



EMERGENCY

City of Cincinnati

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AWB

An Ordinance No. _____

- 2022

DESIGNATING the existing building located on the real property commonly known as 4122 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

WHEREAS, the West Price Hill Community Council, the recognized community council for the West Price Hill neighborhood, has applied to designate the existing building located on the real property commonly known as 4122 Glenway Avenue as a local historic landmark to be known as the Schulte House (“Schulte House”); and

WHEREAS, the Schulte House was constructed in 1892 and is the only surviving 19th century Queen Anne-style residential building in the West Price Hill neighborhood business district; and

WHEREAS, the Schulte House is an architecturally significant example of a Queen Anne-style residential building, and its later modifications incorporate equally distinctive and significant characteristics of the Tudor/English Revival style; and

WHEREAS, some of the Schulte House’s distinctive features include asymmetrical massing, patterned masonry, stepped gable Flemish parapets, half-timbering, and a porte-cochere; and

WHEREAS, the Schulte House was designed by architect Theodore A. Richter, who studied and worked under James W. McLaughlin, one of Cincinnati’s most prolific architects during the late 19th century; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on October 25, 2021, recommended against designation of the Schulte House as a local historic landmark, finding that the Schulte House does not satisfy the standards for historic significance set forth in Cincinnati Municipal Code (“CMC”) Section 1435-07-1; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, at its regularly scheduled meeting on December 3, 2021, recommended against the designation of the Schulte House as a local historic landmark following its consideration of the factors set forth in CMC 1435-07-2-B(c); and

WHEREAS, following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, a committee of the Council held a public hearing on the proposed rezoning of the Property and considered the recommendations of the Historic Conservation Board and the City Planning Commission and the standards for historic significance set forth in CMC 1437-07-1; and

of a type, period, and method of construction, namely the Queen Anne architectural style as well as certain distinctive characteristics of the Tudor/English Revival architectural style; and

WHEREAS, accordingly, the Council, by a vote of at least two-thirds of its members, resolves to overrule the City Planning Commission's failure to approve the designation of the Schulte Building as a local historic landmark; and

WHEREAS, the Council finds that the historic designation of the Schulte House conforms to the following goal of Plan Cincinnati (2012): the "Sustain" goal to preserve the City's built history (p. 197); and

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

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, by a vote of at least two-thirds of its members:

Section 1. That the Council approves the Designation Report for the building located at 4122 Glenway Avenue ("Schulte House"), which report is attached hereto as "Exhibit A," and adopts as its own independent findings that the Schulte House, depicted on the attached "Exhibit B" and located on the real property more particularly described on the attached "Exhibit C," has historic significance and qualifies in all respects for designation as a historic landmark under Chapter 1435 of the Zoning Code of the City of Cincinnati ("Zoning Code"); specifically, Council designates the Schulte House as a local historic landmark under Zoning Code Section 1435-07-1-(a)(3). By reference, Exhibits A, B, and C are incorporated herein and made a part hereof.

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

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the "Schulte House Design Guidelines," attached hereto as "Exhibit D" and made a part hereof, which guidelines shall govern the preservation, rehabilitation, and alteration of the Schulte House.

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

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure that any alterations or demolitions of the Schulte House are reviewed by the Historic Conservation Board pursuant to Cincinnati Municipal Code Chapter 1435, "Historic Preservation," which is immediately necessary to preserve and protect the landmark's historic significance.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Schulte House
4122 Glenway Avenue
Historic Designation Report
October 13, 2021
Prepared by: Urbanist Media

Introduction

This report represents the findings and recommendations for the local Historic Landmark designation of the Schulte House at 4122 Glenway Avenue. Deqah Hussein-Wetzel of Urbanist Media prepared the report on behalf of the West Price Hill Community Council.

Summary Statement

The West Price Hill Community Council has an invested interest in preserving the Schulte House, a building that is historically significant as one of the best and last remaining examples of the nineteenth century Queen Anne architectural style, Patterned Masonry subtype, in the West Price Hill neighborhood. It is also historically significant for its contributing, compatible 1930s Tudor/English Revival style additions. The Schulte House exhibits distinctive characteristics of a nineteenth century Queen Anne, Patterned Masonry, residential building. The Schulte House also features distinctive characteristics of the Tudor/English Revival as seen with the 1930s additions. These additions occurred around the same time the property's ownership and use changed from residential to commercial.

The 1930s transformation of building use through the incorporation of the period-popular Tudor/English Revival style reveals another aspect of historic significance, historic adaptation of the original property. In short, this means that "a property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period or for the way it illustrates changing tastes, attitudes, and uses over a period of time" (NPS 1990:19). By this measure, the 1930s Tudor/English Revival additions possess historical significance that is not only tied to the building's adaptation at a later period with consideration of the changing attitudes and tastes of stylistic architectural aesthetics, but also its change in use over a period of time.

Over time, its position on Glenway Avenue has become overshadowed with mid-to-late twentieth century one-part commercial block properties. The Glenway Avenue Corridor is the area along Glenway Avenue approximately between Quebec Road and Guerley Road that constitutes the West Price Hill neighborhood business district. Within this business district, there are no other extant nineteenth century Queen Anne residential buildings, let alone any of the Patterned Masonry subtype. As such, the historic significance of the Schulte House is also historically significant as one of the last remaining extant nineteenth century buildings that were built on Glenway Avenue in the neighborhood.

Although it does not contribute to the historical significance of the building for the purposes of this nomination, the Schulte House is also important to the local community for its ties to the Henry Joseph Schulte family of G. B. Schulte and Sons

Company, who built this residence c. 1892 and the John J. Radel Funeral Home that provided funerary services in the building since c. 1933. The building was used as a funeral home until it closed in 2019. Today, the building remains vacant.

Research

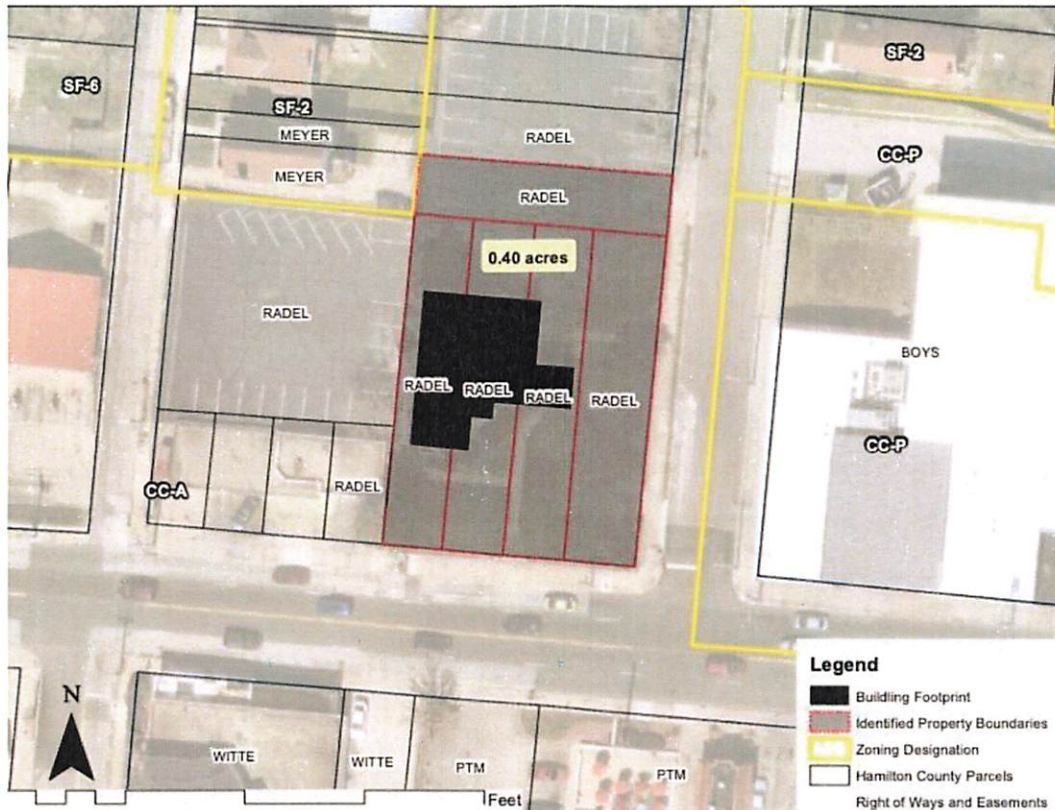
Research was conducted using the resources of the Ohio History Connection, a National Register Preliminary Questionnaire form prepared for the Ohio Historic Preservation Office by Carrie Rhodus, and various online and in-person repositories including the Hamilton County Recorder's Office, Public Library of Cincinnati and Hamilton County, the Cincinnati Museum Center History and Archives, University of Cincinnati Library and Biographical Directory of Cincinnati Architects. Archival research was conducted utilizing historical maps, atlases, deeds and records, newspapers, photographs, local histories, and city directories.

Boundary Description (including metes and bounds)

The property historically coincides with Section 6, Township 3, Fraction Range 1, in Delhi Township, Hamilton County, Ohio, located within the Cedar Grove Land and Building Association subdivision as laid out in Plat Book No. 4, Page 220 and includes lots 452, 453, 454, 455 and 461. The property is now located within the City of Cincinnati. The parcel number as defined by the Hamilton County Auditor is 179-0074-0070-00 and is approximately 105 feet x 161.1 feet and is located on Glenway Avenue between Rosemont Avenue and Dewey Avenue.

Over time, adjacent lots 456-459, 462, and 465, which make up parcel 179-0074-0070-00 were purchased by the owner and contain a paved modern parking lot. The historic property is bound to the south by Glenway Avenue and to the east by Dewey Avenue. A mid-century auto shop is located southwest of the building and the property is owned by the Radel's. West and north of the property are residential buildings that are under different ownerships.

Map showing designation boundaries



Schulte House, Map Boundaries for 4122 Glenway Avenue, Price Hill.

Justification of Boundary

The boundary description reflects the property's historic boundary, parcel 179-0074-0070-00 and the abovementioned historic lots that contain the Schulte House. The building occupies the entire parcel and no other structures or buildings are present.

Statement of Significance

The Schulte House is historically significant under Criterion 3, as it embodies the distinctive characteristics of a ca. 1892 Queen Anne style residential building as constructed by architect Theodore A. Richter Jr., as well as distinctive characteristics of the Tudor/English Revival style (as applied during the 1930s) in the West Price Hill neighborhood. The period of significance for this building spans from its date of construction, c. 1890 through c.1937, when the Tudor/English Revival style additions were built.

The Schulte House is also significant as one of the last remaining nineteenth century upper-class Queen Anne residences in the Glenway Avenue Corridor in West Price Hill. The Glenway Avenue Corridor, which spans Glenway Avenue approximately between Quebec Road and Guerley Road, constitutes the West Price Hill business district. Based on a review of the Ohio Historic Inventory, subsequent reports, and personal observations there are no other Queen Anne style buildings in the Glenway Avenue Corridor in West Price Hill.

When the Schulte House was constructed during the nineteenth century, Queen Anne was one of the most ubiquitous upper-class residential architectural styles in America. Associated stylistic features visible on the Schulte House include its steep pitched, irregular roof shape, asymmetrical massing, brick masonry construction, patterned brickwork, and stepped gable Flemish parapets. What makes this building unique are the 1930s period-specific adaptations that portray the change in attitudes, tastes, and uses over a period of time. As such, the Schulte House is an excellent representation of a building that has changed over time with its neighborhood, illustrated through the application of architectural features that are characteristically distinctive to the Tudor/English Revival style.

This building's evolution from a Patterned Masonry, Queen Anne building to a Tudor/English Revival one is characterized by the one-story flat-roof with Tudor arched entryways and cast stone detailing, the porte-cochere additions with battlements, and half-timbering on the tower. Architecturally, both the nineteenth and twenty century stylistic features of the building work cohesively to tell the story of the building as it transitioned from a residential to a commercial property. Both the adaptation of use over a period of time, as well as the change in attitudes and tastes of architectural aesthetics during the 1930s are illustrated through the Tudor/English Revival style additions to the building.

The Tudor/English Revival style additions are sympathetic and compatible alterations to a building that was originally constructed with English influence as seen in its original Patterned Masonry, Queen Anne architecture and aesthetically compliments the building as a whole. The cohesiveness of these two English inspired styles are seen with shared architectural characteristics such as their

asymmetrical plan, irregular roof shape, use of brick masonry, and incorporation of decorative parapeted gables. The elaborate facade detailing of the Tudor/English Revival also lends itself to arched Tudor openings, irregular shaped roofs, asymmetrical plans, and use of brick masonry, which are consistent with the Queen Anne style's Patterned Masonry subtype.

History of West Price Hill

The majority of the Cincinnati suburb that would eventually become West Price Hill was sold to William Terry by John Cleves Symmes, in 1791. This land was part of the infamous Miami Purchase, an early land division in Southwest Ohio that would eventually lead to Cincinnati and Dayton becoming major urban cities. Terry was among other notable Anglo-American pioneers of Cincinnati who built some of the earliest log cabins in the area. The area was dubbed Boldface Hill, having been originally settled by Native Americans. After the Treaty of Greenville was enacted in 1795 and all Native Americans were forcefully removed from the area, white settlers soon sought out the western hilltop areas of Cincinnati to develop farms and vineyards. Most notably, during the early-1800s, Nicholas Longworth cultivated grapes on these western hilltops for his infamous Catawba wines.

During the late 1820s and early 1830s, the Village of Warsaw, a small community began near the intersection of Glenway and Rosemont Avenues. By 1840, wealthier folks in the region saw an opportunity to build exclusive homes on the hilltops, in an early escape from city life. As the area became increasingly more settled, those early, humble wood pioneer homesteads began to be replaced by elaborate brick residences. Per evidenced by Sanborn Maps, Glenway Avenue was lined with these large dwellings. The housing boom attracted affluent Cincinnatians, such as Evan Price, whose family is credited for much of the development of areas west of the Mill Creek, including Price Hill. Along with the Price's the Neff and Wilder families purchased their estates and constructed opulent homes along Price, Grand, Hawthorne, and Purcell Avenues.

When the Price Hill Incline was built in 1874, the new transportation route not only made it easier for goods to be moved up and down the hill, it opened up the formerly isolated area to residential development. The incline, coupled with the horse-drawn streetcar both contributed to increased population growth. As more roads were built through the villages of Warsaw and Covedale and new homes were built, commercialization helped establish the Price Hill neighborhood, which was annexed by the City of Cincinnati in 1902. Once it became an official Cincinnati neighborhood, Price Hill residents gained access to emergency city services like police and fire, as well as street and sidewalk improvements.

From 1894 to 1951, the electrified streetcar served the area that would become the West Price Hill neighborhood as it ran along Glenway Avenue, it's primary

commercial hub. Through the advent of automobiles during the interwar years (between WWI and WWII), the business district grew and many of the elaborate homes that once lined Glenway Avenue were demolished for expanded commercial districts and more modest homes were built in newly platted subdivisions. By the 1960s, higher income white families, and those with access to low-interest veteran loans and Federal Housing Administration mortgages, took to the suburbs, which changed the demographics of West Price Hill as lower-income white and Hispanic families started to move into the area. As a result, the neighborhood began to see a high rental market.

During the 1980s and 1990s, the neighborhood experienced an economic decline which forced business to close and buildings to become vacant. Over time, buildings in West Price Hill's business district on Glenway were demolished and replaced with modern, single-story commercial buildings. Since the 2000s, Price Hill Will and other grassroots organizations have worked to preserve the physical and social characteristics of the neighborhood by facilitating low-income housing and helping alleviate the economic burdens put upon the residents by way of increased private developments and creeping gentrification.

Building Ownership

Historic plat maps and deeds denote that the property is in the Cedar Grove Land and Building Association subdivision in Delhi Township, Cincinnati, Ohio. The association was incorporated in 1869 after a large tract of undeveloped land was conveyed by Joseph Leighton to J. B Sampson, a trustee, to be subdivided and sold to its members.

Deeds and records show that Henry Joseph Schulte purchased the property from Bertha Pfirrmann and her husband, Andrea Pfirrmann for \$4,500 on November 11, 1891. According to historical records found in the Cincinnati Commercial Gazette, contracts were let to architect Theodore Richter Jr. to construct a residential building on the Schulte property in May 1892, for a cost of \$15,000 (just over \$450,000 today). The carpentry work was assigned to the Henry Behrens & Co, stone masonry work was to be completed by the Franke Bros., and brickwork was to be done by Nick Holscher. Cut stone work was assigned to Jas. Foster, while galvanizing iron and slate work, was allocated to Witt & Brown.

During the late-nineteenth and early-twentieth centuries, Henry Joseph (H. J) Schulte was the president of G.B. Schulte Sons Co., a local iron and steel manufacturer that made springs, axles, and tools for wagons and carriages. After H. J. Schulte died c. 1918, his nephew, Gerhard Schulte, and his wife Cecelia lived in the house until they sold it c. 1931 to Henry J. Radel. Soon after, he converted the first floor into a second location for his family business, the John J. Radel Funeral

Home and, for some time, resided on the second story with his wife and two children. The building remained a funeral home until 2019 when it was forced to close.

Architectural Significance

The Schulte House is historically significant as an excellent example of a Queen Anne style building of the Patterned Masonry subtype in Cincinnati and West Price Hill. The Schulte House is particularly significant in West Price Hill as it's the only extant Patterned Masonry, Queen Anne building in the neighborhood's Glenway Avenue Corridor. The Schulte House is also historically significant as a building that also has adapted to changes of the neighborhood over time, as seen with the application of the Tudor/English Revival style through the ca. 1930s additions to the building when it was transformed from a residential building to a commercial property. As a building with distinctive characteristics of Patterned Masonry, Queen Anne architecture and the Tudor/English Revival styles, the Schulte house illustrates an adaptation of tastes and attitude regarding architectural design that coincides with the change in use and development of commercialization in West Price Hill's Glenway Avenue Corridor.

Historically, the Queen Anne architectural style was a dominant style for domestic buildings constructed during the 1880s and 1890s. The style was popularized by English architect Richard Norman Shaw and quickly became one of most picturesque nineteenth century styles as inspired by the British buildings for the Centennial Exposition of 1876 in Philadelphia. Although Queen Anne was a widespread style in the United States, this style of domestic buildings can be uniquely characterized by its principal subtypes, based on its shape and decorative detailing. In Ohio, the style was most omnipresent between ca. 1880 to 1905.

The Schulte House is historically significant as it has distinctive characteristics of the Patterned Masonry, Queen Anne subtype. Furthermore, the Patterned Masonry and Half-Timber subtypes are more closely associated with work of Richard Norman Shaw and his English colleagues than the Spindlework and Free Classic subtypes. In addition, the building exhibits a shape-based subtype that is defined by the use of hipped roofs and cross-gables. Contrary to the more common subtypes of the Queen Anne, the Patterned Masonry subtype is much less ubiquitous than other subtypes with decorative wood detailing such as Spindlework, Free Classic, and Half-Timber subtypes. Patterned Masonry subtype is notably rare, with only 5% of all domestic Queen Anne buildings having patterned masonry walls, with brick work or stonework. As such, this stylistic subtype remained a relatively rare, architect-designed fashion throughout its period of popularity. Given the scale and sophistication of the stylistic Patterned Masonry sub-type, designing upper-class domestic buildings like the Schulte House required highly skilled architects and contractors with adequate training and knowledge of patterned brickwork.

The following are characteristics of Patterned Masonry, Queen Anne architecture:

- Steeply pitched, irregularly shaped roof
- Asymmetrical in plan
- Use of masonry (brick or stone) construction
- Shaped parapeted gables
- Towers
- Bay windows
- Patterned masonry chimneys with corbelling
- Decorative stone and brick patterns
- Arched decorative elements

The few Patterned Masonry, Queen Anne buildings in Cincinnati can be found scattered throughout the nineteenth century suburbs of Clifton, Walnut Hills, and Avondale, Price Hill. Architect of the Schulte House, Theodore A. Richter designed another single-family, residential, Patterned Masonry, Queen Anne style building in Cincinnati. Located at 3453 Whitfield Avenue in Clifton, that Richter building is surrounded by other intact nineteenth century single-family homes constructed in other Victorian era styles. One of the most notable Patterned Masonry, Queen Anne style residences in Cincinnati was the Bell House in Walnut Hills constructed ca. 1882 by prominent local architect Samuel Hannaford. Unfortunately, this building, known as the John E. Bell Residence, was located at 306 McMillan Street is no longer extant. Contrary to the Schulte House, this former Patterned Masonry, Queen Anne residential building was clad in stone rather than brick.

As mentioned above, the Schulte is historically significant as a building that exhibits the distinctive characteristics of the Tudor/English Revival architectural style, which were applied to the building during the early 1930s. These Tudor/English Revival style additions were added to the building at the same time the building's use changed from residential to commercial. The transformation of the building from a single-family dwelling to a funeral home business resulted in not only a change of use, but also a stylistic change, which also possesses historical significance by the way it was adapted at a later period than its original date of construction. This classification transition does not distract from the building's original Patterned Masonry, Queen Anne style, but rather enhances its historical distinction as it illustrates changing tastes, attitudes, and uses over a period of time. The Schulte

house's ca. 1930 additions reflect the stylistic taste of the Radel family, important persons associated with the property at the time of its alteration.

Moreover, the application of the Tudor/English Revival additions stylistically correlates with the Patterned Masonry, Queen Anne architecture. This reaffirms the historical significance of the Tudor/ English Revival additions as one that is aesthetically amenable to the Patterned Masonry, Queen Anne style. This stylistic compatibility is not coincidental. The Tudor/English Revival style was also popularized by Richard Norman Shaw, however, it was promoted first in England during the 1800s and did not appear in the United States until the early 1900s. In fact, in Ohio, the Tudor/English Revival style was most prevalent between ca. 1910 to 1940. The distinctive characteristics of the Tudor/English Revival style as applied to the Schulte House include the use of brick or stone masonry, arched Tudor and cast stone trim openings, half-timbering at the tower, and the porte-cochere addition.

The following are characteristics of Tudor/English Revival architecture:

- Steeply pitched, irregularly shaped roof
- Asymmetrical in plan
- Masonry brick, stone, or stucco wall cladding
- Half-timbering
- Shaped parapeted gables
- Battlements
- Front door or entry with Tudor arch
- Decorative cast stone trim

Theodore A. Richter Jr., Architect

The Schulte House was designed by architect Theodore A. Richter Jr. (1853 - 1938). For six years, during the early 1870s, Richter studied and worked under James W. McLaughlin, one of Cincinnati's most prolific architects during the late-nineteenth century. Under McLaughlin, Richter accompanied him on designs for the Cincinnati Public Library, the Bellevue Incline House, the Cincinnati Art Museum, and the Johnson Building, which held their architect offices on Fountain Square, downtown. After apprenticing under McLaughlin, Richter went on to work for Edwin Anderson, an early partner of the revered architect Samuel Hannaford, and George W. Rapp, also a famous Cincinnati architect. Richter was also once employed by George Humphries, a lesser-known local architect. In 1882, Richter won Second Price in *Carpentry and Building*, 6th competition with his detailed drawings, and perspectives of an elaborate Stick Style residence. In 1883, Richter started his own practice and contributed his own designs to the Cincinnati Exposition. In 1894, Richter formed a

partnership with George Wessling, Jr., whom he worked with until the end of the nineteenth century. During the twentieth century, Richter was listed in Cincinnati City Directories as having his own firm, sans Wessling.

Although Richter is a lesser-known Cincinnati architect, his work significantly enhanced the historic nineteenth-century character of the city. His architectural designs should be recognized locally as they greatly contributed to the variety of grandiose residences found throughout the city, particularly in Clifton and Price Hill. In addition to the Stick style, Richter was known to design beautifully ornate Victorian era homes for wealthy German and Anglo-American clients. This includes the aforementioned extant, late-nineteenth century single-family residential Patterned Masonry, Queen Anne building at 3453 Whitfield Avenue in Clifton. In 1885, Richter designed a (no longer extant) Queen Anne/Stick style residence for J. G. Sextro in Price Hill, which coincides with the remarkable growth of the suburb after the incline was built. The Sextro House was formerly located on Rosemont Avenue near St. Lawrence Avenue. As the area experienced an early twentieth century residential boom, upper-class Victorian era residences like the Sextro House began to be replaced by smaller single-family homes; many of which, over time, have been split up into two-family dwellings.

Architectural Description

Site

The Schulte House is situated in lots 452, 453, 454, 455, and 461 of the historic Cedar Grove Land and Building Association subdivision at 4122 Glenway Avenue, West Price Hill, Cincinnati. It sits atop a small hill and is set back further from the road than other buildings located on Glenway Avenue. A stone retaining wall surrounds the property to the south and east, and abuts the sidewalk. Pedestrian access to the building from Glenway can be gained through an opening in the retaining wall where a concrete staircase with centered metal railings can be found. A narrower pedestrian entrance can be found on Dewey Avenue, along with two driveways to the north that historically met at the porte-cochere. Presently, the northernmost driveway also serves as an entrance to a large, modern, rear (north) parking area. The western portions of the parking lot are contained by a retaining wall topped by a chain linked fence, along Rosemont Avenue, and the northwest property boundary. The remaining portions of the northern boundary are separated from the adjacent property via a tall wood fence.

Setting

Originally constructed in the late-nineteenth century as upper-class residential building, the Schulte House stands prominently on the hill and serves as a gateway to the less ornate homes, from around the same time period, found on side streets to the north, east and west, such as Dewey and Rosemont Avenues. During the

twentieth century, West Price Hill experienced a population boom and subsequent commercial expansion, which changed the physical characteristics of the neighborhood, particularly in the business district on Glenway. One noticeable change is the presence of a one-story, mid-twentieth century commercial garage located at the corner of Glenway and Rosemont Avenues. The commercial garage is located southwest of the Schulte House and abuts the western property boundary. Although the neighborhood setting has changed over time, it was done to accommodate neighborhood growth. Even with the neighborhood transitions, the historic Schulte property remains mostly the same. Another alteration to the property includes the modern parking lot that was constructed by the John J. Radel Funeral Home to adapt to the ubiquitousness of automobile usage during the twentieth century.

Building

Constructed c. 1892, the two-and-a-half story, asymmetrical, Patterned Masonry, Queen Anne style building with c.1930s Tudor/English Revival characteristics, features red brick masonry walls with painted carved stone detailing and a rough stone face foundation that rests below a painted stone water table. The use of patterned masonry construction is characteristic to the Patterned Masonry, Queen Anne style. Also contributing to the style is the building's asymmetrical plan and use of patterned masonry to accentuate the building's Queen Anne appearance.

The building has an asphalt shingle, irregular shaped roof with multiple corbelled brick chimneys, gabled dormers and parapets. The corbelled chimneys and parapeted gable are indicative of the Patterned Masonry, Queen Anne style. The irregular roof is mostly based on the hipped form. The southern portion of the roof has a steep, hipped center with a gabled projection that features a stepped Flemish parapeted gable on the eastern half and a gabled dormer clad with fish scale wood shingles on the western half. The steeply hipped roof structure is a common architectural feature of this Queen Anne subtype. Two tall, rectangular-shaped, corbelled chimneys are located on the east and west sides of the northern roof slope. A slightly lower hipped roof extends from the northwest corner and features a small, hipped dormer on the western slope and gabled dormer with a one-over-one, double-hung window on the northern slope where the gable face is split in half, by the westernmost chimney. A two-story flat-roof addition with battlements is attached to the parapeted gable on the north wall and the one-story hipped roof addition on the east wall. A cantilevered tower clad in red-painted stucco is centered on the west elevation and features a tall, conical roof with asphalt shingles. This tower with a conical roof is another characteristic feature of the Queen Anne style, while the battlements are distinctive characteristics of the Tudor/English Revival style. A large gable that features another stepped Flemish parapet intersects the main hipped roof on the eastern slope.

The gabled dormer on the south roof slope features bay windows with a fifteen-over-one center window flanked by six-light fixed windows. The ornate parapet on the south roof slope has a stepped curvilinear design. It is adorned with a semi-elliptical stone sunburst at the peak, just above a decorative carved stone band where decorative stone caps accentuate the stepped part of the parapet. The final step of the parapet is in line with a belt course and carved keystone that is located within a semi-elliptical arched window opening that rests above another carved stone band at the roofline. The arched window opening features a semi-circular decorative brickwork with a thin semi-circular stone surround. The arched opening features a one-over-one double-hung wood window flanked by single, triangular-shaped arched fixed windows. The parapet on the east roof slope is similar in appearance with subtle differences. The parapet on the east elevation is more rectangular in shape. It contains a triangular-shaped starburst at the peak that steps down to a stone belt course with a centrally located, diamond-shaped sunburst motif. The sunburst curves down to meet decorative, triangular stone pediments, located just above the final step of the parapet, which is in line with a belt course and carved keystone within a semi-elliptical arched window opening that rests just above the roofline. A two-story projection on the east wall serves as a small balcony below the arched window opening and contains an ornate metal balustrade. Decorative cast iron brackets attached to the brick-face flank the semi-elliptical, arched window opening, which features a one-over-one double-hung window. The window, in turn, is flanked by single, triangular-shaped, arched fixed windows with a semi-circular surround with decorative brickwork wrapped by a thin semi-circular stone surround. All the carved stonework above the second story is painted white. The use of arched openings is another character defining feature of the Patterned Masonry, Queen Anne architectural style.

The roofline on the hipped portions of the roof features a three-part entablature with a cornice, frieze, and dentils. The walls project further at the gabled parapet portions of the roofline. On the primary (south) facade, the wall above the parapet is adorned with three carved, painted, stone panels with floral designs. The projecting tower on the west wall has painted half-timbering and a decorative band with dentils above painted wood brackets at the cantilever. A carved stone belt course spans the facade above the second-story windows on the primary (south) facade, west wall, and most of the north and east walls. The two-story projection on the east wall, below the balcony, is adorned with paired, carved, stone panels with floral designs, both above and below a paired one-over-one replacement second story window. Almost all the windows on the second story are either single or paired one-over-one, double-hung replacement windows and feature painted stone sills. The tower on the west wall features stained glass windows at the half-and-second stories. A decorative pilaster is located south of the tower on the west wall. A small, fixed window with a painted stone sill is located below the tower. All other windows throughout the first story on the west wall are one-over-one, double-hung replacements with painted stone sills, including one located between the first and

second stories on the tower. A single entrance with a shed roof awning is located north of the tower and is accessed via a concrete ramp with a metal railing.

At the first story, the building contains a single-story, flat roof addition with battlements on the west half of the primary (south) facade, where the main entrance is located. The addition contains a projecting stone faced portico with battlements flanked by multi-pane picture windows with a keystone and stone surround. The east wall of the extension contains a smaller, multi-pane picture window with a keystone and stone surround. The main entrance is set back within the stone faced portico which is flanked by ornate, Greek-like, narrow copper light fixtures. Both the portico and wood door entrances are in a flattened Gothic arch shape.

Another single-story, flat-roof extension with battlements is attached to the southern part of the east wall, projects north slightly, and has a picture window with a keystone and stone surround. A smaller, one-story, flat-roof extension with painted and carved stone battlements, original to the building, is attached to the southeast corner of the building. It features paired, painted stone panels adorned with garland on the brickface and a recessed Palladian window flanked by brick pilasters with stone caps. A porte-cochere addition with battlements is attached to the larger projection on the east wall and is supported by two square brick columns and lends itself to the Tudor/English Revival architectural style. A secondary addition can be accessed via a set of concrete stairs under the porte-cochere that leads to French double-doors that is flanked by narrow multi-pane fixed windows with fanlights and painted stone sills. Abutting the porte-cochere is a non-contributing one-story, low-slope, hipped roof enclosed porch addition on the northern part of the east wall, which features a metal double-door entrance sheltered by an arched awning and accessed via a series concrete steps. The enclosed porch features jalousie windows throughout. Glass block windows are featured at basement level and can be seen throughout the rough stone foundation.

Per Sanborn Maps, the contributing one-story front entry, porte-cochere, and remaining one-and-two-story additions with battlements were constructed between 1922 and 1937 and all contribute to the historical significance of the building. The only non-contributing portion of the building is the enclosed porch addition, which appears to have been constructed during the mid-twentieth century. The use of red brick masonry, carved stone, and battlements on the additions are elements of the Tudor/English Revival style. In 1904, a one-story detached garage can be seen on Sanborn Maps that was not originally constructed with the residential building; however, the garage appears to have been demolished by 1922.

Assessment of Historic Integrity

Location

The Schulte House retains its historic integrity of location as it is still in the same exact position in lots 452, 453, 454, 455, and 461 of the historic Cedar Grove Land and Building Association subdivision that it was when it was constructed. This building has never been moved and has always remained at 4122 Glenway Avenue in West Price Hill, Cincinnati.

Setting

The Schulte House remains to be a building seen from a distance like it was historically, as it sits atop a small hill and is set back further from the road than other buildings located on Glenway Avenue. The Schulte House is a prominent building that serves as an identifiable point of interest to passerbys (pedestrians, automobile drivers, etc) in West Price Hill. Historically, more single-family nineteenth century residential buildings lined Glenway Avenue throughout the Glenway Avenue Corridor, but almost all have been demolished or severely altered to where they no longer exhibit characteristics of a single-family nineteenth century dwelling. However, because the Schulte House's period of significance stretches to the 1930s, when West Price Hill experienced population, economic, and commercial growth the physical characteristics of the neighborhood changed, lending to the need to change the use and adapt the ca. 1937 additions to reflect the new architectural attitudes and tastes over time. As such, the Schulte House retains its historic integrity of setting.

Design

The Schulte House retains its historic integrity of design as it continues to be characterized by its original Queen Anne, Patterned Masonry style construction and visibly features Tudor/English Revival style additions. In its original design by architect Theo Richter, the building still exhibits numerous Patterned Masonry, Queen Anne stylistic character defining features such as the irregular roof form, asymmetrical massing, and brick cladding. However, it is the continued presence of the patterned brickwork and gabled parapets that highlight the design features attributed to the building by Theo Richter. Moreover, the distinctive characteristics of the Tudor/English Revival style are delineated by the brick clad one-story additions with battlements, the porte-cochere, Tudor arched entryway, and cast stone detailing. All these contributing features regarding form, plan, structure, and style convey the building's integrity of design.

Materials

Although the building has modern roof sheathing and some windows have been replaced, overall the Schulte House retains integrity of materials as the historic brick and masonry walls, and stone detailing remain intact. As previously mentioned, these materials are distinctive characteristics of the Patterned Masonry, Queen Anne

and Tudor/English Revival architectural styles. Since the historic brick cladding and stone details remain, and they are important stylistic features to the building, the Schulte House still comprehensively conveys its sense of time and place, thus its integrity of materials.

Workmanship

Still apparent today is the craftsmanship and evidence of artistry and skilled labor that was applied to the building during its original ca. 1892 construction and ca. 1937 additions. In particular, the patterned brickwork and Flemish parapeted gables continue to represent the original workmanship designed by architect Theo Richter. The ornamental detailing, such as the battlements Tudor arched entryway, and cast stone brickwork, seen on the contributing ca. 1937 additions further enhance the integrity of workmanship. These character defining features are unique to the Tudor/English Revival style and illustrate a specific aesthetic attributed to the period in which the additions were built.

Feeling

Holistically, the Schulte House retains its historic integrity of feeling through having maintained its historic integrity of design, materials, workmanship, and setting, which all relate to the feeling of a former residential area that has transformed to a commercial district over time. Most important to recognize is that the existence of this building signifies that a change happened in the neighborhood, an altered physical, economic, and social landscape. As one of the last remaining single-family residential buildings constructed in the nineteenth century in the Glenway Avenue Corridor, its individual distinction and sheer presence should not be ignored, as so much of the West Price Hill business district has been lost.

Association

This aspect of integrity requires there to be a direct link between the property and its relationship to history. When reflecting on the historic significance of the Schulte House, the tangible link to its historic past (as it relates to its architecture) is evidenced by the fact that it conclusively retains its integrity of location, setting, design, materials, workmanship, and feeling. The presence of the building's distinctive characteristics and architectural features most effectively conveys the property's historic character, representative of its historic integrity of association.

Findings

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before an historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or maybe likely to yield information important in history or pre-history.

The Schulte House has historical significance according to Chapter 1435 as defined under Criterion 3.

The house meets Criterion 3 as a significant example of the Patterned Masonry subtype of the Queen Anne architectural style and aesthetic character as designed by Theodore A. Richter, Jr. Although the building was originally constructed in the Queen Anne style, the addition of Tudor/English Revival style elements work cohesively to convey their shared historic aesthetic through the use of English inspired architectural designs. As a subtype of an architectural style that is quite rare in its own right, not just in Cincinnati but the United States, Richter's Patterned Masonry, Queen Anne design was a symbol of opulence and gradiocity in West Price Hill. The incorporation of the c. 1930s addition by the Radel family of the John J. Radel Funeral Home serves as physical evidence to show how the building has transformed over time to adapt to the needs of the new owner and the changing landscape along Glenway Avenue within West Price Hill. Instead of diminishing historic integrity of design, workmanship, and materials, the addition of Tudor/English Revival architectural features, such as brick additions with battlements and the arched Tudor entry, actually contributes to the significance of the building. The period of significance begins c. 1892, when the building was constructed to c. 1937 when the Tudor/English Revival style additions were built.

The designation of the Schulte House meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation.) The documentation in this

designation report provides conclusive evidence that all required findings may be made for the proposed designation.

Planning Considerations

Compatibility with Plan Cincinnati

Sustain Goal 2b: "Preserve our built history... Cincinnati's rich history is best exemplified through our historic buildings in the built environment that help define a neighborhood's character...". Landmark designation allows for preservation of an iconic structure unique to Cincinnati and in danger of destruction. It will further allow for historic rehabilitation of the Schulte House and may afford additional sources of funding to allow the preservation of the structure for future generations and facilitate revitalization and continued use for its intended purpose, and prevent the short-sighted destruction of an irreplaceable true Cincinnati landmark.

OR

"Plan Cincinnati", the current Master Plan adopted by City Council in 2012, supports and encourages historic preservation;

"As housing demand increases in the oldest neighborhoods, the City's broad and reputable historic building stock should be preserved...."

Historic Conservation is considered a fundamental component in Cincinnati's future with policy principles including:

"Preserve our resources and facilitate sustainable development."

"Cincinnati is known for our historic built character and spectacular natural beauty. The City will focus on preserving and protecting our unique assets and reverse the modern trend of 'disposable' development."

Cincinnati's Zoning Code includes a commitment to historic preservation through its goals and policies. Three specific purposes of historic preservation, according to the current Zoning Code Section 1435-03 include:

"to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archaeology, engineering or culture,"

"to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,"

"to maintain the historic urban fabric of the city."

Thus, landmark designation of the Schulte House, which allows for preservation of the building, is compatible with city plans and consistent with policy and code.

The Schulte House retains its historic integrity of design. It has historic significance according to Chapter 1435 as defined under Criterion 3. It meets Criterion 3 as a rare example of a late-nineteenth-century Patterned Masonry, Queen Anne style residential building in West Price Hill designed by a local architect, Theo. A. Richter Jr. The building is also architecturally significant as a Patterned Masonry, Queen Anne style building that has adapted distinctive characteristics of the Tudor/English Revival over time that correspond to the transitions in its use as a residence to a funeral home within the Glenway Avenue Corridor over time.

Research Methodology

Urbanist Media researched the history of West Price Hill, the Henry Joseph Schulte family, the John J. Radel Funeral Home business, and late-nineteenth century Cincinnati architecture. Urbanist Media searched local and regional repositories such as the Hamilton County Recorder's Office, the Cincinnati and Hamilton County Public Library, the Cincinnati Museum Center History and Archives, and the University of Cincinnati Library. Research was also conducted using online repositories like the Biographical Directory of Cincinnati Architects. The archival collections from these repositories aided in the retrieval of deeds and records, newspapers, historic maps, local histories, and city directories. Collectively these resources yielded crucial information that has helped convey the historic, architectural significance of this property and its position in West Price Hill during its period of significance.

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Images and Photographs

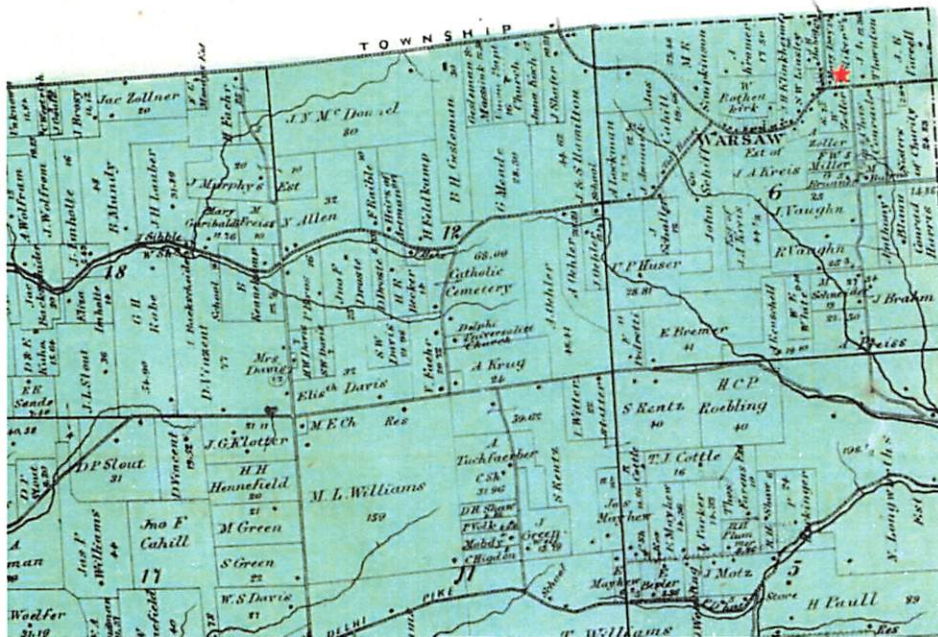


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869; property shown by red star.

Fifth				Fourth				Third			
38.31	460	461	"	422	423	"	"	38.31	422	423	"
38.18	429	428	"	425	424	"	"	38.18	425	424	"
38.23	470	477	"	436	427	"	"	38.23	436	427	"
38.37	475	474	"	429	428	"	"	38.37	429	428	"
38.52	472	473	"	430	431	"	"	38.52	430	431	"
38.68	471	470	"	433	432	"	"	38.68	433	432	"
38.31	468	469	"	434	435	"	"	38.31	434	435	"
38.85	467	466	"	437	436	"	"	38.85	437	436	"
100.10	464	465	"	438	439	"	"	100.10	438	439	"
100.24	463	462	"	441	440	"	"	100.24	441	440	"
100.30	460,00 63	461	105	442	443	"	"	100.30	442	443	"
11.33	450	451	30	448	449	30	30	11.33	448	449	30
25.36	450	451	30	448	449	30	30	25.36	448	449	30
25	458	459	25	450	451	25	25	25	450	451	25
"	457	456	"	452	453	"	"	"	452	453	"
"	456	455	"	454	455	"	"	"	454	455	"
"	455	454	"	456	457	"	"	"	456	457	"
"	454	453	"	458	459	"	"	"	458	459	"
25	453	452	25	457	456	25	25	25	457	456	25
30	452	451	30	455	454	30	30	30	455	454	30
30	451	450	30	454	453	30	30	30	454	453	30
30	450	449	30	453	452	30	30	30	453	452	30
30	449	448	30	452	451	30	30	30	452	451	30
30	448	447	30	451	450	30	30	30	451	450	30
30	447	446	30	450	449	30	30	30	450	449	30
30	446	445	30	449	448	30	30	30	449	448	30
30	445	444	30	448	447	30	30	30	448	447	30

Figure 2: Cedar Grove Land and Building Subdivision Plat Map, Lots 452, 453, 454, 455, and 461 shown in red; c. 1874.

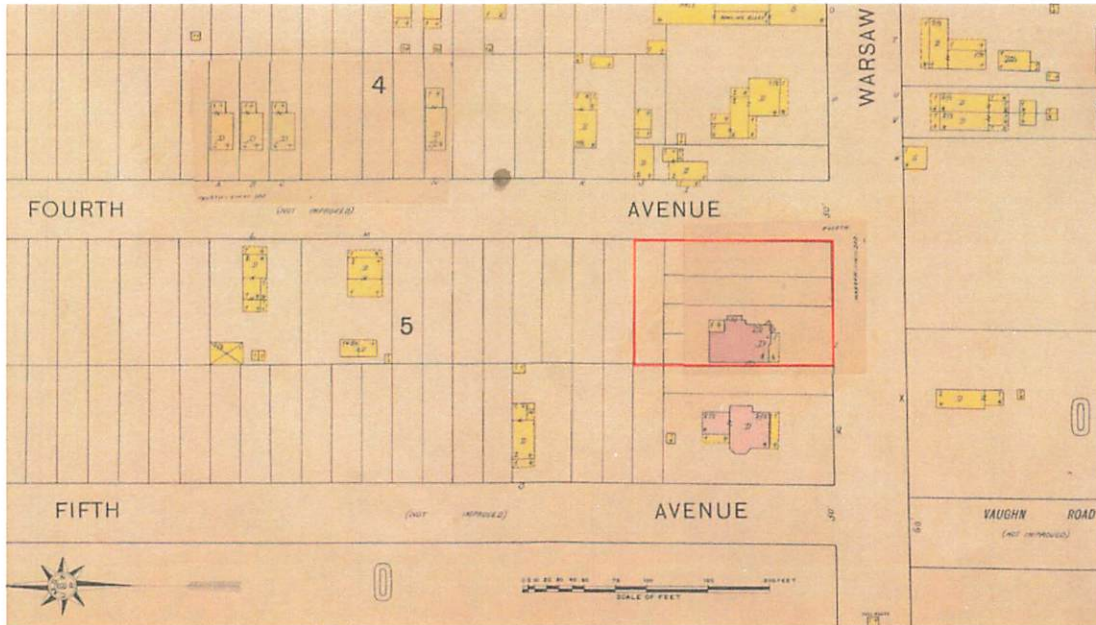


Figure 3: Sanborn Insurance Company Map, c. 1891; property shown in red.

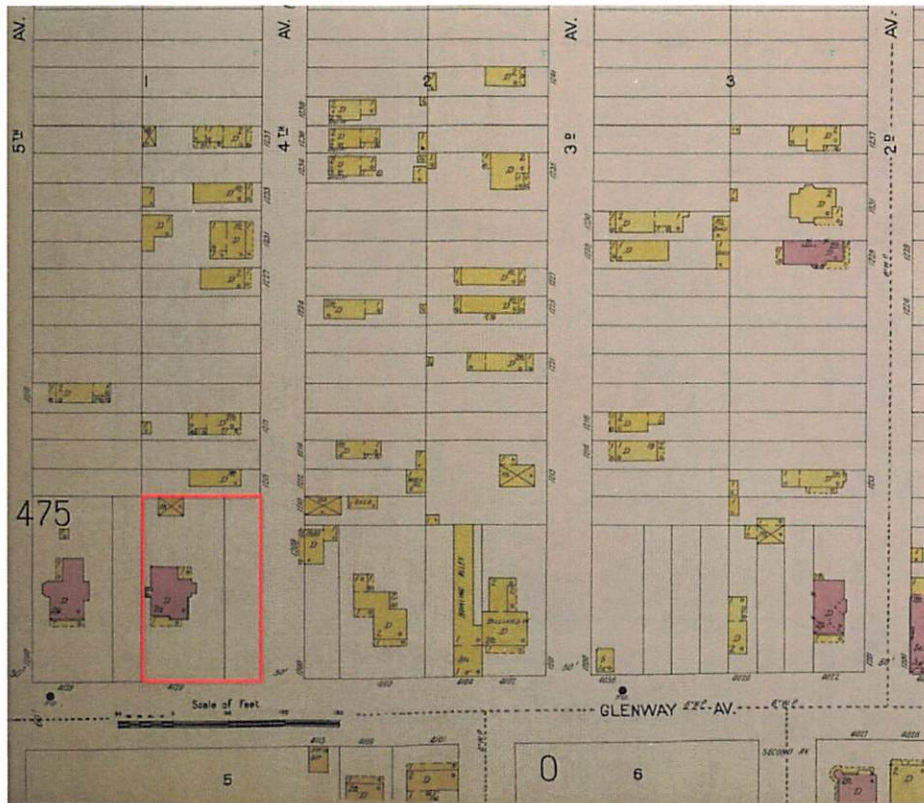


Figure 4: Sanborn Insurance Company Map, c. 1904; property shown in red.

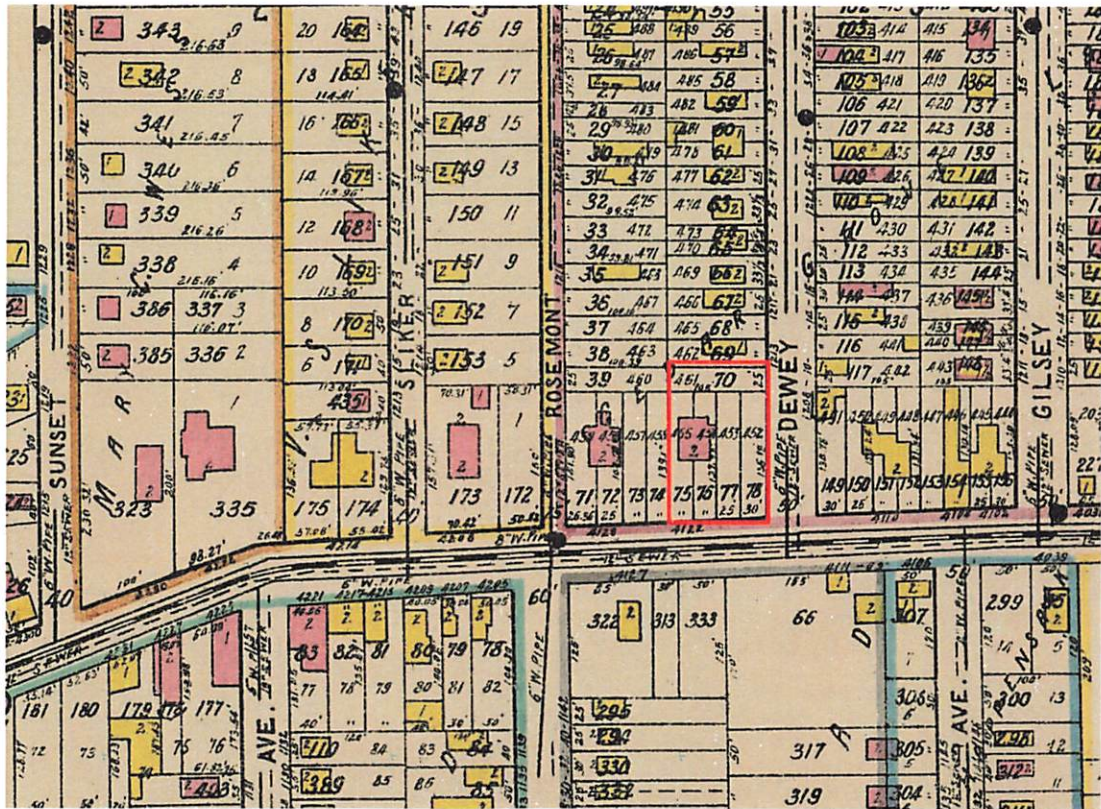


Figure 5: Sanborn Insurance Company Map, c. 1922; property shown in red.



Figure 6: Sanborn Insurance Company Map, c. 1934-37; property shown in red.

The contracts for H. J. Schulte's new Price Hill residence have been let by Theo. Richter, jr., the architect in charge. The total estimates are \$15,000. Henry Behrens & Co. get the carpenter work, Franke Bros. the stone masonry, Nick Holscher the brick work, Jas. Foster the cut stone, Witt & Brown the galvanized iron and slate work, Win. Schumacher the iron, Lawrence Grace the plastering, Jos. Kleusner the painting, and Jas. Attlesey the plumbing and gas fitting.

Figure 7: Cincinnati Commercial Gazette, May 9, 1892, page 5.

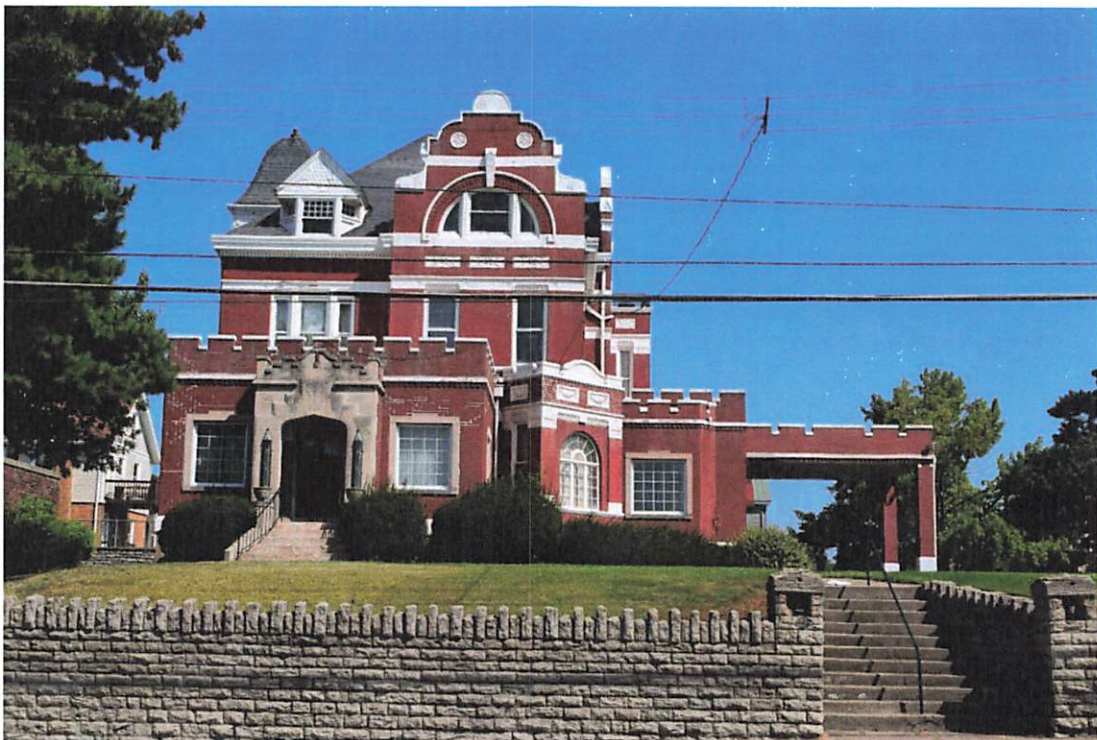


Figure 8: View of primary (south) facade, August 23, 2021.



Figure 9: View of east elevation, August 23, 2021.



Photo 10: View of west elevation, August 28, 2021.



Photo 11: View of north elevation, August 28, 2021.



Photo 12: Detail of Second Story and Flemish parapeted gables, August 28, 2021.



Photo 13: Detail of primary entrance, August 28, 2021.



Photo 14: Detail of porte-cochere, August 28, 2021.

EXHIBIT B

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

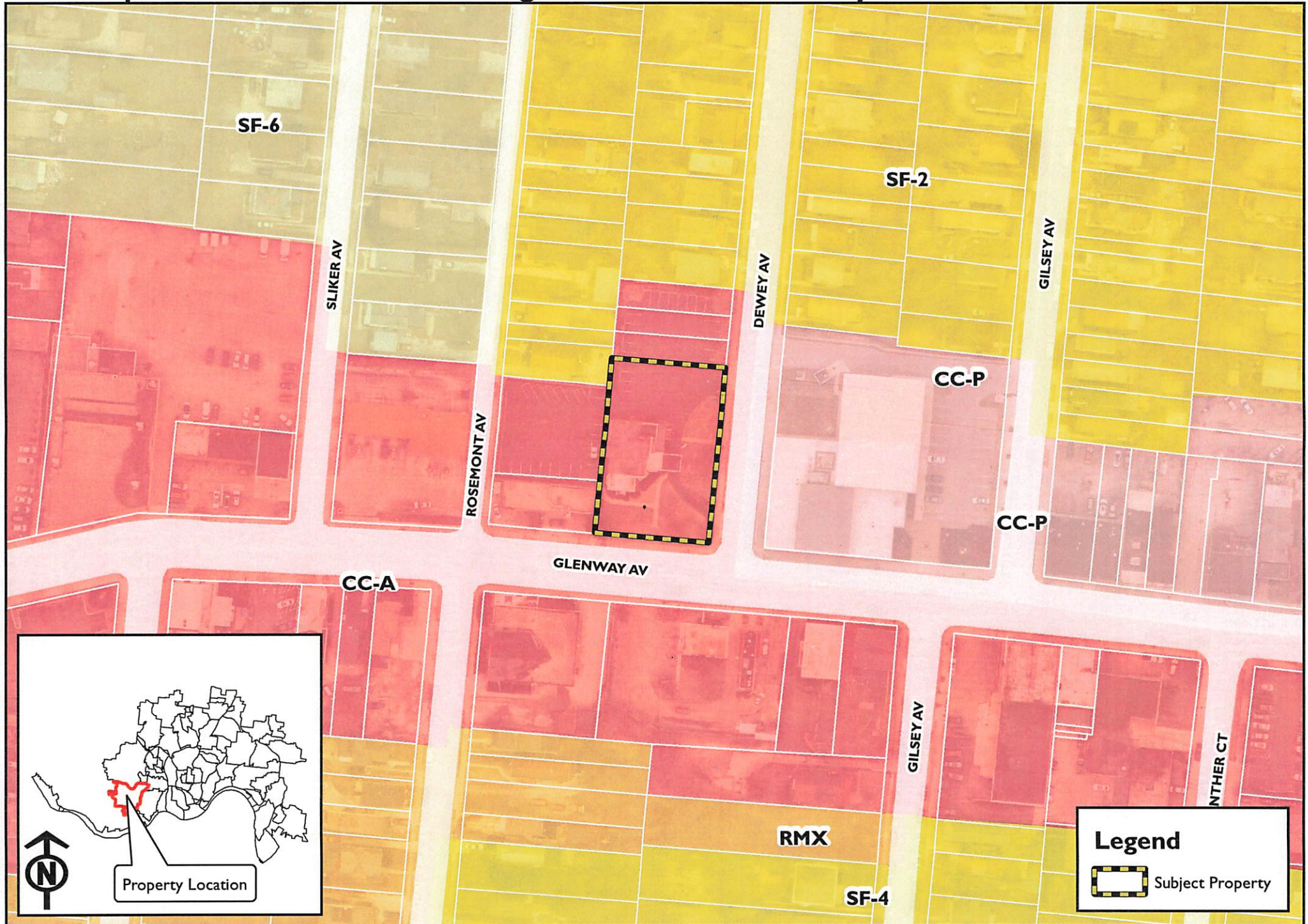


EXHIBIT C

Section 6, Township 3, Fraction Range 1, in Delhi Township, Hamilton County, Ohio, located within the Cedar Grove Land and Building Association subdivision as laid out in Plat Book No. 4, Page 220 and includes lots 452, 453, 454, 455 and 461.

Beginning at the intersection of the centerlines of Glenway Avenue and Dewey Avenue, thence north 30 feet along the centerline of Dewey Avenue, thence west 25 feet, leaving the centerline of Dewey Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, thence north 161.18 feet to the to the northeast corner of Hamilton County Auditor's Parcel 179-74-70, thence west 105 feet along the northern property lines of Hamilton County Auditor's Parcel 179-74-70 to its northwest corner, thence south 164.12 feet to the southwest corner of Hamilton County Auditor's Parcel 179-74-75, thence east 105 feet along the southern property lines of the parcels fronting along Glenway Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, containing Hamilton County Auditor's Parcels 179-74-70, 179-74-75, 179-74-76, 179-74-77, and 179-74-78, merged as Hamilton County Auditor's Parent Parcel 179-74-70.

EXHIBIT D

Schulte House Design Guidelines
4122 Glenway Avenue
Adopted XXX,XXXX
Ordinance # XXXXXXXX

Rehabilitation and Alteration

Intent and General Guidelines

The following guidelines are adapted from, and comply with, the *Secretary of the Interior's Standards for Rehabilitation*. When a proposed change is not addressed by the guidelines, the *Secretary of the Interior's Standards for Rehabilitation, Interpreting the Standards Bulletins*, and the *National Park Service's Historic Preservation Briefs* will be used as guidance documents.

Exhibiting architectural characteristics associated with the Patterned Masonry, Queen Anne and Tudor/English Revival styles as applied to a historically residential building, the use of brick masonry with stone embellishments, roof treatments such as the gabled dormers, parapets, and battlements all contribute to the overall design and integrity expressed by this building. These guidelines are intended to ensure that rehabilitation will maintain historically significant features of the Schulte House. Guidelines are used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Board are limited to exterior changes proposed for the structure. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines does not require review by the Board. Alterations made to the interior are not the purview of the Board, and are not subject to review by the Board.

The following approaches are recommended:

1. **Repair and Maintenance.** Ordinary repair and maintenance of like and kind to match the original construction, where visible and which does not change the appearance of the structure, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the structure.
2. **Maintenance.** Existing visible features that contribute to the overall character of the structure and in good condition should be maintained and preserved or conserved. Damaged visible features that can be repaired, should be repaired rather than replaced, wherever possible.
3. **Replacements.** Replacement of significant features badly damaged, deteriorated beyond reasonable repair, or missing, shall sensitively harmonize with characteristics of the original feature. Replication is appropriate, but is not required.

Specific Guidelines

The following specific approaches to elements, features, and visible components are recommended:

1. **Materials:** Materials for visible features that are badly damaged, deteriorated beyond reasonable repair, or missing shall be replaced with materials or components that match as closely as possible the style, shape, color, treatments, and texture of elements replaced. Composition, type of joint, size of units, visible measures, placement, and detailing shall be appropriate for the structure. Because of ongoing technological innovations, synthetic materials that closely match existing characteristics may be utilized.
2. **Ornamentation:** Significant architectural features of the Schulte House include the following: red brick masonry, the arched openings of windows, gabled dormers and parapets, battlements/castellated parapets, entablature (cornice, frieze, and dentils), and stone adornments including belt courses, keystones, and floral panels. These features and other ornamental elements shall be preserved or conserved. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials including fiberglass castings or composite materials may be considered but are not recommended treatments.
3. **Masonry Repointing:** Repointing deteriorated and/or missing mortar shall be done carefully and match the existing historic mortar as close as possible. Elements of new repointing mix shall be consistent with existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry in order to assess if the new repointing mix matches the original.
4. **Masonry Cleaning:** Masonry clearing should be conducted carefully using a bristle brush and mild non-ionic detergent to gently scrub the exterior brick and/or stone. If necessary, other masonry cleaning methods approved by the Secretary of Interior's Standards may be used. Test patches should always be used before any approved chemicals are used to clean masonry in order to determine the most appropriate methods for composition of cleaning agents, application, and cleaning results. Sandblasting is **not** an approved cleaning method and should never be used to clean historic masonry.

5. **Door and Window Openings:** Original wall openings on street facades should not be significantly altered or filled in. On secondary facades, original wall openings should not be significantly altered without consideration to the overall character of the original design.
6. **Window and Door Replacement:** If historic windows cannot be rehabilitated, new windows and doors on primary facades shall fill the original openings and be appropriate in material, scale, configuration, style and size.
7. **Roofs:** The gabled dormers, shaped Flemish gables, corbelled chimneys, battlements/castellated parapets, cornice line, and other architectural features that define the roofline of the building should be preserved. Due to the complexities of the roof and the roofline, installing vents, skylights, and rooftop utilities are not recommended; however, if they are to be incorporated, they should be inconspicuously placed.
8. **Painting:** Repaint the structure elements that have been historically painted. Brick and masonry that have not been painted in the past shall not be painted. Use colors that are appropriate to the structure's age, history, and style.
9. **Non-contributing Addition:** On the east side of the Schulte House is a one-story non-contributing addition. This addition can be removed with a Historic Conservation Board review. The removal of this addition shall not adversely affect historic materials of the building. Any changes to this addition shall follow the specific guidelines detailed above.

Additions, Exterior Alterations, and Site Improvements Intent and General Guidelines

1. **Additions and New Structures:** Additions shall follow zoning and building codes and regulations and should be limited to other areas of the site not physically attached to the Schulte House, whenever possible. If an addition is connected to the house, the addition shall not destroy, remove, or obscure significant historic features and the connection shall be simple in design. New Structures shall be sympathetic, may be complementary, but should not be imitated in design. Additions and new structures should be designed to relate architecturally, not overwhelming the original structure. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations shall follow construction guidelines for alterations, codes, and regulations. Alterations shall not change or alter significant architectural features on the structure.

3. **Appropriateness:** The appropriateness of design solutions for additions and alterations should include the following:
 - a. How well the proposed design for the addition or alteration relates to the original structure.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements and Alterations

A. Intent and General Guidelines

1. Site improvements such as improvements and/or alterations to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.
2. The Design of any new site improvement construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.
3. Any design of site improvements should capitalize on the unique setting and location of the Schulte House. The existing views towards the facades should be maintained as an important visual contribution to the integrity of the building.

B. Specific Guidelines

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with structures on the site. Their design should be simple and contemporary. Billboards and rooftop signs are not permitted.
2. **Walls and Fences.** Walls and Fences shall be limited to service areas and when screening is required. Walls and Fences shall follow all applicable Zoning and Building Codes and regulations.
3. **Parking and Paving.** Installation of new paving shall follow the guidelines for Site Improvements. New paving should be limited to repairs or be subject to screening to ensure work complements the site and not diminish the historic integrity of its setting and feeling.
4. **Landscaping.** Landscaping should be complementary to and not overwhelm the building or property. Landscape should not diminish the historic integrity of its setting.

5. **Support Structures and Above Ground Utility Installations.** Shall follow the guidelines for Additions, Exterior Alterations, and Site Improvements. Shall be placed in an inconspicuous location and landscaping or screening may be necessary to further screen any structures or installations.
6. **Encroachments on the Right of Way.** Not applicable.
7. **Underground Utilities.** Shall be permitted provided it does not significantly alter the site conditions. A COA shall only be required if above ground site conditions are altered.

Demolition

Any demolition, alterations, or modifications to the Schulte house, and minimum maintenance requirements, are governed by section 1435-09: Alterations and Demolitions; Certificate of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance Number 217-2012, section 1, effective July 20, 2012, as amended. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the "Historic Preservation Code," shall be considered the governing law.