

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on the proposed designation of 5540 Madison Road, known as the Benjamin Stewart Home, as a Local Historic Landmark in Madisonville.

GENERAL INFORMATION:

Location: Benjamin Stewart Home in Madisonville, 5540 Madison Road, Cincinnati, OH 45227

Petitioner: Eric S. Stringer, PLK Communities c/o Madisonville Community Council

Owner: Madison and Stewart LLC, 5905 E Galbraith Road, Cincinnati, OH 45236

EXHIBITS:

Provided in addition to this report are the following exhibits:

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

BACKGROUND:

The subject property located at 5540 Madison Road, was granted a zone change from Single-family (SF-4) to T4 Neighborhood Small Footprint – Open (T4N.SF-O) from the City Planning Commission on November 1, 2019 and approved by City Council on December 11, 2019. The zone change was crucial for the proposed luxury, multi-family development, “The Jameson.” On November 2, 2021, a complete application for a Local Historic Landmark designation of the Benjamin Stewart Home was submitted by the Madisonville Community Council. This was done in conjunction with PLK Communities in response to a community benefits agreement that was signed between the two parties, in association with the new development on the same parcel as the proposed landmarked building. According to the Cincinnati Zoning Code (§1435-07-2-B), an application for the designation of a Local Historic Landmark shall be forwarded to the City Planning Commission following a public hearing of the Historic Conservation Board.

On December 20, 2021, the Historic Conservation Board (HCB) held a public hearing on the Local Historic Landmark designation application. After receiving evidence and testimony from the Urban Conservator and proponents of the designation, a quorum of five board members voted unanimously to approve and recommend the Benjamin Stewart Home to City Planning Commission and City Council for approval.

The City Planning Commission is charged with determining whether to follow the recommendation of the Historic Conservation Board (§1435-07-2-B-C). In making such determination, the City Planning Commission shall consider the following factors:

- 1) The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark is located; and
- 2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
- 3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

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

SETTING:

The Benjamin Stewart Home occupies a 4.447-acre site that it shares with multi-family luxury residential development, “The Jameson” - noncontributing to the proposed landmark - that was constructed between 2020 and 2021. The Jameson consists of 36 buildings that house 1-to-2-bedroom (plus dens) luxury apartments in addition to carriage houses with a total of 151 units. The development includes a resort-style swimming pool and sundeck, fitness center, on-site dog park, as well as the clubhouse situated in the subject proposed landmark.

Located on the northwest corner of Madison Road and Stewart Avenue in Madisonville, the Benjamin Stewart Home sits prominently on a small slope, roughly 15 feet from the public right-of-way. The structure sits on the identified parcel 035-1-120 of the Hamilton County Auditor Records. This request is solely for the historic designation of the structure. Anderson Place is the next street to the west and Chandler Street is to the north. The above-listed parcel is both the original and legally recorded boundary line for the property for which designation is being requested. The proposed Local Historic Landmark designation is for the Benjamin Stewart Home only and no other structures.

In its historic setting, the home may have been surrounded by similar residential dwellings and tucked away from the busy streets of downtown. Today Madison Road is a major thoroughfare for commuters moving between Cincinnati’s various neighborhoods and many businesses operate within a short vicinity of the property. Today, such businesses and organizations surrounding the subject site include MedPace, a publicly traded company with 2,800 employees, as well as the John P. Parker School, The Children’s House, The Summit Hotel, United Dairy Farmers, Mazunte Taqueria, Rally’s and more.

HISTORICAL OVERVIEW:

The Benjamin Stewart Home, according to one source, was built in 1833 from lumber that Stewart had floated down the Ohio River on flatboats. However, it should be stated that this is a legend, as the deeds indicate that Stewart bought the land in 1844 from Jonathan Ward. Jonathan Ward bought the property from the state in 1837 and the house was built between 1837-1844 when the property was sold to Benjamin Stewart. Benjamin Stewart became a successful businessman in Cincinnati via his lumber enterprise and the home is on land that had been inhabited by Jonathon Ward, the grandson of Madisonville’s first settler, Joseph Ward. The Home is a two and a half story American bond brick building with an L-shaped floor plan. Constructed in the Greek Revival Style, this home is one of the oldest standing examples of this type of architecture in the district.

HISTORIC SIGNIFICANCE:

The Benjamin Stewart Home is architecturally and historically significant as an example of the Greek Revival style that contributed to many homes of its era and is a significant structure in the Madison-Stewart Historic District in Cincinnati. The house presently serves as the clubhouse and leasing offices for The Jameson.

The features of the Benjamin Stewart Home include the low-pitched roof as well as the Doric columns on the front porch and entryway. Another element that the home features are the multi paneled windows. The building was constructed in an L shape, and the chimneys were placed on the side and in the back of the building. Greek temples are usually built from marble or stone, so to replicate the light color, the wooden

finishes would have been painted white due to the lack of resources to make homes from marble. The Stewart Home also incorporates the use of entablatures at the roof trim.

While many homes built in the Greek Revival style have rather grand or large porticos, the Stewart Home was built with a more modest portico, giving the home a refined yet modest look. The columns on the portico similarly were not built above the second story but were below the window trim line of the second story.

ANALYSIS:

In making a determination, the City Planning Commission shall consider all of the following factors:

- (1) The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

The proposed designation of the Benjamin Stewart Home as a Local Historic Landmark is consistent with Plan Cincinnati (2012), within the Sustain Initiative Area, specifically the Goal to, "Preserve our natural and built environment" (p. 193). The Historic Conservation Board voted to determine that this designation meets the criteria.

- (2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

Designating the Benjamin Stewart Home as a Local Historic Landmark contributes to the surrounding areas and economic development plans of Madisonville and the City as a whole.

- (3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

This designation is consistent with the Madisonville Neighborhood Business District Urban Renewal Plan (2002).

The Benjamin Stewart Home is nominated under Criterion 2, "Association with the lives of persons significant in our past" and Criterion 3, "Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction".

SIGNIFICANCE:

According to the Cincinnati Zoning Code (§1435-01-H3), certain findings must be made before a Local Historic Landmark can be designated by City Council. The building must be found to have historic significance. Historic significance means that the attributes of the landmark must 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 may be likely to yield information important in history or prehistory.

The Benjamin Stewart Home is nominated as significant under Criterion 2 and 3 of the Cincinnati Zoning Code (§1435-07-1):

2. *Association with the lives of persons significant in our past.*
3. *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction;*

The Benjamin Stewart Home meets Criterion 2 for being associated with the lives of persons significant in our past for:

- The House was built by Jonathan Ward who was part of the founding family of Madisonville.
- The house was lived in by Benjamin Stewart or his descendants for almost 100 years.
- Benjamin Stewart was a prominent businessman who was integral to the development of Madisonville.

The Benjamin Stewart Home meets Criterion 3 by embodying the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction for:

- The building is an excellent example of Greek Revival Architecture and is one of the oldest buildings remaining in Madisonville.

CONCLUSION:

Per Chapter 1435- 07-2-C. - Adoption of Conservation Guidelines.

“At the time of designation of a Historic Landmark, Historic District or Historic Site, Council has the duty to adopt conservation guidelines for each Historic Landmark, Historic District or Historic Site. Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city.”

In summary, staff of the Department of City Planning and Engagement recommends the Benjamin Stewart Home as a Local Historic Landmark per section §1435-07-1(a)(3) of the Zoning Code. The documentation in the attached designation and staff reports provides conclusive evidence that all required findings may be made for the proposed designation under Criterion 2 and 3. The proposed conservation guidelines for the structure are sufficient and have been included.

PUBLIC COMMENT AND ENGAGEMENT:

The Department of City Planning and Engagement held a joint virtual public staff conference on the proposed designation on November 30, 2021. Notices were sent to property owners within a 400-foot radius of the subject property, the property owner, the Madisonville Community Urban Redevelopment Corporation (MCURC) and the Madisonville Community Council. The applicant team and City staff were in attendance. No other members of the public were present at the staff conference.

The Historic Conservation Board (HCB) held a public hearing on the proposal at its meeting on December

20, 2021. The only people in attendance during the HCB meeting were representatives from the Madisonville Community Council and PLK Communities. No members of the public spoke during the hearing. All property owners within a 400-foot radius of the subject property, the property owner, MCURC and the Madisonville Community Council were sent notification of the February 4, 2022 City Planning Commission. No additional correspondence has been received to-date.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Local Historic Landmark designation of the Benjamin Stewart Home is consistent with the Sustain Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Preserve our natural and built environment” (p. 193). This designation will help to preserve this architecturally significant building.

Madisonville Neighborhood Business District Urban Renewal Plan (2002)

The proposed designation is consistent with the Strategy to “Empower local development entities such as private developers, Madisonville Community Urban Redevelopment Corporation (MCURC), local church groups and other organizations and non-profits to renovate or upgrade existing vacant and underutilized properties throughout the neighborhood business district” (p. 14). Even though the subject property sits directly outside the neighborhood business district, this strategy can still be applied as the Benjamin Stewart Home was sitting vacant and then was converted into “The Jameson” clubhouse to serve the new adjacent multi-family development.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 1) **APPROVE** the proposed designation of the Benjamin Stewart Home as a Local Historic Landmark at 5540 Madison Road under Criterion 2 and 3 of the Cincinnati Zoning Code (§1435-07-1a) and;
- 2) **ADOPT** the conservation guidelines for the Benjamin Stewart Home as shown in Exhibit C.

Respectfully submitted:



Jesse Urbancsik, City Planner
Department of City Planning and Engagement

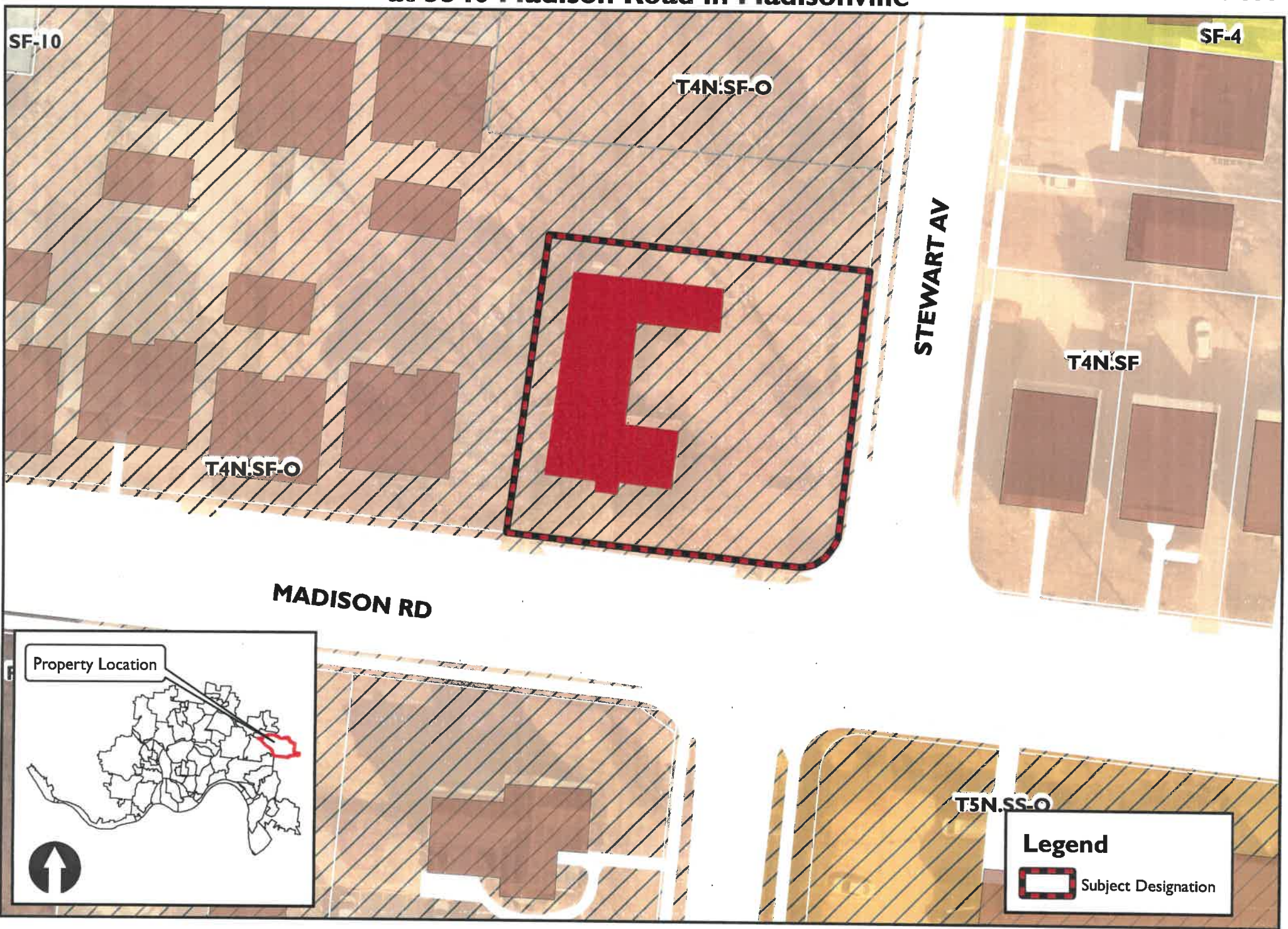
Approved:



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

Proposed Local Landmark Designation of the Benjamin Stewart Home at 5540 Madison Road in Madisonville

Exhibit A



Landmark Designation Request

Benjamin Stewart Home in Madisonville

5540 Madison Rd

Cincinnati, Ohio 45227

Submitted to:

Cincinnati Historic Conservation Office

By: Eric S. Stringer, PLK Communities

For the Benefit of

Madisonville Community Council



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Introduction

Prepared by Eric Stringer of PLK Communities for the Benefit of The Madisonville Community Council, this report represents the findings and recommendations for local Historic Landmark designation of the Stewart Home.

Background

The owner PLK Communities, and Madisonville Community Council have an interest in the preservation of the property for the future. The building is architecturally and historically significant as a good example of The Greek Revival style that contributed to many homes of its era and is a significant structure in the Madison-Stewart Historic District in Cincinnati, OH. The building presently serves as the clubhouse and leasing offices for a townhome development.

Description of Property

Site

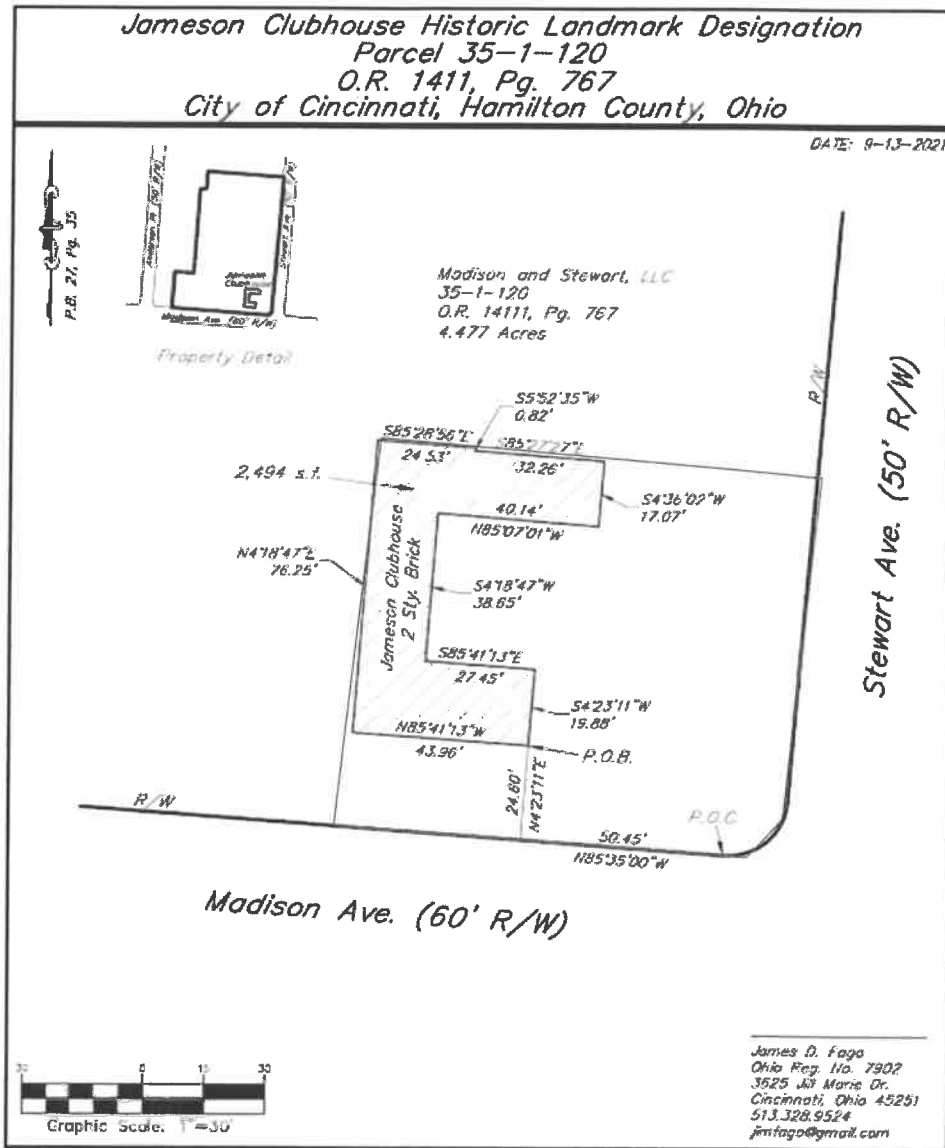
The Benjamin Stewart home at 5540 Madison Road sits along the line of latitude of 39° 09' 40", and line of longitude at 84° 23' 52". The home sits on a site that is 4.447 acres that it shares with multiple multi-family residential dwellings (noncontributing to landmark) that were built between 2020 and 2021.

Legal Description

Situate in Section 16, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Madison and Stewart, LLC in O.R. 14111, Pg. 767 and being more particularly described as follows:

Commencing at the intersection of the west line Stewart Avenue, 50' R/W and the north line of Madison Avenue, 60' R/W; thence with the north line of said Madison Avenue, North 85°35'00" West, 50.45 feet to a point; thence leaving said Madison Avenue, North 04°23'11" East, 24.60 feet to the Place of Beginning; thence with the exterior of the existing Jameson Clubhouse the following ten courses; North 85°41'13" West, 43.96 feet to a point; thence North 04°18'47" East, 76.25 feet to a point; thence South 85°28'56" East, 24.53 feet to a point; thence South 05°52'35" West, 0.82 feet to a point; thence South 85°27'27" East, 32.26 feet to a point; thence South 04°36'02" West, 17.07 feet to a point; thence North 85°07'01" West, 40.14 feet to a point; thence South 04°18'47" West, 38.65 feet to a point; thence South 85°41'13" East, 27.45 feet to a point; thence South 04°23'11" West, 19.88 feet to the Place of Beginning. Containing 2,494 square feet of land more or less. Bearings based on P.B. 27, Page 35 H.C.R.O.. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902.

Map Showing Designation Boundaries (See Below)



Boundary

The home is identified as parcel 035-1-120 of the Hamilton County Auditors Records. The historic home is set on the corner of Madison Road and Stewart Ave as the eastern boundary. Anderson Place is the next street to the west and Chandler Street is to the north.

Justification of Boundary

The above-listed parcel is both the original and legally recorded boundary line for the property for which designation is being requested. The building occupies the parcel and the parcel designated for Landmark Designation is for the Stewart home only and no other structures.

Setting

Located on the northwest corner of Madison Road and Stewart Avenue in Madisonville, the Benjamin Stewart home sits prominently on a small slope, roughly 15 feet from the street front. In its historic setting, the home may have been surrounded by similar residential dwellings and tucked away from the busy streets of downtown, but today Madison Road is a thoroughfare for commuters moving between Cincinnati's various neighborhoods and many businesses operate within a short vicinity of the property. Today, such businesses include MedPace, a publicly traded company with 2,800 employees, as well as a multitude of independent shops and restaurants.

Statement of Significance

The Benjamin Stewart home according to one source, was built in 1833 from lumber that Stewart had floated down the Ohio River on flatboats¹. However, it should be stated that this is a legend, as the deeds indicate that Stewart bought the land in 1844 from Jonathan Ward. Jonathan Ward bought the property from the state in 1837 and the house was built between 1837-1844 when the property was sold to Benjamin Stewart. The house is a two and a half story American bond brick building with an L-shaped floor plan. Constructed in the Greek Revival Style, this home is one of the oldest standing examples of this type of architecture in the district.

The Madison-Stewart District was designated by the National Register of Historic Places on May 29, 1975 (No. 75001419). The Stewart home sites prominently on the intersection of Stewart and Madison Road and is representative of an iconic architectural style as well as an anchor building to the historic district. Benjamin Stewart became a successful businessman in Cincinnati via his lumber enterprise and the home is on land that has been inhabited by Jonathon Ward, the grandson of Madisonville's first settler, Joseph Ward.

According to CZC 1435-07-1 (2) the home is associated with the lives of persons significant in our past and, (3) the Stewart home embodies the distinctive characteristics of a type, period, or method of construction (Greek Revival) that represents a significant and distinguishable entity. The request for Historic Landmark designation of the Stewart home also is consistent with the desire to have a prominent structure represented. The style of the home, as well said historic ownership, combine and fulfill the requirements to have such a building landmarked and to avoid the loss or demolition of the structure.

¹Busald, Ruth Ann, et. Al., *Images of America: Madisonville*, Charleston, Arcadia Publishers, 2012.

Historical Significance

The designation of the Madison-Stewart district in 1975 reflects the desire and need to highlight and preserve our city's rich architectural and cultural landmarks. This home requested for Historic Landmark status has the attributes of not only reflecting a culturally significant style of building (Greek Revival), but also of a descendant of both the Revolutionary War and Madisonville's first permanent resident. Madisonville, named in honor of President Madison, was a settlement to the north of Columbia, where some settlers left due to being in a flood zone in the early 19th century. The Madison-Stewart district derives its name from Benjamin Stewart, whose residence being the most prominent in the district, as well as President Madison.

The first permanent settler of Madisonville was Joseph Ward. He and his three eldest sons were soldiers in the patriot army during the Revolutionary War. Born in New Jersey in 1784, Ward emigrated from New Jersey to Ohio in 1797. Originally, Ward arrived in the settlement of Columbia, but due to the flooding of the area, moved to a plot of land of what is now the neighborhood of Madisonville.

Joseph Ward and his two sons Nehemiah and Amos were granted land to them by the government for their services in the Revolutionary War. In all, Joseph and his wife Phebe had 9 children. Joseph Ward's grandson, Jonathan, would eventually live on the property that is the site of the Stewart home. According to records, the property would have been sold by Jonathan to Benjamin Stewart in 1844.

Benjamin Stewart, to whom the home is named after, was a prominent businessman of Madisonville. Stewart made a living from lumber, which is potentially where the legend that he made the home on Madison and Stewart from lumber he floated down the river. Stewart's daughter Sarah and his son in law James White, would also live in the home. The home would have a descendent of Benjamin Stewart living in it until the 1940's.

The Ward family extends back to the very beginning of Madisonville, and the home on Stewart and Madison Road is fully renovated and stands as a prominent fixture to this historic district. In 1911 the City of Cincinnati annexed the neighborhood of Madisonville and now Madisonville is one of fifty-two neighborhoods in the city, being situated to the east of the neighborhood of Oakley on the east side of the city.

Architectural Significance

The Benjamin Stewart home has been characterized as being Greek Revival. The move from Georgian-Colonial style homes was an intended move and the early 19th century settlers wanted an architectural style that was distinct from their British ancestors. The Stewart home exemplifies the characteristics of Greek revival style in that it is constructed with several features such as columns to mimic marble, entablatures, trim between roof and columns, pilasters, and a covered front porch.

From the 1820's to 1860's, homes were being built in the Greek Revival style. Typical features included a gabled and/or low pitch roof, entry porch supported by square or round prominent columns. Greek Revival architecture was favored for its elegant yet simplistic style. One of the first published works on this style of architecture was James Stuart's *Antiquities of Athens and Other Monuments of Greece*, in 1762. Architects drew inspiration from the temples found throughout Greece and Italy and began incorporating these design features into their own buildings. The style would be referred to as the national style due to its popularity as a symbol of Democracy.

The features of the Benjamin Stewart home include the low-pitched roof as well as the Doric columns on the front porch and entryway. Another element that the home features are the multi paneled windows. The building was constructed in an L shape, and the chimneys were placed on the side and in the back of the building. Greek temples are usually built from marble or stone, so to replicate the light color, the wooden finishes would have been painted white due to the lack of resources to make homes from marble. The Stewart home also incorporates the use of entablatures at the roof trim. The entablature is the band of trim at the base of the roof.

While many homes built in the Greek Revival style have rather grand or large porticos, the Stewart house was built with a more modest portico, giving the home a refined yet modest look. The columns on the portico similarly were not built above the second story but were below the window trim line of the second story. The Doric columns similarly were the more simplistic of the three traditional styles: Doric, Ionian, and Corinthian.

Planning Considerations

Consistency with CZC Chapter 1435, Historic Preservation

The designation of the Stewart home meets the requirements of chapter 1435-07-1, a site of Historic Significance and chapter 1435-03, of the Cincinnati Zoning Code (Historic Conservation),

“To safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture”

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

Research Methodology

Research was conducted using various sources, both on-line and hard copy. Sources include the National Register of Historic Places Inventory-Nomination Form, the book *Images of America: Madisonville*, as well the Hamilton County Auditor and Recorder for deed and plat research.

References

Records of the Hamilton County Auditor and Recorder.

Editorial Staff State History Publications, *Ohio Historic Places Dictionary, Volume 2.*, Ohio: Native American Books, 2008.

Busald, Ruth Ann, et. Al., *Images of America: Madisonville*, Charleston: Arcadia Publishers, 2012.

The National Register of Historic Places, Volume 2. Berkeley: United States Department of the Interior National Park Service, 1976.

Recent Interior and Exterior Renovations

Exterior Remodeled in 2020



Original Staircase in foyer



Courtyard (East Facing)



Exterior Rear Entrance



Upstairs room with original fireplace and support beams.



Original hardwood floors restored in upstairs room, currently serves as guest lounge and co-working space for residents.



Original fireplace restored and redesigned in guest lounge.





Certified Sanborn® Map

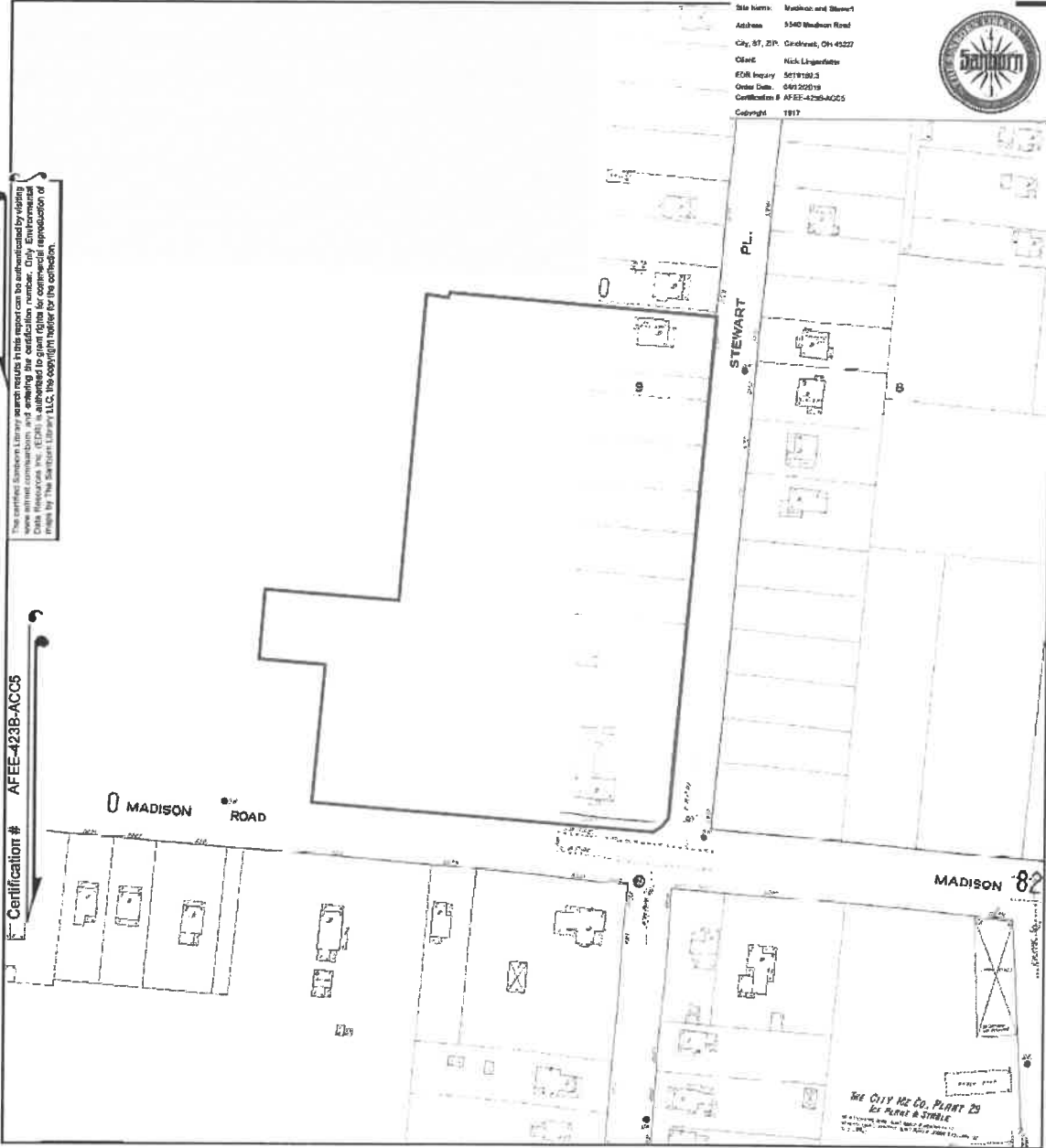
1917

Site Name: Washoe and Stewart
 Address: 5540 Washoe Road
 City, St, ZIP: Cincinnati, OH 45227
 Client: Nick Ligandetto
 EDR Inquiry: 5/19/2013
 Order Date: 04/22/2013
 Certificate #: AFEE-423B-ACC5
 Copyright: 1917

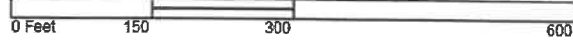


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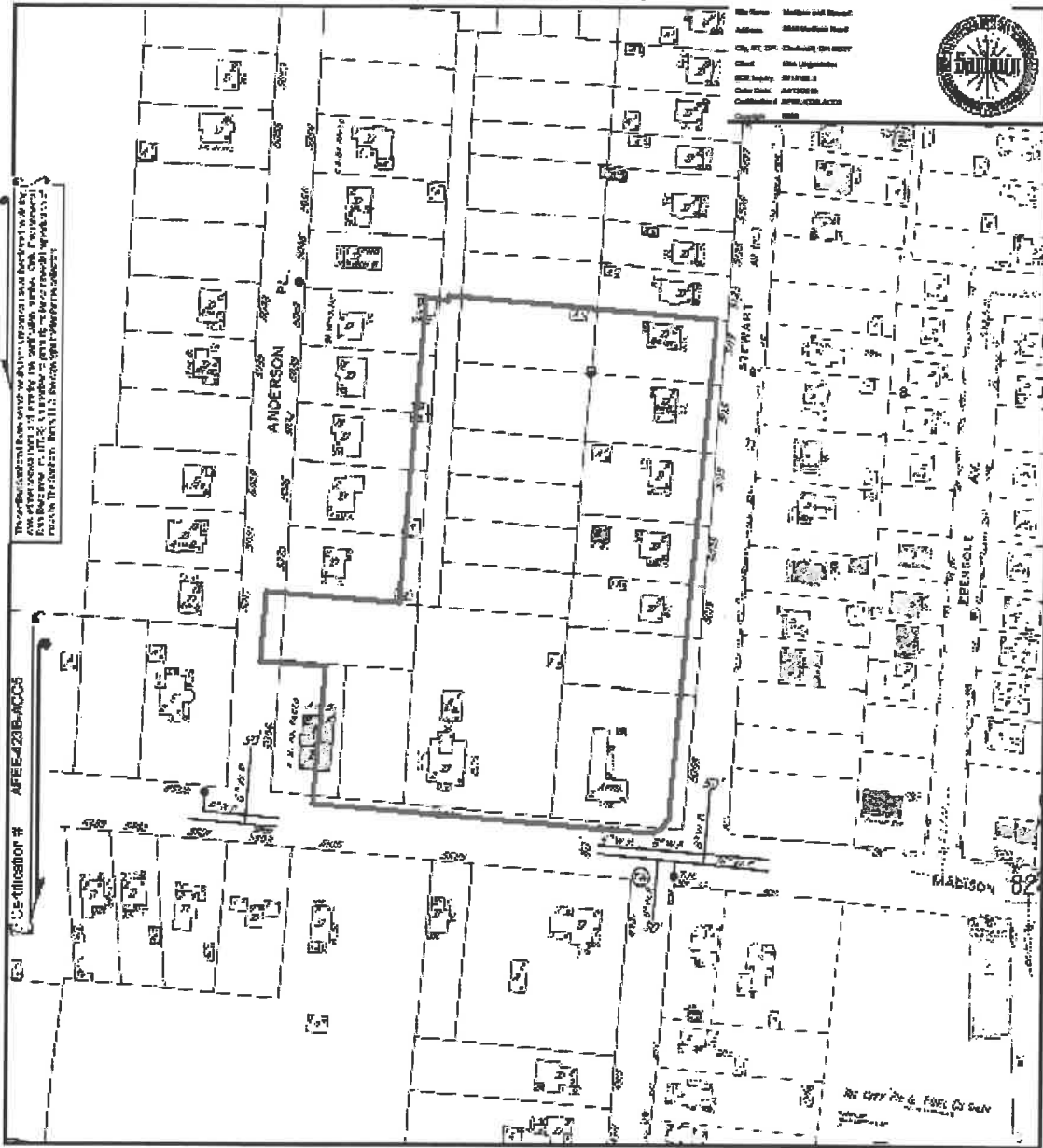
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.





Certified Sanborn® Map

1950



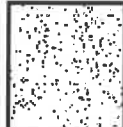
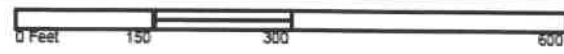
City Name: Madison and Stewart
 Address: 2000 Madison Street
 City, St. or P.O.: Madison, Ga 30557
 Date: 1950
 Edition: 2
 Color Code: 1950
 Contour Interval: 5 feet
 Scale: 1" = 100'



This Certified Sanborn Map was prepared by EDR, Inc. under contract to the City of Madison, Georgia. The City of Madison, Georgia, is the owner of this map. The City of Madison, Georgia, is not responsible for any errors or omissions in this map.

US-11182807 # AFEE-423B-A005

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Volume 8, Sheet 832
 Volume 8, Sheet 831
 Volume 8, Sheet 824



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Neighborhood of Madisonville, Cincinnati, OH



Madison-Stewart Historic District

Benjamin Stewart home located at 5540 Madison Road

Latitude 39° 09' 40", Longitude 84° 23' 52"



ITEM 3

December 20, 2021

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

APPLICATION #: NA
APPLICANT: Madisonville Community Council and PLK Communities
OWNER: PLK Communities
ADDRESS: 5540 Madison Rd
PARCELS: 035-0001-0120
ZONING: T4NSF-O
OVERLAYS: N/A
COMMUNITY: Madisonville
REPORT DATE: November 24, 2021

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 5540 Madison Road, known as the Benjamin Stewart House. The landmark designation is sought for the individual building located at the southeast corner of the lot with parcel id 035-0001-0120.

The property is a contributing property in the Madison Stewart National Register District that was established in 1975.

The owner, PLK Communities, in partnership with the Madisonville Community Council submitted the application in response to a community benefits agreement that was signed between the two parties, in association with the new development on the same parcel as the proposed landmarked building. The building under consideration is the clubhouse of "The Jameson" development which is a 151 residential unit development.

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



Image 1: Benjamin Stewart House located at 5540 Madison Rd. Image provided by applicant.



Image 2: 5540 Madison Rd. Image provided by applicant via Cagis map.

Summary and Background:

The Benjamin Stewart home was built between 1837-1844. The house is a two and a half story American bond brick building with an L-shaped floor plan. Constructed in the Greek Revival Style, this home is one of the oldest standing examples of this type of architecture in the district. The house is named after Benjamin Stewart who lived in the house until his death in 1863 and had descendants living in the house till the 1940s.

Attached to this Staff report are:

- Attachment A: Location Map
- Attachment B: Historic Conservation Guidelines
- Attachment C: Historic Designation Report

Designation Review:

Historic Significance

Staff finds that, based on the attributes and architectural integrity as set forth in the Designation Report, 5540 Madison Road, meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

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

The Criteria in Chapter 1435-07-01 is based off the criteria for the National Register of Historic Places and models the language exactly.

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

The applicant is nominating 5540 Madison Road, Benjamin Stewart Home, under Criterion 2: *Association with the lives of persons significant in our past* and Criterion 3 *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.*

In Staffs review of the designation report and the documentation provided the building meets the criteria in the following ways:

Criterion 2: Association with the lives of persons significant in our past

- The House was built by Jonathan Ward who was part of the founding family of Madisonville.
- The house was lived in by Benjamin Stewart or his descendants for almost 100 years. Benjamin Stewart was a prominent businessman who was integral to the development of Madisonville.

Criterion 3: Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.

- The building is an excellent example of Greek Revival Architecture and is one of the oldest buildings remaining in Madisonville.

Conservation Guidelines

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

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

Staff finds that the proposed Guidelines for 5540 Madison Road, Benjamin Stewart Home, present best practice approaches in seeking to preserve the integrity of the exterior of the building while allowing a compatible reuse of the building. The proposed Conservation Guidelines cover changes to the exterior of the building for features that are part of the integrity and significance of the building and site. The interior is not proposed to be subject to local review.

The proposed guidelines are also compatible with the Secretary of the Interior's Standards for Historic Preservation.

The applicant submitted proposed guidelines to Historic Conservation and City Planning Staff. Historic Conservation Staff has not proposed any changes.

Other Considerations:

Prehearing Results

- November 30, 2021 A Joint Staff Conference was held. The applicants, city staff, and members from the public were in attendance.

Comments Provided to Staff: None

Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the building located at the southeast corner of parcel 035-0001-0120 and associated Conservation Guidelines subject to the following conditions:
 - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Exhibit C).
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the 5540 Madison Rd/Benjamin Stewart Home meets §1435-07-1(a)(2 and 3) as the building maintains integrity, has *“Association with the lives of persons significant in our past”* and *“Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.”*
 - (b) 5540 Madison Road is a contributing building to the Madison-Stewart National Register Historic District.

**11 Centennial Plaza
Planning Department
805 Central Ave, Suite 700
Cincinnati, OH 45202
513-352-4848**

FOR OFFICE USE ONLY	
File No.	_____
Date Filed	_____
Fee Paid	_____
Date Received	_____
Decision	_____

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE


1. SUBJECT PROPERTY/(ies)	<input checked="" type="checkbox"/> Landmark	<input type="checkbox"/> Site	<input type="checkbox"/> District
ADDRESS	5540 Madison Road, Cincinnati, OH 45227		
PARCEL ID(S)	035-0001-0120-00 New - 035-0001-0100-00 Original		
AREA CONTAINED IN PROPERTY (EXCLUDING STREETS)	Approx. 4,500 SF Home		
NAME OF HISTORIC DESIGNATION	Madisonville Historic District - Requesting Landmark Designation for Ward/Stewart Home		

2. APPLICANT			
NAME	Madisonville CC and PLK Communities	CONTACT PERSON (if legal entity)	Kate Botos and Nicholas Lingenfelter
ADDRESS	PLK Communities (see below)	TELEPHONE	KB - 513-227-4352 NL - 513-561-5080
EMAIL	<small>President@cumadisonville.com and Nick@plkcommunities.com</small>	RELATIONSHIP TO OWNER (if not owner)	Community Council and VP of Development
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> City Council Member <input type="checkbox"/> City Manager <input type="checkbox"/> Urban Conservator <input type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> Community Organization <input type="checkbox"/> Owner of Property within District			

3. OWNER(S) (If multiple properties, please provide an excel sheet with information)			
NAME	Madison and Stewart, LLC	CONTACT PERSON (if legal entity)	Nicholas Lingenfelter
ADDRESS	5905 E. Galbraith Rd, Suite 4100, Cincinnati, OH 45236	TELEPHONE	513-561-5080
EMAIL	Nick@plkcommunities.com		

4. HISTORIC CRITERIA (Select all that apply)
<input type="checkbox"/> Association with events that have made a significant contribution to the broad patterns of our history; or <input checked="" type="checkbox"/> Association with the lives or persons significant in our past; or <input checked="" type="checkbox"/> Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or <input type="checkbox"/> That has yielded, or may be likely to yield, information important in prehistory or history.

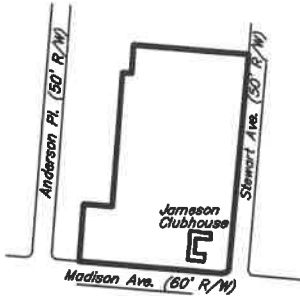
5. SUMMARY OF REASONS WHY THE REQUEST SHOULD BE GRANTED. It is your responsibility to provide the Urban Conservator supporting documentation in the form of a "Designation Report" to facilitate the creation of a staff report under chapter 1435-07, "Preserving a Structure." <u>Please be advised that this application will be reviewed by the Historic Conservation Board & Planning Commission Council. The filing fee for the review is \$1,500 and due at the time the application is submitted.</u>
--

6. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.
Print Name <u>Kate Botos</u> Signature  Date <u>07 / 25 / 2020</u>

**Jameson Clubhouse Historic Landmark Designation
Parcel 35-1-120
O.R. 1411, Pg. 767
City of Cincinnati, Hamilton County, Ohio**

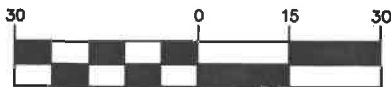
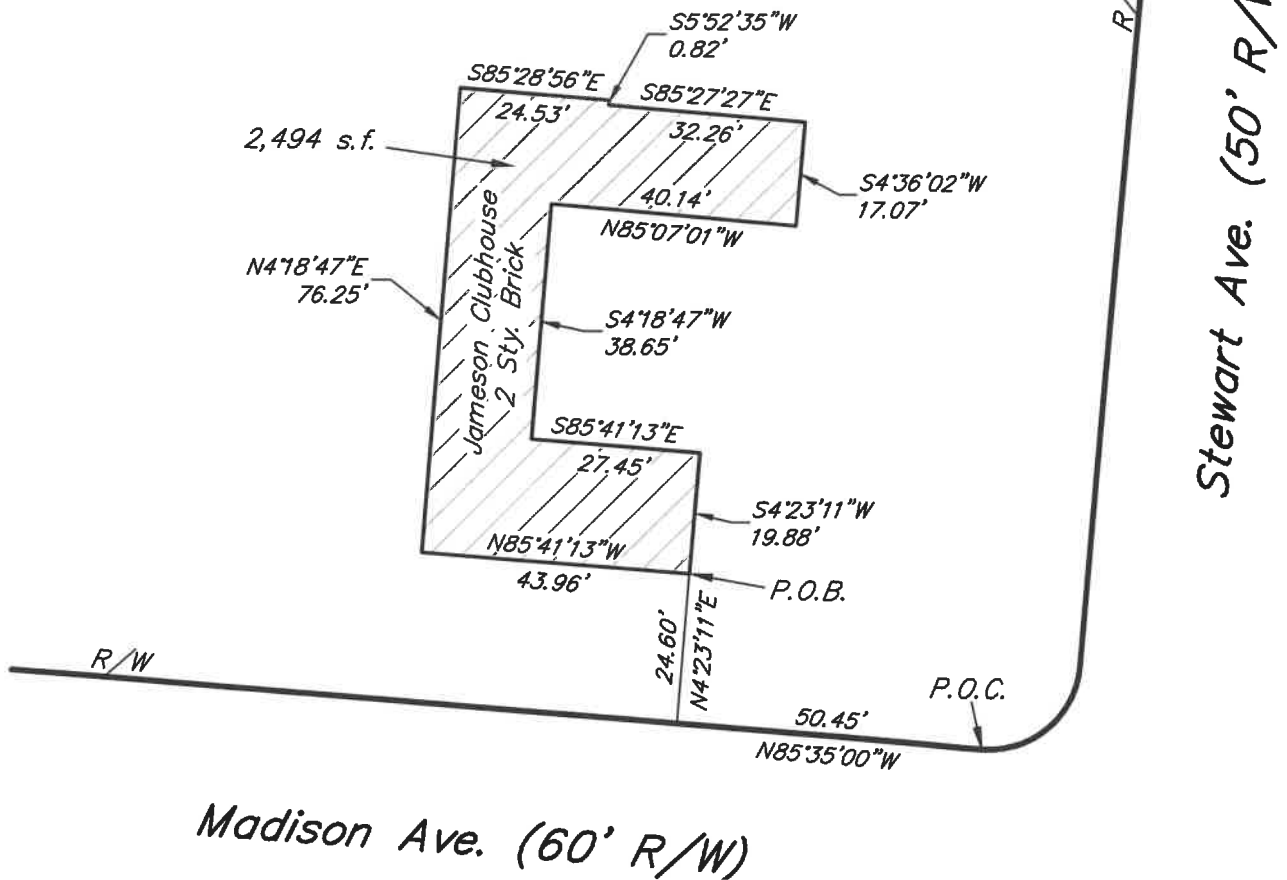
DATE: 9-13-2021

P.B. 27, Pg. 35



Property Detail

Madison and Stewart, LLC
35-1-120
O.R. 1411, Pg. 767
4.477 Acres



Graphic Scale: 1"=30'



James Fago
James D. Fago
Ohio Reg. No. 7902
3625 Jill Marie Dr.
Cincinnati, Ohio 45251
513.328.9524
jimfago@gmail.com

Landmark Designation Request

Benjamin Stewart Home in Madisonville

5540 Madison Rd

Cincinnati, Ohio 45227

Submitted to:

Cincinnati Historic Conservation Office

By: Eric S. Stringer, PLK Communities

For the Benefit of

Madisonville Community Council



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Introduction

Prepared by Eric Stringer of PLK Communities for the Benefit of The Madisonville Community Council, this report represents the findings and recommendations for local Historic Landmark designation of the Stewart Home.

Background

The owner PLK Communities, and Madisonville Community Council have an interest in the preservation of the property for the future. The building is architecturally and historically significant as a good example of The Greek Revival style that contributed to many homes of its era and is a significant structure in the Madison-Stewart Historic District in Cincinnati, OH. The building presently serves as the clubhouse and leasing offices for a townhome development.

Description of Property

Site

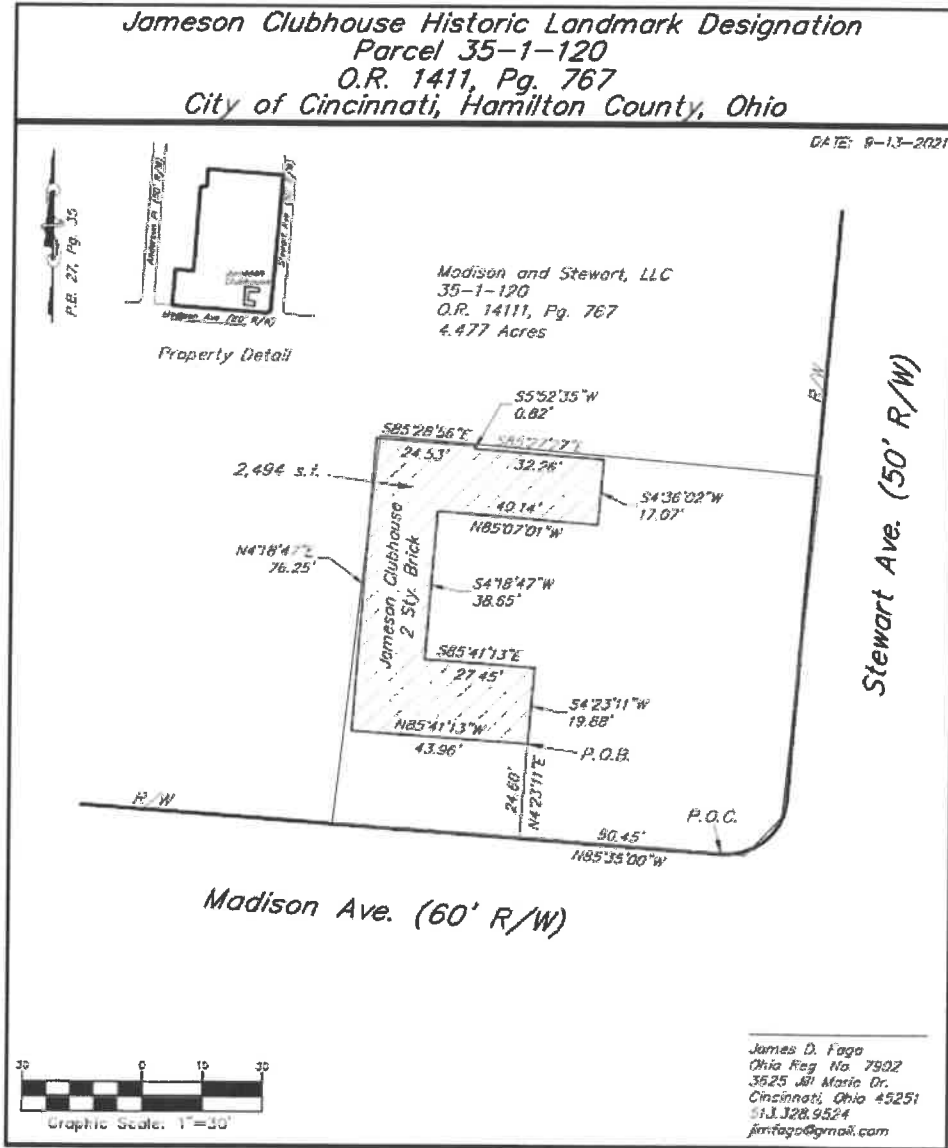
The Benjamin Stewart home at 5540 Madison Road sits along the line of latitude of 39° 09' 40", and line of longitude at 84° 23' 52". The home sits on a site that is 4.447 acres that it shares with multiple multi-family residential dwellings (noncontributing to landmark) that were built between 2020 and 2021.

Legal Description

Situate in Section 16, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Madison and Stewart, LLC in O.R. 14111, Pg. 767 and being more particularly described as follows:

Commencing at the intersection of the west line Stewart Avenue, 50' R/W and the north line of Madison Avenue, 60' R/W; thence with the north line of said Madison Avenue, North 85°35'00" West, 50.45 feet to a point; thence leaving said Madison Avenue, North 04°23'11" East, 24.60 feet to the Place of Beginning; thence with the exterior of the existing Jameson Clubhouse the following ten courses; North 85°41'13" West, 43.96 feet to a point; thence North 04°18'47" East, 76.25 feet to a point; thence South 85°28'56" East, 24.53 feet to a point; thence South 05°52'35" West, 0.82 feet to a point; thence South 85°27'27" East, 32.26 feet to a point; thence South 04°36'02" West, 17.07 feet to a point; thence North 85°07'01" West, 40.14 feet to a point; thence South 04°18'47" West, 38.65 feet to a point; thence South 85°41'13" East, 27.45 feet to a point; thence South 04°23'11" West, 19.88 feet to the Place of Beginning. Containing 2,494 square feet of land more or less. Bearings based on P.B. 27, Page 35 H.C.R.O.. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902.

Map Showing Designation Boundaries (See Below)



Boundary

The home is identified as parcel 035-1-120 of the Hamilton County Auditors Records. The historic home is set on the corner of Madison Road and Stewart Ave as the eastern boundary. Anderson Place is the next street to the west and Chandler Street is to the north.

Justification of Boundary

The above-listed parcel is both the original and legally recorded boundary line for the property for which designation is being requested. The building occupies the parcel and the parcel designated for Landmark Designation is for the Stewart home only and no other structures.

Setting

Located on the northwest corner of Madison Road and Stewart Avenue in Madisonville, the Benjamin Stewart home sits prominently on a small slope, roughly 15 feet from the street front. In its historic setting, the home may have been surrounded by similar residential dwellings and tucked away from the busy streets of downtown, but today Madison Road is a thoroughfare for commuters moving between Cincinnati's various neighborhoods and many businesses operate within a short vicinity of the property. Today, such businesses include MedPace, a publicly traded company with 2,800 employees, as well as a multitude of independent shops and restaurants.

Statement of Significance

The Benjamin Stewart home according to one source, was built in 1833 from lumber that Stewart had floated down the Ohio River on flatboats¹. However, it should be stated that this is a legend, as the deeds indicate that Stewart bought the land in 1844 from Jonathan Ward. Jonathan Ward bought the property from the state in 1837 and the house was built between 1837-1844 when the property was sold to Benjamin Stewart. The house is a two and a half story American bond brick building with an L-shaped floor plan. Constructed in the Greek Revival Style, this home is one of the oldest standing examples of this type of architecture in the district.

The Madison-Stewart District was designated by the National Register of Historic Places on May 29, 1975 (No. 75001419). The Stewart home sites prominently on the intersection of Stewart and Madison Road and is representative of an iconic architectural style as well as an anchor building to the historic district. Benjamin Stewart became a successful businessman in Cincinnati via his lumber enterprise and the home is on land that has been inhabited by Jonathon Ward, the grandson of Madisonville's first settler, Joseph Ward.

According to CZC 1435-07-1 (2) the home is associated with the lives of persons significant in our past and, (3) the Stewart home embodies the distinctive characteristics of a type, period, or method of construction (Greek Revival) that represents a significant and distinguishable entity. The request for Historic Landmark designation of the Stewart home also is consistent with the desire to have a prominent structure represented. The style of the home, as well said historic ownership, combine and fulfill the requirements to have such a building landmarked and to avoid the loss or demolition of the structure.

¹Busald, Ruth Ann, et. Al., *Images of America: Madisonville*, Charleston, Arcadia Publishers, 2012.

Historical Significance

The designation of the Madison-Stewart district in 1975 reflects the desire and need to highlight and preserve our city's rich architectural and cultural landmarks. This home requested for Historic Landmark status has the attributes of not only reflecting a culturally significant style of building (Greek Revival), but also of a descendant of both the Revolutionary War and Madisonville's first permanent resident. Madisonville, named in honor of President Madison, was a settlement to the north of Columbia, where some settlers left due to being in a flood zone in the early 19th century. The Madison-Stewart district derives its name from Benjamin Stewart, whose residence being the most prominent in the district, as well as President Madison.

The first permanent settler of Madisonville was Joseph Ward. He and his three eldest sons were soldiers in the patriot army during the Revolutionary War. Born in New Jersey in 1784, Ward emigrated from New Jersey to Ohio in 1797. Originally, Ward arrived in the settlement of Columbia, but due to the flooding of the area, moved to a plot of land of what is now the neighborhood of Madisonville.

Joseph Ward and his two sons Nehemiah and Amos were granted land to them by the government for their services in the Revolutionary War. In all, Joseph and his wife Phebe had 9 children. Joseph Ward's grandson, Jonathan, would eventually live on the property that is the site of the Stewart home. According to records, the property would have been sold by Jonathan to Benjamin Stewart in 1844.

Benjamin Stewart, to whom the home is named after, was a prominent businessman of Madisonville. Stewart made a living from lumber, which is potentially where the legend that he made the home on Madison and Stewart from lumber he floated down the river. Stewart's daughter Sarah and his son in law James White, would also live in the home. The home would have a descendent of Benjamin Stewart living in it until the 1940's.

The Ward family extends back to the very beginning of Madisonville, and the home on Stewart and Madison Road is fully renovated and stands as a prominent fixture to this historic district. In 1911 the City of Cincinnati annexed the neighborhood of Madisonville and now Madisonville is one of fifty-two neighborhoods in the city, being situated to the east of the neighborhood of Oakley on the east side of the city.

Architectural Significance

The Benjamin Stewart home has been characterized as being Greek Revival. The move from Georgian-Colonial style homes was an intended move and the early 19th century settlers wanted an architectural style that was distinct from their British ancestors. The Stewart home exemplifies the characteristics of Greek revival style in that it is constructed with several features such as columns to mimic marble, entablatures, trim between roof and columns, pilasters, and a covered front porch.

From the 1820's to 1860's, homes were being built in the Greek Revival style. Typical features included a gabled and/or low pitch roof, entry porch supported by square or round prominent columns. Greek Revival architecture was favored for its elegant yet simplistic style. One of the first published works on this style of architecture was James Stuart's *Antiquities of Athens and Other Monuments of Greece*, in 1762. Architects drew inspiration from the temples found throughout Greece and Italy and began incorporating these design features into their own buildings. The style would be referred to as the national style due to its popularity as a symbol of Democracy.

The features of the Benjamin Stewart home include the low-pitched roof as well as the Doric columns on the front porch and entryway. Another element that the home features are the multi paneled windows. The building was constructed in an L shape, and the chimneys were placed on the side and in the back of the building. Greek temples are usually built from marble or stone, so to replicate the light color, the wooden finishes would have been painted white due to the lack of resources to make homes from marble. The Stewart home also incorporates the use of entablatures at the roof trim. The entablature is the band of trim at the base of the roof.

While many homes built in the Greek Revival style have rather grand or large porticos, the Stewart house was built with a more modest portico, giving the home a refined yet modest look. The columns on the portico similarly were not built above the second story but were below the window trim line of the second story. The Doric columns similarly were the more simplistic of the three traditional styles: Doric, Ionian, and Corinthian.

Planning Considerations

Consistency with CZC Chapter 1435, Historic Preservation

The designation of the Stewart home meets the requirements of chapter 1435-07-1, a site of Historic Significance and chapter 1435-03, of the Cincinnati Zoning Code (Historic Conservation),

“To safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture”

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

Research Methodology

Research was conducted using various sources, both on-line and hard copy. Sources include the National Register of Historic Places Inventory-Nomination Form, the book *Images of America: Madisonville*, as well the Hamilton County Auditor and Recorder for deed and plat research.

References

Records of the Hamilton County Auditor and Recorder.

Editorial Staff State History Publications, *Ohio Historic Places Dictionary, Volume 2.*, Ohio: Native American Books, 2008.

Busald, Ruth Ann, et. Al., *Images of America: Madisonville*, Charleston: Arcadia Publishers, 2012.

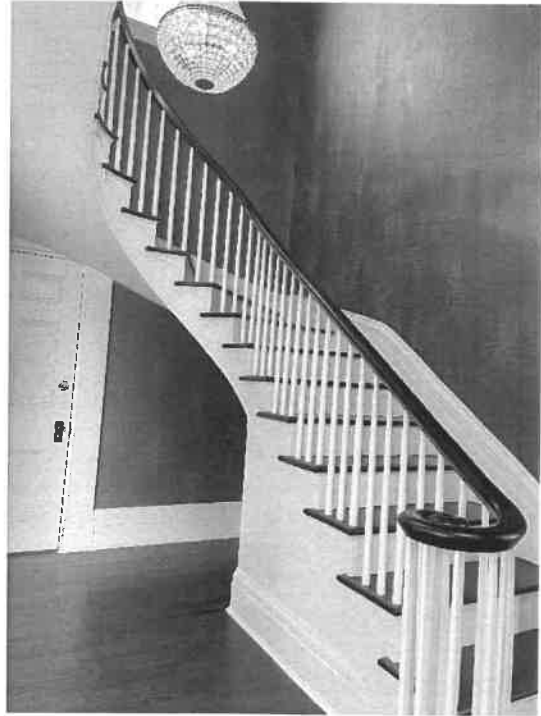
The National Register of Historic Places, Volume 2. Berkeley: United States Department of the Interior National Park Service, 1976.

Recent Interior and Exterior Renovations

Exterior Remodeled in 2020



Original Staircase in foyer



Courtyard (East Facing)



Exterior Rear Entrance



Upstairs room with original fireplace and support beams.



Original hardwood floors restored in upstairs room, currently serves as guest lounge and co-working space for residents.



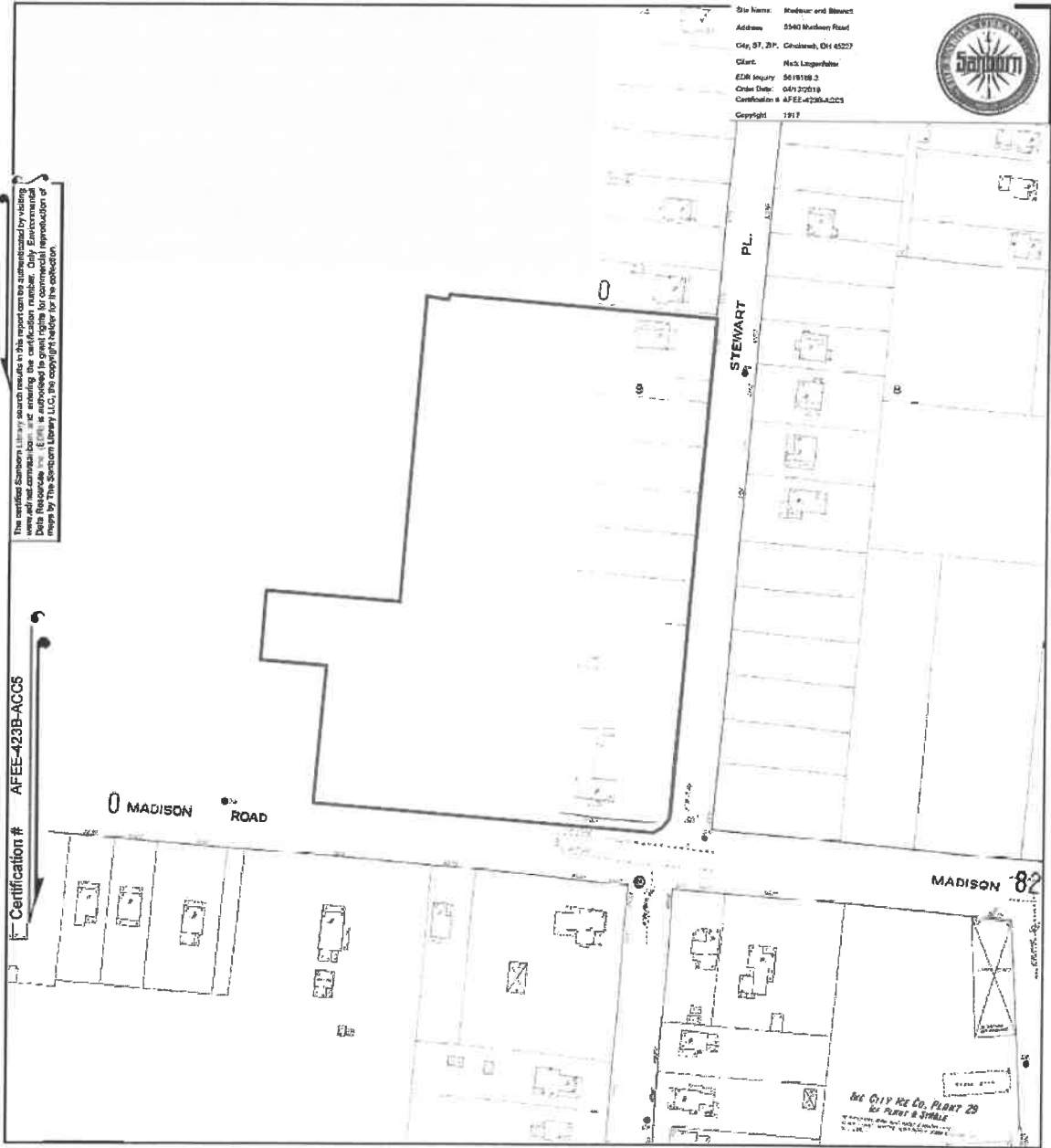
Original fireplace restored and redesigned in guest lounge.





Certified Sanborn® Map

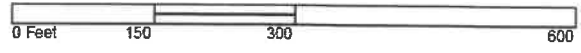
1917



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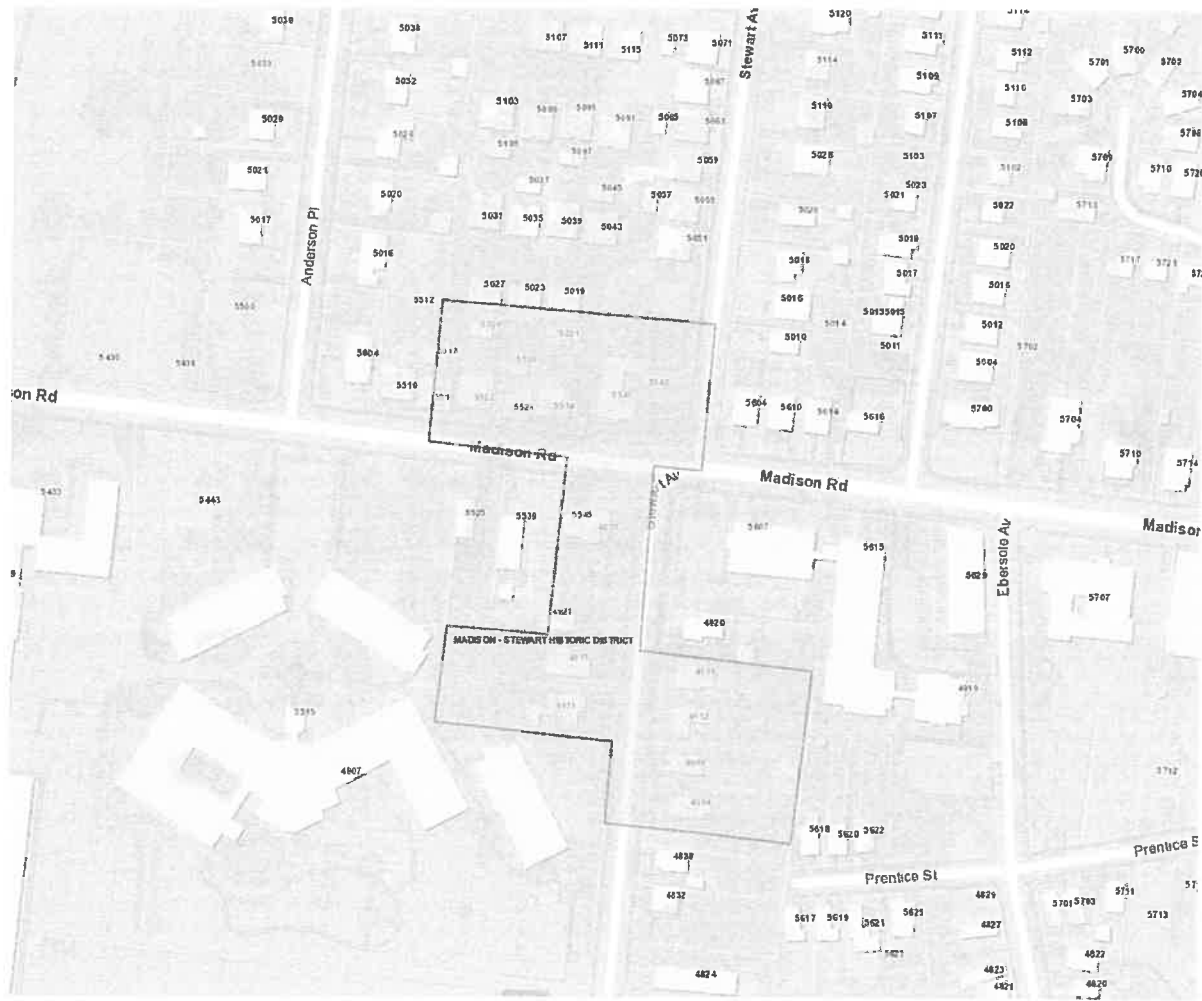
Neighborhood of Madisonville, Cincinnati, OH



Madison-Stewart Historic District

Benjamin Stewart home located at 5540 Madison Road

Latitude 39° 09' 40", Longitude 84° 23' 52"



Historic Conservation Guidelines

Benjamin Stewart Home, Madisonville, Cincinnati, OH

Rehabilitation

General Terminology

Within these guidelines, the "Stewart-Ward Home" refers to the building located at 5540 Madison Road, Cincinnati, OH 45227.

Intent and General Guidelines

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 building's overall character and are in good condition should be maintained, preserved, or conserved, where possible. Damaged visible features which can be repaired should be repaired whenever possible.
3. **Replacements:** Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing significant features should sensitively harmonize with the characteristics or the original feature. Replication is appropriate but not required.

Specific Guidelines

The following specific approaches to exterior 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 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 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. If 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.
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. **Window and door openings:** Window and door openings are important features of these buildings. The size and location of openings are an essential part of the overall design and an important feature of these buildings' architecture. Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.
6. **Window replacement:** new windows should be appropriate in material, scale, configuration, style, and size.
7. **Ornamentation:** Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.
8. **Roofs:** Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. New asphalt shingles are acceptable for the roof.

9. **Painting:** Repainting existing features that were historically painted is acceptable. Existing exterior elements that were historically not painted, such as brick, stone, and terra cotta, should be left unpainted. Use colors that are appropriate to the buildings' age, history, and style.
10. **Outside attachments:** Exterior light fixtures should be appropriate for the building's style and should be simple and contemporary.
11. **Awnings:** Awnings are acceptable provided they adhere to the National Park Service Preservation Brief 44 for the use of awnings on historic buildings.
12. **Signs:** Signs should be designed for clarity, legibility, and compatibility with the building or property on which they are located. Signs should not cover or obscure architectural features. Temporary signage is permitted without review by the Historic Conservation Board.

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.
2. **Alterations:** Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant features.
3. **Appropriateness:** The appropriate addition and alteration design solutions should include:
 - a. How well the proposed design for the addition or alteration relates to the original building and neighboring buildings.
 - b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

Site Improvements

Intent and General Guidelines

1. Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.
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 Stewart-Ward home. The existing views towards the facades should be maintained as an important visual contribution to the integrity of the building.

Demolition

Any demolition, alterations, or modifications to the Stewart-Ward home, 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.

January 12, 2022

Cincinnati City Planning Commission
II Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Honorable Members of the City Planning Commission:

The Historic Conservation Board (“Board”) transmits herewith the following items for your consideration concerning the proposed Benjamin Stewart House Historic Landmark Designation Application:

1. Local Historic Landmark Designation Report.
2. Proposed Historic Landmark Conservation Guidelines.
3. Historic Conservation Office Staff Report dated November 24, 2021.

Summary:

The Madisonville Community Council and PLK Communities have applied to designate the Benjamin Stewart House located at 5540 Madison Road in the Madisonville neighborhood (the “Building”) as a Local Historic Landmark pursuant to Cincinnati Municipal Code (“CMC”) Section 1435-7-02-A.

Upon her review of the designation application pursuant to CMC Sections 1435-07-1(a)(2) and 1435-07-1(a)(3), the Urban Conservator prepared a report recommending approval of the landmark designation and the associated conservation guidelines. The Board then, at its regular meeting on December 20, 2021, held a public hearing on the proposed designation at which it heard from the Urban Conservator and proponents of the designation whether the Building qualifies for landmark designation. Upon considering the designation application (including the designation report and conservation guidelines), the Urban Conservator’s report, and comments received at its public hearing, a majority of the Board’s members present throughout the hearing and constituting a quorum voted to recommend designation of the Building as a Local Historic Landmark finding that the Building both has an association with the lives of persons significant in our past and embodies the distinctive characteristics of a type, period, and method of construction and thus satisfies CMC Sections 1435-07-1(a)(2) and 1435-07-1(a)(3) and further resolved to recommend approval of the associated conservation guidelines.

Aye

Nay

Absent

Mr. Voss

Mr. Weiss

Mr. Zielasko

Mrs. McKenzie

Mrs. Smith-Dobbins

Mr. Sundermann

The Historic Conservation Board

/s/ Tim Voss_____

Tim Voss

Historic Conservation Board Chair

/s/ Abigail Horn_____

Abigail Horn, Staff Attorney

Historic Conservation Board

VENTURE ONE PROPERTIES LLC
1000 FORD CIRCLE SUITE A
MILFORD OH 45150

5219 EBERSOLE AVENUE LLC
10600 CINDERELLA DR
CINCINNATI OH 45242

MILLER NORMAN& MARTHA
1115 AVONDALE CT
WEST PALM BEACH FL 33409

DAVIS DARCI W
1133 HAWKSTONE DR
CINCINNATI OH 45230

YOLO INVESTMENTS LLC
11711 PRINCETON PIKEUNIT #341-331
CINCINNATI OH 45246

PRIMETIME VENTURES LLC
1416 NORTH BELL AVE
CHICAGO IL 60622

BOOKER HENRY K& CYNTHIA
1505 KARAHILL DR
CINCINNATI OH 45240

CINCINNATI METROPOLITAN HOUSING
AUTHORITY
1635 WESTERN AVE
CINCINNATI OH 45214

WILLIAMS EVELYN E
1725 BLOOMFIELD DR
GRAND RAPIDS MI 49508

GINN FAMILY INVESTMENTS LLC
1845 TEWKSBURY RD
COLUMBUS OH 43221

LARKINS VENTURES LLC
185 ST ANNES
NORTH BEND OH 45052

PRUES GABRIEL
1936 SUTTON AVE
CINCINNATI OH 45230

BELAY SOLOMON &TSEGEREDA KASSAYE
BELAY
201 HEARNE AVE
CINCINNATI OH 45229-2815

HAMILTON COUNTY COMMUNITYMENTAL
HEALTH BOARD
2350 AUBURN AVE
CINCINNATI OH 45219

OHARA JOHN & AMRITHA
239 W 13TH ST APT #3
NEW YORK NY 10011

MAJ HOMES LLC
244 GILEA CT
SANTA MARIA CA 93455

MV3 RE LLC
2610 E CRESCENTVILLE RD
WEST CHESTER OH 45069

BARHORST TERRY
2925 PORTSMOUTH AVE
CINCINNATI OH 45208

NREA VB I LLC
300 CRESCENT COURTSTE 700
DALLAS TX 75201

DENTON RUBE JR & JEFFREY
3693 SECTION RD APT4
CINCINNATI OH 45237

CINCY LIVING LLC
3736 FALLON RD#230
DUBLIN CA 94568

ROGERS JEFFREY
3748 DAVENANT AVE
CINCINNATI OH 45213

MADISON VILLA LIMITED PARTNERSHIP
3870 VIRGINIA AVE
CINCINNATI OH 45227

ST PAUL VILLAGE II LIMITED PARTNERSHIP
3870 VIRGINIA AVE
CINCINNATI OH 45227

MAD PROPERTIES LLC
4905 WHETSEL AVEFLOOR 3
CINCINNATI OH 45227

CASH WALTER JR
4908 STEWART AVE
CINCINNATI OH 45227-2210

KAYLOR SCOTT& ROBERT P MARKWELL
4911 STEWART RD
CINCINNATI OH 45227

GREENLEE KITHER R &FLORA L
4912 STEWART AVE
CINCINNATI OH 45227

MOWERY ROBERT E
4916 STEWART AVENUE
CINCINNATI OH 45227

KIRIEVICH KRISTA MARIE
4920 STEWART AVE
CINCINNATI OH 45227

DIXIE MARY
5010 STEWART AVE
CINCINNATI OH 45202

TAGGART RYAN P
5016 ANDERSON PL
CINCINNATI OH 45227

5016 STEWART ROAD LLC
5016 STEWART RD
CINCINNATI OH 45227

GORDON RICHARD F JR
5017 ANDERSON PL
CINCINNATI OH 45227-1601

LOGAN RICKEY& NANCY
5017 EBERSOLE AVE
CINCINNATI OH 45227

BARKLEY JOHN E
5018 STEWART AVE
CINCINNATI OH 45227-1617

JACKSON JACQUELINE A
5020 ANDERSON PL
CINCINNATI OH 45227

NESTER KEVIN DUANE
5020 STEWART AVE
CINCINNATI OH 45227-1617

JUENGER ANDREW J
5021 ANDERSON PL
CINCINNATI OH 45227-1601

BARKLEY JOHN ERIC
5021 EBERSOLE AVE
CINCINNATI OH 45227-1608

PROFFIT JAMES E
5026 ANDERSON PL
CINCINNATI OH 45227-1602

KNOTT ARTHUR JAMES II
5028 STEWART AVE
CINCINNATI OH 45227

BARBER GARY N
5029 ANDERSON PL
CINCINNATI OH 45227-1601

BENDIK ELISE
5032 ANDERSON PL
CINCINNATI OH 45227

MIDDLETON WILLIAM III
5038 ANDERSON PLACE
CINCINNATI OH 45227

NEWHOUSE KARA & LISA FRIEDMAN
5039 ANDERSON PL
CINCINNATI OH 45227

MATERN JOHN B
5042 ANDERSON PL
CINCINNATI OH 45227-1602

SANDFORD GRETTA& CAROLYN COLEMAN
5043 ANDERSON PL
CINCINNATI OH 45227-1601

WITTKOPF LOTUS A & JAMES W
5046 ANDERSON PL
CINCINNATI OH 45227

ROWLAND ESTHER M
5054 ANDERSON PL
CINCINNATI OH 45227-1602

IGOE ROBERT R & ELIZABETH
5055 ANDERSON PL
CINCINNATI OH 45227-1601

PLEAR THOMAS TR
5058 ANDERSON PL
CINCINNATI OH 45227-1602

OVERBECK ROBERT & KRISTEN
5059 ANDERSON PLACE
CINCINNATI OH 45227

KANG JOSEPH & NARA YUN
5062 ANDERSON PL
CINCINNATI OH 45227

FLICK JAMES J& KISTYIANNA D BEAGLE
5063 ANDERSON PL
CINCINNATI OH 45227-1601

BARKLEY JOHN ERIC
5103 EBERSOLE AVE
CINCINNATI OH 45227

ROBINSON EDITH M
5109 EBERSOLE AVE
CINCINNATI OH 45227-1610

WALTON JOYCE B
5110 STEWART AVE
CINCINNATI OH 45227-1619

REYES SALOMON & MARICELA SAMANO
5113 EBERSOLE AVE
CINCINNATI OH 45227

LEWIS TESS M WARNER& NATHAN
5114 STEWART AVE
CINCINNATI OH 45227-1619

WILLIAMS CEDRIC & RASHAD ABDULLAH
5117 LILLIAN DR
CINCINNATI OH 45237

BROWENING CURLIE M
5120 STEWART AVE
CINCINNATI OH 45227

BRANDT ANGELA
5123 STEWART AVE
CINCINNATI OH 45227

BEVERLY THOMAS JR @5
5125 STEWART AVE
CINCINNATI OH 45227

DARE DIGITAL MEDIA LLC
5142 CHUKKER POINT LANE
CINCINNATI OH 45244

5022 EBERSOLE LLC
5152 RIVERVIEW AVE
CINCINNATI OH 45226

DICKS VANESSA J
5205 STEWART AVE
CINCINNATI OH 45227

WARD RICHARD LEE & ELIZABETH DELL
WARD
5206 STEWART AVE
CINCINNATI OH 45227-1621

DONALDSON RONALD & SANDRA
5207 STEWART AVE
CINCINNATI OH 45227-1620

COOPER CYNTHIA A
5208 STEWART AVE
CINCINNATI OH 45227

MCFADDEN HOLLY
5210 STEWART AVE
CINCINNATI OH 45227

MILLER MYRTLE A
5211 EBERSOLE AVE
CINCINNATI OH 45227-1612

BALLARD BILLY R & BETTY E
5211 STEWART AVE
CINCINNATI OH 45227-1620

ROBINSON BETTY
5215 EBERSOLE AVE
CINCINNATI OH 45227-1612

JOHNSON SANDRA JEAN
5219 STEWART AVE
CINCINNATI OH 45227-1620

GREEN MEREDITH STARGEL
5223 STEWART AVE
CINCINNATI OH 45227-1620

GARDNER JOHN T
5224 STEWART AVE
CINCINNATI OH 45227

SPENCER ALEX
5227 STEWART AVE
CINCINNATI OH 45227

MADISON ROAD REAL ESTATE LLC
5375 MEDPACE WAY
CINCINNATI OH 45227

ST PAULS LUTHERAN CHURCH OF
MADISONVILLE
5433 MADISON RD
CINCINNATI OH 45227

SMITH PAULETTE E
5521 CHANDLER ST
CINCINNATI OH 45227-1637

GILLISPIE VAUGHN A
5525 MADISON RD
CINCINNATI OH 45227-1634

PARKER KATHERINE W
5529 CHANDLER ST
CINCINNATI OH 45227

MEEKER MARY ANNE TR
5615 CHANDLER ST
CINCINNATI OH 45227

YURKOWSKI DANIEL & SHARON
5701 SIERRA PARK PL
CINCINNATI OH 45227

ZC HOME LLC
5726 SALEM RD
CINCINNATI OH 45230

MADISON AND STEWART LLC
5905 E GALBRAITH RDSUITE 4100
CINCINNATI OH 45236

PLK Communities
5905 E. Galbraith Road Suite 4100
Cincinnati, OH 45236

MADISONVILLE COMMUNITY URBAN
REDEVELOPMENT CORPORATION
6111 Madison Rd.
Cincinnati, OH 45227

BOGNER NICHOLAS GRANT
6309 CHANDLER ST
CINCINNATI OH 45227

I AND EYE PRODUCTIONS INC
6700 MADISON RD
CINCINNATI OH 45227

MCCULLOUGH PROPERTY MGMT LLC
787 GRENOBLE CT
CINCINNATI OH 45255

THOMAS DIANE L LLC
8804 APPLEKNOLL LN
CINCINNATI OH 45236

MASON PROPERTIES LLC
P O BOX 36111
CINCINNATI OH 45227

MADISONVILLE COMMUNITY COUNCIL
P.O. Box 9514
CINCINNATI OH 45209

FARRIER MARY J
PO BOX 19361
CINCINNATI OH 45219

GILLESPIE MARK & SHIRLEY
PO BOX 30253
CINCINNATI OH 45230

BOARD OF EDUCATION OF THE CITY
SCHOOLDISTRICT OF THE CITY OF
CINCINNATI OHIO
PO BOX 5384
CINCINNATI OH 45201-5384

CARR C J
PO BOX 54
LOVELAND OH 45140

DEM CINCY PROPERTIES LLC
PO BOX 9493
CINCINNATI OH 45209