM-08126-10), at 2503 Handasyde Court, the Rudd House (HAM-08129-10), at 2625 Handasyde Avenue, and the Leibold House (HAM-08144-10), at 1260 Michigan Avenue.

Hyde Park has a fair number of examples of more uncommon architectural styles as well, such as 1 Nita Lane (HAM-08147-10), an impressive residence set on a hill overlooking Edwards Road. 1 Nita Lane is an excellent representative of a Mediterranean style home, with stuccoed exterior walls, a Spanish tile roof, and arched symmetrical façade. The Huelsman House (HAM-08101-10) at 2812 Ambleside Drive, on the other hand, is one of the few specifically Norman Revival style buildings in the neighborhood, distinguished by its characteristic round stone entry tower.

There were several areas of the neighborhood that had a larger number of historic resources and were particularly well documented, although there are several other undocumented buildings in these sections that are most likely eligible as well. One example is the Elmhurst area around Summit Country Day School, to the south of Grandin Road. This area is situated at the edge of the hill, overlooking the Ohio River valley below. A number of wealthy Cincinnati businessmen constructed grand homes here to take advantage of the excellent views of the river below, predominantly during the early 1900s. Four different residences were inventoried in this area, including the large Georgian Revival George Warrington House (HAM-08107-10) at 16 Elmhurst Place, the Tudor Revival Henry J. Pfeister House (HAM-08105-10) at Grandin Lane, and the Nelson Ashley Lloyd House (HAM-08106-10) at 17 Elmhurst Place. Because of their association with prominent local historical figures, these homes may also be eligible under Criteria B as well as C.

There are also a number of mid-twentieth-century modern homes in the Elmhurst area, one of which is the Irving and Selma Schottenstein Harris House (HAM-08343-10) at 18 Grandin Lane. The house was built in 1970-72 for attorney Irving Harris, designed by Craig Ellwood, and largely executed by his associate James Tyler Mootman. The International style Harris House has been described as one of the most austere and purest exemplars of Modernism in Cincinnati. Only one other modern home was documented in Hyde Park, the Pennekamp-Stilpss House (HAM-08125-10) at 2650 Grandin Road, which is also in the International style. Built in 1958, Cincinnati's pre-eminent Modernist firm, Carl A. Strauss Associates designed this private residence for Robert S. Johnson. Both of these modern homes are potentially eligible under both Criteria A and C. Strauss and Roush also designed a number of other homes in Hyde Park that were not individually documented for the survey including: 3 Grandin Place, 15 Elmhurst Avenue, 3 and 7 Melville Lane, and 5 and 6 Corbin Drive. Strauss' own house is also located in Hyde Park, at 8 Melville Lane, although it has been altered since its construction.

Besides the Pennekamp-Stilpss House, three other homes were documented along Grandin Road. Grandin Road has a wealth of fine historic homes, and the documented properties represent several different architectural styles. The Hill House (HAM-08121-10) at 2374 Grandin Road is one of the most eclectic, with characteristic Flemish gables. It was built in 1902 for Charles Hofer, designed by prominent architect James Gamble Rogers, who was educated at both Yale University and the Ecole des Beaux Arts in Paris. Also surveyed were the large Georgian Revival Ritch House (HAM-08123-10), at 2578 Grandin Road, and the De Witt House (HAM-08122-10) at 2570 Grandin, which is a stone house in the Dutch Colonial style, with a distinctive gambrel roof.

Observatory Avenue is one of the primary east-west routes through the neighborhood, and showcases a large number of fine homes in a wide variety of architectural styles. Although certain parts of Observatory were determined to be potentially eligible for the National Register as parts of possible historic districts, the survey recorded a number of potentially eligible individual resources outside of these district boundaries as well, which represent the diverse architecture in the neighborhood. Some examples include the Mediterranean Rols House (HAM-08150-10), located at 2531 Observatory Avenue, and the excellent Neoclassical Revival Smith House (HAM-08155-10), located at 3047. The Bromley House, at 2561 Observatory (HAM-08152-10), is an unusual residence with a combination of both Craftsman and Prairie stylistic influences.

Another area of the neighborhood that was particularly well documented for this part of the survey was the Vista Avenue district, to the north of Madison Road at the northwestern corner of Hyde Park. Like other areas in Hyde Park, there are a number of large homes located here, predominantly built in the early-twentieth-century, in a wide variety of styles including Colonial Revival, Tudor Revival, Craftsman, Mediterranean, and Queen Anne. Seventeen individual resources were identified in this area. They are: the Witherspoon House (HAM-08112-29), 5 Garden Place; the Herkamp House (HAM-08131-29), 3475 Holly Avenue; the Address House (HAM-08132-29), 3524 Holly Avenue; the McMahon House (HAM-08134-29), 3543 Holly Lane; the Hall House (HAM-08135-29), 3549 Holly Lane; the Makstaller House (HAM-08136-29), 3550 Holly Lane; the Vargus-Adams House (HAM-08159-10), 2343 Vista Place; the Fogle House (HAM-08160-10), 2344 Vista Place; the Summay-Green House (HAM-08162-10), 2348 Vista Place; the Chavez House (HAM-08165-10), 3478 Vista Terrace; the Osborn House (HAM-08166-10), 3500 Vista Terrace; and the Nerad-Sobotka House (HAM-08167-10), at 3506 Vista Terrace. Several of the documented houses were designed by well-known local architects, including the Tudor Brooks

Boyd House (HAM-08133-29) located at 3533 Holly Avenue, which was designed by Samuel Hannaford, the Rouse House (HAM-08161-10) at 2647 Vista Place, designed by Tietig & Lee, and the Egan House (HAM-08163-10) by Guy Burroughs, which is located at 2422 Vista Terrace. Not all of the houses documented in the Vista Avenue area are large, architect-designed residences. Many are simple, vernacular structures such as more modestly scaled homes are 3526 Larspur Avenue (HAM-08137-10) and the nearby Jones House (HAM-08138-10) at 3534 Larspur Avenue.

Another small home documented elsewhere in the neighborhood, representing a different period of residential development, is 3510 Tarpis Avenue (HAM-08089-10). This is one of several similar small 1910s and 1920s bungalows, located on the south half of Tarpis Avenue.

Although most of the inventoried buildings in the Phase IV survey update are strictly residential, there were a few other building types documented as well, including two churches. The first of these, St. Mary Parish (HAM-08110-10) at 2845 Erie Avenue, is a handsome Gothic Revival building designed in 1917 by Pittsburgh architect John Theodore Combs. St. Mary's sanctuary also features stained glass windows by three different studios—the McConnick Studio in Boston, the Henry Young Studio in New York City, and the Pike Stained Glass Studio in Rochester—as well as works by sculptor Johann Kirkmeyer and artist Malcolm Parcell. The second church, Hyde Park Baptist (HAM-08146-10), 3460 Michigan Avenue, is a less elaborate Gothic Revival structure, but is notable for the integration of retail space within the church building, which has several business storefronts on the basement level along Michigan Avenue. Because of its unusual combination of religious and commercial uses, this church is potentially eligible under both Criteria A and C.

Three potential historic districts were identified in Hyde Park: 1) Hyde Park Syndicate Historic District, 2) Hyde Park Neighborhood Business District (NBD); and 3) Pines Historic District. The first potential district is the Hyde Park Syndicate Historic District, the triangular area bounded by Madison Road on the east and Observatory Avenue on the south, extending to Shaw Avenue on the east. This area was the first residential subdivision to be developed in the Hyde Park neighborhood, with most dwellings built between 1890 and 1930. The subdivision was created by the Hyde Park Syndicate, an organization formed by several wealthy businessmen including John and Charles Kilgour, James Mooney, Albert Berry, Thomas Youtsey, John Zumstein, and Wallace Burch. In order to attract a certain class of resident, the Syndicate imposed a number of regulations on aspects of construction such as lot size, setbacks, and even minimum housing cost. Myers C. Cooper, who developed numerous subdivisions in the neighborhood, built many of these homes. Newly documented buildings in this proposed district include 2460 Observatory Avenue (HAM-08148-10), the Kohls House (HAM-08149-10) at 2462 Observatory Avenue, and the Mawtice-Bogan House (HAM-08153-10) at 2600 Observatory Avenue.

The Hyde Park Neighborhood Business District, centers around Hyde Park Square on Erie Avenue. The square, originally called the Kilgour Esplanade, occupies land originally owned by rail magnates John and Charles Kilgour, who played a major role in shaping the growth of the community. It was planned in the 1880s to be the center of the village. Today, it hosts a number of historic commercial buildings including the Alaise Building (HAM-01303-10) at 2701-2713 Erie Avenue, and the former Hyde Park Savings Bank (HAM-01304-10) at 2710 Erie Avenue. The Hyde Park Firehouse (HAM-08109-10) at 2727-2729 Erie was also documented as both a contributing resource within the historic district and as a potentially National Register-eligible resource in its own right. The 1910 Beaux Arts style firehouse is particularly

notable as an example of the work of architect Harry Hake. Hake designed multiple fire stations in Cincinnati including what is now the Fire Museum on Court Street. The Hyde Park Firehouse is also associated with the development of a system of neighborhood fire stations in Cincinnati. The Hyde Park Baptist Church, mentioned above, is another prominent building within the NBD.

The third potential district recorded in Hyde Park is located on property that was originally John Kilgour's estate, known as The Pines. The Pines Historic District encompasses the area from Victoria Avenue on the north to Observatory Avenue on the south, and from Paxton Avenue on the west to Erie Avenue on the east. Following Kilgour's death in 1914, the estate house at 3030 Erie Avenue was passed on to his son, Bayard Livingston Cooper, who worked with developer Myers C. Cooper to subdivide the remaining Kilgour land. Cooper, one of the city's most prolific builders as well as a former governor of Ohio, was responsible for much of Hyde Park's development. Cooper eventually purchased The Pines estate from Bayard Kilgour, which was later sold in 1965 and is now being redeveloped with a modern school building. Two individual buildings were documented within the Pines Historic District boundaries; these are the French Colonial Granderson House (HAM-08102-10) at 3553 Bayard Drive, and the Lydon Meister House (HAM-08154-10) at 3030 Observatory Avenue.

CINCINNATI HISTORIC INVENTORY PHASE IV

Hyde Park Potential Historic Districts

