

HISTORIC CONSERVATION GUIDELINES

La Ventura Apartments, 700 Chalfonte Place

Cincinnati, Ohio 45219

General Terminology

Within the context of these historic conservation guidelines, “La Ventura Apartments” or “La Ventura” refer to the building located at 700 Chalfonte Place. Hierarchy of design, arched openings, terra-cotta tile, porches and wrought-iron balconies are defining characteristics of the Mediterranean style design of this building, and preservation of these attributes is critical to its integrity. The front of the building, which faces east on Chalfonte Place, is defined as the primary façade within the context of these guidelines. The other three sides of the building—south, west and north, which are plain and utilitarian in design, are defined as nonprimary or secondary elevations.

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 Interior’s 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 La Ventura. Guidelines are intended not as strict rules but 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 buildings. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines does not require review by the Board. Interior alterations are not the purview of the 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 to match the original construction, where visible, and which does not change the appearance of the building, 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 shall be repaired rather than replaced wherever possible.
3. **Replacements.** Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing shall 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 visible features that are badly damaged, deteriorated beyond reasonable repair, or missing shall be replaced with materials or components that closely match 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 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 is 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 La Ventura 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 the architectural design. Original wall

openings shall not be significantly altered or filled in on primary facades. On secondary facades, original wall openings shall not be significantly altered without consideration of their impact to the overall character of the original design.

6. **Doors and Window Sash:** Original doors and window sashes shall be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors or windows becomes necessary due to deterioration or to replace missing or nonconforming units, new doors and windows on primary facades shall fill the original openings and be compatible with the building in size, scale, materials, configuration, style and color. Minor variations in mullion and sash frame dimensions of replacement windows may be considered. Vinyl replacement windows or glass block windows shall not be used.
7. **Ornamentation:** Significant architectural features of the La Ventura include the following: limestone ornamentation including door and window surrounds, and entablatures; yellow brick running-bond walls; terra cotta roof tiles; steel windows; wrought iron balconies, and wood French doors. 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.
8. **Roofs:** Parapets and other architectural features that define the roofline of the building, such as the central belvedere, shall be preserved. On the primary facade, vents, skylights, rooftop utilities, mechanical equipment, and new roof elements shall be placed or screened 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. Mercury vapor, high-pressure sodium, and other light sources that impart distortions of color when illuminated are not appropriate to primary facades. Exterior light fixtures shall be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted. Signs are addressed under Site Improvements.

Additions and Exterior Alterations

1. **Additions:** Additions shall follow new construction guidelines, codes, and regulations and shall be limited to the non-primary façades. Any addition shall be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's original context. Additions shall be sympathetic, may be complementary, but need not be imitative in design. Additions shall be designed to relate architecturally and not overwhelming to the original building. Rooftop additions shall 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 primary facades. On the secondary facades, alterations shall 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 shall include the following:
 - a. How well the proposed design for the addition or alteration relates to the original building.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements and Alterations

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with the building. Signs should not cover or obscure any significant architectural features. Billboards and roof-top signs are not permitted. Temporary signage is permitted without review by the Historic Conservation Board.
2. **Fences and Walls.** New fences and walls should be compatible with the character of the building. New fences should be metal and simple and contemporary in design. Chain-link, concrete block, unfaced concrete, plastic, vinyl, 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.
3. **Parking and paving.** Asphalt paving is appropriate, if kept to a minimum. New parking lots or parking lot expansion should be sufficiently screened to minimize the public view of parked cars.
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.