

## HISTORIC CONSERVATION GUIDELINES

### South Crescent Arms AKA The Redding Apartments

Cincinnati, Ohio 45229

#### General Terminology

Within the context of these historic conservation guidelines, the “South Crescent Arms Apartments” or “The Redding” refer to the property located at 3700 Reading Road. The stepped massing, planar exterior brick walls, regular fenestration, the driveway in front and bi-level parking garage in the rear are defining characteristics of the property, and preservation of these attributes is critical to its integrity. The primary facades of the building, which faces west on Reading Road, are the west and south elevations; however, the other two sides of the building—east and north—while defined as secondary elevations, are also open to view and have a similar character to the primary ones, and thus, the following guidelines apply to the entire exterior.

#### Intent and General Guidelines

The following guidelines are adapted 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 Interiors Standards for Rehabilitation, Interpreting the Standards Bulletins* and *Preservation Briefs* will be used as guiding documents.

These guidelines are intended to ensure that rehabilitation will maintain significant features of The Redding. Guidelines are intended not as strict rules but are to be used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Historic Conservation Board are restricted to exterior changes proposed for this building. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines do not require board review. Interior alterations are not the purview of the Historic Conservation Board and are not subject to review.

The following general approaches are recommended:

1. **Repair and maintenance:** Ordinary repair and maintenance of like and kind for matching the original construction, where visible, and that does not change the appearance of the buildings, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.

2. **Maintenance.** Existing visible features that contribute to the overall character of the building in good condition should be maintained and where possible, preserved or conserved. Damaged visible features that can be repaired should be repaired rather than replaced wherever possible.
3. **Replacements.** Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing should sensitively harmonize with characteristics of the original feature. Replication is appropriate, but not required.

### Specific Guidelines

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

1. **Materials:** Materials for significant features on primary façades visible from the street that are badly damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement, and detailing should be appropriate for the building. Synthetic materials, where closely matching the existing characteristics, may be utilized.
2. **Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing. Refer to Preservation Brief #1 (PB #1) for general approach to undertaking masonry repointing.
3. **Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the gentlest means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to PB #1 for general approach to masonry cleaning.
4. **Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Door and Window Openings:** Among the important features of the Redding are its window and door openings. The size and location of openings are an essential part of their overall design and an important feature of their architectural design. Original wall openings on primary facades should not be significantly altered or filled in. On secondary

facades, original wall openings should not be significantly altered without consideration of their impact to the overall character of the original design.

6. **Window and Door Replacement:** The original doors and window sashes have already been replaced with bronze anodized aluminum doors and windows. If further replacement of windows or doors becomes necessary due to deterioration or to replace missing or nonconforming units, new windows and doors on primary facades shall fill the original openings and be appropriate in material, scale, configuration, style, and size.
7. **Ornamentation:** Ornamentation is mostly absent from the Redding, with the exception of limestone trim and coping. These limestone features and any other original ornamental elements should 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.
8. **Roof:** Features that define the roofline of the building should be preserved. On the primary facades, vents, skylights, rooftop utilities, and equipment, such as elevator mechanicals and new roof elements should be placed so they are inconspicuous from view.
9. **Painting:** Do not paint stone and masonry elements that have historically not been painted. Use colors that are appropriate to the building's age, history, and style.
10. **Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Signs are addressed under Site Improvements.

## Additions and Exterior Alterations

### Intent and General Guidelines

1. **Additions:** Additions should follow new construction guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations should follow construction guidelines for alternations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On the secondary facades, alterations should be designed to minimize impact on the overall character of the facade on which the alteration occurs.
3. **Appropriateness:** The appropriateness of design solutions for additions and alternations should include the following.

- a. How well the proposed design for the addition or alteration relates to the building and the neighboring buildings.
- b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

### Site Improvements and Alterations

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with the building or property. Signs should not cover or obscure architectural features. Billboards and roof-top signs are not permitted. Temporary signage is permitted without review by the Historic Conservation Board.
2. **Parking and paving.** Asphalt paving is appropriate, if kept to a minimum. The semicircular driveway in front and the bi-level parking garage in the rear should be retained. New parking lots or parking lot expansion should be sufficiently screened to minimize the public view of parked cars. Appropriate screening may include low masonry walls in conjunction with planting areas and landscaping, low masonry walls with metal fencing, and planting areas with landscaping and metal fencing.
3. **Walls and Fences.** New walls and fences should be compatible with the character of the building. New fences should be of metal and simple and contemporary in design. Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where necessary for screening storage areas. Concrete and brick are appropriate for new walls.
4. **Landscaping.** New landscaping should be scaled to complement the building. The design of new site features should be simple and contemporary.

### Demolition

Any demolition, alterations, or modifications to the property and minimum maintenance requirements are governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012. 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.