



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised

Housing & Growth

Chairperson Mark Jeffreys
Vice Chair Anna Albi
Councilmember Jeff Cramerding
Councilmember Ryan James
Councilmember Evan Nolan
Councilmember Meeka Owens
Councilmember Seth Walsh

Tuesday, August 4, 2026

2:00 PM

Council Chambers, Room 300

REVISED

PRESENTATIONS

Planned Development District No. 106 "Westline Flats" in Westwood

Kyle Gibbs, City Planner, Department of City Planning and Engagement

Proposed Designation of the North Avondale Historic District

Gabrielle Couch, Senior City Planner, Department of City Planning and Engagement

North Avondale Historic District

Beth Sullerbarger, Walter Koucky, Beth Johnson, Dawn Johnson

AGENDA

Start Of Public Hearing

1. [202602472](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 8/4/2026, regarding Attached is the presentation for a Zone Change from CG-A-MH, "Commercial General - Auto Oriented - Middle Housing," zoning district to Planned Development District No. 106, "Westline Flats" in Westwood.

Sponsors: City Manager
Attachments: [Presentation](#)
[Transmittal](#)
2. [202602434](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CGA-MH, "Commercial General - Auto Oriented - Middle Housing," zoning district to Planned Development District No. 106,

"Westline Flats."

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Ordinance](#)

[Attachment](#)

[Attachment II](#)

[Attachment III](#)

[Legislative Record](#)

[CPC Memo to Clerk](#)

3. [202602467](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 8/4/2026, regarding Attached is the presentation for the proposed designation of the North Avondale Historic District.

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Presentation](#)

4. [202602573](#) **PRESENTATION** submitted by councilmember Jeffreys from Beth Johnson regarding the North Avondale Historic District.

Sponsors:

Jeffreys

Attachments:

[North Avondale HD Council](#)

5. [202602411](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **DESIGNATING** an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District.

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Ordinance](#)

[Attachment](#)

[Legislative Record](#)

[Memo to Clerk](#)

End Of Public Hearing

6. [202602489](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **AMENDING** Ordinance No. 228-2012 passed by Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244- 2018, Ordinance No. 321-2019, Ordinance No. 270-2020, Ordinance No. 311-2021, Ordinance No. 237-2022, Ordinance No. 306-2023, Ordinance No. 273-2024, and Ordinance No. 260-2025, for the purpose of reducing those special assessments levied and to be collected in 2027 (with tax year 2026 property taxes), based upon a report of the administrator for bonds issued by the Port of Greater Cincinnati Development

Authority related to the Oakley Station development project.

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Ordinance](#)

[Attachment](#)

7. [202602538](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **APPROVING, AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Kettering Lofts Cincinnati LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue in the CUF neighborhood of Cincinnati, in connection with the construction of a new building comprised of approximately 118,218 square feet of residential space, consisting of approximately 79 residential rental units, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold, or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$23,995,025. (Subject to the Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>). <https://www.cincinnati-oh.gov/law/ethics/city-business%3e>.)

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Ordinance](#)

[Attachment](#)

8. [202602523](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **APPROVING, AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Alms & Doepke Building, LLC, an affiliate of Stough Development Corporation, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 222 E. Central Parkway in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units, at a total remodeling cost of approximately \$41,774,076. (Subject to the Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>). <https://www.cincinnati-oh.gov/law/ethics/city-business%3e>.)

Sponsors:

City Manager

Attachments:

[Transmittal](#)

[Ordinance](#)

[Attachment](#)

9. [202602528](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincy Club

BRESSDG, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 30 Garfield Place in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms, at a total construction cost of approximately \$31,565,115. (Subject to the Temporary Prohibition List

<<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

<<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

[Attachment](#)

10. [202602541](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 530 Walnut LLC, an affiliate of Urban Sites Capital Advisors, LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 530 Walnut Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units, at a total construction cost of approximately \$14,436,431; and further **AUTHORIZING** a ten-year historic extension of such fifteen-year tax exemption. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>). <<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

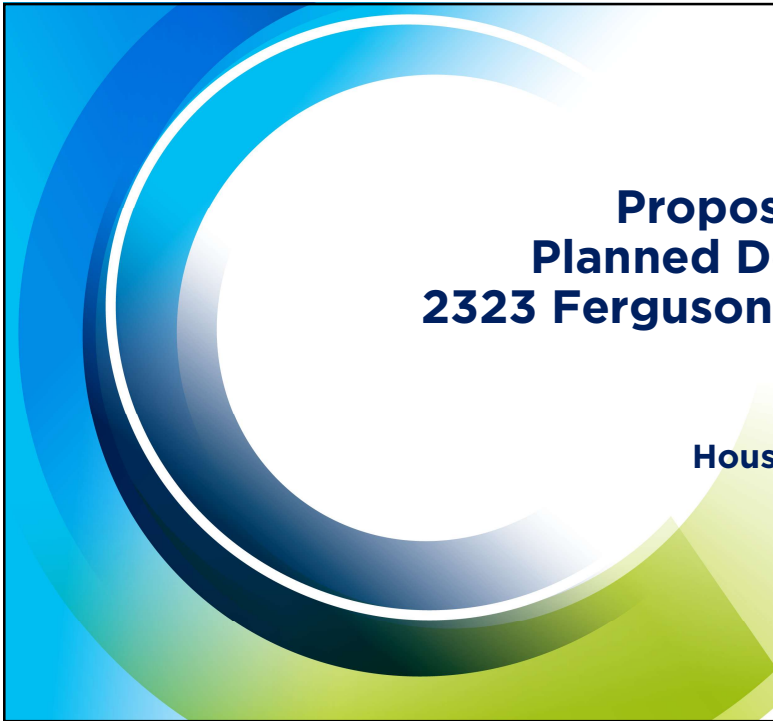
Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

[Attachment](#)

ADJOURNMENT



Proposed Zone Change to Planned Development (PD) at 2323 Ferguson Road in Westwood

Housing and Growth Committee
August 4, 2026

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BACKGROUND

APPLICANT

- MBL DerbyCity Development LLC (LDG Development)

PROPERTY OWNER

- Western Live 1 LLC



↓

If request is approved, LDG would own, develop, manage, and maintain the property

city of
CINCINNATI  | 2

2

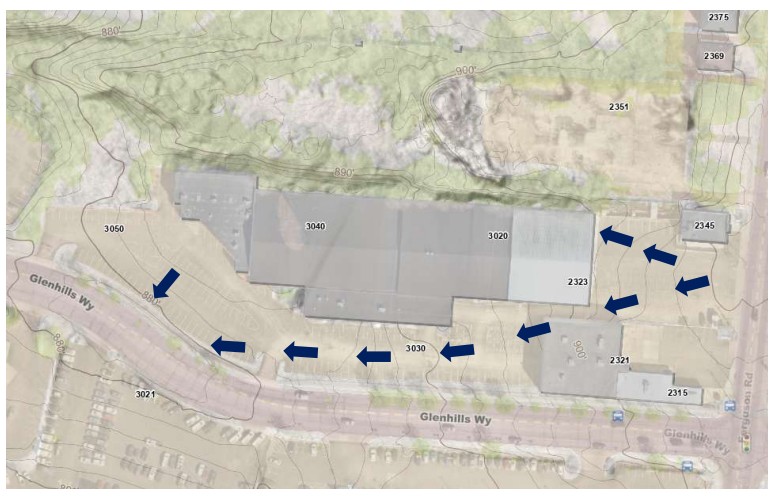
BACKGROUND

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



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BACKGROUND

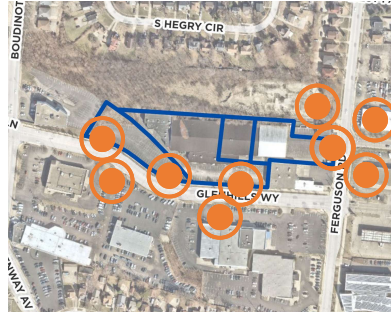


TOPOGRAPHY:

- Total Grade Change of 30 feet
- Grade slopes down east to west

4

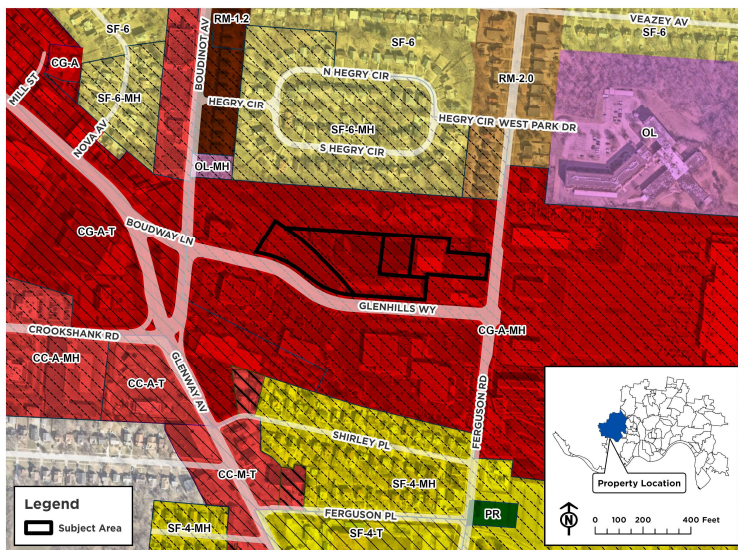
BACKGROUND



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ZONING OVERVIEW

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



SITE AND ADJACENT ZONING:

- Commercial General-Auto-oriented-Middle Housing (CG-A-MH)

ZONING REGULATES:

- Use
- Form
- Includes additions like parking, landscaping, etc.

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PD OVERVIEW

REQUEST

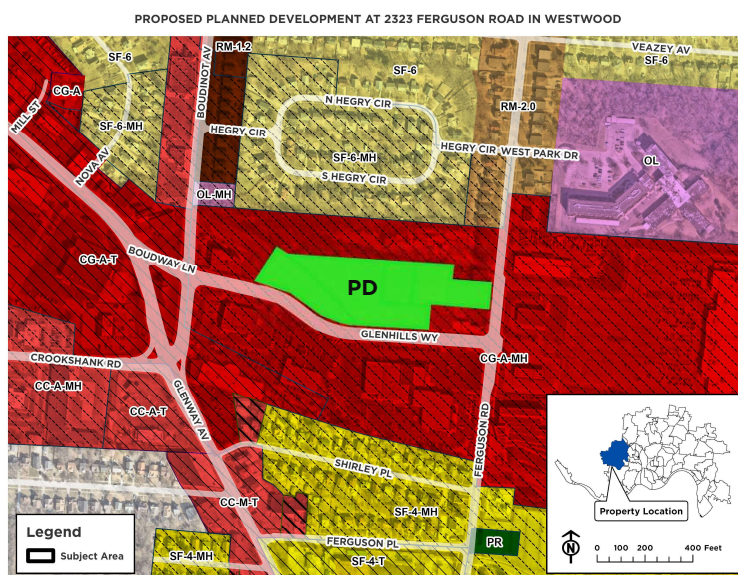
- A proposed zone change to establish a Planned Development (PD) district to allow for multi-family development on the property.

REASON

- Multi-family Dwellings are not permitted in the current zoning district and multiple principal structures are proposed on one lot.

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PD OVERVIEW



PLANNED DEVELOPMENTS:

- Create a **new zoning district** for a specific site



REVIEWED TODAY

- Uses and form are established by **approved plans**

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PD OVERVIEW

SPECIFIC PURPOSES OF A PD (§ 1429-01)

- a. Allow for a **more efficient** and **economic development** of property than ordinarily permitted by **conventional zoning**.
- b. Ensure orderly and thorough planning and review procedures that **lead to quality design and development**.
- c. Encourage **creativity** in developments by allowing greater flexibility in **access, light, open space and amenities**.
- d. Encourage **common open space** and provide for its **maintenance**.
- e. Encourage the **coordinated development** of properties that might otherwise be developed individually.

PD OVERVIEW

• PROCESS

• Concept Plan and Development Program Statement

- Establish the proposed use or uses to be conducted in the PD District and general site details.
- Reviewed by City Planning Commission **and City Council**

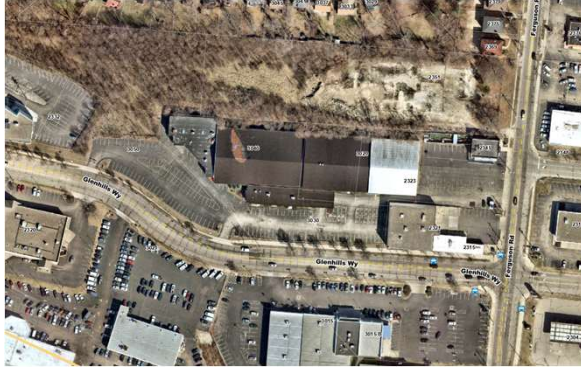
• Final Development Plan

- Full development details establishing the form.
- Reviewed by City Planning Commission
- Approved by City Planning Commission on 6-5-2026

Any deviations from the approved plans require additional review, community input, and approval.

PROPOSED DEVELOPMENT

EXISTING



CONCEPT PLAN



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PROPOSED DEVELOPMENT

EXISTING



PROPOSED



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PROPOSED DEVELOPMENT



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CONCEPT PLAN AND PROGRAM STATEMENT



PROPOSED USE

- Multi-family Residential

Buildings

- (4) Principal Structures
- 3-4 stories tall (up to 70 feet)
- Setbacks:
 - 6 feet on Glenhills
 - 200 feet on Ferguson

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CONCEPT PLAN AND PROGRAM STATEMENT



OPEN SPACE

- 1.25 acres (green area)
- 29% of total area

LANDSCAPING

- 28 canopy trees
- 25 evergreen trees
- 80 shrubs
- 44 perennials
- Parking lot requirement: (1) tree for every (10) parking spaces

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CONCEPT PLAN AND PROGRAM STATEMENT



PARKING

- 183 parking spaces
- 16 ADA accessible
- 7 bike parking spaces (blue dot)

Circulation

- Access on Ferguson Road and Glenhills Way (orange arrows)
- Pedestrian walkways and crosswalks

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CONCEPT PLAN AND PROGRAM STATEMENT

§1429-09-f – Other Information

- **Signage** - The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance.
- “Welcome to Westwood” wall sign (2 feet 7 inches by 9 feet 8 inches) submitted with Final Development Plan.



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ADDITIONAL INFORMATION

AFFORDABLE HOUSING

- Anticipates receiving Low Income Housing Tax Credits (LIHTC)
- Units affordable to households with an income of **60% of the area median income** (AMI).
- AMI is determined by HUD to be **\$109,900** for Cincinnati, OH-KY-IN for 2026.
- **60% AMI = \$52,800** (two-person household)
\$65,590 (four-person household)



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ADDITIONAL INFORMATION

LIHTC FUNDING

- 6/5/2026 City Planning Commission
 - Ohio LIHTC (6/8/2026 Deadline)
- Now
 - Federal LIHTC (Oct. 2026 or 2027)



ADDITIONAL INFORMATION

• HUD RENT LIMITS (2025)*

- Rent range for 50-70% AMI:
 - 1 bedroom = \$982-\$1,402
 - 2 bedrooms = \$1,171-\$1,675
 - 3 bedrooms = \$1,346-\$1,928

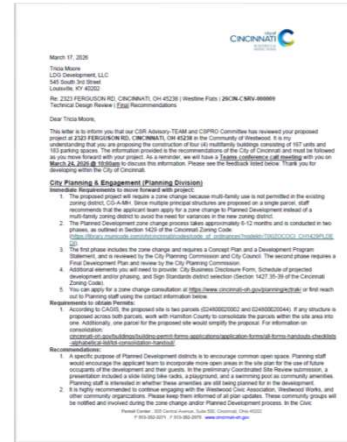
*** RENT LIMITS WILL BE BASED ON HUD'S CURRENT FIGURES AT THE TIME OF DEVELOPMENT, AS WELL AS THE FINAL MARKET STUDY AND UNDERWRITING**



COORDINATED SITE REVIEW

• TECHNICAL DESIGN REVIEW

- Completed on March 17, 2026
- **DCPE recommended a zone change to PD**
- No requirements from reviewing agencies



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PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

- Westwood Civic Association
- WestCURC
- Westwood Works
- **All included during the design process (since Summer 2025)**
- **All submitted letters of support**



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PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

SUPPORT:

- Redevelopment of vacant site
- Advancing 2025 Westwood plan
- Increasing housing opportunities
- Affordable housing

CONCERNS:

- Materials (appearance and durability)
- Gateway opportunity
- Long-term property maintenance
- On-site safety

Changes based on Westwood's feedback: material updates, an enhanced lighting plan, secured key-FOB entry, and new "Westwood" signage

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

- April 30, 2026, via Zoom
- Notice: Westwood neighborhood associations, West Price Hill Community Council, and residents within 400 feet
- 25 attendees
- 14 speakers
- **3 residents in support**
- **11 residents in opposition**

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

SUPPORT:

- Additional housing is needed
- Redevelopment of vacant site
- Project can support transit investment
- Supports mixed-use environment
- Neighborhood investment

CONCERNS:

- Overconcentration of subsidized housing
- Potential impacts on traffic, schools, police, and infrastructure
- Pedestrian safety
- Insufficient community engagement
- Developer history

PUBLIC ENGAGEMENT

• WEST PRICE HILL COMMUNITY COUNCIL

- Noticed for Public Staff Conference
- **Submitted letter of opposition**



CONCERNS:

- Overconcentration of subsidized housing
- Excessive density
- Traffic
- Crime
- Infrastructure strain
- Level of community engagement

Suggestions:

- Add more greenspace
- Add retail space
- Conduct traffic and economic studies
- Additional community engagement
- Increase Code and Police enforcement
- Encourage market-rate development

PUBLIC ENGAGEMENT

• WPHCC MEETING

- Applicant team presented at WPHCC meeting on **July 14, 2026**.
- Meeting Takeaways:
 - WPHCC: “Good for our members to directly learn more about the development itself.”
 - LIHTC funding has switched from OLIHTC to **federal LIHTC**
 - Committed to negotiating a **Community Benefits Agreement**
 - **Continued community concerns** about crime, safety, density, infrastructure, and school capacity
 - WPHCC: “We have recommended actions that the developer and city administration should take to address these issues.”

PUBLIC ENGAGEMENT

• ADDITIONAL PUBLIC COMMENT

- 4 submissions (one support, three opponents)

• CPC AND H&G NOTICING

- Notices were sent to:
 - Property owners within 400 feet
 - Westwood Civic Association
 - Westwood Urban Development Corporation
 - Westwood Works
 - West Price Hill Community Council

Consistency with *Plan Cincinnati* (2012)

- Policy Principle
- Compete Initiative Area
- Connect Initiative Area
- Live Initiative Area

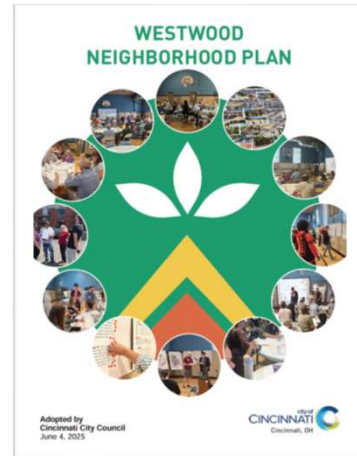


Consistency with *Plan Cincinnati* (2012)

- **Policy Principle → Consistent**
 - *"Increase our population"*
- **Compete Initiative Area → Consistent**
 - *"Target investment to geographic areas where there is already economic activity"*
- **Connect Initiative Area → Consistent**
 - *"Provide for the safety of the infrastructure for the public"*
- **Live Initiative Area → Consistent**
 - *"Assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities"*
 - *"Provide a full spectrum of housing options, and improve housing quality and affordability"*

Consistency with *Westwood Neighborhood Plan (2025)*

- Housing Section
- Transportation Section
- Future Land Use Section



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Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- Transportation Section
- Future Land Use Section

GOAL 1: Celebrate and build on Westwood's housing diversity through preservation and new construction.

Strategy #1- Construct a mix of single-family homes (including attached row homes, cottage courts, and smaller homes), duplexes, and large mixed-use developments where appropriate (Note: see Target Area recommendations).

Strategy #2- Construct housing for all income levels including affordable housing.

Strategy #3- Construct new, modern, market rate development with modern and accessible infrastructure and amenities.

Strategy #4- Prioritize infill development without displacement.

Strategy #5- Preserve historic homes and buildings to maintain historic "charm" of the neighborhood.

Strategy #6- Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units. Construct more single-story/no stair dwellings in the target areas as specified.

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Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- Future Land Use Section

GOAL 2: Improve pedestrian infrastructure to create a safer and more walkable neighborhood.

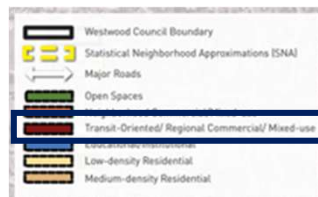
Strategy #1 -Implement traffic calming measures along the busy streets. Identify the critical locations with the help of the community to implement the appropriate measures.



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Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- **Future Land Use Section → Consistent**



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Planning Commission Action (§ 1429-11.a)

1. PD plans are **consistent with applicable plans** and policies and is **compatible with surrounding development**;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Planning Commission Action (§ 1429-11.a)

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2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

CONCLUSION

- The City Planning Commission **supports** the proposed zone change for the following reasons:
 1. The proposed PD is **consistent** with the **specific purposes of Planned Development districts**.
 2. The proposed PD and Concept Plan **enhance site development compared to** the land use and development regulations in **the existing zoning district**.
 3. The proposed PD and Concept Plan **align** with **Plan Cincinnati (2012)** and the **Westwood Neighborhood Plan (2025)**.
 4. The **Westwood neighborhood associations** were engaged during the design phase, and the Westwood Civic Association, Westwood Community Urban Redevelopment Corporation, and Westwood Works **support the proposed PD**.
 5. The proposed PD would **activate and reinvest in a vacant site**, adding new housing options on a commercial corridor and near public transit.

RECOMMENDATION

The City Planning Commission recommends that City Council take the following actions:

- **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

August 4, 2026

To: Members of the Housing and Growth Committee

From: Sheryl M. M. Long, City Manager

202602472

Subject: Presentation – 2323 Ferguson – PD-106

Attached is the presentation for a Zone Change from CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats” in Westwood.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

08/04/2026

To: Members of the Housing & Growth Committee

From: Sheryl M. M. Long, City Manager 202602434

Subject: Emergency Ordinance - 2323 Ferguson - PD-106

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats.”

The City Planning Commission recommended approval of the designation at its June 5, 2026, meeting.

Summary

The petitioner is proposing a Concept Plan and Development Program Statement for a new Planned Development (PD) called Westline Flats in Westwood. The PD includes the demolition of the existing building on site that served as the former Western Hills Sports Mall. The building experienced a fire in 2022 and has remained vacant since. Four new multi-family buildings totaling 167 residential units, along with associated parking, open space, and amenities, are proposed for the PD. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income.

The City Planning Commission recommended the following on June 5, 2026, to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

EMERGENCY

DBS

- 2026

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats.”

WHEREAS, Western Live 1, LLC (“Owner”) owns the real property located at 2323 Ferguson Road in the Westwood neighborhood (“Property”), which property comprises approximately 4.3 acres, is located in the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district, and currently consists of a vacant one-story structure; and

WHEREAS, MBL DerbyCity Development, LLC (“Petitioner”) has petitioned the City to rezone the Property from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106 (“PD-106”), “Westline Flats,” to facilitate the demolition of the existing structure and the construction of four new multi-family residential structures containing 167 residential units, 183 off-street parking spaces, approximately 1.25 acres of open green space, and additional residential amenities (“Project”); and

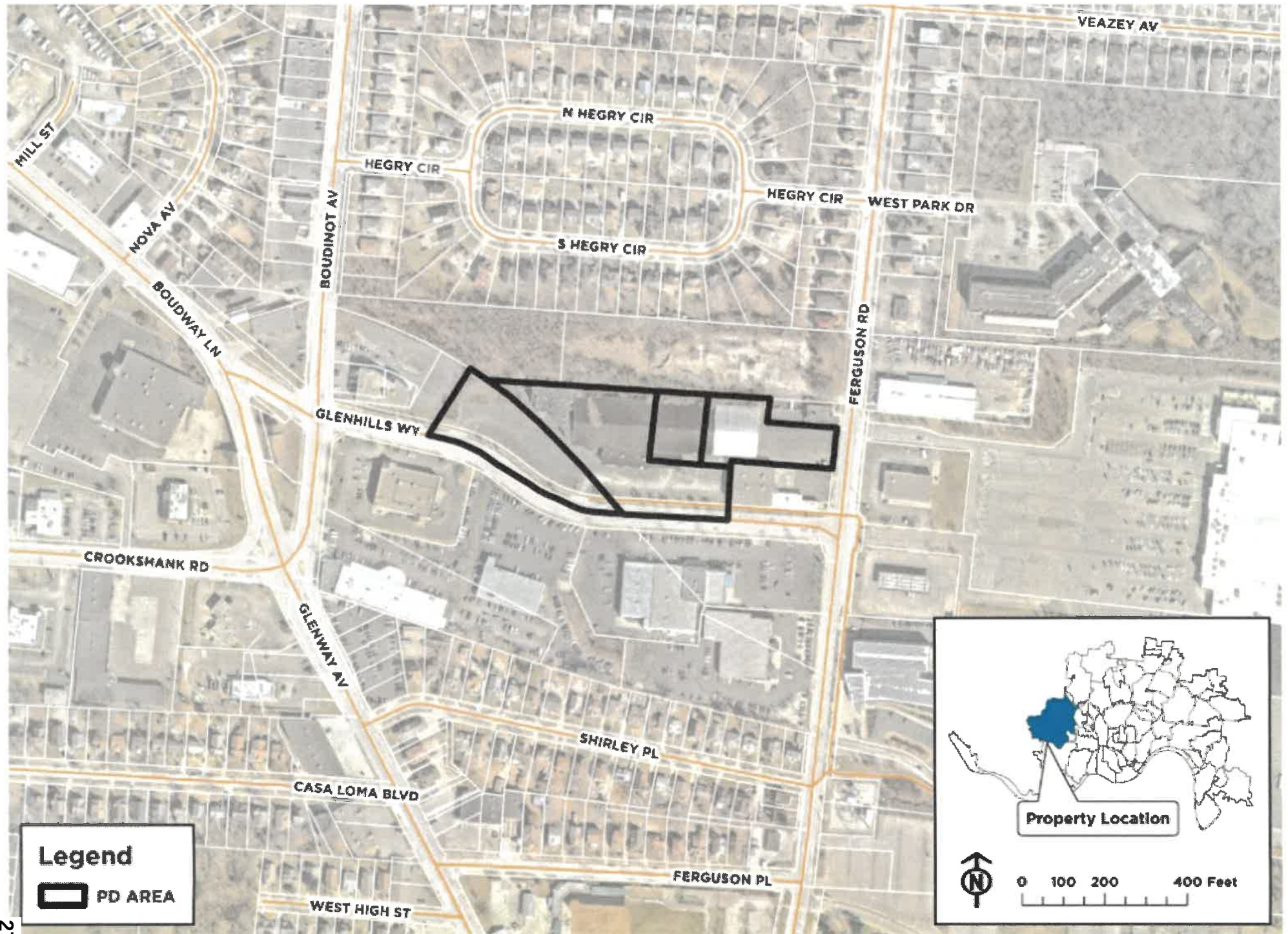
WHEREAS, the Owner and Petitioner have sufficient control over the Property to effect the Project; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for PD-106, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Project is compatible with surrounding land uses, will activate a vacant site in a commercial corridor and put it back to productive use, expand housing options in the City, improve the site’s infrastructure, and create a more pedestrian-oriented environment that will encourage future investment in the Westwood neighborhood; and

WHEREAS, on June 5, 2026, the City Planning Commission approved the rezoning of the Property from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to PD-106, upon a finding that: (i) the Owner’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Owner’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

ATTACHMENT A
PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



ATTACHMENT B



6219 Centre Park Drive
West Chester, OH 45069
513.779.7851
www.kleingers.com

Legal Description Rezone 5.060 Acres

Situated in Section 7, Town 2, Fractional Range 2, BTM, Green Township, City of Cincinnati, Hamilton County, Ohio, being all of the lands conveyed to Western Live 1, LLC in O.R. 14027, Pg. 1256, a portion of Glenhills Way right of way, and a portion of Ferguson Road right of way, the boundary of which being more particularly described as follows:

Beginning at a point in the centerline of Ferguson Road, said point being the easterly extension of the north line of a tract of land conveyed to RVS Properties of Ohio, LLC in OR 13171 Page 1211;

Thence along said north line and in part along the easterly extension thereof, N86°02'28"W a distance of 276.00 feet;

Thence along the west line of said RVS Properties of Ohio, LLC, S03°57'32"W a distance of 144.38 feet to a point in the centerline of Glenhills Way;

Thence along said centerline the following five (5) courses:

1. N85°56'07"W a distance of 310.49 feet;
2. Along a curve to the right an arc distance of 201.86 feet, said curve having a radius of 343.25 feet, a central angle of 33°41'43" and a chord which bears N69°05'15"W for a distance of 198.97 feet;
3. N52°14'24"W a distance of 61.54 feet;
4. Along a curve to the left an arc distance of 151.02 feet, said curve having a radius of 351.25 feet, a central angle of 24°38'05", and a chord which bears N64°33'26"W for a distance of 149.86 feet;
5. N76°52'29"W a distance of 46.25 feet to the southerly extension of the east line of a 0.358 acre tract conveyed to Boudinot Limited Partnership in OR 15617 Page 1677;

Thence along said easterly line and in part along the southern extension thereof, N30°54'24"E a distance of 195.20 feet to a point in the south line of a 1.5617 acre tract conveyed to Anesco, LLC in OR 14544 Page 3042;

Thence along said south line, along a curve to the right an arc distance of 49.96 feet, said curve having a radius of 1179.29 feet, a central angle of 2°25'39" and a chord which bears S55°20'12"E for a distance of 49.96 feet;

Thence continuing in part and along the south line of a 2.92097 acre tract conveyed to Jets Properties, LLC in OR 14544 Page 3050, S86°13'16"E a distance of 688.03 feet;

Thence along a tract of land conveyed to Totally Kids Company in OR 15120 Page 1247, S05°59'44"W a distance of 60.00 feet;



Thence continuing, S86°13'16"E a distance of 199.65 feet to a point in the centerline of the aforesaid Ferguson Road;

Thence along said centerline, S06°09'18"W a distance of 102.09 feet to the Point of Beginning.

Containing 5.060 acres

The above legal description is for rezoning purposes only.



06/09/2026

Randy C. Wolfe

ATTACHMENT C

Planned Development District Development Program Statement (Westline Flats – PD #____)

Westline Flats is a multi-family residential development to be constructed by MBL DerbyCity Development, LLC, a Texas limited liability company, or its affiliate (the “**Developer**”), on the real property located at 2323 Ferguson Road, in the City of Cincinnati, Hamilton County, State of Ohio (Hamilton County, Ohio Auditor’s Parcel Id. Nos. 248-0002-0002, 248-0002-0003, 248-0002-0004, and 248-0002-0044) (collectively, the “**Property**”). Once constructed, the development will comprise 167 residential units in four separate buildings, along with a community amenity wing, associated utilities, parking areas, and landscaping (collectively, the “**Project**”).

This Development Program Statement is to be read in conjunction with the Concept Plan that has been approved by City Council via Ordinance No. _____ (the “**Concept Plan**”). In the event of any conflict between the Concept Plan and this Development Program Statement, the Concept Plan will control.

1. Permitted Uses

The Property may be used as a matter of right for multi-family dwelling purposes and any accessory uses customarily incidental thereto. Any other desired land uses will require a Major Amendment.

2. Buildings and Heights.

As shown on the Concept Plan, the Project will consist of 167 affordable residential units in four separate buildings. Building 1 is a four-story structure served by two elevators and houses the Project’s community amenity wing on its lower level, a portion of which is exposed at grade. Buildings 2, 3, and 4 are three-story, wood-frame structures with stair access. The approximate roof-ridge heights above finished first floor are 47’-4½” for the three-story buildings (Buildings 2-4) and 58’-7½” for the four-story building (Building 1), with the four-story building’s overall height from the exposed lower level to roof ridge reaching approximately 69’-8½” at certain elevations.

3. Access Drives and Street Connections.

As shown on the Concept Plan, vehicular access to the Property will be provided via curb cuts onto Ferguson Road (east) and Glenhills Way (south). Internal drive aisles connect these curb cuts to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access to all four buildings. Pedestrian walkways will link the residential buildings, community amenities, and parking areas.

4. Setbacks.

As shown on the Concept Plan, the buildings for this Project will be set back a minimum distance of 6 feet from Glenhills Way and 200 feet from Ferguson Road. All structures, parking areas, and drive aisles for the Project will be located outside the public right-of-way.

5. Parking.

As shown on the Concept Plan, the Project will include 183 parking spaces (minimum 9' × 18'), of which 16 will be ADA-accessible.

6. Density and Open Space.

In accordance with the Concept Plan, the density and open-space characteristics of the Project are as follows.

Site area (gross)	4.308 acres (187,647 SF)
Total dwelling units	167
Gross density	Approximately 38.8 units per acre
Net density	Approximately 38.8 units per acre
Impervious area	132,887 SF (Impervious Surface Ratio = 0.71)
Pervious / green-space area	54,760 SF (approximately 29% of the Property)
Open-space ratio	0.29

7. Phasing.

The Project will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. Because construction is anticipated to be completed within approximately twenty-two (22) months of commencement, no schedule is required under Section 1429-09(c) of the Cincinnati Zoning Code.

8. Maintenance and Upkeep of Buildings, Streets, Drives, Parking Areas, Utilities, Common Areas, and Common Facilities.

Following completion of construction, the Developer (or any subsequent owner of the Property) will be responsible for maintaining the buildings, private drives, parking areas, private utility lines, landscaping, and common amenity spaces.

SUBJECT: A report and recommendation on a proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

GENERAL INFORMATION:

Location: 2323 Ferguson Road, Cincinnati, OH, 45238

Owner: Western Live 1 LLC, 5836 Brunswick Court, Middletown, OH 45044

Applicant: MBL DerbyCity Development LLC, 545 S 3rd Street, Louisville, KY 40202

Request: A proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), to allow for a multi-family residential development.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location and Zoning Maps
- Exhibit B – Concept Plan
- Exhibit C – Development Program Statement
- Exhibit D – Site Plan
- Exhibit E – Coordinated Site Review
- Exhibit F – Westwood Civic Association Letters
- Exhibit G – Westwood Community Urban Redevelopment Corporation Letter
- Exhibit H – Westwood Works Letter
- Exhibit I – West Price Hill Community Council Email
- Exhibit J – West Price Hill Community Council Letter
- Exhibit K – Public Staff Conference Summary
- Exhibit L – Additional Public Correspondence

BACKGROUND:

The subject property is approximately 4.3 acres and is located at 2323 Ferguson Road in Westwood (Exhibit A). It is generally bound by vacant land to the north, Ferguson Road to the east, Glenhills Way to the south, and offices to the west. The site has an existing one-story building that served as the former Western Hills Sports Mall with surrounding surface parking and open space. In June 2022, the existing building experienced a fire and has remained vacant since. The property is within the Westwood neighborhood and approximately 400 feet from the West Price Hill neighborhood and business district. The site and surrounding area are zoned Commercial General–Auto-Oriented–Middle Housing (CG-A-MH), creating a commercial area defined by box stores and vehicular-related uses.

MBL DerbyCity Development LLC, an affiliate of LDG Development based in Louisville, KY, proposed a Planned Development (PD) that includes the demolition of the existing building and the construction of four new buildings totaling 167 residential units, along with associated parking, open space, and amenities. The PD is requested to allow for the coordinated development of the multi-family residential project. It is necessary as the multi-family residential use is not permitted in the existing zoning district (CG-A-MH), and multiple buildings are proposed on one lot. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income (AMI), determined by the United States Department of Housing and Urban

Development (HUD) to be \$52,800 (60% AMI for a two-person household) for the Cincinnati, OH-KY-IN HUD Metro FMR Area.

The Planned Development process includes considerable public engagement. The applicant team has been engaged with the Westwood neighborhood associations since August 2025, including Westwood Civic Association, Westwood Community Urban Redevelopment Corporation (WestCURC), and Westwood Works. All three Westwood neighborhood associations have provided letters of support. West Price Hill Community Council has communicated its opposition to the proposed development and has also submitted a letter. The Department of City Planning and Engagement has received feedback through a Public Staff Conference and additional correspondence. A full overview of public comments is provided in *Public Comment and Notification*.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Commercial General-Auto-oriented-Middle Housing (CG-A-MH). The adjacent zoning and land uses are as follows:

North:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Vacant Land

East:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Day Care Center, Retail Sales, Vehicle Repair

South

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Retail Sales, Vehicle Sales

West:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Office

PROPOSED DEVELOPMENT:

The following details highlight elements of the proposed Concept Plan (Exhibit B) and Development Program Statement (Exhibit C).

Future Uses

The principal use is multi-family residential (167 units) and accessory parking (183 spaces). The units will be a mix of 1-bedroom, 2-bedroom, and 3-bedroom units.

Buildings

The existing building would be demolished, and four detached buildings would be constructed. The new buildings will be setback at a minimum distance of 6 feet from Glenhills Way and 200 feet from Ferguson Road.

Buildings	Uses	Height
Building 1	Multi-family Residential	4 stories; up to 70 feet
Buildings 2-4	Multi-family Residential	3 stories; up to 48 feet

Parking and Circulation

The existing site includes 191 surface parking spaces. The proposal includes 183 parking spaces, of which

16 would be ADA accessible. Additionally, an outdoor bike rack would provide 7 bike parking spaces. The parking ratio for this project was calculated based on LDG's experience with parking demands for similar projects in other locations. The applicant provided the following parking ratios for regional projects:

Development	Units	Parking Ratio	Current Ratio	Parking Requirement
Seymour Station (Cincinnati)	150	190	1.26	0
Prestonian (Louisville)	345	345	1.00	0
Eclipse (Louisville)	280	255	0.91	0
Westline Flats (Proposed PD)	167	183	1.10	0

Vehicular access to the property would be provided via curb cuts onto Ferguson Road and Glenhills Way. Internal drive aisles connect these access drives to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access. Pedestrian walkways and designated crosswalks link the buildings, community amenities, and parking areas to the sidewalk network on Glenhills Way.

Common Open Space and Landscaping

Approximately 1.25 acres, equivalent to 29% of the site area, would be dedicated to pervious surfaces, including open green space. The open green space would provide a variety of landscaping elements including 28 canopy trees, 25 evergreen trees, 80 shrubs, and 44 perennials. The parking lot landscaping includes one tree for every ten parking spaces, for a total of 19 trees.

Fences and Walls

A series of fences and retaining walls would be present on site, as seen on the site plan (Exhibit D). Black aluminum fencing is proposed to run along the entirety of the site's northernmost boundary and to separate the existing adjacent retail building to the southeast and the site's parking area; this fencing would not exceed 6-feet in height. The existing white fence separating the adjacent daycare building to the northeast and the site's parking area would remain. Trash facilities include a self-contained compactor enclosed within a 10 feet 8 inch tall Concrete Masonry Unit structure located in the northeast portion of the site, immediately east of Building 4.

The following retaining walls are proposed:

- 5' tall by 155' long retaining wall would be near the southeast side of Building 2
- 8' tall by 122' long retaining wall near the northwest side of Building 2
- 3' tall by 97' long retaining wall near the west side of Building 3

Signage

The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance. The applicant has also submitted a wall sign affixed to the façade of Building 1, facing Glenhills Way, for approval. The sign is 2 feet 7 inches tall by 9 feet 8 inches wide with the message "Welcome to Westwood". The letters would be bronze cast with backlit illumination. The applicant included this sign as a response to feedback from the Westwood Civic Association.

SPECIFIC PURPOSES OF A PLANNED DEVELOPMENT DISTRICT:

Per § 1429-01 of the Cincinnati Zoning Code, *Specific Purposes*, the specific purposes of the PD Planned Development District are to:

- a. *Establish a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations.*

The current zoning district, CG-A-MH, would permit one principal structure and most non-residential uses. The zoning district is one of the few in the Cincinnati Zoning Code that permit the following auto-oriented uses: Vehicle Sales, Fuel Sales, Car Wash, Vehicle Repair, and Vehicle Storage Lot. The proposed development would allow for four multi-family residential structures that align with *Plan Cincinnati* and the *Westwood Neighborhood Plan* by expanding housing opportunities (see the *Consistencies with Plans* section for more detail), making the development more efficient and economical than conventional zoning.

- b. *Ensure orderly and thorough planning and review procedures that lead to quality design and development.*

The applicant team has been talking and working with the Westwood neighborhood associations as early as August 2025. Several changes have been made based on feedback from the associations, including material updates, an enhanced lighting plan, secured key-FOB entry, and new “Westwood” signage. Additionally, the applicant has worked with the Department of Transportation and Engineering and Urban Forestry to improve curb cuts and trees lawns along Ferguson Road and Glenhills Way. These engagement efforts have led to a better proposed development design.

- c. *Encourage creativity in developments by allowing greater flexibility in access, light, open space and amenities.*

- d. The proposed development provides appropriate access, light, open space, and resident amenities. The applicant has coordinated with the Department of Transportation and Engineering to improve site access, including upgrades to curb cuts and tree lawns at the site entrances. In response to feedback from the Westwood Civic Association, the applicant also enhanced the development’s lighting plan and included key-FOB entry to buildings to better address neighborhood concerns about safety. In addition, Building 1 includes several on-site amenities for residents, such as a community room, computer room, fitness room, and pantry area.

- e. *Encourage common open space and provide for its maintenance.*

The proposed development provides common open space and the applicant will remain responsible for providing for its maintenance. Approximately 1.25 acres, equivalent to 29% of the site area, would be dedicated to pervious surfaces, including open green space and landscaping.

- f. *Encourage the coordinated development of properties that might otherwise be developed individually, which may be a detriment to the surrounding neighborhoods and the developer.*

The proposed development does encourage the coordinated development of properties that might be developed individually, as the development will consolidate a stand-alone parking lot into the PD area. The existing parking lot will be replaced with Building 2.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*

The proposed development area is approximately 4.3 contiguous acres.

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The applicant has provided evidence of sufficient control over the tract of land to affect the proposed plan.

- c. **Multiple Buildings on a Lot** – *More than one building is permitted on a lot.*

The proposed Concept Plan (Exhibit B) and Development Program Statement (Exhibit C) indicate four buildings on the site.

- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to a Planned Development (PD) must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The applicant has submitted a Concept Plan (Exhibit B) and Development Program Statement (Exhibit C) that includes sufficient information regarding proposed uses, building locations, street access, parcel boundaries and setbacks.

- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The applicant has provided evidence of sufficient control over the tract of land to affect the proposed plan.

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The proposed development will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. The construction is anticipated to be completed within two years of commencement (Exhibit C).

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process (Exhibit E), including the Department of Transportation and Engineering (DOTE), Fire Department, Urban Forestry, Buildings and Inspections (B&I), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). No immediate requirements were identified by any reviewing agency related to the Planned Development process.

- e. **Density and Open Space** – Calculations of density and open space area.

The proposed development will have a gross and net density of approximately 38.8 units per acre and an open space ratio of 0.29.

- f. **Other Information** – Any other information requested by the Director of City Planning or the City Planning Commission.

Signage

The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance. The applicant has also submitted a wall sign affixed to the façade of Building 1, facing Glenhills Way, for approval. The sign is 2 feet 7 inches tall by 9 feet 8 inches wide with the message "Welcome to Westwood". The letters would be bronze cast with backlit illumination. The applicant included this sign as a response to feedback from the Westwood Civic Association.

FINAL DEVELOPMENT PLAN:

Under §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement, and Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement and requires significantly more detail than the Concept Plan. Approval of the Final Development Plan will allow the applicant to obtain the necessary permits for development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

Under §1429-16 of the Cincinnati Zoning Code, the City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes.

The applicant has submitted and requested that the Concept Plan, Development Program Statement, and the Final Development Plan be reviewed concurrently.

COORDINATED SITE REVIEW:

The proposed development was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review (CSR) process in March 2026 (Exhibit E). The Department of City Planning and Engagement (DCPE) recommended a zone change to Planned Development to allow for the coordinated development of the multi-family residential project in a zoning district where it would not be permitted. DCPE also recommended that the applicant continue to work with Westwood neighborhood associations and other community organizations. No immediate requirements were identified by any reviewing agency related to the Planned Development process.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team has engaged with the Westwood neighborhood associations, including Westwood Civic Association, Westwood Community Urban Redevelopment Corporation (WestCURC), and Westwood Works. Westwood Civic Association provided a letter of support in August 2025 and again in May 2026 (Exhibit F), along with letters of support from WestCURC and Westwood Works in May 2026 (Exhibit G and H).

Collectively, the associations expressed support for the proposed development, viewing it as an important opportunity to redevelop a vacant and underutilized site while advancing the goals of the 2025 *Westwood Neighborhood Plan*. All three organizations emphasized the value of increasing housing opportunities, including affordable and multifamily housing, and highlighted the project's role in supporting reinvestment, neighborhood vitality, and long-term growth. At the same time, the letters encouraged refinements to align the project with community expectations. Shared concerns included ensuring high-quality design and durable materials, incorporating gateway features, maintaining strong long-term property management and maintenance standards, addressing traffic and safety concerns, and maintaining consistency with neighborhood planning efforts. Together, the organizations expressed a desire for thoughtful, well-managed development that contributes positively to Westwood's character and future development goals. Several changes were made based on Westwood's feedback, including material updates, an enhanced lighting plan, secured key-FOB entry, and new "Westwood" signage.

The West Price Hill Community Council (WPHCC) was notified by the Department of City Planning and Engagement (DCPE) of a Public Staff Conference to be hosted by DCPE. West Price Hill was notified because its boundary is within the 400 feet notification area for zone changes. The community council president responded via email that their board was aware of the proposed development and strongly disapproved (Exhibit I). A formal letter of opposition was submitted in May 2026 (Exhibit J). The letter stated that WPHCC opposed the proposed development in its current form, citing concerns about excessive density, traffic, crime, infrastructure strain, and the concentration of income-restricted housing in the neighborhood. The organization also criticized the level of community engagement, noting that many nearby residents were unaware of the proposal until late in the process. The council emphasized that it is not opposed to new housing generally but would prefer more market-rate housing in West Price Hill. If the project moves forward, WPHCC requests several immediate and long-term actions, including adding greenspace and retail space, conducting traffic and economic studies, improving communication with residents and institutions, increasing code enforcement and police presence, investing in commercial corridors, and encouraging additional market-rate development.

Overall, WPHCC expressed a desire to continue working with the developer and city officials to support neighborhood growth that aligns with community goals for safety, vibrancy, and quality of life.

The Department of City Planning and Engagement held a Public Staff Conference for the proposed Planned Development on April 30, 2026. The staff conference was attended by approximately 25 people, not including City staff and the applicant team. Property owners and neighborhood associations within 400 feet of the site were notified, including Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and the West Price Hill Community Council. Twenty-one (21) people registered from Westwood, and eight (8) from West Price Hill or Price Hill. During the staff conference, fourteen (14) people spoke, three (3) in support and eleven (11) in opposition. Opponents raised concerns about adding more income-restricted housing to an area they believe is already overconcentrated with subsidized housing, citing potential impacts on traffic, schools, police services, infrastructure, neighborhood character, and poverty concentration. Additional concerns included pedestrian safety, insufficient community engagement, and skepticism about the developer's track record. Supporters emphasized the need for additional housing in Cincinnati, the opportunity to redevelop an underutilized commercial site, and the project's potential to support transit investment, walkability, and neighborhood reinvestment. A full summary of the staff conference is provided as Exhibit K.

Notice of the June 5, 2026, City Planning Commission meeting was sent to all property owners within 400 feet of the site, Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and the West Price Hill Community Council. Three residents have submitted additional correspondence, included as Exhibit L. One resident supports the proposed development, and two oppose it.

CONSISTENCY WITH PLANS:

The proposed development is generally consistent with both *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025). Both plans encourage reinvestment in targeted areas through mixed-use and infill development, strengthening existing neighborhood activity centers, and expanding housing opportunities.

Plan Cincinnati (2012)

The proposed development is consistent with the following goals and policies in *Plan Cincinnati* by supporting population growth, reinvesting in vacant land, improving the site's connectivity to the public right-of-way, and expanded housing opportunities:

- Policy Principle, "Increase our population. Increasing Cincinnati's population will result in a City with greater diversity, give us a larger pool from which to draw innovation, and increase our tax base. An increase in population could translate to greater assistance in transforming our less-stable neighborhoods" (p. 74).
- *Compete* Initiative Area, specifically the goal to "Target investment to geographic areas where there is already economic activity" and the objective to "Focus development on the existing centers of activity" (p. 115-116).
- *Connect* Initiative Area, specifically the goal to "Plan, design and implement a safe and sustainable transportation system" and the objective to "Provide for the safety of the infrastructure for the public" (p. 135-137). The proposed curb cuts will improve the existing pedestrian infrastructure by better controlling traffic entering and exiting the site and creating clear crossing paths.
- *Live* Initiative Area, specifically the goal to "Create a more livable community" and the objective to "Support and stabilize our neighborhoods" and the strategy to "assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities" (p. 156-160).

- *Live Initiative Area*, specifically the goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” and the objectives to “Provide quality healthy housing for all income levels” and “Offer housing options of varied sizes and types for residents at all stages of life” and the strategy to “Increase multi-family living options in targeted area” (p. 164-170).

Westwood Neighborhood Plan (2025)

The proposed development is consistent with the *Westwood Neighborhood Plan* by supporting the plan’s following land use, housing, and transportation goals:

- *Housing* section, specifically the goal to “Celebrate and build on Westwood’s housing diversity through preservation and new construction” and the strategies to “Construct housing for all income levels including affordable housing” and “Prioritize infill development without displacement” (p. 5.15).
- *Transportation* section, specifically the goal to “Improve pedestrian infrastructure to create a safer and more walkable neighborhood” and the strategy to “Implement traffic calming measures along the busy streets” (p. 5.20).
- *Future Land Use* section, where the site is recommended for “Transit-Oriented/Regional Commercial/Mixed-use” (p. 6.3). The proposed development will provide additional density to help support the existing and proposed public transit system and strengthen the mixed-use environment to support nearby businesses and neighborhood activity.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed Concept Plan and Development Program Statement are consistent with applicable plans and policies, including *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025). Additionally, the proposed development is compatible with the surrounding development by expanding multi-family housing options in a commercial area.
2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposed development provides a superior urban design outcome compared to what could be developed under the existing zoning. The site plan brings buildings closer to the street frontage and provides enhanced greenspace, including tree lawns and landscaping, helping to frame the street and create a more pedestrian-oriented environment. The PD process also provides the opportunity to review final design elements like materials and landscaping, an advantage not provided in CG-A-MH.
3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed development can provide compensating benefits that justify deviations from the base district regulations. The deviations from the base district regulations include the multi-family residential use and multiple principal structures on one lot. The site has been vacant, including an abandoned building, since 2022. Developing this site would remove the abandoned building, activate a commercial corridor lot, expand housing options, improve the site's infrastructure, and increase the City's tax base.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted.

ANALYSIS:

The project demonstrates community engagement and responsiveness to neighborhood feedback. The applicant worked with Westwood neighborhood associations for months before formal review, resulting in design changes that included updated materials, improved lighting, secured building access, and neighborhood branding features. Support from organizations such as Westwood Civic Association, WestCURC, and Westwood Works suggest that many Westwood community leaders view the proposal as aligned with Westwood's long-term vision and redevelopment goals.

Opposition to the project primarily centers on concerns regarding density, traffic, infrastructure capacity, and the concentration of affordable housing. These concerns are important to acknowledge, and the proposal appears to incorporate several mitigating factors, including organized site access and plans for long-term maintenance. The proposed development was reviewed by the City's Coordinated Site Review process and its reviewing agencies with no opposition or immediate requirements related to the establishment of the Planned Development. In addition, many of the concerns raised—such as traffic, safety, and infrastructure—can continue to be addressed through ongoing coordination with the applicant and City departments and organizations.

The applicant proposes units targeted at households earning 60% of the Area Median Income (AMI). For the Cincinnati, OH-KY-IN HUD Metro FMR Area, the United States Department of Housing and Urban Development (HUD) identifies 60% AMI as \$52,800 for a two-person household. The target income level is comparable to the median household income for the City of Cincinnati (\$54,203; 2020 U.S. Census Bureau Decennial Census, inflation-adjusted to 2026¹), Westwood (\$46,434¹), and West Price Hill (\$56,745¹). Based on current HUD limits, anticipated rents for the proposed development are expected to range from approximately \$982–\$1,402 for one-bedroom units, \$1,171–\$1,675 for two-bedroom units, and \$1,346–\$1,928 for three-bedroom units. The applicant has shared that the rent limits will be based on HUD's current figures at the time of development, as well as the final market study and underwriting.

Ultimately, the proposed Planned Development would replace a vacant commercial property with 167 new residential units, open space, landscaping, and pedestrian improvements, transforming a vacant site along a commercial corridor and near public transit into an active residential community. Compared to what is currently permitted under the existing CG-A-MH zoning, the proposed development supports broader citywide goals related to population growth, housing diversity, and neighborhood stabilization.

FINDINGS:

It is the opinion of the Department of City Planning and Engagement staff that the proposed Concept Plan and Development Program Statement are in compliance with §1429-01 *Specific Purposes*, §1429-05 *Basic Requirements*, §1429-09 *Concept Plan and Development Program Statement*, and §1429-11 (a) *City Planning Commission Action*.

CONCLUSIONS:

Staff from the Department of City Planning and Engagement support the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD) at 2323 Ferguson Road in Westwood for the following reasons:

1. The proposed PD is consistent with the specific purposes of Planned Development districts.
2. The proposed PD and Concept Plan enhance site development compared to the land use and development regulations in the existing zoning district.
3. The proposed PD and Concept Plan align with *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025).
4. The Westwood neighborhood associations were engaged during the design phase, and the Westwood Civic Association, Westwood Community Urban Redevelopment Corporation, and Westwood Works support the proposed PD.
5. The proposed PD would activate and reinvest in a vacant site, adding new housing options on a commercial corridor and near public transit.

RECOMMENDATION:

Staff from the Department of City Planning and Engagement recommend that the City Planning Commission take the following action:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- 3) **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

Respectfully submitted:



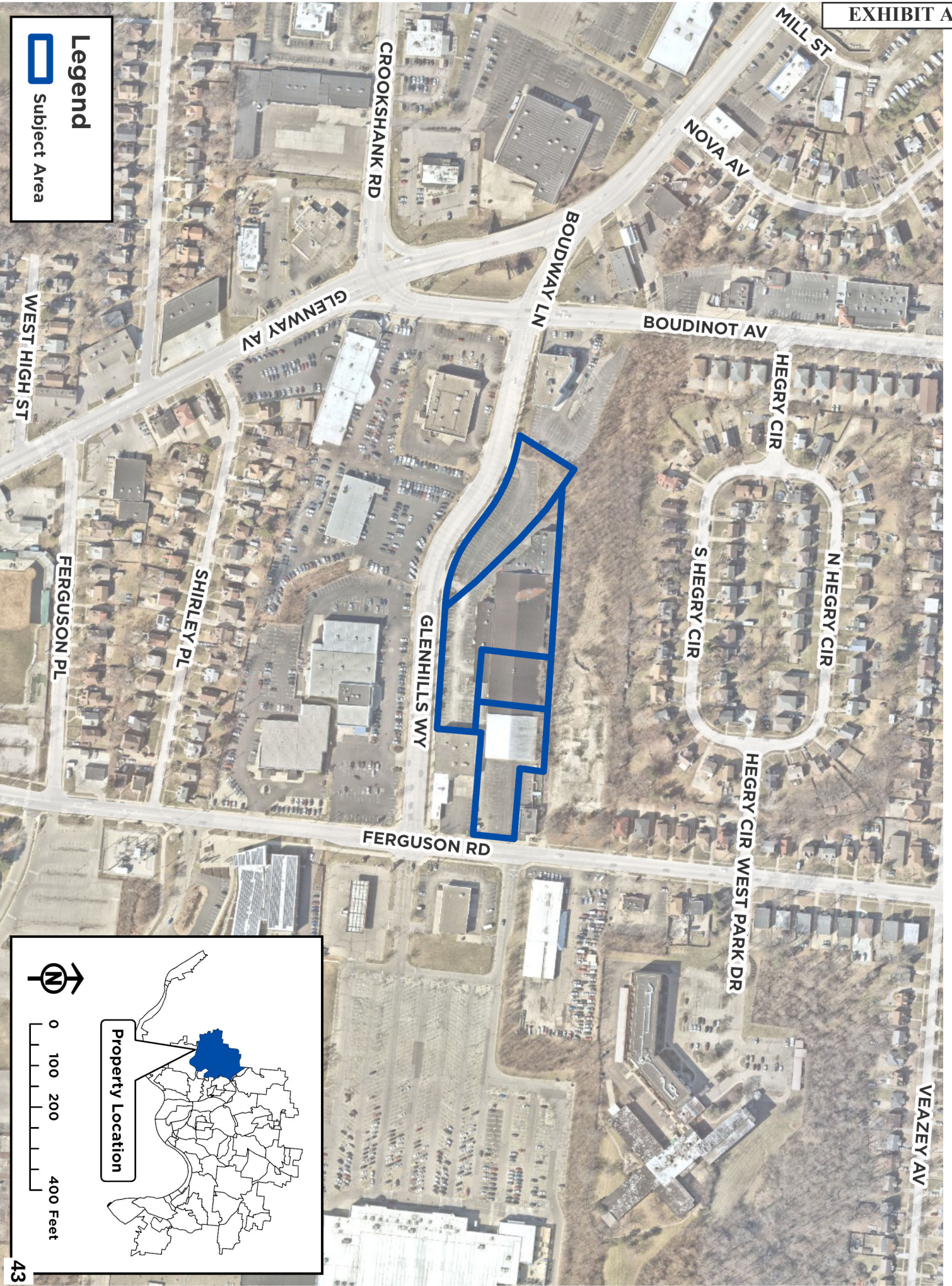
Kyle Gibbs, City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

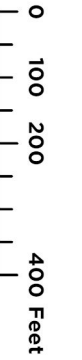
PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD

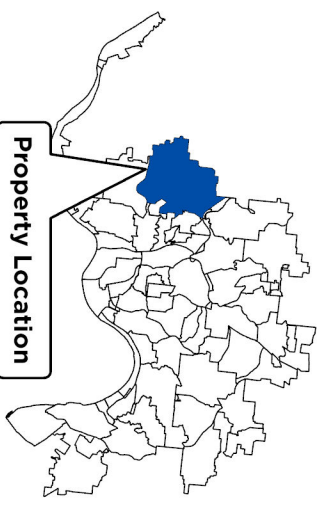


Legend

 Subject Area



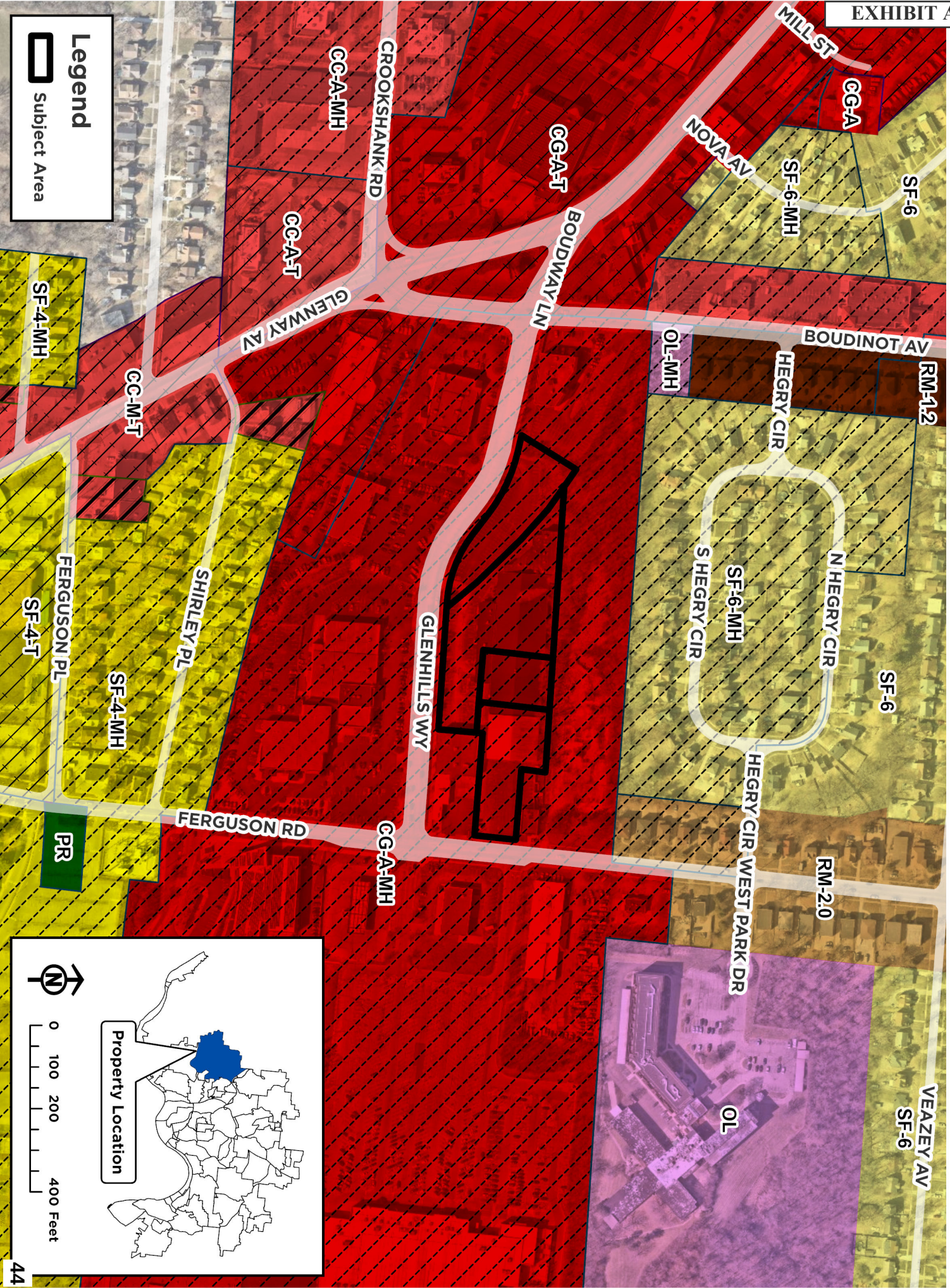




Property Location

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD

EXHIBIT A





CONCEPT

THE WESTLINE FLATS
CONCEPT PLAN

GLENHILLS WAY,
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SCALE: 1"=40'

DATE: Apr. 29, 2026

SHEET NO.



EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

REVISIONS		
DATE	BY	NO. & DESCRIPTION

Planned Development District Development Program Statement
(Westline Flats – PD #____)

Westline Flats is a multi-family residential development to be constructed by MBL DerbyCity Development, LLC, a Texas limited liability company, or its affiliate (the “**Developer**”), on the real property located at 2323 Ferguson Road, in the City of Cincinnati, Hamilton County, State of Ohio (Hamilton County, Ohio Auditor’s Parcel Id. Nos. 248-0002-0002, 248-0002-0003, 248-0002-0004, and 248-0002-0044) (collectively, the “**Property**”). Once constructed, the development will comprise 167 residential units in four separate buildings, along with a community amenity wing, associated utilities, parking areas, and landscaping (collectively, the “**Project**”).

This Development Program Statement is to be read in conjunction with the Concept Plan that has been approved by City Council via Ordinance No. _____ (the “**Concept Plan**”). In the event of any conflict between the Concept Plan and this Development Program Statement, the Concept Plan will control.

1. Permitted Uses

The Property may be used as a matter of right for multi-family dwelling purposes and any accessory uses customarily incidental thereto. Any other desired land uses will require a Major Amendment.

2. Buildings and Heights.

As shown on the Concept Plan, the Project will consist of 167 affordable residential units in four separate buildings. Building 1 is a four-story structure served by two elevators and houses the Project’s community amenity wing on its lower level, a portion of which is exposed at grade. Buildings 2, 3, and 4 are three-story, wood-frame structures with stair access. The approximate roof-ridge heights above finished first floor are 47’-4½” for the three-story buildings (Buildings 2-4) and 58’-7½” for the four-story building (Building 1), with the four-story building’s overall height from the exposed lower level to roof ridge reaching approximately 69’-8½” at certain elevations.

3. Access Drives and Street Connections.

As shown on the Concept Plan, vehicular access to the Property will be provided via curb cuts onto Ferguson Road (east) and Glenhills Way (south). Internal drive aisles connect these curb cuts to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access to all four buildings. Pedestrian walkways will link the residential buildings, community amenities, and parking areas.

4. Setbacks.

As shown on the Concept Plan, the buildings for this Project will be set back a minimum distance of 6 feet from Glenhills Way and 200 feet from Ferguson Road. All structures, parking areas, and drive aisles for the Project will be located outside the public right-of-way.

5. Parking.

As shown on the Concept Plan, the Project will include 183 parking spaces (minimum 9' × 18'), of which 16 will be ADA-accessible.

6. Density and Open Space.

In accordance with the Concept Plan, the density and open-space characteristics of the Project are as follows.

Site area (gross)	4.308 acres (187,647 SF)
Total dwelling units	167
Gross density	Approximately 38.8 units per acre
Net density	Approximately 38.8 units per acre
Impervious area	132,887 SF (Impervious Surface Ratio = 0.71)
Pervious / green-space area	54,760 SF (approximately 29% of the Property)
Open-space ratio	0.29

7. Phasing.

The Project will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. Because construction is anticipated to be completed within approximately twenty-two (22) months of commencement, no schedule is required under Section 1429-09(c) of the Cincinnati Zoning Code.

8. Maintenance and Upkeep of Buildings, Streets, Drives, Parking Areas, Utilities, Common Areas, and Common Facilities.

Following completion of construction, the Developer (or any subsequent owner of the Property) will be responsible for maintaining the buildings, private drives, parking areas, private utility lines, landscaping, and common amenity spaces.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
CINCINNATI, OHIO 45226
(513) 321-2168

4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226

CITY OF CINCINNATI, HAMILTON COUNTY, OHIO
THE WESTLINE PLATS
SITE DIMENSION PLAN (EAST)

SHEET	C
DATE	2020
JOB NO.	2020
SCALE	1" = 40'

D TIBITIXE



LEGEND-PROP. FEATURES

- MEDIA DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - NEW PORTLAND CEMENT CONCRETE PAVEMENT
 - NEW PORTLAND CEMENT CONCRETE WALL
- SEE LANDSCAPE PLAN BY OTHERS. ALL AREAS NOT PAVED, OR BUILDING ARE TO BE COVERED WITH GRASSY OR OTHER SUITABLE COVER.

PARKING TABLE:

PROPOSED PARKING=	157
EXISTING PARKING=	16
TOTAL PARKING	173 SPACES (MIN. 17 X 8')
NUMBER OF UNITS=167 UNITS	

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF DRIVE, PROPERTY LINE OR UNLESS OTHERWISE NOTED.
- ALL CURB AND AREAS 3' UNLESS OTHERWISE NOTED. SELF-CONTAINED WITHIN THE LOT.
- ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION EQUIPMENT, OR VEHICLES SHALL OCCUR ONLY ON THE EXISTING PAVED AREAS OF THE LOT.
- ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL WORKERS, SUPPLIERS, CONTRACTORS, OR VEHICLES. ALL OTHER ACCESS POINTS SHALL BE CLOSED.
- ALL CONCRETE FOR SITE WORK SHALL BE PER 0207 402, CLASS "C", 4000 PSI, 5-7% AIR ENTRAINMENT.
- PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.



GRAPHIC SCALE
(IN FEET)
1" = 40'

GLENHILLS WAY
(RW VARIES) (PUBLIC)
(P.B. 333, PG. 65)
ITEM #24
O.R. 7246, PG. 931

BENCHMARK
MAGNAIL
N=47378.46
E=132261.86
ELEV=580.66

March 17, 2026

Tricia Moore
LDG Development, LLC
545 South 3rd Street
Louisville, KY 40202

Re: 2323 FERGUSON RD, CINCINNATI, OH 45238 | Westline Flats | **26CIN-CSRV-000009**
Technical Design Review | Final Recommendations

Dear Tricia Moore,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **2323 FERGUSON RD, CINCINNATI, OH 45238** in the Community of Westwood. It is my understanding that you are proposing the construction of four (4) multifamily buildings consisting of 167 units and 183 parking spaces. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Teams conference call meeting** with you on **March 24, 2026 @ 10:00am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement (Planning Division)

Immediate Requirements to move forward with project:

1. The proposed project will require a zone change because multi-family use is not permitted in the existing zoning district, CG-A-MH. Since multiple principal structures are proposed on a single parcel, staff recommends that the applicant team apply for a zone change to Planned Development instead of a multi-family zoning district to avoid the need for variances in the new zoning district.
2. The Planned Development zone change process takes approximately 6-12 months and is conducted in two phases, as outlined in Section 1429 of the Cincinnati Zoning Code:
(https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI_CH1429PLDE).
3. The first phase includes the zone change and requires a Concept Plan and a Development Program Statement, and is reviewed by the City Planning Commission and City Council. The second phase requires a Final Development Plan and review by the City Planning Commission.
4. Additional elements you will need to provide: City Business Disclosure Form, Schedule of projected development and/or phasing, and Sign Standards district selection (Section 1427.35-39 of the Cincinnati Zoning Code).
5. You can apply for a zone change consultation at <https://www.cincinnati-oh.gov/planning/eztrak/> or first reach out to Planning staff using the contact information below.

Requirements to obtain Permits:

1. According to CAGIS, the proposed site is two parcels (024800020002 and 024800020044). If any structure is proposed across both parcels, work with Hamilton County to consolidate the parcels within the site area into one. Additionally, one parcel for the proposed site would simplify the proposal. For information on consolidation:
cincinnati-oh.gov/buildings/building-permit-forms-applications/application-forms/all-forms-handouts-checklists-alphabetical-list/lot-consolidation-handout/.

Recommendations:

1. A specific purpose of Planned Development districts is to encourage common open space. Planning staff would encourage the applicant team to incorporate more open areas in the site plan for the use of future occupants of the development and their guests. In the preliminary Coordinated Site Review submission, a presentation included a slide listing bike racks, a playground, and a swimming pool as community amenities. Planning staff is interested in whether these amenities are still being planned for in the development.
2. It is highly recommended to continue engaging with the Westwood Civic Association, Westwood Works, and other community organizations. Please keep them informed of all plan updates. These community groups will be notified and involved during the zone change and/or Planned Development process. In the Civic

Association's letter of support, the community council recommended a few design elements to align with neighborhood goals, including building materials, gateway signage, speed humps, enhanced parking lot lighting, and secured building entry systems. Planning staff is interested in whether the development design has changed since receiving the neighborhood feedback.

Contact:

Kyle Gibbs | Planner | (513) 352-4886 | kyle.gibbs@cincinnati-oh.gov

City Planning & Engagement (Zoning Division)

Immediate Requirements to move forward with project:

1. The proposed multi-family use is not a permitted use in the CG-A-MH zoning district. A re-zoning to a multi-family zoning or PD to accommodate the proposed multi-family use and density (more than 4 units per parcel) would be needed to accommodate the project as proposed.
2. The proposed site design would require zoning relief for multiple requirements if re-zoned to RM 0.7 (zoning relief for multiple principal structures on a parcel, parking location in a front yard and parking lot landscaping). Zoning Division recommends the applicant work with the Planning Division on re-zoning to a Planned Development.
3. Note: The current CG-A-MH zoning allows for up to 4 residential units in a structure on an individual parcel based on the new connected communities zoning code. If the project were re-designed into 4-unit structures on individual parcels, the current CG-A-MH zoning would allow for that use as a permitted use because 4-unit buildings are a permitted use. Other design requirements would also apply as outlined in Section 1409-04 part D as far as requiring an entrance on the façade facing the street and having the architectural façade/massing design reflect a base, middle and top.

Requirements to obtain Permits:

1. All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

Recommendations:

1. Work with the Planning Division on zone change to a Planned Development; and to address the community's feedback on the design.

Contact:

Wes Munzel | Zoning Plan Examiner | (513) 352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

1. Availability approved under this number: 25MSD-CMD2500238 11/13/25
2. Your project requires detention review. For questions about sewer-related development within MSD's service area, please send an email to MSDDevelopmentPlanReview@cincinnati-oh.gov.

Requirements to obtain Permits:

1. Site utility plan must include all items on the Site Utility Plan Check List found at: msdgc.org/development.

Recommendations:

1. Document all abandoned water meters - may be entitled sewer tap fee credits
2. Refer to the Sewer Tap Permit Fees Flow Chart found at: msdgc.org/development.

Contact:

Anthony Palmore | MSD - Tap Permits | (513) 352-3224 | anthony.palmore@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. Submit completed set of civil drawings which includes grades, drainage and detention for review.
2. Submit MSD approved detention report to SMU.

Recommendations:

1. Consider adding drainage structures in the East parking lot to facilitate collection and conveyance.

Contact:

Joe Roberts | Stormwater Management Utility | (513) 283-2564 | joe.roberts@cincinnati-oh.gov

Water Works

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. A stamped and recorded plat is required before any building permits are approved, or water service branches/meters are sold for this development.
2. The subject development property has active water service branches at the following:

	Address	Branch #	Size	Meter #	Size
a.	2323 Ferguson Av.	H-249087	2"	249087	2"
b.	2323 Ferguson Av.	H-249087	6"	DC0816	1"

3. If the existing water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at:
<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
4. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. Coordinate with Mike Lawson 513-591-7870. The discontinued branch(es) may require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main.

Recommendations:

1. **GCWW requires an 8" branch for more than one private fire hydrant.**
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application:
<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

Richard Roell | GCWW - Building Permits | (513) 591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. The Fire flow requirement is 1800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi).
2. A Water Works flow test has Fire Flow above 1800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi).

Requirements to obtain Permits:

1. Two readily accessible Fire Hydrants within 400 feet of all sides of your project.
 - Private Fire Hydrants will be required for your project.
 - A Fire hydrant should be located within 50 feet of any FDC.
 - PIVs cannot shut off the water supply to the private fire hydrants.
 - The PIV is to shut off the sprinkler system to the building.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
3. The angles of approach and departure for fire apparatus access roads shall be within the limits established

by the fire code official based on the fire department's apparatus.

Recommendations:

None.

Contact:

Gregory Phelia Jr. | Fire Prevention | (513) 357-7598 | gregory.pheliajr@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. There are currently public trees along Glenhills Way. As such, Tree protection standards must be incorporated into the project specifications with tree protection zones established around any existing public trees adjacent to or within the construction limits of the project that could be impacted. These standards can be found under the SUPPLEMENT TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, SEC. 105.072.
2. If existing public trees need to be removed during the course of this project, or if excavation is to occur within 15' of a public tree, or if any new public trees are to be planted within the ROW, a public tree work permit must be issued to the developer by Urban Forestry before the work can proceed as is covered under CMC 743-19. The developer shall also reimburse the city for the valuation of any public trees that are removed due to this project. Permit can be obtained by contacting the Urban Forester for the West District, Matt Dickman, at matt.dickman@cincinnati-OH.gov.

Recommendations:

1. The Cincinnati Park Board and the Urban Forestry Program encourages developers to integrate the addition of new street trees into any sidewalk repairs or replacements if possible, and to consider landscape plans which include tree plantings to create more sustainable and attractive urban spaces. The inclusion of new trees helps to advance the City's Climate Safe Neighborhoods initiative and elements of the *Green Cincinnati Plan*. Trees are vital city infrastructure which help to improve air quality, reduce the urban heat island, and enhance the aesthetics and livability of our city while also boosting property values and supporting economic activity. The urban forestry department can also provide recommendations for species selection or review site plans to assist with tree placement.

Contact:

Garrett Dienno | Parks - Urban Forestry | (513) 861-9070 | garrett.dienno@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. If site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
2. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A current (less than 1 year old) Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.
3. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at: <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies in support of the *Green Cincinnati Plan*:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.
 - b. Rooftop solar should be considered in the design as a renewable energy source.
 - c. Site parking should include electric vehicle charging stations.
 - d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - e. The use of trees in the landscape design should be included to enhance urban forestry.
 - f. The use of pervious surfaces should be maximized to the extent practical in the design.
 - g. Landscape design should consider the use of native species.
 - h. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

Amanda Testerman | OES | (513) 352-5310 | amanda.testerman@cincinnati-oh.gov

Department of Transportation & Engineering (DOT - Addressing)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. Based on the plans provided, the assigned addresses are:
 - 3020 GLENHILLS WY (bldg 1C)
 - 3030 GLENHILLS WY (bldg 2)
 - 3040 GLENHILLS WY (bldg 1B)
 - 3050 GLENHILLS WY (bldg 1A)
2. The owner/developer/manager is responsible for assigning secondary designators (numbers or letters) for the apartments. However, USPS does have standards that should be followed. If you provide me with your list of secondary designators, I can provide them to USPS, on your behalf.
3. Per Cincinnati Municipal Code (Sec. 723-65) and Ohio Fire Code (Rule 1301:7-7-05, (E) Sec. 505), the assigned address numbers must be posted and visible from the street.

Recommendations:

None.

Contact:

Jessica Truman | DOT - Addressing | (513) 368-1613 | jessica.truman@cincinnati-oh.gov

Department of Transportation & Engineering (DOT - Development Review)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. Provide dimensions on the right of way plans.
 - a. Sidewalk is to be 5' minimum wide with 5' tree lawn OR 10' full width.
 - b. Curb height is to be 6" with a 2% sidewalk cross slope.
2. The drive apron on Glenhill needs to be fixed to match the width of the proposed driveway.
3. No encroachments are permitted in the right of way, including foundations, walls, steps, etc.
4. Provide a 3' minimum buffer area between the sidewalk and the parking lots.
5. Remove all unused drive aprons and restore them to City standards.
6. Driveway and aprons are to meet City standards including proper clearances.

- a. Construction entrances are to be a hard surface in the right of way.
7. All work in the public right-of-way will require a separate DOTE permit.

Recommendations:

None.

Contact:

Morgan Kolks | DOTE - Development | (513) 335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections (Building Plans Examiners)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

1. Building 1, please show your code path for the egress stairs not to be enclosed.
2. Verify that the number of accessible parking spaces meets OBC section 1106.2.
3. Provide a detailed code analysis at the time of building permit submission.
4. Provide a geotechnical report at the time of building permit submission.
5. Be aware that elevator hoistway protection is required per OBC section 3006.2.
6. Special Inspections will be required for geotechnical and foundation work.

Recommendations:

None.

Contact:

Rodney Ringer | Building Development Services | (513) 352-4847 | rodney.ringer@cincinnati-oh.gov

Law Department**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

None.

Recommendations:

1. No requirements or recommendations at this time.
2. If this development were to create an encroachment in City right of way or City property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Contact:

Renee Luttrell | Law - Real Estate | (513) 352-3338 | renee.luttrell@cincinnati-oh.gov

Department of Community & Economic Development (DCED)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

None.

Recommendations:

None.

Contact:

Roy Hackworth | DCED | (513) 352-6119 | roy.hackworth@cincinnati-oh.gov

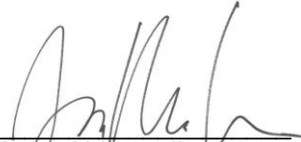
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits**

Sincerely,



Art Dahlberg
Director, Department of Buildings and
Inspections, Chief Building Official & CSPRO
Committee Chair



Jesse Urbancsik
Development Manager

Westwood Civic Association

August 21, 2025

Department of Community & Economic Development
City of Cincinnati

Dear Department of Community & Economic Development,

On behalf of the Westwood Civic Association, I am writing to express our support for LDG's proposed housing development at 2323 Ferguson Ave. This project represents an important opportunity to advance the goals of the 2025 Westwood Neighborhood Plan. We are particularly encouraged that LDG has committed to providing affordable units as part of this development, ensuring that a range of residents will have the opportunity to live and thrive in Westwood.

While we are strongly supportive, we also encourage LDG to consider several refinements to the plan to ensure the project best reflects our community's goals:

1. **Design Character** – Current renderings convey a more suburban aesthetic, which is not consistent with the neighborhood's long-term vision. We encourage the developer to consider incorporating more brick or similar durable materials and moving toward a more modern, urban design that aligns with Westwood's character.
2. **Neighborhood Gateway** – This location is a prominent entry point into Westwood. We recommend that the design reflect its role as a gateway, including a feature that welcomes residents and visitors—such as a prominent “Welcome to Westwood” sign or other landmark design element.
3. **Public Safety Measures** – We encourage LDG to incorporate measures such as speed humps, enhanced parking lot lighting, and secured building entry systems to promote a safe and welcoming environment.

We believe this project, with these considerations, can set a high standard for development in Westwood and serve as a positive model for growth that is consistent with the community's vision and values.

Sincerely,

Katie Query
President
Westwood Civic Association

Westwood Civic Association
PO Box 11466 Cincinnati, OH 45211

**Westwood Civic Association**

May 21, 2026

Department of Community & Economic Development
City of Cincinnati

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1. **Design Character** – Current renderings convey a more suburban aesthetic, which is not consistent with the neighborhood's long-term vision. We encourage the developer to consider incorporating more brick or similar durable materials and moving toward a more modern, urban design that aligns with Westwood's character.
2. **Neighborhood Gateway** – This location is a prominent entry point into Westwood. We recommend that the design reflect its role as a gateway, including a feature that welcomes residents and visitors—such as a prominent “Welcome to Westwood” sign or other landmark design element.
3. **Public Safety Measures** – We encourage LDG to incorporate measures such as speed humps, enhanced parking lot lighting, and secured building entry systems to promote a safe and welcoming environment.

We believe this project, with these considerations, can set a high standard for development in Westwood and serve as a positive model for growth that is consistent with the community's vision and values.

Sincerely,

Katie Query

President

Westwood Civic Association

Westwood Civic Association
PO Box 11466 Cincinnati, OH 45211



Westwood Community Urban Redevelopment Corporation
PO Box 112162 Cincinnati, OH 45211-2162



Kyle Gibbs
Department of City Planning and Engagement
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Greetings!

The Westwood Community Urban Redevelopment Corporation (WestCURC) fully supports the request by MBL DerbyCity Development, LLC (an affiliate of LDG Development) for a zone change from CG-A-MH to Planned Development at 2323 Ferguson Road in Westwood.

WestCURC has supported this project almost since its inception for the following reasons:

Reinvestment in the neighborhood and redevelopment and redeployment of underutilized or vacant properties including increased opportunities for housing had strong support and been contemplated throughout the comprehensive, thoughtful, and lengthy process culminating in the formal adoption of Westwood's Neighborhood Plan.

The mission of WestCURC centers on identifying vacant, distressed or poorly performing properties in Westwood and working to restore them to productive use. The burned-out and vacant Sports Mall property certainly meets these criteria.

WestCURC has been in discussion with LDG Development ever since this property was identified for attention.

The proposed Planned Development is entirely consistent with the goals for this area as outlined in the recently approved 2025 Westwood Neighborhood Plan. Specifically, in the Glenway/Mercy Site Target Area, the Westwood Plan calls for: "Additional mixed-use, multifamily and senior housing on-site to increase density and provide additional housing opportunities for diverse demographics." Further, this type of redevelopment and increased residential density at the former Sports Mall site reflects the vision and intent outlined for the Glenway/Mercy Site Target Area.

LDG Development has met several times with WestCURC and the PIBZ (Property, Infrastructure, Beautification, Zoning) Committee of the Westwood Civic Association and has incorporated all of the suggestions made to them.

The Planned Development is an important addition to the Westwood neighborhood and its location at the southern entrance to our neighborhood makes this an important gateway project.

Sincerely,

Greg Hand
President
WestCURC



5/23/2026

Attn: Department of Community and Economic Development & City of Cincinnati Planning Commission

On behalf of Westwood Works, we appreciate the opportunity to provide feedback regarding the proposed project by LDG at Ferguson Road. As an organization committed to connecting and strengthening the community of Westwood, we recognize the complexity of these housing conversations.

After much discussion amongst our Board of Directors, they have voted (5-4) in support of the project. While expressing our support, I feel it is important to communicate the varied perspectives of our members.

Overall, our board recognizes the need for attainable and affordable housing options in Westwood. Members who voted 'yes' view this development as an opportunity to provide stable housing for residents who may otherwise struggle to remain in the community. They consider the proximity to fresh foods, transport, and schools added benefits of building in this location. These members believe that increasing the overall housing supply, including affordable units, is an important component of supporting an inclusive and economically diverse neighborhood.

Other board members, while overall supportive of affordable housing, raised concerns regarding the proposal as currently presented. Chief among those concerns is that the project does not align with the land-use map from the neighborhood plan, which details mixed-use development in this specific location. Some members also expressed concerns regarding the long-term maintenance and management plan for the property, emphasizing that any new development must remain high-quality and well-maintained. We share in the Westwood Civic Association's concern regarding the property becoming a "cut through" and ask LDG to take precautions to avoid this. We also support Civic's request for gateway signage and modified façade materials. We request additional detailed information from LDG on the long-term maintenance and management plan.

There was consensus around several shared values: the importance of thoughtful development, the need for high-quality housing at all price points, adherence to neighborhood planning efforts, and a commitment that new projects have long-term positive impact on the surrounding community.

We hope these perspectives are helpful as discussions continue.

Regards,

Stephanie Collins, Executive Director
Westwood Works

Cc: Westwood Works Board of Directors, Mike Charbel



[External Email] Re: 2323 Ferguson Road Planned Development

From West Price Hill Community Council <info@westpricehillcc.org>

Date Thu 4/16/2026 7:11 PM

To Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov>

External Email Communication

Thanks for passing along, Kyle. I'll share this information with our board and general membership.

We have been aware of this development for over a year now. In general, our council strongly disapproves of it. There is too much "affordable housing" on the west side, many of which have become nuisance properties.

We have been continuously communicating to the city, county, and state administrations about related issues for years. It would be a shame if our concerns were ignored for this specific project.

I'll stress that we aren't opposed to more housing - we just want it to be market rate. We also want the city administration to improve its code and law enforcement related to all types of properties before drastically adding to our housing supply.

I'll submit this as a formal letter soon, and I think a few of our members will join the Zoom meeting.

On Thu, Apr 16, 2026 at 3:51 PM Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov> wrote:

Hello, West Price Hill!

My name is Kyle Gibbs with the Department of City Planning and Engagement. While we haven't worked together before, I look forward to collaborating with you on future projects. I have received an application for a Planned Development at 2323 Ferguson Road, including four multifamily buildings with 167 units. This subject site is in Westwood but within 400' of West Price Hill, so I am writing to provide a notice for your council of an upcoming Public Staff Conference to discuss the project.

This City-led meeting will share project details and gather community input on **April 30th at 5:00**. The meeting will be virtual via Zoom, and registration details are available in the attached notice. I sent the same notice to your council's mailing address and to residents within 400' of the site.

If you have any questions about the project or the upcoming public staff conference, please feel free to reach out.

Thank you,

Kyle Gibbs | City Planner

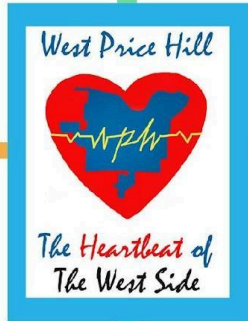
City of Cincinnati | Department of City Planning and Engagement | **513.352.4886**

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202



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Ben Klayer
President, WPHCC
513-293-9076



West Price Hill Community Council
Working Together to Make Our Mark

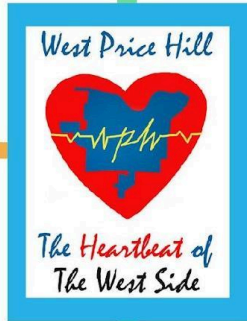
May 18th, 2026

This letter represents the opinion of the West Price Hill Community Council's (WPHCC) membership regarding a proposed development at 2323 Ferguson Road: a 4-building, 167-unit, income-restricted LIHTC complex which would be built by LDG Development.

This opinion was discussed, motioned, amended, and voted upon by our membership at our public meeting on 5/12/2026. Furthermore, we have received input from numerous non-members as well, documented at a public meeting by the City of Cincinnati's Planning Commission on 4/30/2026.

WPHCC opposes the proposed development in its current state. The general opinion is that it adds too much density to an area that already struggles with traffic, crime, and infrastructure issues. Additionally, we feel as though our neighborhood is oversaturated by income-restricted housing, which has contributed to a nearly 350% increase in poverty in West Price Hill since 2000. We also feel that the community engagement for this project has been lackluster, as evident by many residents who live near the site and hadn't even heard about the proposed development until notices about the Planning Commission meeting were distributed.

One point that has been repeatedly expressed by our membership is that we aren't opposed to more housing as a rule. Rather, we want more market-rate housing in our neighborhood.



West Price Hill Community Council
Working Together to Make Our Mark

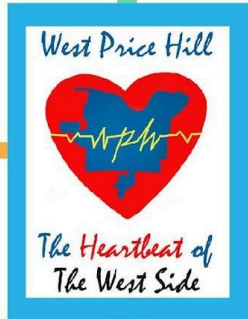
Still, if the proposed development receives the necessary zoning variances and funding, and is eventually approved to be built, WPHCC asks the developer and city administration to take the following action steps and otherwise assess these items:

Immediate:

- Add more greenspace to the development plan
- Consider adding commercial retail to the development plan
- Conduct a traffic impact analysis
- Communicate to residents who live on streets connected to Ferguson Rd.
- Conduct an economic assessment of West Price Hill as well as a study that shows the potential economic impact of adding income-restricted housing to that area
- Communicate with Western Hills High School, Dater Montessori, and local businesses along Ferguson
- Proactively solicit applications from families who have kids in Cincinnati Public Schools and are experiencing homelessness

Long-Term:

- Enforce code and zoning laws on properties around that area, especially those identified by WPHCC to be in violation
- Increase police presence around that area, and perform strict law enforcement for traffic violations, loitering, drug use and dealing, fighting, etc.
- Invest in commercial retail spaces along the Glenway and Ferguson corridor
- Build more market-rate housing around West Price Hill



West Price Hill Community Council
Working Together to Make Our Mark

WPHCC would appreciate communication about these actions, as well as any updates about the proposed development. We hope that we can work together with the developer and city administration to ensure that our neighborhood grows in a meaningful manner that is consistent with our mission statement: "The Community Council strives to make our neighborhood a vibrant, safe, and healthy place to live, work, and raise families."

Respectfully submitted,

Ben Klayer
President, WPHCC
info@westpricehillcc.org

On April 30th, 2026, the Department of City Planning and Engagement hosted a Public Staff Conference to discuss and hear feedback on the proposed Planned Development at 2323 Ferguson Road in Westwood. Notably, West Price Hill and its Business District are nearby (approximately 400 feet south of the site). The applicant submitted the Planned Development on April 7th, proposing a multi-family development called Westline Flats on the former Western Hills Sports Mall site. Westline Flats is planning for 167 residential units in four multi-story buildings, with associated parking, landscaping, and amenities. The developer anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an average income of 60% of the area median income (AMI).

The Public Staff Conference received 39 registrations and was attended by approximately 25 people, not including City staff and the applicant team. Property owners and neighborhood associations within 400' of the site were notified on April 16th, including Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and West Price Hill Community Council. Twenty-one (21) people registered from Westwood, and eight (8) from West Price Hill or Price Hill. During the conference, fourteen (14) people spoke, three (3) in support and eleven (11) in opposition. The following outline provides the key concerns raised and what the supporters emphasized.

- **Key Concerns Raised**

- **Affordable Housing & Project Impact**

- Speakers were concerned the proposal would add more affordable/LIHTC housing to an area they feel already has a high concentration of subsidized housing.
 - Concerns were raised about long-term maintenance, property management quality, trash, curb appeal, and compatibility with nearby neighborhoods and uses.
 - Speakers mentioned that the project conflicts with the City's Impaction Ordinance, the Connected Communities initiative, and broader goals for middle housing.
 - A speaker questioned whether the project aligns with the Westwood Neighborhood Plan and whether it would contribute positively to the tax base.
 - Additional concerns included construction noise, proximity to a daycare center, and calls for an economic feasibility study.

- **Community Capacity & Services**
 - Speakers expressed concern that the project could intensify poverty concentration and racial segregation on Cincinnati's west side.
 - Speakers stated local schools (Covedale and Western Hills High School), police services (District #3), healthcare access, grocery options, recreation facilities, and other public services are already strained and need to be addressed before adding more density.
 - Concerns were also raised about crime, unhealthy living conditions, and limited local employment opportunities.
- **Density & Housing Character**
 - Many comments focused on the belief that the area is already overly dense with apartments, traffic, and lower-income housing.
 - Speakers preferred more single-family homes and homeownership opportunities rather than additional multifamily development.
 - Additional concerns included overcrowding, litter, pressure on schools and police, and impacts to nearby wooded areas and wildlife.
 - Some suggested alternative vacant sites should be considered instead of increasing density along a major corridor.
- **Traffic & Pedestrian Safety**
 - Speakers expressed concerns about increased traffic congestion, especially around Ferguson Road and the Ferguson–Glenhills intersection.
 - Multiple comments highlighted existing pedestrian safety issues and requested traffic improvements, including a potential traffic signal and a formal traffic study.
 - Concerns were also raised about impacts on a nearby walking trail.
- **Community Engagement**
 - West Price Hill residents felt they were brought into discussions too late and were not adequately included in the planning process.
 - Several comments requested broader outreach, additional engagement, and greater collaboration before advancing a zone change.
- **Applicant**
 - Some speakers cited dissatisfaction with other developments completed by the developer, particularly regarding construction quality and community engagement.
 - Requests were made for additional vetting of the developer's track record, and concerns were raised about out-of-town investors.

- **Supporters Emphasized**

- Cincinnati's growing housing demand and the need for additional multifamily housing options.
- The project has the potential to support transit improvements and future BRT investment.
- Reuse of an underutilized commercial/big-box site.
- Opportunities to improve walkability, vibrancy, and reinvestment in the area.
- Consistency with the adopted Westwood Neighborhood Plan.
- Support from local organizations, including the Westwood Community Urban Redevelopment Corporation.

Summary was produced by the Department of City Planning and Engagement.

Comments, written statements, and questions may be directed to:

Kyle Gibbs | City Planner

Department of City Planning and Engagement

kyle.gibbs@cincinnati-oh.gov | 513-352-4886

Dear Kyle;

Thank you for hosting the virtual public hearing concerning the Ferguson Avenue redevelopment of Western Sports Mall. I'm a 33 year resident and 4th generation resident of Westwood. My Great, Great Grandmother, Great Grandmother and Great, Great Aunt moved to Ocosta and built new homes. My grandparents built a home with a guest house on Geyer Woods; my sister owns it now. I have been coming to this area for 67 years.

I am opposed to this becoming a large rental community especially "affordable" rentals, with section 8. We have more apartments in Westwood than most communities in Cincinnati and we do not need any more density. According to the statistics the city posted that most of our apartments are already affordable or section 8 which have been going downhill since I moved back here 33 years ago and the community paid to demolish several of them. We need more "affordable" home ownership not investor or out of town commercial entities buying our properties to put in more low rent properties. We need programs that give targeted money for upgrading our nice housing stock that exists. The Port has some and the Tax Abatement program can give a higher targeted designation. This is a nice middle-class neighborhood, and it seems with the upgrading of other neighborhoods we are getting the push to make this area decline even further. Those of us who have put our lives and energy into our homes and neighborhoods do not want to see this happen. Figure out a different community use, even an in-fill park anything but adding more apartments or high traffic commercial.

It was a mistake to begin with adding box stores on Ferguson, theft is way up in those stores, trash and traffic is terrible. The entrance off I-75 is either up Harrison or Queen city to Werk Rd. The city just put some crazy traffic quieting on Harrison basically turning it into a 2 lane road. The traffic is terrible already. Adding hundreds of more motorists onto these 2 lane residential roads is a huge mistake for those of us who live this every day. This is a wildlife corridor, and we have deer, fox, and many animals that roam our area that are also not being protected, as well as people walking on the streets. You cannot widen these streets without totally ruining the beautiful homes that line them.

Other people had very valid concerns about police, fire and schools that are overburdened in the Westwood, West Price Hill area already, yet no consideration was given to this.

I feel certain many people would oppose this project if they knew about it. Communication from the people who say they represent us in Westwood is nonexistent, so I am not sure how they gather this support as a good idea.

I look forward to hearing what we need to do to stop this project.

Denise Knaggs-Guiducci
2622 Fleetwood Ave.
Cincinnati, OH 45211
513-703-2353



Outlook

[External Email] New Apartments in Western Hills

From Emili Clark <ec09211989@gmail.com>

Date Mon 5/4/2026 10:47 AM

To Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov>

You don't often get email from ec09211989@gmail.com. [Learn why this is important](#)

External Email Communication

Hi kyle,

I spoke to Tricia Moore regarding possibly the new apartments being built where the old sports center is in Cincinnati. I know you guys are getting a lot of negative feedback but I just wanted to share with you as a visually impaired woman from what Tricia explained to me I feel like this property would help so many people like myself that are simply just trying to survive off a disability check. Not sure why people would be mad at that but I think it's wonderful . I just wanted to share my feelings with you about it. I currently live right around the corner on Boudinot Avenue. My opinion this property is perfect for people with disabilities because Walgreens is across the street Walmart and Kroger is right up the road it couldn't be more perfect!!!! I think a lot of people are against it because they think it's section 8 and from what Tricia explained it is not going to be that and I think people have the wrong assumption that it's going to bring bad to The neighborhood but like I said for people with disabilities this is wonderful. I'm excited and can't wait until it's built . I would love to live here !!!

Thank you ,
Emili Clark



[External Email] Public Comment: Western Hills Sports Mall Redevelopment (2323 Ferguson Rd.)

From Renee Kopache <reneekop@yahoo.com>

Date Tue 4/21/2026 9:00 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>

Cc info@westpricehillcc.org <info@westpricehillcc.org>; info@westwoodcivic.org <info@westwoodcivic.org>

You don't often get email from reneekop@yahoo.com. [Learn why this is important](#)

External Email Communication

Dear City Planning Commission,

My name is Renee Kopache, and I am a 23-year resident at 2497 Dunaway Court, Cincinnati. I am writing to formally express my concerns regarding the proposed 167-unit affordable housing complex at the site of the former Western Hills Sports Mall (2323 Ferguson Rd.).

I'm concerned that the Westwood Civic Association is promoting a high-density development in the Ferguson Road corridor that they would likely oppose if it were proposed near the Town Hall. This is somewhat evidenced by the fact that the WCA is pursuing the development of luxury apartments near the Town Hall.

Pockets of Westwood like Westwood South (near the proposed site), apartment complexes make up 86.1% of all real estate—a rate higher than 97.6% of American neighborhoods. Our section of the Westwood community should not be treated as a "catch-all" for high-density projects that more affluent parts of Westwood are shielded from.

Beyond this issue of geographic equity, I have the following specific concerns:

- **Pedestrian Safety:** Ferguson Road is a major walking route for students at Western Hills High School and shoppers at Walmart and Kroger. Adding 170 units without major traffic calming measures creates a dangerous environment for pedestrians in an already high-traffic zone.
-
- **Property Values:** Westwood has seen a nearly 20% increase in home values over the last year. I am concerned that an over-concentration of high-density, income-restricted housing in this specific pocket will stall that momentum and negatively impact the value of nearby homes.
-
- **Traffic and Infrastructure:** The Ferguson/Glenhills intersection is already a bottleneck. Adding hundreds of daily vehicle trips will exacerbate congestion and delay emergency services.

Crime: While acknowledging that the crime rates in Westwood have declined, it that the Westwood crime rates are high. I believe this is, in part, due to the high population density that is present in the large apartment complexes near the proposed development site. Adding yet another dense housing community will likely result in continued high crime rates.

I urge the Commission to listen to the residents who will actually live with the daily consequences of this project, rather than just the organizations representing the very large geographic Westwood area. Please require a full pedestrian safety audit and a geographic impact study before proceeding.

Sincerely,

Renee Kopache
513-289-6480

Elizabeth Petit

S. Hegry Cir, Cincinnati, OH 45238 • liz.petit.1010@gmail.com

June 4, 2026

VIA ELECTRONIC MAIL: kyle.gibbs@cincinnati-oh.gov

Kyle Gibbs, City Planner
 Department of City Planning and Engagement
 805 Central Avenue, Suite 720
 Cincinnati, Ohio 45202

RE: Proposed Zone Change to 2323 Ferguson Road, Cincinnati, Ohio 45238

Dear Mr. Gibbs and Members of the Cincinnati City Planning Commission:

I am writing to express my opposition to the proposed zone change for a multi-family residential development to be built at 2323 Ferguson Road in Westwood, Cincinnati, Ohio.

While I recognize the importance of thoughtful growth and development within Cincinnati, I believe this proposal raises significant concerns regarding its scale, impact on the surrounding community, and compatibility with the existing character of the area.

Congestion in Westwood AND Price Hill

My primary concern is that this project would introduce a significant increase in population density to an area that is already heavily developed and experiencing congestion. Adding 167 residential units in a concentrated area will significantly increase the number of residents, vehicles, and daily activity in the neighborhood. Such growth could place additional pressure on already burdened infrastructure, including local roads, intersections, parking availability, utilities, stormwater systems, and public services.

Although this site is located in the Westwood neighborhood, it also affects Price Hill. 2323 Ferguson Road is about 1.8 miles from the Westwood business district and it is roughly 2 miles from the Westwood/West Price Hill boarder. Westwood has a population of roughly 30,000 to 35,000 residents. As the largest neighborhood in the city by both area and population, it accounts for just over 10% of Cincinnati's total population. West Price Hill has approximately 16,000 to 20,000 residents. Considering the location being so close to both neighborhoods, this development will directly affect 45,000 to 55,000 residents.

Traffic congestion is already a concern in this area, particularly during peak commuting hours. A development of this size is likely to generate a significant increase in vehicle trips throughout the day, potentially resulting in longer travel times, increased congestion at nearby intersections, and additional safety concerns for motorists, cyclists, and pedestrians.

Parking availability must also be considered. Even though the project includes on-site parking, developments of this scale often create spillover parking that affect neighboring streets and existing residents. Increased competition for parking can negatively affect quality of life and create ongoing conflicts within the community.

The Commission should carefully evaluate whether the surrounding transportation network can adequately accommodate this increased demand.

Municipal and Public Services

I am also concerned about the strain this development may place on municipal and public services. Increased population density can create additional demands on police, fire, emergency medical services, sanitation, and other city resources.

i. Public Safety

Public safety is an important concern that should be carefully considered before approving this development. Westwood already faces ongoing public safety challenges, and the addition of 167 residential units could significantly increase demands on police, fire, and emergency medical services. A development of this size would bring a substantial number of new residents to the area, potentially increasing calls for service and requiring additional public safety resources.

Cincinnati Police District 3 services a residential population of approximately 95,000 residents living in fourteen separate neighborhoods: East Price Hill, West Price Hill, Lower Price Hill, East Westwood, Westward, Englishwoods, Fay Apartments, Millvale & Moosewood, North Fairmount, South Fairmount, Riverside, Saylor Park, Sedamsville and South Cumminsville. District 3 has a staff of 151 sworn officers (1 Captain, 4 Lieutenants, 18 Sergeants and 128 Officers). Increased residential density may require additional patrol coverage, emergency response capacity, and public safety resources to maintain current service levels. This will be burdensome for District 3 with an already limited number of police officers servicing several neighborhoods.

Residents deserve assurance that emergency response times, neighborhood patrol coverage, and public safety services will not be adversely affected by the increased population density.

ii. Residential Services

The development could increase ridership on public transit routes serving the area as well. With five bus stops located along Ferguson Road, the development could add a significant number of new riders to routes that are already serving existing residents and commuters. Increased ridership may lead to overcrowding at bus stops, longer wait times, and greater strain on transit capacity during peak travel periods.

Furthermore, the proposed 167-unit residential development would also generate a substantial increase in household waste and recycling, placing additional demands on municipal sanitation services. With hundreds of new residents potentially occupying the development, the volume of garbage requiring collection would increase significantly. This could place greater

pressure on existing collection schedules, equipment, and personnel, potentially affecting the efficiency and reliability of sanitation services provided to current residents. Increased waste generation may also create challenges related to trash storage, collection vehicle access, and litter control if adequate infrastructure is not provided.

Before approving this proposal, the City should carefully evaluate whether existing infrastructure and public services can adequately support the projected growth.

Westwood

The scale of the proposed project appears inconsistent with the character of the surrounding area. Four multi-story buildings and 167 residential units represent a significant change to the neighborhood's existing development pattern. The Commission should carefully consider whether the project's size and intensity are appropriate for this location and whether a smaller-scale alternative would better balance growth with neighborhood compatibility.

Stop Out-of-State Development

I find it troubling that this project is being advanced by an out-of-state developer whose primary connection to the community is financial investment rather than meaningful involvement in the neighborhood. Decisions about the future of Cincinnati's neighborhoods should prioritize the interests of current residents and the long-term well-being of the community. During the April 30 meeting regarding this project, I asked the developer directly whether they planned to invest in or support the surrounding community beyond the development itself. The representative stated that they have no plans to provide direct community benefits and instead intend to focus solely on activities and events for the residents of the development. That response raises serious questions about the developer's commitment to the broader neighborhood and whether the community will receive any meaningful benefit from a project of this scale. As a lifelong Cincinnati resident, I am troubled by the prospect of yet another out-of-state developer generating profits from our city while offering little in return to the existing residents and neighborhoods that will bear the impacts of the development.

Valuable land within Cincinnati should be developed in a manner that reflects community needs and local priorities, rather than maximizing density and profitability at the expense of the quality of life enjoyed by existing residents.

Conclusion

For these reasons, I respectfully urge the Cincinnati City Planning Commission to deny the application or require substantial modifications that reduce the project's density and impacts on the surrounding community.

Thank you for your consideration of these concerns.

Sincerely,

Elizabeth Petit

Elizabeth Petit

2950 WEST PARK DRIVE LLC 1105 EAST COUNTY LINE STE 206 LAKEWOOD NJ 08701	BOUDINOT LIMITED PARTNERSHIP 2334 BOUDINOT AVE CINCINNATI OH 45238	BOYLES CASEY 3068 S HEGRY CIR CINCINNATI OH 45238
CASADERO SOTO PEDRO 3017 S HEGRY CIR CINCINNATI OH 45238	CHESAPEAKE & OHIO RAILWAY 500 WATER ST JACKSONVILLE FL 32202	CINCINNATI CAPITAL PARTNERS 30 TRI COUNTY PKWY CINCINNATI OH 45246
DAUGHERTY DAVID A & SHIRLEY A 3060 S HEGRY CIR CINCINNATI OH 45238-3511	DEEL KIMBERLY A & SHIRLEY BRYSON 3033 S HEGRY CR CINCINNATI OH 45238-3510	DOWDELL RUSSELL 3045 S HEGRY CIR CINCINNATI OH 45238
ELLIOTT MARIE F 3073 S HEGRY CIR CINCINNATI OH 45238-3510	ENSLIN PROPERTIES LLC PO BOX 177 MIAMIVILLE OH 45147	FERGUSON HILLS MARKET INC 128 E SECOND ST COVINGTON KY 41011
FERGUSON INVESTORS LTD 8160 CORPORATE PARK UNIT 220 CINCINNATI OH 45242	G B LLC 5637 COLERAIN AVE CINCINNATI OH 45239	GLENWAY PROPERTY 9263 FALLING WATER DR E BURR RIDGE IL 60527
GUIDO WILLIAM & ASHLEY E CROCKETT 3065 S HEGRY CIR CINCINNATI OH 45238	HAMILTON COUNTY BOARD OF COMMRS 138 E COURT ST ROOM 603 CINCINNATI OH 45202	HAMPTON LINDA S 3056 S HEGRY CIR CINCINNATI OH 45238-3511
HARPER-KUNTZ REGINA N & SHANE M KUNTZ 1449 BLUEORCHARD DR CINCINNATI OH 45230	JETS PROPERTIES LLC 6800 CAMBRIDGE GROVE CT CLEVES OH 45002	JM PROPERTIES OF CINCINNATI OHIO LLC 3344 WESTBOURNE DR CINCINNATI OH 45248
KEITA ADAMA & MUSU WAGGEH 3032 S HEGRY CIR CINCINNATI OH 45238	KOKALIARIS FRANCES 623 NORTH BAY CT CINCINNATI OH 45238	KREMER MARIA NICHOLE 3040 S HEGRY CIR CINCINNATI OH 45238
KROGER LIMITED PARTNERSHIP I 1014 VINE ST CINCINNATI OH 45202	LACHTRUPP THOMAS P 4028 LOVELL AVE CINCINNATI OH 45211	MADLENER JOSEPH G TR 3052 S HEGRY CIR CINCINNATI OH 45238-3511
MAPLE FERGUSON LLC 3715 GRAND VIEW BLVD LOS ANGELES CA 90066	MS BEDROCK RENTALS LLC 5310 PONDEROSA DR CINCINNATI OH 45239	NA ELIZABETH 3049 S HEGRY CIR CINCINNATI OH 45238

OGLESBY ROSEMARY 3044 S HEGRY CIR CINCINNATI OH 45238	PETIT ELIZABETH MARIE 3021 S HEGRY CIR CINCINNATI OH 45238	QSP INVESTMENTS LLC 3336 HARRISON AV UNIT 112249 CINCINNATI OH 45211
ROBERTS RHONDA CORLETT & ROBERT K MAYBERRY JR 3028 SOUTH HEGRY CIR CINCINNATI OH 45238	ROSS ALVENIA 3025 S HEGRY CR CINCINNATI OH 45238-3510	RVS PROPERTIES OF OHIO LLC 113 SHYLA CT MONROE OH 45050
SADOWSKI ZDZISLAWA 3061 S HEGRY CIR CINCINNATI OH 45238	SCHLANSER PEGGY M 3048 S HEGRY CIR CINCINNATI OH 45238-3511	STATE OF OHIO 505 S STATE ROUTE 741 LEBANON OH 45036
SVDP LLC 1125 BANK ST CINCINNATI OH 45214	TOTALLY KIDS COMPANY 2345 FERGUSON RD CINCINNATI OH 45238	TUCKER CARRIE 3057 S HEGRY CIR CINCINNATI OH 45238
VB ONE LLC 3500 PARK CENTER DR STE 100 DAYTON OH 45414	VOSS JEFFREY W 2369 FERGUSON RD CINCINNATI OH 45238	WALLS CHRISTOPHER L 3085 S HEGRY CIR CINCINNATI OH 45238-3510
WALT SWEENEY FORD INC 5400 GLENWAY AVE CINCINNATI OH 45238	WEBSTER RONALD & JENNIFER CARPENTER 3081 S HEGRY CIR CINCINNATI OH 45238-3510	WESLEY THOMAS 3072 S HEGRY CIR CINCINNATI OH 45238-3511
WEST HILLS FORD INC 5336 GLENWAY AVE CINCINNATI OH 45238	WESTERN LIVE 1 LLC 5836 BRUNSWICK CT MIDDLETOWN OH 45044	WORKINEH EMAGN & HENOK ABEBE HAILU 3037 SOUTH HEGRY CIR CINCINNATI OH 45238
WUSKE MELISSA & SHAWN 3053 S HEGRY CIR CINCINNATI OH 45238	YOUNG TIFFANY M 3041 S HEGRY CIR CINCINNATI OH 45238-3510	WESTWOOD CIVIC ASSOCIATION PO BOX 11466 CINCINNATI OH 45211
WESTWOOD URBAN DEVELOPMENT CORPORATION PO BOX 112162 CINCINNATI OH 45211	WESTWOOD WORKS 3315 DARTMOUTH AVE CINCINNATI OH 45212	WEST PRICE HILL COMMUNITY COUNCIL PO BOX 5096 CINCINNATI OH 45205

August 4, 2026

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Mayor and Members of City Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats.”

Summary:

The petitioner is proposing a Concept Plan and Development Program Statement for a new Planned Development (PD) called Westline Flats in Westwood. The PD includes the demolition of the existing building on site that served as the former Western Hills Sports Mall. The building experienced a fire in 2022 and has remained vacant since. Four new multi-family buildings totaling 167 residential units, along with associated parking, open space, and amenities, are proposed for the PD. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income.

The City Planning Commission voted to approve and forward the application to City Council after considering the specific purposes of Planned Development districts; the proposed site development compared to the existing zoning district; the alignment with Plan Cincinnati and the Westwood Neighborhood Plan; the support from the Westwood neighborhood associations; and the activation and reinvestment of a vacant site.

The City Planning Commission recommended the following on June 5, 2026, to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted;

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

Motion to Approve: Mr. Weber
Seconded: Ms. Beltran

Ayes: Ms. Albi
Ms. Beltran
Mr. Dansby
Mr. Samad
Mr. Weber

Abstained: Mr. Eby

THE CITY PLANNING COMMISSION

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

August 4, 2026

To: Members of the Growth and Housing Committee

From: Sheryl M. M. Long, City Manager 202602467

Subject: Presentation – Ordinance Designating an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District

Attached is the presentation for the proposed designation of the North Avondale Historic District.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



Proposed Local Historic Conservation District in North Avondale

Housing & Growth Committee

August 4, 2026

1

Reasons for Historic Preservation

To promote the public health, safety, and welfare

To foster the beauty of the city

To stabilize and increase property values

To strengthen the local economy

To maintain and enhance the distinctive character of historic buildings and areas

To safeguard the heritage of the city's history, architecture, archaeology, engineering, or culture

To protect and enhance the city's attraction to current and prospective residents, businesses, and tourists

To facilitate reinvestment and revitalization of certain districts and neighborhoods

To facilitate and encourage economic development, investment, and tourism

To conserve valuable material and energy resources by ongoing use of the existing built environment

To maintain the historic urban fabric of the city

2

Levels of Historic Designation



National Register of Historic Places

Established by the National Preservation Act of 1966



Local Preservation Designation

Established by local ordinance in 1976, updated in 2011

Levels of Historic Designation



National Register of Historic Places

Established by the National Preservation Act of 1966



Local Preservation Designation

Established by local ordinance in 1976, updated in 2011

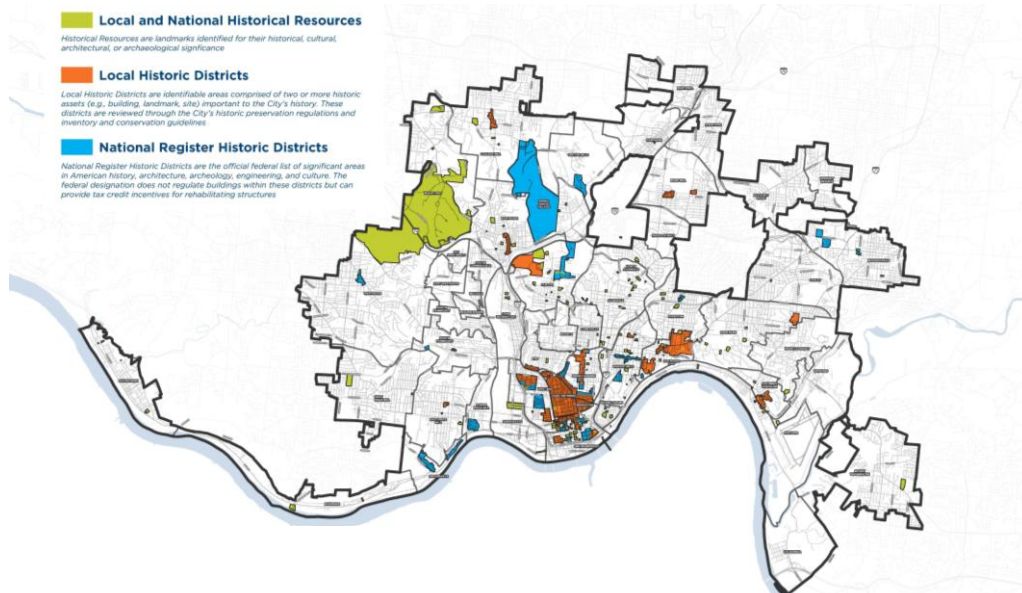
Local Designation

Local designation protects the historic character of buildings, streetscapes, neighborhoods, and special landmarks from **inappropriate alterations, inappropriate new construction, and demolition.**

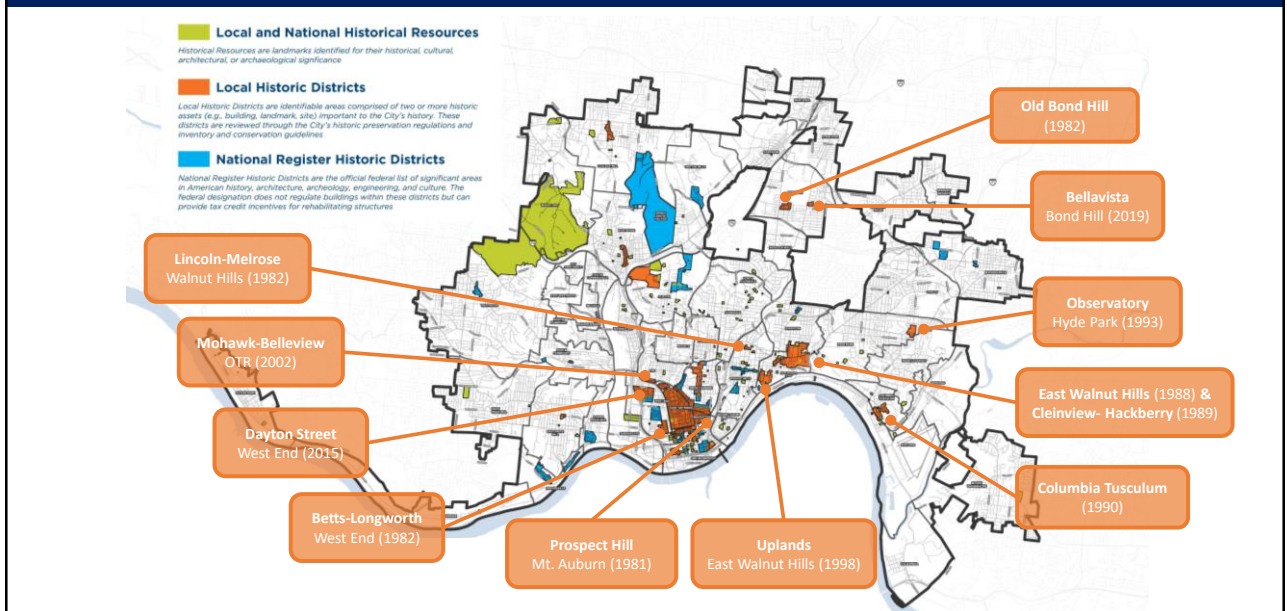


3863 Reading Rd. (Harry Hake)

Historic Districts in Cincinnati

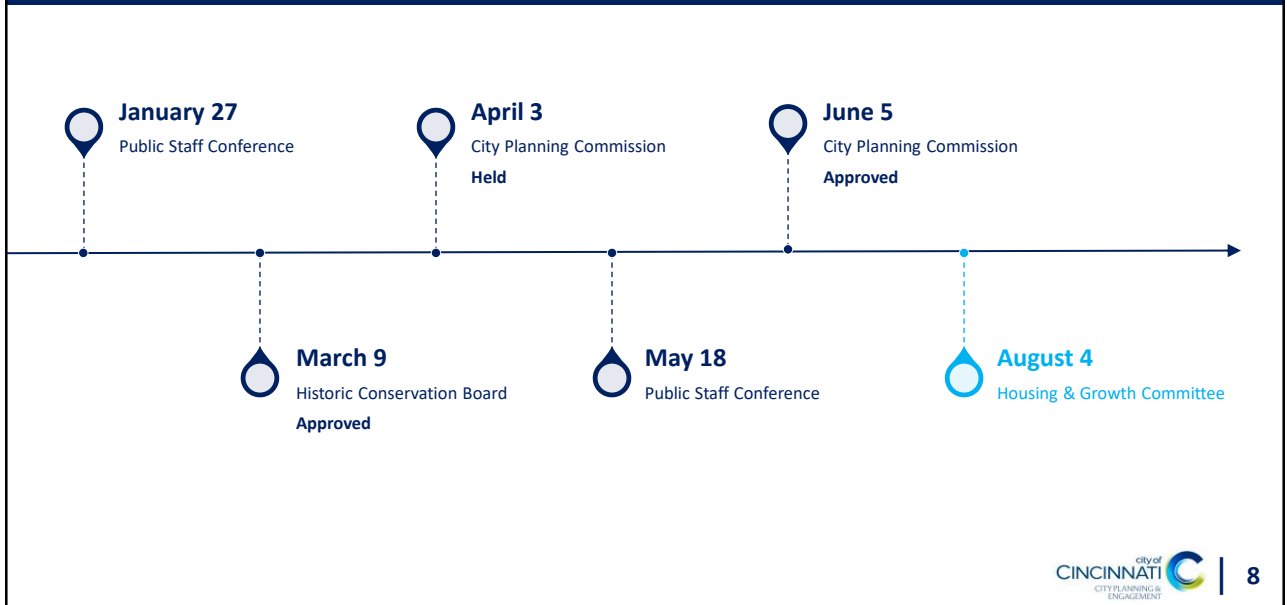


Historic Districts in Cincinnati



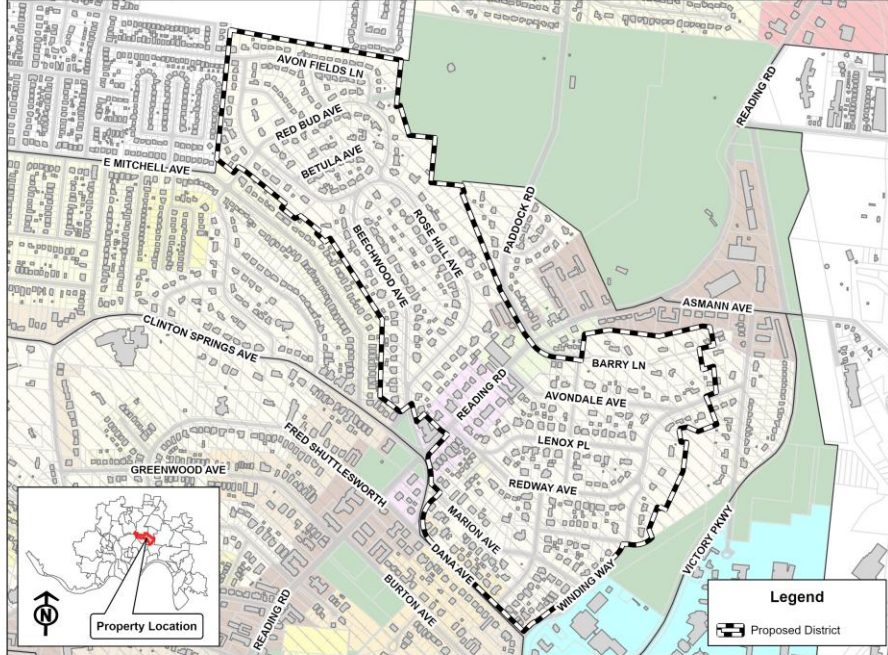
7

Process Timeline



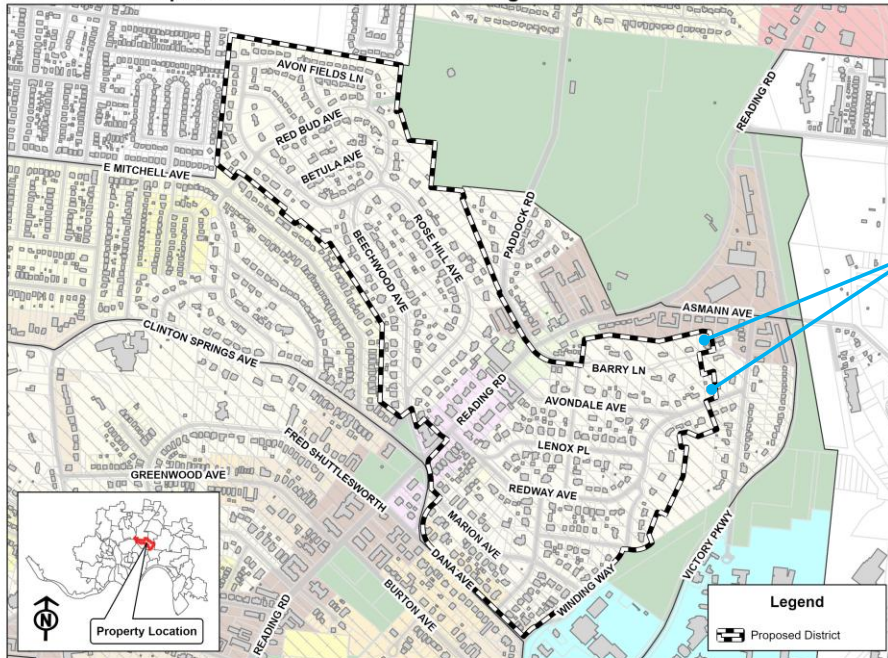
8

Proposed Local Historic District Designation in North Avondale



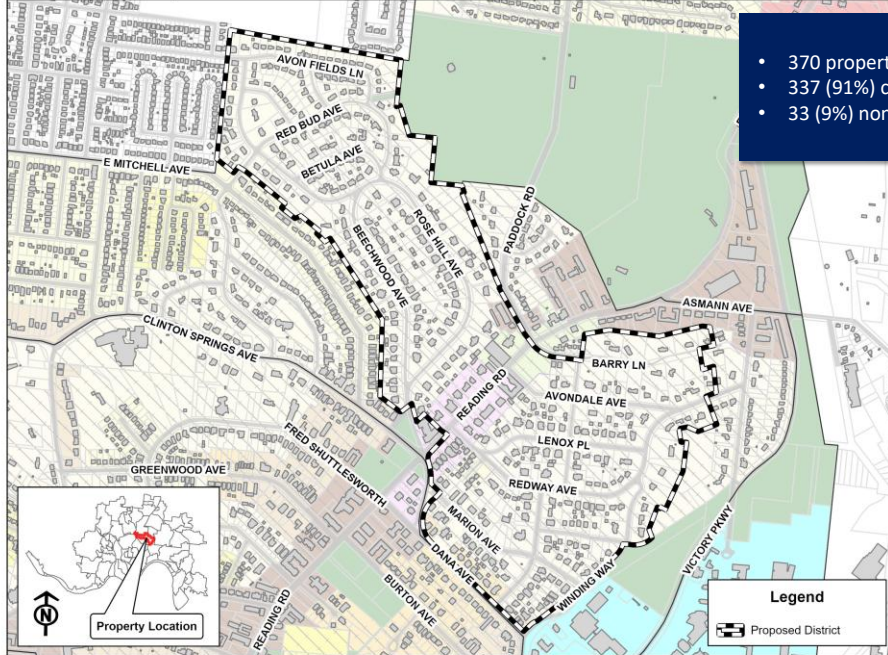
9

Proposed Local Historic District Designation in North Avondale



10

Proposed Local Historic District Designation in North Avondale

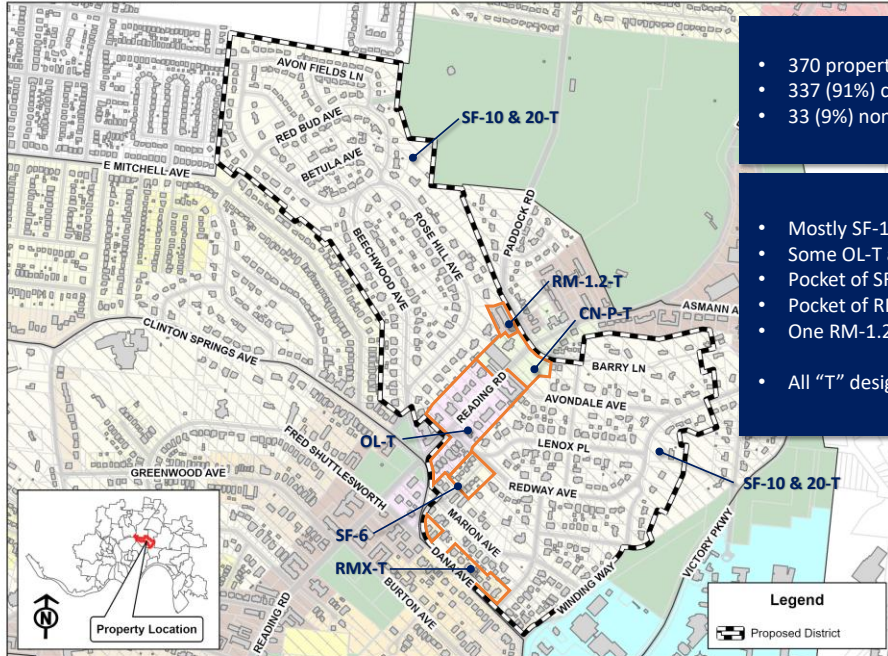


- 370 properties
- 337 (91%) contributing
- 33 (9%) non-contributing

Legend
 Proposed District

11

Proposed Local Historic District Designation in North Avondale

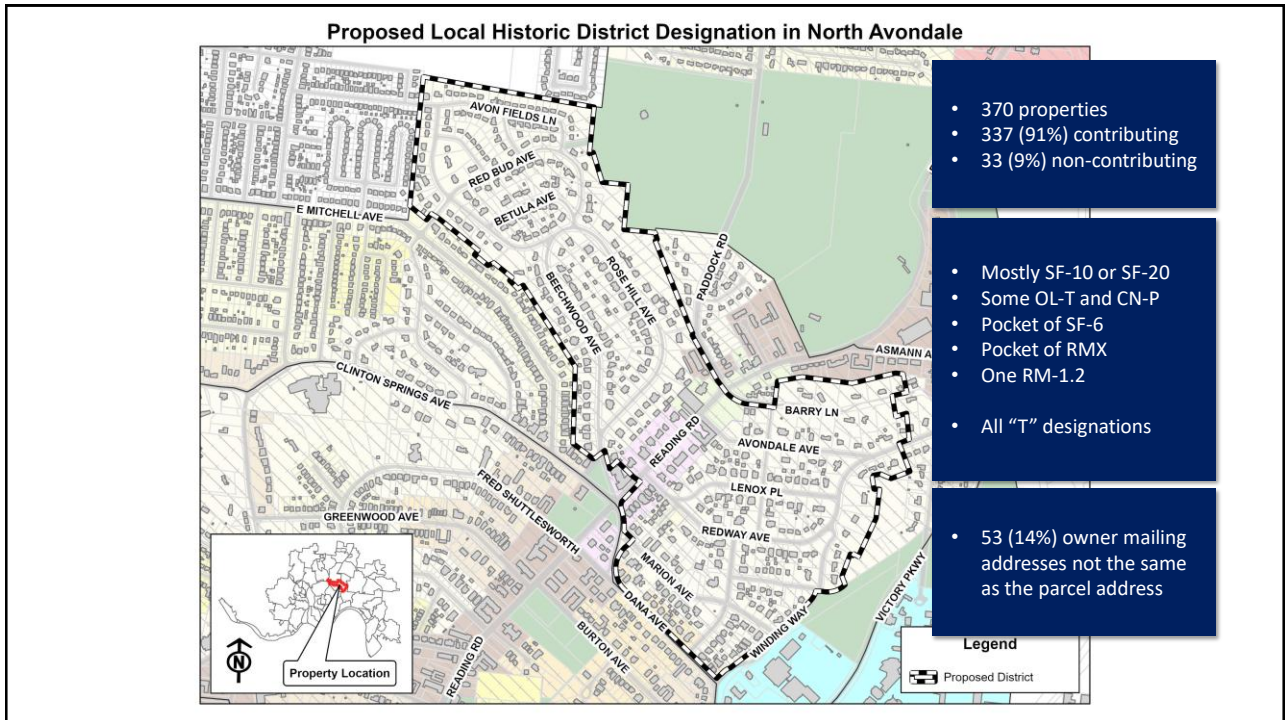


- 370 properties
- 337 (91%) contributing
- 33 (9%) non-contributing

- Mostly SF-10 or SF-20
- Some OL-T and CN-P
- Pocket of SF-6
- Pocket of RMX
- One RM-1.2
- All "T" designations

Legend
 Proposed District

12



13

Factors for Selecting Boundary

Cohesive concentration of buildings	Barriers that break continuity of the district (new construction, highways, development of different character)	Historic boundaries (original city limits, recorded boundaries of a subdivision)	Manmade features (streets, roads)
Changes in character due to different architectural styles, building types, periods, or decline in concentration of contributing resources	Natural topographic features (ridge, valley, river, forest)	Differentiated patterns of historic development (commercial vs residential vs industrial)	Support of property owners

14

14

§1435-07-1 (a) Determination of Historic Significance

- ✓ 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 yield, information important in prehistory or history.

Significance

- Upper middle-class residential neighborhood **developed between 1896-1940**
- **Prominent residents** including local captains of industry
 - Robert Mitchell
 - Barney H. Kroger
 - Frank Herschede
 - Albert Lackman



Frank Herschede Mansion (S. S. Godley), 3886 Reading Rd.

Significance

- Exemplifies **landscape-lawn approach** to suburban subdivision
 - park-like character
 - continuous lawns
 - picturesque curving streets
- Significant **quality of substantial high-style houses** on large lots
- Unusually **rich array of architectural styles**



Barry Ln.

Architectural Styles in North Avondale

Queen Anne (1880-1900)



3987 Rose Hill Ave. (Stephen R. Burton)



932 Avondale Ave.



936 Dana Ave.

Architectural Styles in North Avondale

Shingle (1880-1900)



1006 Lenox Pl.



970 Avondale Ave.



4016 Beechwood Ave. (S. S. Godley)

Architectural Styles in North Avondale

Richardsonian Romanesque (1880-1900)



961 Avondale Ave. (Elzner & Anderson)



946 Redway Ave. (Elzner & Anderson)



952 Lenox Pl. (Desjardins & Hayward)

Architectural Styles in North Avondale

Chateauesque (1880-1910)



935 Lenox Pl. (Desjardins & Hayward)



3850 Reading Rd.



3924 Rose Hill Ave. (Werner & Adkins)

Architectural Styles in North Avondale

Italian Renaissance (1890-1935)



960 Avondale Ave. (Grovesnor Atterbury)



4090 Rose Hill Ave. (Tietig & Lee)



4235 Rose Hill Ave. (H. Speilman)

Architectural Styles in North Avondale

Beaux Arts (1885-1930)



Enger House, 992 Marion Ave. (Matthew H. Burton)



3817 Winding Way



933 Avondale Ave.

Architectural Styles in North Avondale

Neoclassical (1895-1950)



4009 Beechwood Ave.



952 Marion Ave.



4032 Rose Hill Ave.

Architectural Styles in North Avondale

Prairie (1900-1920)



4019 Beechwood Ave.



3963 Winding Way



3961 Winding Way

Architectural Styles in North Avondale

Craftsman (1905-1940)



4004 Beechwood Ave.



3976 Beechwood Ave.



1025 Marion Ave.

Architectural Styles in North Avondale

Colonial Revival (1895-1940)



3946 Rose Hill Ave. (J. S. Adkins)



971 Lenox Pl.



1018 Avondale Ave.

27

Architectural Styles in North Avondale

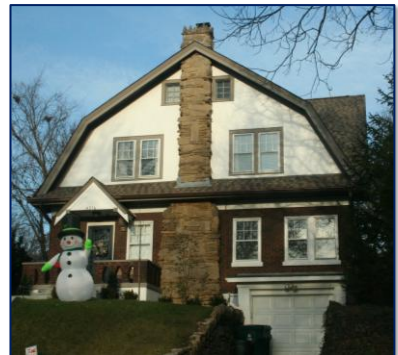
Dutch Colonial (1895-1940)



978 Avondale Ave.



3903 Winding Way



4216 Red Bud Pl.

28

Architectural Styles in North Avondale

Tudor Revival (1890-1940)



3986 Rose Hill Ave. (Werner & Adkins)



749 Red Bud Ave.



748 Betula Ave. (Weber & Weber)

Architectural Styles in North Avondale

French Eclectic (1915-1945)



4220 Rose Hill Ave. (John Henri Deekin)



4200 Rose Hill Ave.



4098 Rose Hill Ave.

Architectural Styles in North Avondale

Swiss Chalet (1885-1910)



3885 Dakota Ave. (Desjardins & Hayward)



3989 Beechwood Ave.



1019 Redway Ave.

Architectural Styles in North Avondale

Eclectic



3937 Rose Hill Ave. (Anthony Kunz Jr.)



923 Marion Ave.



1019 Lenox Pl.

Notable Architects

- John Scudder Adkins
- Grosvenor Atterbury
- Matthew H. Burton
- John Henri Deeken
- Desjardins & Hayward
- Elzner & Anderson
- A. Lincoln Fechheimer
- Charles H. Ferber
- S. S. Godley
- Harry Hake
- Samuel Hannaford & Sons
- Anthony Kunz, Jr.
- Harry Price
- Herbert Spielman
- Tietig & Lee
- **Werner & Adkins**



B. H. Thoman House (Samuel Hannaford), 4051 Rose Hill Ave.

Local Designation

Does...

- Establish an **objective process for designating** historic properties and districts
- **Protect the integrity and demolition** of historic properties and districts
- Provide a tool to **manage sympathetic change** with design guidelines and review processes
- Provide a thoughtful process to **determine if demolition is the right answer**

Does not...

- **Require improvements**, changes, or restoration
- **Restrict the sale** of historic properties
- Require **approval for interior changes** or alterations
- **Prevent new construction** within historic areas
- Require approval for **ordinary repair or maintenance**
- **Impact land use, density, or the underlying zoning**
- Prevent **affordable housing**
- **Expand police powers** or alter the existing code enforcement process

Contributing and Non-Contributing Resources

Contributing

Any structure or site within the district **that contributes to its character** through historic associations, architectural qualities, or archaeological qualities



Non-Contributing

Any structure or site within the district **that does not contribute to its character**, often because it was built after 1950 or lost integrity of design due to incompatible alterations



35

Non-Contributing Buildings

- 923 Avondale Avenue
- 931 Avondale Avenue
- 670 Avon Fields Lane
- 915 Barry Lane
- 919 Barry Lane
- 724 Betula Avenue
- 946 Dana Avenue
- 3912 Glen Lyon Avenue
- 926 Marion Avenue
- 934 Marion Avenue
- 1007 Marion Avenue
- 4025 Paddock Road
- 3880 Reading Road
- 3909-11 Reading Road
- 3927 Reading Road
- 686 Red Bud Avenue
- 690 Red Bud Avenue
- 754 Red Bud Avenue
- 820 Red Bud Avenue
- 1020 Redway Avenue
- 1024 Redway Avenue
- 1028 Redway Avenue
- 1032 Redway Avenue
- 1038 Redway Avenue
- 1044 Redway Avenue
- 4075 Rose Hill Avenue
- 4201 Rose Hill Avenue
- 4209 Rose Hill Avenue
- 4211 Rose Hill Avenue
- 4215 Rose Hill Avenue
- 4219 Rose Hill Avenue
- 3821 Winding Way
- 3980 Winding Way



3880 Reading Rd.

36

Certificate of Appropriateness (COA)

Prior to any **material change to the exterior** or **demolition** in the district, a Certificate of Appropriateness must be issued by either the **Historic Conservation Board** or **Urban Conservator**, in addition to a building permit.

Required for...

New construction

Fences

Windows

Not required for...

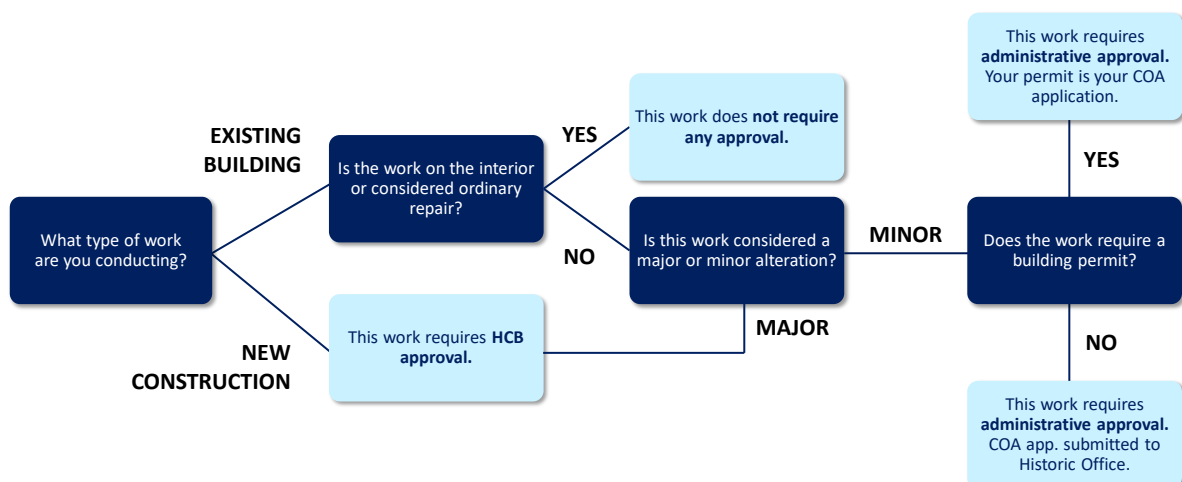
Paint color

Ordinary repair and maintenance

Interior alterations

37

Process Flowchart



38

Certificate of Appropriateness (COA)

Most major exterior work on your home requires a building permit. In this case, Historic Review/COAs are part of the permit approval and there are no additional steps.

- Additions, new porches, and new garages are all work that require a building permit.

Exterior work that does not require a building permit but requires a COA is reviewed through an application to the Historic Conservation Office.

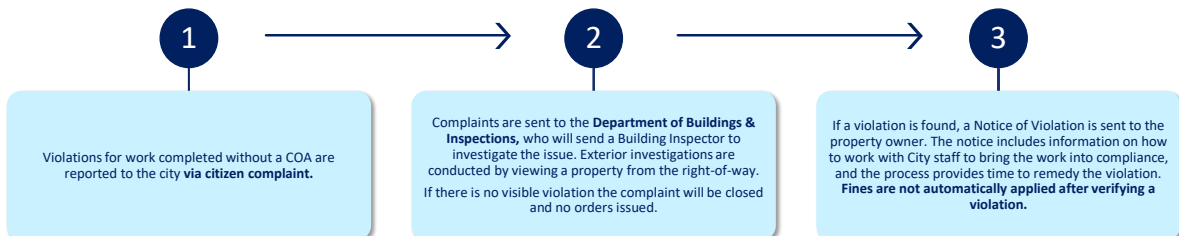
- Window replacement and new fences are work that require a COA but not a building permit.

If the work does not require a building permit, it is very likely to be considered a Minor Alteration and can be approved at the staff level **if it meets the conservation guidelines.**

Violations

Enforcement of a Historic District is **primarily conducted through the building permit process**, i.e. denying approval for noncompliant work. The violation process for work completed without a COA is outlined below.

Enforcement Process for Noncompliant Work Completed Without a COA



The goal of the code enforcement process is to **resolve the issue through permitting or seeking the necessary hearing.**

Proposed Conservation Guidelines

Rehabilitation and Alterations

General Guidelines

- Intended to ensure maintenance of significant exterior features
- Not concrete rules, but **used as a guide** to assess compatibility and appropriateness of changes
- Ordinary repair and maintenance that doesn't change the exterior **is not subject** to review
- Replacement of missing or damaged elements **is subject** to review



736 Avon Fields Ln.

General Guidelines

Identify, Retain, and Preserve

Identify, retain, and preserve features that are important in defining the overall historic character of the building and are in good condition. Rehabs should fit the character of the original building.

Protect and Maintain

Original building materials should not be covered by other materials. Surface cleaning should be done by the gentlest means possible, and may not be necessary if it could damage the material.

Repair and Replace

Original materials should be repaired, restored, and reused wherever possible. If replacing, replicate the original based on existing materials.

General Guidelines

Don'ts:

- Try to make a building **look older** than it is
- Invent any features that “might have been”
- **Remove or alter historic materials** or distinctive architectural features



927 Avondale Ave. (Boll & Taylor)

Walls and Architectural Features



700 Betula Ave.

Recommended

- Preserving features such as walls, **brackets, railings, cornices, window architraves, door pediments, steps, and columns**

Not Recommended

- **Applying paint or coatings** to historically unpainted or uncoated buildings
- **Removing paint** from historically painted material
- Sandblasting, wire brushing, or **abrasive cleaning**
- Waterproof and water repellent **coatings on masonry**
- Introducing **incompatible features or materials** such as aluminum or vinyl siding, artificial stone, asbestos, or asphalt shingles

Doors and Windows



718 Betula Ave.

Recommended

- Preserving a window or door's **functional as well as decorative features**, including the type of sash, depth of reveal, muntin configuration, reflectivity and color of glazing, or frame
- Keeping screens and storm windows as **inconspicuous** as possible

Not Recommended

- **Altering or filling original openings**, especially facing the street
- **Plastic or vinyl** windows; metal doors
- **Roll-down shutters** and **metal grilles** on openings
- **Glass block** windows

Doors and Windows



718 Betula Ave.

Updated to add specificity and resources

Repair and Replace

When replacement is necessary, new doors and windows should match the original as closely as possible **in size, style and configuration**, including profiles and dimensions of components (rails, stiles, muntins, etc.). Replace in kind or with compatible substitute materials such as composite, fiberglass, metal, and metal-clad wood. More flexibility in configuration and component profile and dimension is allowable for openings that are not visible from a public-right-of-way. Contact the Urban Conservator's office for a list of windows that have been approved.

Roofs



4008 Rose Hill Ave. (Werner & Adkins)

Recommended

- **Preserving the original** roof shape, materials, and features such as dormers and chimneys

Not Recommended

- **Inappropriate** roof materials
- **Replacing the entirety** of a roof or feature when repairable
- **Adding features** such as vents, skylights, decks, and rooftop utilities unless inconspicuously situated

Roofs



4008 Rose Hill Ave. (Werner & Adkins)

Updated to add specificity and clarity

Repair and Replace

Repair a roof by reinforcing the historic materials that comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, [such as slate](#), then a compatible substitute material may be considered, [such as architectural shingles \(including asphalt, fiberglass and metal\)](#). If replacing a clay tile roof, a shingle [matching the color of the existing tile roof](#) can be substituted.

Proposed Conservation Guidelines

Site Improvements and Alterations

Walls and Fences



3950 Rose Hill Ave. (Desjardins & Hayward)

Recommended

- **Retaining** existing historic fences, walls, and gateposts
- New fences located at the **side or rear** of the property
- **Landscaping** in front of a fence or **hedges** in place of a fence

Not Recommended

- Fences in the **front yard**
- Chain-link, concrete block, unfaced concrete, plastic, vinyl, fiberglass, or plywood fences and walls

Walls and Fences



3950 Rose Hill Ave. (Desjardins & Hayward)

Updated to add specificity and clarity

Overview

With a few exceptions, front yards of buildings in the district are not enclosed with fences. [This helps preserve the sweeping landscape-lawn effect typical of the district.](#) Where fences exist (3950 Rose Hill Avenue, 991 Marion and 992 Marion Avenue, 1055 Valley Lane), they are wrought iron with cast-iron posts or low painted wood-picket fences. There are a few examples of stone retaining walls and gateposts (3885 Dakota Avenue, 3910 Winding Way). Existing historic fences, walls, and gateposts should be repaired and retained wherever possible. [Non-historic fences and walls may be removed.](#)

Landscape and Site Features



1031 Redway Ave.

Section removed in its entirety.

53

Awnings and Canopies



1020 Lenox Pl.

Recommended

- Awnings and canopies **made of fabric**, preferably canvas
- Hardware **penetrating mortar joints** rather than brick

Not Recommended

- Internally **illuminated** awnings
- Metal, plastic, vinyl or wood materials
- Covering, removing or **damaging historic materials**

54

Utility Equipment



3891 Reading Rd.

Recommended

- Placed **inconspicuously**, avoiding the primary elevation
- **Screening utility and mechanical systems** with landscaping, decorative fencing, or berms
- Solar panels that are the **same color and pitch** as the roofing materials.

Not Recommended

- Air conditioning units on the **primary elevation**

55

Decks, Balconies, and Fire Egress



967 Marion Ave. (Harry Hake)

Recommended

- New decks, balconies, and fire egress on **secondary elevations**

Not Recommended

- **Covering or damaging** architecturally significant features
- Deck components **visible from the primary elevation**

56

What are the district guidelines?

Accessory Structures

Accessory Structures



961 Avondale Ave. (Elzner & Anderson)

Recommended

- Retaining existing structures
- Adapting structures through compatible alterations
- Structures **secondary in nature** to the principal building

Not Recommended

- **Demolishing** a structure that matches the architecture of the primary dwelling and contributes to the character of the district

Accessory Structures



961 Avondale Ave. (Elzner & Anderson)

Modified to apply to accessory structures generally and simplified size and design regulations

Overview

New or reconstructed Accessory Residential Structures, including ADUs, may not exceed the footprint and massing of the existing accessory structure. New or reconstructed Accessory Structures, including ADUs, should follow the guidelines for new construction and additions. New Accessory Structures should be secondary in nature to principal buildings.

Proposed Conservation Guidelines

New Construction and Additions

Overview

- Encourages **compatibility with, but not replication of** character and quality in the district
- Encourages additions to existing buildings **if it enables continued use and rehabilitation** of a building



4100 Rose Hill Ave.

Materials



759 Red Bud Ave.

Recommended

- Materials similar in **color, texture, and scale** to the rest of the district
 - Brick, stone, stucco, half timbering
- **Natural** materials

Not Recommended

- **Synthetic or highly reflective** materials

Scale and Massing



1055 Valley Ln.

Recommended

- **Scale, massing and architectural elements** (windows, doors, roof shape, ornamentation) compatible with the rest of the district
 - **2 ½ story, entrance on primary façade**
- The designs of new buildings should **respond to the pattern** of window placement in the district

Not Recommended

- **Garages** on the front façade
- **Long expanses** of glass or flat masonry walls on the front facade unbroken by openings, setbacks or projections

Detailing



739 Betula Ave.

Recommended

- Additions compatible with the existing building
- New buildings that respond to detailing found in the district
 - Distinctive **detailing at front door**
 - **Banded/grouped, multi-pane windows**
 - **Window sills**, distinctive detailing at openings
 - **Ornamental features** such as banding, arched windows and doors, distinctive corner treatment, half timbering, and accent stonework

Not Recommended

- Additions trying to **duplicate the style** of or appear to have been built at the same time as the original building

Siting



3828 Dakota Ave.

Recommended

- New structures sited with setbacks **similar to adjacent buildings** and respective of historic topographic and neighborhood development patterns

Not Recommended

- **Garage doors** on the front elevation

Proposed Conservation Guidelines

Demolition

Demolition

Demolition is not permitted unless one of the following conditions is met:

- Demolition **ordered by the city** because of unsafe conditions
- Owner satisfactorily demonstrates that the building **cannot be reused**
- Demolition request is for non-significant portion of the building and **won't adversely affect significant portions**
- Demolition request is for a non-contributing building and **won't adversely affect the district**



778 Avon Fields Ln.

Demolition

Demolition is not permitted unless one of the following conditions is met:

- ~~Demolition ordered by the city because of unsafe conditions~~
- ~~Owner satisfactorily demonstrates that the building cannot be reused~~
- Demolition request is for non-significant portion of the building and **won't adversely affect significant portions**
- Demolition request is for a non-contributing building and **won't adversely affect the district**

The position of the Law Department is that the first two items, along with a third provision for Demolition in Compliance with Historic Conservation Guidelines, are already in the Zoning Code, and as such are not necessary or appropriate to include in the guidelines.

Demolition

Modified to reflect language from Law Dept

Inappropriate additions, non-significant portions of a building, and non-contributing buildings may be demolished provided the demolition does not adversely affect the integrity of a contributing buildings or the character of the streetscape or the district. In reviewing a proposed demolition of an addition, nonsignificant portion of a building or non-contributing buildings and its impact on contributing buildings, the streetscape, and the district, the Historic Conservation Board may consider whether the applicant's plans for new improvements in place of the demolished structure or portion thereof are consistent with the "New Construction" and Site Improvements" sections of this document, as applicable.



778 Avon Fields Ln.

Proposed Conservation Guidelines

Non-Contributing Buildings

Non-Contributing Buildings

- Alterations should **be compatible with the original character**, help **better relate to the surrounding** historic district, or **improve the condition** or quality of the design
- Buildings need **not be altered to appear older** than they are
- **Preferable to rehabilitate and reuse non-contributing buildings** than have vacant parcels or parking lots
- Demolition reviews will include **evaluation of redevelopment plans**



3909-3911 Reading Rd.

Neighborhood Engagement

2023

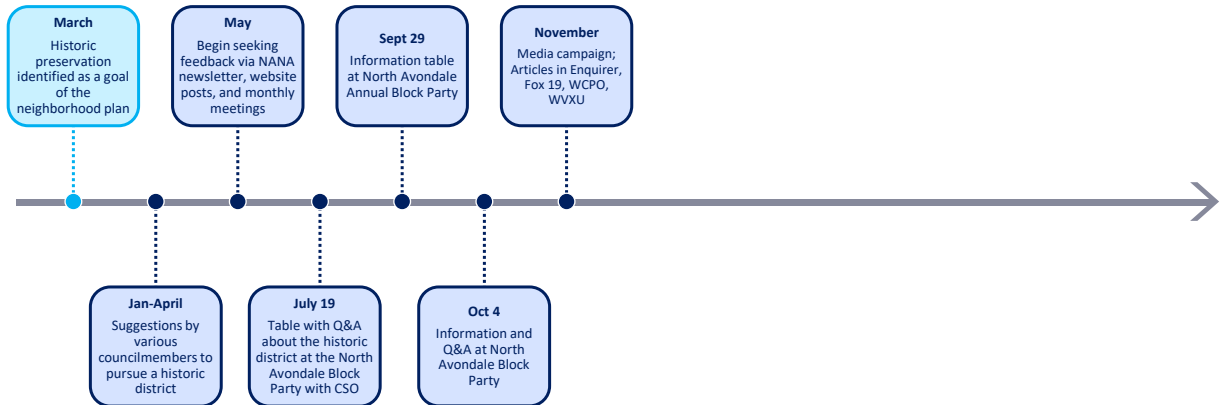
March
Historic
preservation
identified as a goal
of the
neighborhood plan



Neighborhood Engagement

2023

2024



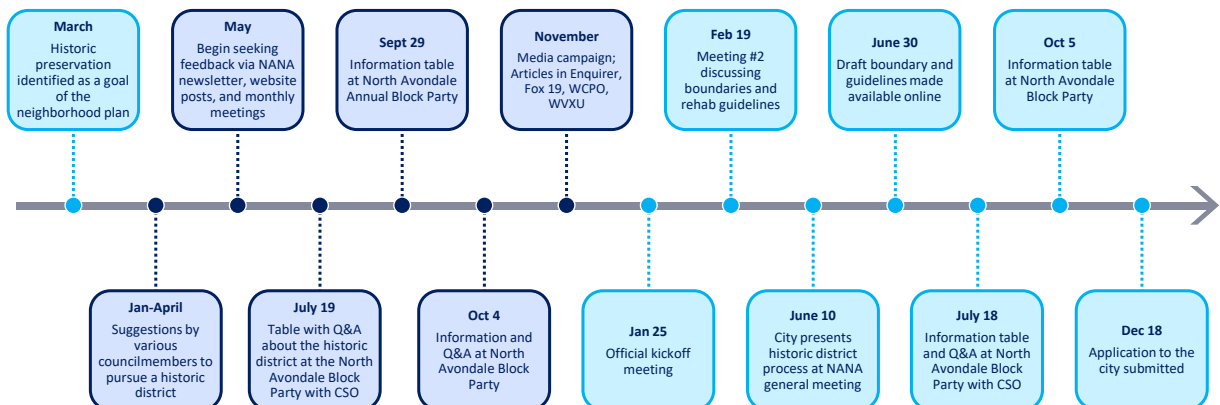
73

Neighborhood Engagement

2023

2024

2025



74

Public Comment

- **Public Staff Conference** | January 27, 2026
 - 79 attendees
- **Historic Conservation Board** | March 9, 2026
 - 12 speakers
 - 7 in support, 4 in opposition, 1 unsure
 - Voted 5-1 to recommend approval
- **City Planning Commission** | April 3, 2026
 - 13 speakers
 - 5 in support, 7 in opposition
- **Public Staff Conference** | May 18, 2026
 - 22 attendees
- **City Planning Commission** | June 5, 2026
 - 10 speakers
 - 6 in support, 4 in opposition
 - Voted unanimously to recommend approval



984 Lenox Pl.

Public Comment

- **Written Comment** | As of July 27, 2026
 - 182 items of feedback
 - 169 individuals (103 addresses) in support
 - 38 individuals (25 addresses) in opposition
 - 80% of addresses in support, 20% in opposition
 - Cincinnati Preservation & NABA letter of support



984 Lenox Pl.

Public Comment

In Support...

- The area is **worthy of protection**.
- The district provides the ability to **regulate new construction** and **limit demolitions**.
- The **guidelines are reasonable** and not beyond what is normally expected for permits.
- The district will **protect residents from perceived threats** to the neighborhood.
- The district provides an **avenue for community feedback** on new development.

In Opposition...

- The district imposes an **unnecessary burden** on residents.
- The guidelines will **increase the required cost and time** for home alterations.
- The district **limits residents' right to modify their properties** as they wish.
- The district is **too large** and **incohesive**.
- Engagement with residents about the district was **inadequate**.

Analysis

The proposed district was born from DCPE's neighborhood planning activities in the community. The proposed designation represents an advancement of the priorities of the community that emerged from that process.



772 Red Bud Ave.

Analysis

The proposed district was born from DCPE's neighborhood planning activities in the community. The proposed designation represents an advancement of the priorities of the community that emerged from that process.

The project has been initiated and led by NANA, representing a level of community ownership and direction that helps ensure the project maximally benefits residents.



772 Red Bud Ave.

Analysis

The proposed district was born from DCPE's neighborhood planning activities in the community. The proposed designation represents an advancement of the priorities of the community that emerged from that process.

The project has been initiated and led by NANA, representing a level of community ownership and direction that helps ensure the project maximally benefits residents.

Engagement has been thorough. NANA conducted outreach through their website, mailing list, regular meetings, tabling at multiple neighborhood-wide events, and a press blitz that reached three local newspapers and included a radio interview.



772 Red Bud Ave.

Analysis

The proposed district meets the criteria for designation, and the proposed guidelines are not overly prescriptive. Modifications are reviewed case-by-case for compatibility with the individual home.



4051 Beechwood Ave.

Analysis

The proposed district meets the criteria for designation, and the proposed guidelines are not overly prescriptive. Modifications are reviewed case-by-case for compatibility with the individual home.

The proposed guidelines balance regulations for preservation with the desire to minimize the burden on residents. Interior renovation and routine exterior maintenance are not subject to review, and the guidelines focus on the primary facades, providing leniency on the rear and side.



4051 Beechwood Ave.

Analysis

The proposed district meets the criteria for designation, and the proposed guidelines are not overly prescriptive. Modifications are reviewed case-by-case for compatibility with the individual home.

The proposed guidelines balance regulations for preservation with the desire to minimize the burden on residents. Interior renovation and routine exterior maintenance are not subject to review, and the guidelines focus on the primary facades, providing leniency on the rear and side.

The proposed guidelines appropriately restrict out-of-context new construction from disrupting the historic character of the neighborhood without unreasonable restrictions on new development.



4051 Beechwood Ave.

Analysis

The proposed district meets the criteria for designation, and the proposed guidelines are not overly prescriptive. Modifications are reviewed case-by-case for compatibility with the individual home.

The proposed guidelines balance regulations for preservation with the desire to minimize the burden on residents. Interior renovation and routine exterior maintenance are not subject to review, and the guidelines focus on the primary facades, providing leniency on the rear and side.

The proposed guidelines appropriately restrict out-of-context new construction from disrupting the historic character of the neighborhood without unreasonable restrictions on new development.

The revisions to the application materials meet the requests of the commissioners at the April 3 meeting.



4051 Beechwood Ave.

Consistency with *Plan Cincinnati* (2012)

Sustain Initiative Area

Goal: “Preserve our natural and built environment” (p. 197)

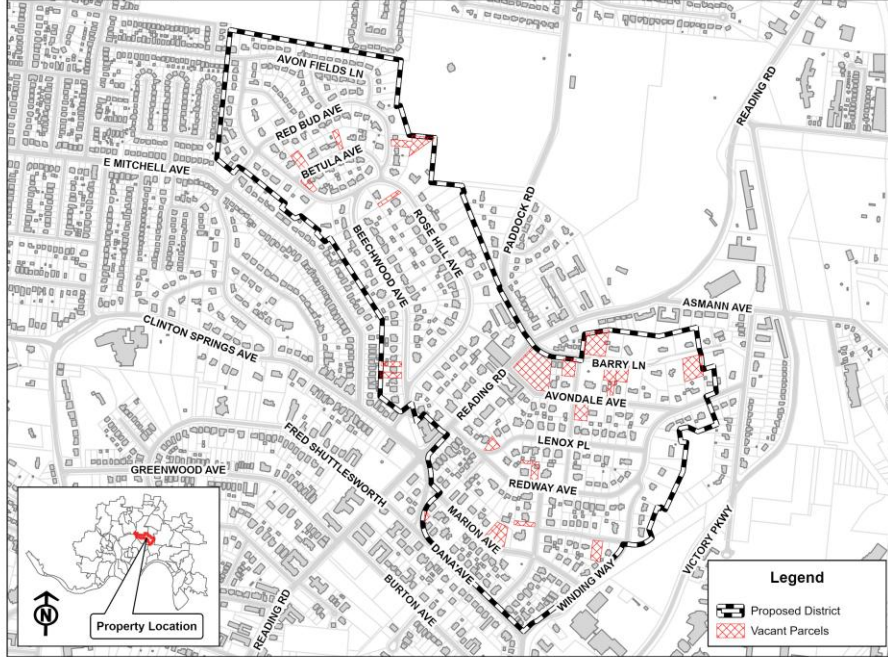
The designation provides the legal mechanism to preserve North Avondale’s built environment.

Recommendation

The City Planning Commission recommends that City Council take the following action:

1. **APPROVE** the proposed Local Historic Conservation District designation of the North Avondale Historic District in North Avondale;
2. **APPROVE** the map amendment designating the historic district;
3. **APPROVE** the revised Conservation Guidelines.

Proposed Local Historic District Designation in North Avondale





NORTH AVONDALE HISTORIC DISTRICT

HISTORIC AND ARCHITECTURAL SIGNIFICANCE

North Avondale is one of the most intact historic neighborhoods built from the 1890s through the 1930s in Cincinnati and even in Ohio.



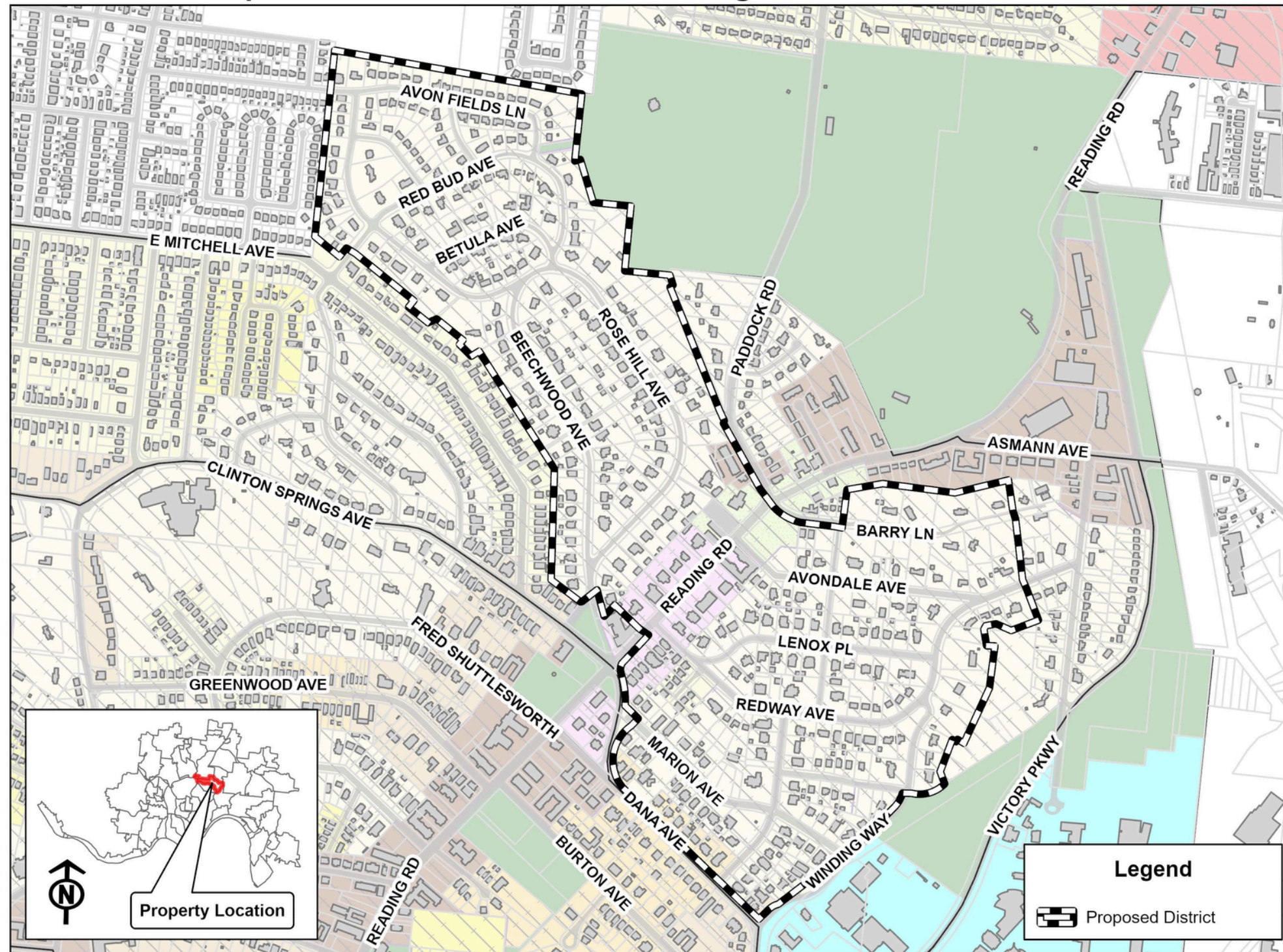
HISTORIC AND ARCHITECTURAL SIGNIFICANCE

North Avondale features an exceptionally diverse collection of architectural styles set within a picturesque landscape-lawn neighborhood plan defined by curving streets, expansive lawns, and a cohesive park-like setting.



NORTH AVONDALE HISTORIC DISTRICT BOUNDARY

Proposed Local Historic District Designation in North Avondale



- Includes the main historic area developed between 1896 and 1940
- Captures the largest concentration of contributing buildings
- Reflects the cohesive landscape plan with curving streets and open lawns
- Follows original subdivision lines and historic development patterns
- Excludes areas with newer or less intact buildings
- Contains a majority of property owners interested in the historic district designation

NEIGHBORHOOD CHARACTER IS KEY

People Choose North Avondale because...

- ✓ **Beautiful historic homes** with distinctive character
- ✓ Quiet, residential feel while still **close to downtown and major corridors**
- ✓ Strong **sense of community** and neighborhood pride
- ✓ **Walkable streets** with a scenic, suburban feel in the city
- ✓ Opportunity to be part of a **historic and architecturally significant neighborhood**

NORTH AVONDALE HISTORIC DISTRICT CONFORMS TO PLAN CINCINNATI

Plan Cincinnati references preservation roughly 70 times across the document, reinforcing it as a core citywide priority

Historic Preservation is one of the 12 fundamental building blocks of Plan Cincinnati pg. 56

...our built resources, such as our walkable neighborhoods and historic structures, are some of our city's greatest assets. We need to protect our assets and reverse the modern trend of disposable development. pg. 81

As housing demand increases in the oldest neighborhoods, the City's broad and reputable historic building stock should be preserved. pg. 98

We will promote renovations over demolitions whenever feasible. pg 197

Use the historic inventory to create new historic districts. pg 197

NEIGHBORHOOD PLAN

1974

Adopted

North Avondale is unique for its large, old single-family homes with distinguished architectural style, which are located on large parcels of land and surrounded by a great variation in ecological features and beautiful topography. This highly organized residential character must be preserved and further developed in order to provide alternative housing within the city limits.

2026

Proposed

✧ Tactic: Preserving Character Through a Historic District ✧

North Avondale is actively advancing a historic district proposal with strong neighbor support and the aim to forward a nomination to the Cincinnati Historic Conservation Board for eventual approval by City Council. Advocates affirm that the aim is not to block growth but to ensure new development respects the area's architectural legacy.

North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Tudor Revival, Colonial Revival, and Arts and Crafts styles line streets such as Rose Hill, Lenox Place, and Clinton Springs Avenue, reflecting the neighborhood's growth between 1890 and 1930, when it became a destination for Jewish and Protestant families seeking suburban stability close to downtown. The architecture, together with mature trees and curving streets, gives the neighborhood a distinct identity.

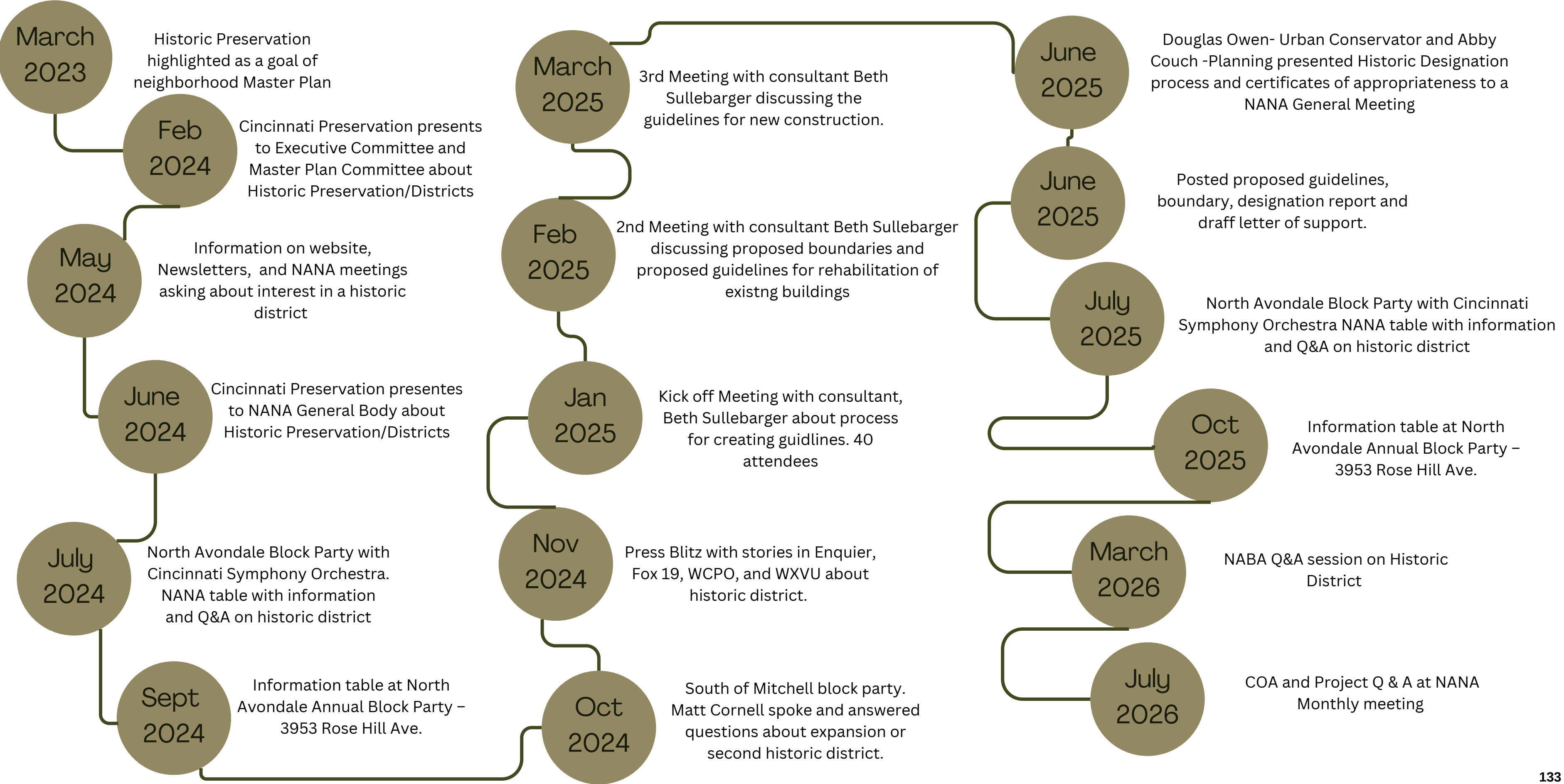
Creating a local historic district would provide a formal framework to preserve this legacy. In other parts of the city (Over-the-Rhine, Walnut Hills, and East Walnut Hills) designation has proven to protect distinctive architecture, channel reinvestment through clear design guidelines, and open access to rehabilitation incentives such as state and federal tax credits. These tools not only safeguard historic buildings but also foster pride, stabilize property values, and attract new investment.

The impact would be felt over time. In the short term, residents and developers would gain clarity on renovation standards and access to incentives for home improvements. Over the medium term, reinvestment would likely increase as homeowners pursue rehabilitation projects guided by preservation best practices. In the long term, North Avondale would be recognized as one of Cincinnati's premier historic residential districts, honoring its civic and cultural legacy.

For North Avondale, designation would formalize decades of resident advocacy, ensuring that future investment strengthens rather than erodes the neighborhood's unique character.

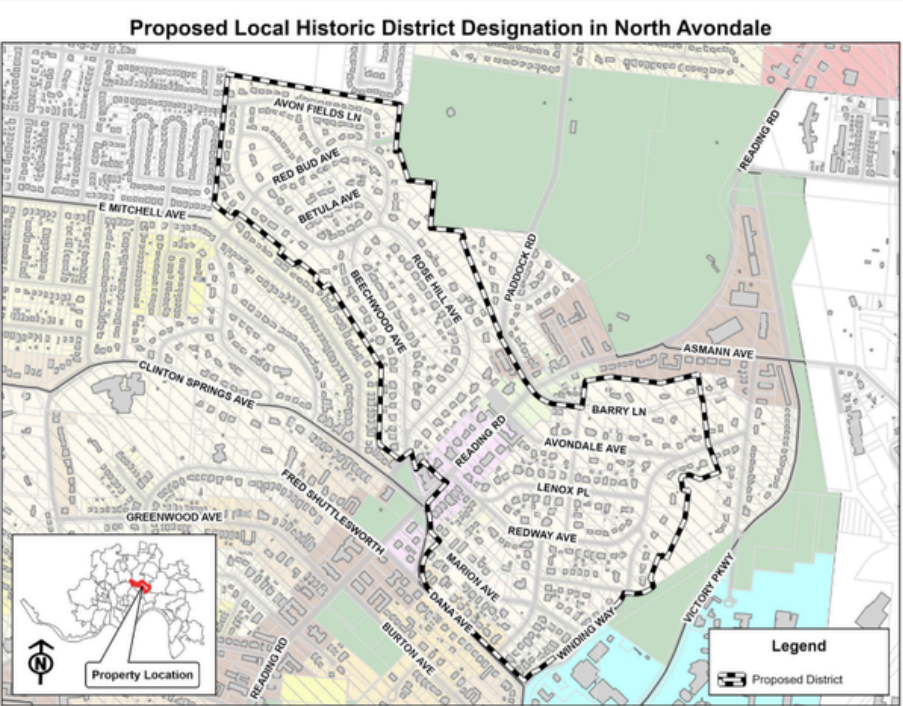
While Preservation is in the Neighborhood Plan, only a Local Historic District can protect a the one of a kind architecture in North Avondale from irreversible demolition.

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

HISTORIC DESIGNATION FEEDBACK FORM



Historic Designation Feedback Form

Please share your concerns or questions regarding the Historic Designation Proposal. We also welcome your recommendations.

Full Name *

First Name Last Name

Email Address *

HOW TO GET INVOLVED

[BECOME A MEMBER / PAY DUES](#)

SIGN UP TO RECEIVE THE NANA NEWSLETTER

Name *

First Last

Email *

☐ I am human

Submit

TAKE ACTION. GET ENGAGED HERE.

[NANA Official Facebook page](#)
[North Avondale parents and friends Facebook group](#)
[North Avondale Business Association/naba/](#)
[Volunteer](#)

LEARN MORE ABOUT NORTH AVONDALE

[North Avondale History & Nostalgia Facebook group](#)

- 7 neighborhood/public meetings dedicated to the historic district
- Tables at Neighborhoodwide events
- Door Hangers throughout the district
- Block captains knocking on doors and being liasons
- Has been on the agenda for NANA meetings for over 2 years
- Dedicated section of the website with a form for feedback
- 2 Staff Conferences

PRESERVATION PROMOTES RESPONSIBLE DEVELOPMENT



Reusing historic buildings can reduce environmental impacts by up to 82% while delivering development faster and more affordably than new construction.

Adaptive reuse can deliver housing faster and often more affordably than new construction, helping address housing shortages

Existing homes can be adapted for multi-family use and some already have been, but this should be done in a way that preserves the character of the neighborhood.

DECISIONS SHOULD BE BASED ON FACTS



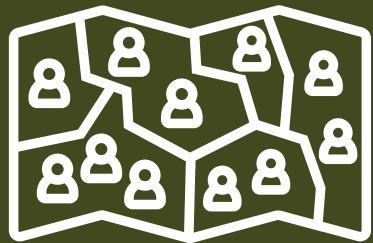
Myth: Historic districts displace minorities and working-class families.

Fact: Non-White homeownership in Cincinnati's local historic districts increased at a faster rate than the city as a whole.



Myth: Historic districts make neighborhoods exclusive and unaffordable.

Fact: In East Walnut Hills Historic District, home values increased 89% over 22 years- the rest of the City increased 85%



Myth: Historic districts prevent housing density.

Fact: Cincinnati's local historic districts average 10,783 residents per square mile, more than double the density of the rest of residential Cincinnati (5,010 residents per square mile). Historic districts support substantial population density and diverse housing opportunities.



Myth: Historic district regulations allow police to enter private property without probable cause.

Fact: Historic district regulations are administered through standard zoning and code enforcement procedures. They do not create authority for warrantless searches or give police special powers to enter private property

YOU CAN STILL MAKE IMPROVEMENTS



Only Exterior changes are subject to review. Maintenance and in-kind repairs are NOT reviewed.



All work, other than new windows and some roofing, already requires building and zoning permits.



All properties are **already subject to zoning standards** for uses, building placements, and heights.



UDOD for business cooridor **already requires design and demolition review.**

HISTORIC CONSERVATION OFFICE SAYS *YES*

93%

In 2025 **93%** of COA's were Staff Review

2%

In 2025 only 1 application was denied at the HCB. This is just **2%** of cases of all the cases heard by the HCB.

5 of 52 cases at the HCB were continued. **90%** of cases were decided at the first hearing.

90%

Staff Level Reviews take an average of **5 days** to review

5 Days

COST COMPARISON

Windows

Material	Typical Cost (installed)	Lifespan	Cost/year	Energy Efficiency (R-Value)
Vinyl	\$450-\$800	20 years	\$22.5-\$40	~R-3 to R-4
Wood	\$800-\$1,500+	50+ years (with maintenance)	\$16-\$30	~R-2 to R-3
Aluminum-Clad Wood	\$900-\$1,500+	40-60 years	\$22.5-\$37.5	~R-2 to R-3 (similar to wood frame)
Fiberglass	\$650-\$1,100	40-50 years	\$16.25-\$27.4	~R-3 to R-5 (can be higher with premium

Roofing

Material	Typical Cost (installed) per sq foot	Lifespan	Cost/year	Wind Resistance Rating
3 tab shingle	\$300-\$500	15-25 years (most common 20)	\$15-\$25	60-70 mph
Architectural Shingle	\$400-\$700	25-50 (Most common 30 years)	\$13-\$25	80-130 mph

Materials required are often higher quality and will last longer= lower cost over the lifetime of the product, lower maitenance costs and higher return on the investment

EXTRA FEES ARE MINIMAL- BUT NANA WILL HELP

	Fees		
	Outside of HD	within HD	Difference
Roofing and windows without building permit	\$0	\$154	\$154
Fence	\$154	\$154	\$0
Deck that meets zoning	Building permit fees	Building permit fees + \$154	\$154
Deck that does not meet base zoning but conforms to historically appropriate setbacks	Building permit fees+\$300	Building permit fees + \$154	(\$146)
Addition/New Construction that meets zoning	Building permit fees	Building permit fees + \$654	\$654
New Construction/additions with zoning variances for height or setback residential	building permit fees+\$300	Building permit fees + \$654	\$354
New Construction/additions with zoning variances for height or setback commercial	building permit fees+\$500	Building permit fees + \$654	\$154

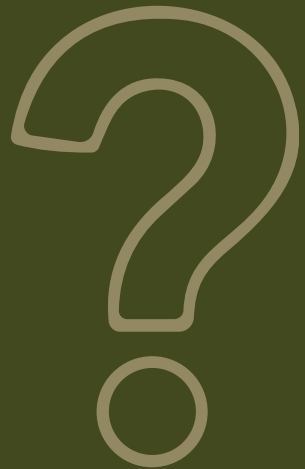
NANA SUPPORTING NEIGHBORS



NANA has dedicated \$5000 to assist neighbors with iCertificate of Appropriateness costs



Reached out to People Working Cooperatively to assist with homeowners who are eligible for their services



Dedicated place on the website to help with questions about the historic district and communication with Urban Conservator



The residents of North Avondale support the historic district.

NANA voted to support the historic district.

NABA Voted to support the Historic District.

City Council told neighborhoods to be proactive by pursuing designations before the threat was at our doorstep.

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Designating an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District

202602411

Transmitted is an Ordinance captioned:

DESIGNATING an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District.

The City Planning Commission recommended approval of the proposed designation at its June 5, 2026 meeting.

Summary

The applicant, Vice Mayor Jan-Michele Kearney, on behalf of the North Avondale Neighborhood Association (NANA), is requesting a Local Historic Conservation District Designation consisting of 370 properties (337 contributing; 33 non-contributing) within the community of North Avondale. The application was approved in a 5-1 vote by the Historic Conservation Board at their meeting on March 9, 2026.

The application was held by the City Planning Commission at their meeting on April 3, 2026 with instructions to hold an additional public staff conference and for the applicant to work with City staff on revisions to various sections of the application materials, including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines, in order to correct mistakes and provide further detail and clarity. The revised application was presented to the City Planning Commission at their meeting on June 5, 2026.

The City Planning Commission recommended the following on June 5, 2026 to City Council:

APPROVE the proposed Local Historic Conservation District designation of the North Avondale Historic District in North Avondale as described in the Designation Report included as Exhibit B;

APPROVE the map amendment designating the historic district as seen in Exhibit A; and

APPROVE the proposed Conservation Guidelines as seen in Exhibit C.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning, the Director of Buildings and Inspections, and the City Solicitor of the North Avondale Historic District's designation as a historic district.

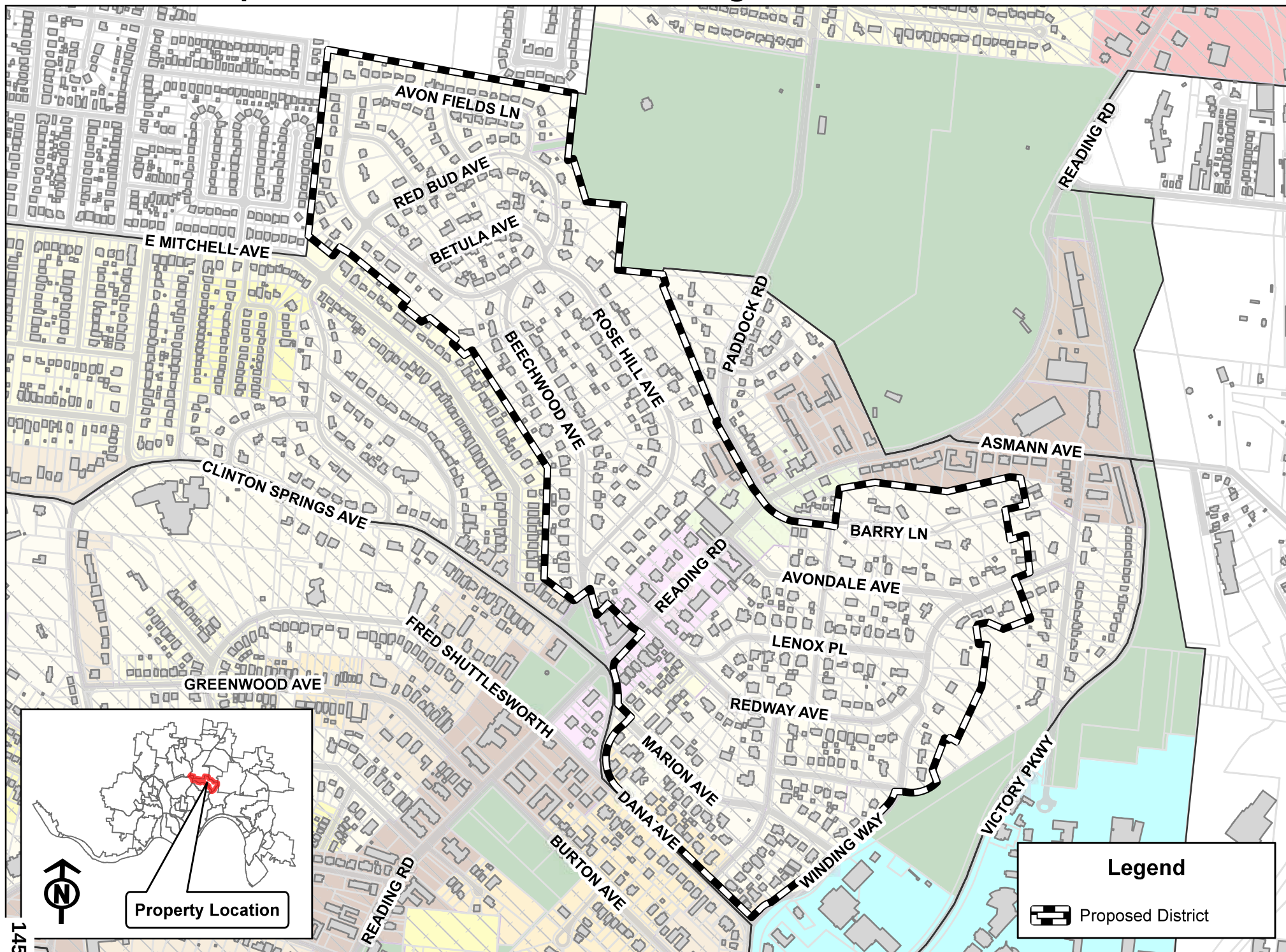
Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Local Historic District Designation in North Avondale



Introduction

This report presents the findings and recommendations for local landmark designation of the North Avondale Historic District (NAHD). This report was prepared by Beth Sullebarger as a consultant to the North Avondale Neighborhood Association (NANA).

Background

Overview of Designation Process

This designation report is supported by the North Avondale Neighborhood Association for the purpose of preserving the neighborhood's historic resources and ensuring that new construction within the district is compatible with its historic character.

Research

Research was conducted using local histories and archival sources at the Cincinnati & Hamilton County Public Library and Cincinnati History Library & Archives at the Cincinnati Museum Center, including city directories, historic newspapers and photographs, maps and atlases. The files of Cincinnati Preservation, including Ohio Historic Inventory forms and research, were invaluable. Internet sources included property records of the Hamilton County Auditor and Hamilton County Recorder and census records.

Statement of Significance

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. (See Figure 1 for Boundary Map.) Development of North Avondale began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side. The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale became an enclave for successful German Jews who moved there from the West End.

The North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision defined by a park-like character with continuous lawns and picturesque curving streets. Gaslights add to the historic ambiance. The district is also significant for the quality of its substantial high-style houses on large lots. Homes in North Avondale represent an unusually rich array of architectural styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. All of the contributing homes are individually distinctive, and many were

designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

Historic Significance

Development of Avondale

The development of North Avondale followed that of Avondale to the south. Beginning in the 1830s, members of the merchant class, mainly of English heritage, began building large dwellings on extensive parcels and commuting to work in the city. Avondale was a bucolic country village, known as one of “half a dozen beautiful suburbs,” where “the homes of Cincinnati’s merchant princes and millionaires are found . . . elegant cottages, tasteful villas, and substantial mansions.”¹ One of those merchant princes, Robert Mitchell, whose furniture company provided him with a half-million dollar annual income, was reputedly the wealthiest man in the Cincinnati area. Other prominent residents of Avondale included Miles Greenwood and Stephen H. Burton, partners in an iron foundry. According to Burton family lore, it was Mrs. Burton who called the area, “Avondale,” because the stream behind her house reminded her of the England’s River Avon.

As more wealthy Cincinnatians sought suburban residences, large landowners divided their holdings into residential lots to market for sale. Avondale’s first subdivision was the Jonathan Dayton property, known as Clinton, in 1846, and James Corry subdivided a tract called Locust Grove soon after.² “In 1852, Samuel Cloon opened up 150 acres covering the Clinton tract, upon which Miles Greenwood had in 1847 built his suburban residence.”³ In 1854, The Cincinnati Western Railroad bought most of the Clinton and Locust Grove properties. The company surveyor, H.C. Freeman, recorded the plat of a new combined Cincinnati Western Railroad Company Subdivision that year. Freeman identified the 39-lot subdivision as “Avondale.”

The 1869 Titus Atlas (Figure 2) shows Avondale with its northern boundary just above Dennis Street (renamed North Crescent Avenue, currently N. Fred Shuttlesworth Circle). The area was changing; some large estates remained but those of Mann and Gibson east of Reading Road in the vicinity of Glenwood Avenue were by then subdivided into smaller parcels, signaling the population growth to come. As Avondale developed, residents of Scotch, Irish, and German backgrounds joined their Anglo-Saxon antecedents.

¹ Willard Glazier, *Peculiarities of American Cities* (Philadelphia: 1886), quoted in Miller, Boss Cox’s *Cincinnati*, p. 42.

² Geoffrey J. Giglierano and Deborah A. Overmyer, *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years* (Cincinnati: The Cincinnati Historical Society, 1988), 380.

³ “Avondale; A Suburb that Appreciates Its Natural Endowments,” *Commercial Gazette*, May 24, 1872, in *Suburbs: Avondale Scrapbook*, Cincinnati History Library & Archives.

Robert Mitchell (1811-1899), owner of the Mitchell & Rammelsburg Furniture Company, was of Irish heritage. Immigrating from Ireland with his family in 1824, he came to Cincinnati in 1829, learned cabinetmaking, and set up a small furniture factory on Walnut between Third and Fourth Streets. In 1846, Mitchell went into partnership with German-born Frederick Rammelsburg (1814-1863). When fire destroyed their factory in 1848, the partners rebuilt at Second and John Streets. By 1870, the Mitchell & Rammelsburg Furniture Company employed 250 people and had lumberyards that covered two acres. This factory was the first in the Cincinnati area to adopt steam powered machinery to the manufacture of furniture.

Cincinnati's proximity to the hardwood forests of the Midwest and in the transportation offered by the Ohio River made the city a furniture manufacturing center. Mitchell & Rammelsburg was the largest such enterprise in the city and possibly in the nation at the time. After Rammelsburg's death, Robert Mitchell and his family took over management of the company, changing its name in 1881. The Mitchell Company endured until 1939.

In 1869, Mitchell was living on the west side of Reading Road (then Main Avenue) at the corner of Duffield Street (renamed South Crescent Avenue, currently S. Fred Shuttlesworth Circle) (Figure 3) in a "tasteful" brick dwelling on three acres. Across the road, Mitchell built "Italian Villa style" homes on seven-acre lots for his sons-in-law, A. J. Redway and Stephen R. Burton and continued to invest his earnings in real estate.⁴ By then Mitchell had already purchased 74.93 acres of A. O. Tylor's Avondale Park Subdivision (Figure 4) on the north side of Clinton Springs Avenue. (Stephen H. Burton purchased the 10+-acre lot 7.) Recorded in 1863 (PB2, P194), Tylor's subdivision consisted of 15 lots accessed by a looped drive, with parcels ranging from about 4 to 10 acres (Figures 5, 6). Mitchell also acquired part of the Blachly Farm (AKA Rose Hill Farm), which extended north along Lebanon Road (now Reading Road).

The residents of Avondale had incorporated it as a village in 1864, seeking "to protect themselves from stock running at large, to improve their streets and enforce order."⁵ The community was also plagued by burglaries, vagrants, public drunkenness, and brawling. Much to the dismay of Avondale's upper-class residents, their efforts to control crime were largely unsuccessful. The village did have some success with its public works programs, such laying sewer lines and improving roads.⁶ Robert Mitchell served on the Sewerage Commission with S. R. Burton, H. F. West and I. J. Friedlander. Once that was done, the village contracted with the city of Cincinnati for water and then

⁴ Sidney Maxwell, *The Suburbs of Cincinnati: Sketches Historical and Descriptive* (Cincinnati: George Stevens & Co., 1870), 18, 15.

⁵ *Ibid.*, 16.

⁶ Giglierano and Overmyer, 380.

turned to paving the roads. After a disagreement about whether to use asphalt or vitrified brick, the roads were paved with brick.⁷

Avondale finally found some relief from its social ills as a result of its annexation by the City of Cincinnati in 1896. The improved police and fire protection that Cincinnati provided significantly reduced Avondale's crime problem within only a few years, and the suburb became generally a safer, more pleasant place to live.⁸ These improvements helped generate a new wave of subdivisions, including over a hundred acres of the Woodward property on the east side of Reading Road south of Glenwood Avenue, which had been divided among his three daughters—Mrs. Hutchins, Mrs. Gallup and Mrs. Cleveland.⁹

The electric streetcar completed on Reading Road in the early 1890s made Avondale even more accessible from the basin and changed the character of the neighborhood. *C. S. Mendenhall's Standard Guide Map of Cincinnati* published in 1903 shows an electric railway running up Reading Road to Clinton Springs Avenue where it turned west, continuing along Mitchell Avenue to Winton Road and Spring Grove Cemetery.

This improvement in transportation stimulated the market for more housing in lower Avondale, which led to construction of apartment buildings. Some early examples were built for upper-class families with roomy apartments and maid's quarters, such as the Beaux-Arts-style Alameda Flats (NR # 14000293) built circa 1905 at 3580-3586 Reading Road at Glenwood Avenue; the Romanesque-inspired Poinciana (NR# 14000294) erected circa 1908 at 3522 Reading Road at Hutchins Avenue; and the Mediterranean-style Crescent apartments (NR# 14000336) built circa 1911 at 3719 Reading Road at South Crescent (currently S. Fred Shuttlesworth Circle).

More modest apartments, erected for the growing middle-class, attracted diverse new residents. These included many Greek Americans and Eastern European Jews, particularly following a general exodus of the Jewish population from the declining West End in the early twentieth century. Between the 1920s and the end of World War II, Avondale was known as the "gilded ghetto," with Jewish inhabitants making up sixty percent of the suburb's total population. Jewish institutions and businesses moved with them.¹⁰ Beginning in the 1890s, well-to-do German Jews families began moving into the northern part of Avondale. Construction of the Isaac M. Wise Temple on Reading Road at North Crescent Avenue (now N Fred Shuttlesworth Circle) in 1927, was a sign that the transition of North Avondale to the center of Reform Jewish life was complete. Orthodox Eastern European Jews mostly settled in the south part of Avondale.

⁷ "Avondale; A Suburb that Appreciates Its Natural Endowments," *Commercial Gazette*, May 24, 1872, in *Suburbs: Avondale Scrapbook*, Cincinnati History Library & Archives.

⁸ *Ibid.*, 381.

⁹ The D. Gallup property was sold to Isaac H. Mack and Albert B. Voorheis in 1892 and became the Mack & Voorheis Subdivision.

¹⁰ Giglierano & Overmyer, 381-382.

Development of the Rose Hill Park Subdivision

In the early 1890s, the area north of Clinton Springs Avenue was still semi-rural, with farms and country estates. The streetcar line, which turned west at Clinton Springs Avenue and then terminated at the intersection of Mitchell Avenue, helped create a market for Robert Mitchell to develop the Rose Hill Park Subdivision in 1893. Recorded in Plat Book 13, Page 3 (Figure 8), the subdivision offered 122 lots on Paddock Road, and Rose Hill, Beechwood, and Mitchell Avenues as well as Reading Road and Lenox Place as far east as Glen Lyon Avenue.

A promotional map of Rose Hill Park (Figure 9) clearly showed the “Electric Car Station and Terminal” opposite Mitchell Avenue. The streetcar brought new residents to the entrance of this upscale enclave without penetrating it. The map described Rose Hill Park as “the choicest residence property now offered,” with natural advantages as to elevation, drainage and magnificent views. “All the avenues have easy grades, and are improved with Asphalt [sic] for the roadways and with granoid [sic] for the curb, gutter and sidewalks.” “The lots are much deeper than the average, and the subdivision is laid out on the Park Lawn Plan.” “Elegant residences in the vicinity. . . give assurance that this charming spot will become the most popular and desirable for the erection of beautiful suburban homes.” Lots were offered in three sizes— “good lots” 150 to 200 feet deep, choice lots 150 to 220 feet deep, and “beautiful lots 175 to 250 feet deep.”¹¹

The layout was prepared by Earnshaw & Punshon, surveyors and civil engineers. According to The Cultural Landscape Foundation, “Joseph Earnshaw (1831-1906) immigrated with his family from England to Cincinnati by 1845. He and his brother Henry, both civil engineers, set up an office together in 1857, and in 1858, Joseph was serving as the city surveyor. He became known as a cemetery planner after assisting landscape gardener Adolph Strauch at Cincinnati’s Spring Grove Cemetery and Forest Lawn Cemetery in Buffalo. On his own, in 1884 Earnshaw planned the 137-acre Highland Lawn Cemetery in Terre Haute, Indiana, and in 1889 he designed Prospect Cemetery in Toronto. Reflecting Strauch’s influence, Earnshaw embraced the “Picturesque ‘lawn cemetery,’ in which internal fencing and barriers were largely eliminated in favor of a unified, bucolic landscape.”¹²

In 1890 Earnshaw formed a partnership with one of his assistants, Thomas Brown Punshon (1855-1932). The firm’s commissions in the next decade included the grounds of the Cincinnati Orphan Asylum; Columbian Park and the community of Highland Park, in Lafayette, Indiana; the communities of Oakland, East Redondo, and Broadacres, in California; and the Hollywood Memorial Park Cemetery (now Hollywood Forever) in Hollywood, California. Earnshaw continued working at Spring Grove Cemetery during the nineteenth century, and was buried there in accordance with his wishes.¹³

¹¹ “Rose Hill Park Subdivision” map, Earnshaw & Punshon, Surveyors, May 3, 1893, private collection.

¹² <https://www.tclf.org/pioneer/joseph-earnshaw>, accessed May 21, 2025.

¹³ Ibid. The firm continues today as McGill Smith Punshon.

Earnshaw had previously created the layout of the Blachly Farm with Adolph Strauch, and the resemblance to Spring Grove Cemetery is striking—with its network of curving streets.¹⁴ It is easy to see how the Rose Hill Park Subdivision also reflects Earnshaw's experience with Spring Grove Cemetery in its flowing lawns. "Spring Grove Cemetery is nationally significant as the original site and model for the landscape-lawn concept. Founded in 1845 as the first rural cemetery located west of the eastern seaboard states, after 1854 Adolph Strauch . . . began establishing a new, internationally admired aesthetic standard for cemetery landscapes." He "reduced the number and variety of monuments, arraying them on an open, grassy lawn lacking lot divisions and enlivened by grouped stands of trees and shrubs."¹⁵ The continuous greensward and the lack of fences typical of the "landscape-lawn" approach to cemetery design is evident in the Rose Hill Park Subdivision and elsewhere in the North Avondale Historic District.

That the new subdivision was named Rose Hill Park is worth noting for its connotations as a verdant landscape with an air of exclusivity. The name may have been inspired by Tylor's "Avondale Park" subdivision, which was incorporated into the Rose Hill Park Subdivision, as well as its proximity to Rose Hill and the desire to characterize it as picturesque residential community in a natural setting that offered an escape from urban life. The movement for public parks sprang out of the popularity of rural cemeteries as places of recreation. In turn, the appeal of rural cemeteries and urban parks influenced the design of other American landscapes, including the first suburbs. In the Cincinnati area,

Spring Grove Cemetery, completed in 1845, and the picturesque railroad suburb of Glendale, established by a private owners' association in 1851, both provided models for parklike suburban subdivisions designed with green spaces and streets that curved in response to the topography. The word, "park," also had associations with exclusivity deriving from the earliest parks, which were enclosed gardens used as hunting grounds for the elite. The Rose Hill Park Subdivision was not gated but its single entrance on Clinton Springs Avenue and its looping avenues prevented through-traffic and provided a sense of quiet and privacy.

Home-building began in the mid-1890s, and upper- and upper middle-income Cincinnatians, including manufacturer Andrew Erkenbrecher, department-store owner Samuel Pogue, grocer Barney Kroger, and clockmaker Frank Herschede, built homes here that are fine examples of English Medieval, Tudor, Renaissance, English Cottage Revival and Italian Renaissance.

Other Subdivisions in North Avondale

Interestingly, Mitchell had already helped launch an earlier subdivision in North Avondale on the east side of Reading Road. Recorded in March 1890 (PB 9, P 65), the

¹⁴ Sub-division of the Blachly Farm Adjoining Avondale, J. Earnshaw, Surveyor, and Mr. Strauch, Superintendent of Spring Grove Cemetery," Collection of the Cincinnati History Library & Archive.

¹⁵ Bruce Clouette. "Spring Grove Cemetery," National Historic Landmark Nomination, March 29, 2007.

Mitchell-Armstrong Syndicate's First Subdivision (Figure 10) was filed by Mitchell and two other trustees—Ike J. Friedlander and H. M. Magill. It included 22 lots on east side of Reading Road on Armstrong Avenue (Barry Lane) and Avondale Avenue west of Glen Lyon Avenue. The lots were relatively small, ranging from 50' wide by 200' deep on Reading and 50' wide and 150' deep on the side streets. This did not result in construction of small homes, however, because C. H. Kellogg and William J. Isaacson bought them all, combined them into larger lots and built large homes, as seen on the Rose Hill Park Subdivision handbill.

The 2nd Mitchell-Armstrong Subdivision, recorded in April 1896 (PB13, P131), expanded on the first subdivision with 49 additional lots on Armstrong Avenue (Barry Lane) and Avondale Avenue extending east from Glen Lyon Avenue to current-day Victory Parkway (Figure 11). Despite the name of the subdivision, the trustees of the syndicate—Wm. J. Isaacson, J. H. Gates, and Henry M. Magill—did not include Robert Mitchell. Undertaken after the Rose Hill Park Subdivision, this subdivision had much larger lots, ranging from 100' to 585' of frontage. Interestingly, William J. Isaacson bought eight of the lots in the 1st Mitchell-Armstrong Subdivision adjoining Glen Lyon Avenue. Two large homes were built there, at 932 and 938 Avondale, the former in the 1890s and the latter in the 1920s.¹⁶ A ravine midblock between Avondale Avenue and Barry Lane made the south side of the latter mostly unbuildable, while the north side filled out with large Tudor homes in the 1920s.

The 1917 Sanborn map (Figure 12) shows the streets on the east side of Reading Road were then mostly lined with homes, except for the north side of Avondale Avenue and above on Barry Lane. Streets to the south—Lenox and Redway avenues—were part of Jonathan W. Lyon's Estate Subdivision. Bragg's Subdivision was cited by Kocolowski, relative to Rose Hill, as "the other big land development," in North Avondale, lying east of Reading Road, and north of Dana Avenue.¹⁷ The Bragg subdivision is mentioned in the obituary of Caius C Bragg. When he died suddenly at age 48 in 1905, he was described as "widely known in real estate and social circles." Upon the death of his father, Caleb Bragg, who was a partner in the American Book Company, Caius had "assumed full charge of the vast estate left to him," and "transformed [Avondale] into one of the most beautiful suburbs in this country."¹⁸

Unfortunately, no plat by that name was found at the county recorder's office, the Cincinnati History Library & Archive, or the city archives at the University of Cincinnati's Archives and Rare Books Library. It is likely, however, that the Bragg Subdivision included the north side of Dana, Marion Avenue, Dakota Avenue, and Valley Lane as

¹⁶ The lots on Barry Lane they backed onto were held vacant until 1951, when two four-plex apartments were built at 915 and 919 Barry Lane, very different in form and density from the homes directly to the south.

¹⁷ Gary P. Kocolowski, "The History of North Avondale: A Study of the Effects of Urbanization upon an Urban Locality," Master's Thesis. University of Cincinnati 1971.

¹⁸ "Suddenly C.C. Bragg Passed Away," *Cincinnati Enquirer*, Nov. 22, 1902, 12, ProQuest Historical Newspapers, accessed June 4, 2025.

well as the lower portion of Winding Way (Figures 12, 13 and 13a). Bragg's imposing residence is shown at 946 Dana Avenue (Figure 12) on a parcel that extended through the block.¹⁹ The 1917 Sanborn map shows these streets lined with spacious lots, some of which would be further subdivided in the future, and "Bragg Avenue" as the former name of Valley Lane (Figure 12).

Back on the west side of Reading, the Avon Hills First Subdivision was filed in 1906 after the death of Robert Mitchell (1899) and his wife Harriet (1901) by their five surviving children—Albert H. Mitchell, Richard H. Mitchell, Emma Redway, Lillie I. Ellis, and grandsons Robert M. Burton and Stephen H. Burton, sons of deceased daughter Jane Burton. This subdivision extended Rose Hill Avenue to the northwest, and included successively looping streets now known as Betula, Red Bud Avenue and Avon Fields Lane. This plat included very large lots both north and south of Mitchell Avenue.

A revised plat was filed in 1914 (Figure 14) with smaller lots and new street names by the Avon Hills Realty Company, with A. J. Redway as President and Robert M. Burton, as Secretary & Treasurer. By this time Albert Mitchell, who had taken the reins as president of the family furniture company, was living at 3994 Rose Hill Avenue, an expansive Craftsman shingle and stone house at the highest point of the North Avondale ridge. By 1917, the overwhelming majority of lots on Rose Hill, Beechwood and Betula (Figure 15) had been built on, but north of Red Bud Avenue homes were still sparse. By 1930, however, these streets were lined with Tudors, nearly all owned by new residents of German Jewish heritage who were successful merchants, manufacturers, and professionals.

On the east side of Reading Road, the avenues were likewise mostly built out, including a short dead-end street running south of Lenox Avenue, where Thorne Baker and his wife Jane created ten small lots (about 60 feet' x 100 feet) in 1917. Styled as the Lenox Park Subdivision, it was recorded on Sept 7, 1917 (PB 24, P11). This little enclave known as Lenox Lane quickly filled in with Colonial Revivals, American Foursquares, and a Craftsman cottage by 1922. (See Figure 16).

The district was stable for the next thirty years; the next subdivisions didn't come until well after World War II. Louis T. Block, president of the Susan Lewis Corporation, cut up a two-acre piece at the southwest corner of Rose Hill and of Red Bud avenues into seven lots recorded in 1954 (PB63, P15). This area is occupied by six 1950s-era one-story modern homes. Another contemporary subdivision in 1964, the Jerry Arnett Subdivision (PB 115, P1) was platted by Jerry Arnett and his wife B. W. on Redway Avenue east of Glen Lyon Avenue, creating four lots on lot 35 of J. W. Lyon's Estate Subdivision and resulting in four modern homes. All these homes are outside the period of significance, which ends in 1940.

¹⁹ US Federal Census, 1900, Heritage Quest, accessed online 5/28/2025.

Notable Architects

The quality of the architecture reflects the involvement of prominent local architects in the design of its buildings. The wealth of the new residents enabled them to enlist the services of some of Cincinnati's finest designers. These include John Scudder Adkins; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee. (The following biographies of Cincinnati Architects are largely based on Walter E. Langsam's "Biographical Dictionary of Cincinnati Architects, 1799-1940.")

John Scudder Adkins

John Scudder Adkins (1872-1931) designed several homes in North Avondale—a Colonial Revival at 3946 Rose Hill Avenue (1907); an Italian Renaissance villa at 4003 Rose Hill Avenue (1895), and a Tudor Revival home at 4008 Rose Hill Avenue (1908)(Photo 1), the last for C. H. M. Atkins, president of the Warner Elevator Company. After training in St. Louis, Adkins began his Cincinnati career in 1893. His specialty was refined Beaux-Arts design. His works in Cincinnati include the Second National Bank Building at 830 Main Street, Cincinnati Athletic Club, Brighton German Bank, Grace Episcopal Church in College Hill, and homes on Rural Lane in Clifton, where he lived. Farther afield, he designed the Governor's Mansion in Frankfort, KY, and the Audubon Building in New Orleans, Louisiana. (See Werner & Adkins profile on page 14.)

Grosvenor Atterbury

Grosvenor Atterbury (1869-1956) had a long and successful career designing large houses for the wealthy. He is best known as the architect of Forest Hills Gardens, begun in 1908 in Queens, NY, described by Langsam as "the archetypal American middle-class community of the early twentieth century." After graduating from Yale and Columbia University School of Architecture, he worked in the office of McKim, Mead & White, in 1895 at the Atelier Blondel of the Ecole des Beaux-Arts, Paris. In New York, he served as architect for the restoration of City Hall and designed the American Wing at the Metropolitan Museum of Art (1924). His country estates included "Old Westbury," the John S. Phipps house on Long Island. In Cincinnati, Atterbury designed Sheldon Close in Mariemont (1924-26); "Ca' Sole," the Mrs. William Horace Schmidlapp House off Grandin Road in Hyde Park; and the Mrs. Joseph S. Graydon House in Indian Hill. In 1929, he designed an expansive residence for Harry L. Linch at 960 Avondale Avenue (Photo 2).

Matthew H. Burton

Related by marriage to Robert Mitchell, Matthew H. Burton (1869-1947) first appeared in the city directory in 1897-98, when building in the Rose Hill Park Subdivision was underway. He worked with Brown & Davis 1899-1901 and later with J. S. Adkins and G. S. Werner, then on his own again in the 1920s. Burton is known for his residential designs,

including the “huge but elegantly restrained Frank Enger House (Photo 3). . . a Beaux-Arts buff-brick box with extensive, delicate white glazed tile trim.” He also designed the Neoclassical Avondale Athletic Clubhouse on Dana at the foot of Winding Way in 1898 (demolished in 1965). Werner & Burton designed at least two houses in East Walnut Hills—the Frank Dinsmore House, 2791 Madison Road (1911), and the George Longstreth House, 2950 Wold Avenue (1910)—with a distinctive mix of Spanish Mission, Arts & Crafts, Art Deco, and even belated Art Nouveau elements. Burton also designed “La Lanterne,” (1920) one of the most refined, sophisticated, and uncharacteristically “authentic” estates in Indian Hill.”²⁰ Set on landscaped grounds by A. D. Taylor, the house is believed to have been inspired by “La Lanterne” in the town of Versailles.

John Henri Deeken

Born in Cincinnati, John Henri Deeken (1888-1974) studied architecture at the University of Cincinnati (1906) and then practiced “in different parts of the United States.” Associated with Guy C. Burroughs in 1916 and 1918-23, he worked with Hubert M. Garriott (one of Cincinnati’s first Modernist architects) in the early 1930s for an unknown time, and on his own 1935-48. Deeken was best-known for fine “English” Traditional residences, as well as his design (with Burroughs) of “Time Hill,” the unique “Swiss” Gruen Watch Co. Building in Walnut Hills (1916-17). He also designed the handsome Moderne Coca-Cola Bottling Plant Building in Evanston (1937-38). In North Avondale, he designed the very grand French Eclectic House at 4220 Rose Hill Avenue (Photo 4) for Jacob Mack, owner of the Mack Shirt Company.

Desjardins & Hayward

Samuel E. (“Dizzy”) Desjardins was one of Cincinnati’s most colorful architects at the turn of the century. He specialized in distinctive churches, such as the Seventh Presbyterian Church (1888), whose tower remains on Madison Road in East Walnut Hills. Many interesting yet restrained residences in the Cincinnati area were designed by Desjardins and his partners.

Albert W. Hayward (ca. 1861-1939) was trained at M.I.T. and worked with Desjardins, at least from 1893 until 1905. He then was a partner of architect-developer H. W. Cordes. Their works included a \$200,000 apartment house at Reading Road and Mitchell Avenue in North Avondale. He is also said to have drafted Cincinnati’s early-20th-century building code. Desjardins and Hayward designed the house at 3980 Rose Hill Avenue (1903) for W. H. Lewis, a leaf-tobacco manufacturer (Photo 5), and the Chateausque mansion at 935 Lenox Avenue (1890) for Theodore Braemer, Secretary/Treasurer of the J. & F. Schroth Packing Company.

Samuel Desjardins was the leading architect of the 13-year partnership and had several other partners throughout his career in Cincinnati. Although he also designed many

²⁰ Langsam, “Biographical Dictionary,” p 27.

churches and public buildings, private residences gave Desjardins the outlet to display his most creative talent.

Desjardins teamed up with Draine on a house at 3953 Rose Hill Avenue for C. W. Breneman in 1898. Breneman was the president and founder of C.W. Breneman, Inc., window shade manufacturers. This company is still active in Cincinnati as the Breneman Shade Company. John G. Draine was born in Edinburgh, Scotland, and later worked with William P. Bausmith.

Elzner & Anderson

Elzner & Anderson was one of Cincinnati's most prominent firms from the mid-1890s until World War II. Alfred O. Elzner (1862-1933) was trained at M.I.T. and worked for Henry H. Richardson on the famous Boston architect's Cincinnati Chamber of Commerce Building. George M. Anderson (1869-1916), who attended Columbia University, was the first Cincinnati architect trained at the Ecole des Beaux-Arts in Paris, and brought superlative social connections to the partnership. This firm has had a lasting impact on Cincinnati's architecture with diverse structures including the former Baldwin Piano Company Building, the Zoo's Elephant House, and many residences and institutional buildings for the city's elite. Their 1902-1904 Ingalls Building at Fourth and Vine Streets stands out as the first reinforced-concrete "skyscraper" in the world.

This firm is best-known for its Neo-classical residences throughout Cincinnati. Large boxlike red-brick dwellings with accurate—for the period—Colonial, Federal, and Greek Revival white-painted architectural ornament were their trademark at the turn of the century. Their light, spacious rooms, gracious staircases, ample closets, and other built-in conveniences allow them still to seem "modern" a century later. The firm designed the majestic Colonial Revival residence at 4032 Rose Hill Avenue (Photo 6) for A. F. Maish, who was the secretary and treasurer of the Coney Island Company in 1903.

Elzner & Anderson also designed 4020 Rose Hill Avenue in 1911. One of the early owners was a prominent lawyer named Louis J. Dolle. This refined and restrained design evokes an Italian Renaissance villa in Tuscany, with its smooth surface and classical details. A green tile, low-hipped roof with brackets defines the simple rectangular block. Two second-story windows are emphasized by stone balconies. Below these are multi-paned, arched double doors that open to a front terrace. The architects added a bit of classical style with a central pedimented entrance.

A. Lincoln Fechheimer

Despite his deafness, A. Lincoln Fechheimer (1879-1954) was a remarkably successful architect. After studying at the Ecole des Beaux Arts in Paris from 1900 to 1904, he spent a two-year apprenticeship in Chicago. Back in Cincinnati, he worked with Harry Hake, Sr. with whom he won the 1907 competition to design the campus of Hebrew Union College. By 1913, Fechheimer was practicing alone, until he formed a partnership

with Benjamin Ihorst in 1926. This firm was responsible for the Ault Park Pavilion, the Isaac M. Wise Temple-Center in Avondale, and the Dale Park School in Mariemont.

A. Lincoln Fechheimer designed the home at 4050 Rose Hill Avenue (Photo 7) in 1913 for S. Marcus Fechheimer, who may have been a brother. Marcus was a partner in the shoe manufacturing firm of Fechheimer and Krohn. Marcus Fechheimer, who is cited in *The Jews of Cincinnati* as a leader of American Zionism after World War I, went on to become an important manufacturer of clothing for men and boys.

Charles H. Ferber

Charles H. Ferber (born 1891) received his training at the Ohio Mechanics' Institute and worked for the firm Rapp, Zettel and Rapp at an early age. He went on to work for firms in Chicago and San Francisco before returning to Cincinnati, where he practiced alone from 1922 to 1925. For the next six years, he was a partner in the firm of (Gustave W.) Drach, Heinhold & Ferber, before going out on his own again from 1933 to 1942. At that point, Ferber joined the architecture division of the Ferro-Concrete (now Turner) Construction Company, where he worked until 1950. Ferber's best-known work is the Belvedere (not within the boundaries of the North Avondale Historic District). Of homes in the district, he designed an Eclectic-style residence at 3971 Beechwood Avenue (1898)(Photo 8), combining elements of Queen Anne, Tudor Revival and Colonial Revival.

S. S. Godley

S. (Samuel) S. Godley (1858-1941) designed several buildings in Avondale for Jewish clients. S. S. Godley practiced with his son George H. Godley (1889-1961) from 1921 to 1931. Educated at the Farmers' College in College Hill, S. S. Godley "received his practical education in the offices of local architects," including Edwin Anderson, Henry Bevis, and James W. McLaughlin. He opened his own office in Cincinnati in 1888, expanded it in 1893, practiced on his own, and with his son George in the 1920s.

According to architectural historian Walter E. Langsam, S. S. Godley was "one of the most sophisticated designers of residences for both the Jewish and Gentile elites of the city for several decades. His residential clients included members of the Doepke, Duttonhofer, Feiss, Fleischmann, Freiberg, Heinsheimer, Herschede, Jacob, Kuhn, Mack, Mitchell, Prichard, Resor, Steinau, Strader, Wise, Wolf, and Workum families, all of whom had leading roles in the economic, social, and cultural life of the city." Many of these homes were in Avondale, including the handsome Beaux-Arts Frank Herschede mansion (1908), at 3886 Reading Road (Photo 9). S. S. Godley also designed a few apartment buildings in Avondale, including a three-story Tudor Revival-style court apartment building at 603-613 Forest Avenue.

Harry Hake, Sr.

Harry Hake, Sr. (1871-1955) was the founder of a line of at least three architects named Harry Hake. He was educated in Cincinnati and trained at the Ohio Mechanics' Institute

and the Cincinnati Art Academy. He opened his own office around 1901 or earlier. Charles H. Kuck was an associate in the firm from 1915-1947. The firm was Hake & Son 1945-48, Hake & Hake, Jr., 1945-70, Hake & Partners, including Harry Hake, III, 1971-78. Harry Hake, Sr. was extremely skilled at applying great historical accuracy, refinement, and subtle surface texture to large-scale buildings.

Hake's firm designed five homes in the North Avondale Historic District—beginning with a Tudor Revival for Frank Ellis (grandson of Robert Mitchell) at 967 Marion Avenue (1897); the exuberant Italian Renaissance mansion of Barney Kroger at 3863 Reading Road (1900); the Italian Renaissance-inspired George Voss House at 3955 Beechwood Avenue (1901); the Tudor Revival Lazard Kahn House at 3975 Beechwood Avenue (1910)(Photo 10); and the Robert H. West, Jr., House at 965 Marion Avenue (before 1921).

Samuel Hannaford & Sons

Samuel Hannaford (1835-1911) was the best-known and probably most prolific of Cincinnati's nineteenth-century architects. His firm spanned more than a century, from 1857 until circa 1960 and their commissions spanned much of the Midwest. Born in England, Samuel Hannaford moved to Cincinnati as a youth with his parents. Educated at the Farmers' College in College Hill, he was apprenticed to Englishman John R. Hamilton and then practiced at various times on his own and in partnerships with Edwin Anderson and Edwin R. Proctor. In 1887 the firm became S. Hannaford & Sons when his sons Charles E. and Harvey Eldridge became partners. Grandson H. Eldridge Hannaford joined the firm in 1912, followed later by another grandson, Samuel Hannaford, II.

Among Samuel Hannaford's most prominent designs were the 1860 Cincinnati Workhouse (demolished), Cincinnati Music Hall (1874), and Cincinnati City Hall (1888). Samuel Hannaford retired effectively, with a few exceptions after completing the Methodist Home in College Hill (AKA Twin Towers), about 1895, but remained active almost until his death in 1911 as the editor of *The Western Architect and Builder*. His substantial legacy is partly documented in a National Register listing of 55 of his commissions—churches, public and commercial buildings, and many fine residences.

Hannaford designs in the district include the Colonial Revival Rupel House at 3864 Reading Road (1895); the Prairie-style B. H. Thoman House 4051 Rose Hill Avenue (1909); and the Dr. Walter B. Weaver House and Stable at 933 Redway Avenue (1916), also a Prairie design (Photo 11).

Anthony Kunz, Jr.

The architect Anthony Kunz, Jr. (born 1872), was a Cincinnati native who studied under Emil F. Baude and August Brink. Kunz's specialty was Roman Catholic edifices, including St. Francis Seraph Church and Monastery in Over-the-Rhine, as well as the Eclectic-style green-glazed brick house at 3937 Rose Hill Avenue (Photo 12).

Harry Price

Harry Price (1891-1951) was a prolific architect who practiced in the Cincinnati area from 1913 to 1948. His specialty was residential properties in Avondale and Amberley Village. During the 1920s and 30s, he produced many examples in the Tudor Revival style, then favored contemporary architecture in the 1940s. Architect Carl Strauss got his start with Harry Price from 1937 to 1942. It was during this time that the firm had a hand in the municipal complex in Greenhills.

Price designed a home at 3993 Rose Hill Avenue (Photo 13) in 1927 for Norris and Rosalie Heldman. John Heldman was a traveling salesman for the Heldman Clothing Company, who spent a great deal of time on the West Coast. Founded by his father Jacob at the turn of the century, the company was a family business, which employed four out of five sons. The business was in the Pugh Building on Pike Street until it was liquidated in the early 1930s. Most of the Heldman family lived in the Rose Hill area.

Herbert Spielman

Herbert Spielman (1872-n.d.), who was a talented renderer, worked for Hannaford and Sons for eighteen years before setting up his own practice in 1919. Under Hannaford he designed several prominent Cincinnati buildings including the Ohio Mechanics' Institute (and Emery Auditorium), Memorial Hall, and the Cincinnati General Hospital in Avondale. Spielman designed a Tudor Revival home at 4075 Beechwood Avenue (1925) for members of the Wertheimer family, who were officers of the Archer Advertising Company (Photo 14). The second owner was A. Freider, who owned a fruit business in the Philippines. Freider sold the house to Willis Gradison, Sr, who owned it until 1955 when Dr. Jules Klein, a pediatrician, bought it and lived there until 1988.

Tietig & Lee

Both Rudolph Tietig (1877-1958) and Walter H. Lee (1877-1952) were trained in Cincinnati and at M.I.T. Tietig then worked in New York City, while Lee returned to Cincinnati to work with Samuel Hannaford & Sons. They joined forces in 1902 and practiced together for 50 years. Among their major works are several buildings on the University of Cincinnati's main campus including Memorial Hall (now part of CCM), the former Rockdale Temple in Avondale, the Cincinnati Tennis Club in East Walnut Hills, and other Avondale residences for Simon Kuhn, A. G. Breneman, Frederick Schroth, president and treasurer of the J. & F. Schroth Packing Company, at 3952 Rose Hill Avenue, and Albert H. Mitchell at 3994 Rose Hill Avenue (1907). (See Photo 15.)

Werner & Adkins

George S. Werner (d.1938) and John Scudder Adkins (1872-1931) practised together roughly between 1900 and 1916, teaming up with Matthew H. Burton (profile on page 9) in 1905 and 1910-1911 and with C. C. Weber, as Weber, Werner & Adkins in 1913-1916. Adkins appears to have been the primary designer while Werner took care of business. (See Adkins' profile on Page 9.)

Description

North Avondale is a residential neighborhood characterized by curving streets lined with continuous lawns, gaslights and substantial homes built between 1896 and 1940 on large lots, many a half-acre in area. The development of the area followed that of Avondale to the south. Located approximately three miles north of downtown Cincinnati, greater Avondale is bounded on the north by the City of St. Bernard and Avon Field Golf Course, on the east by the City of Norwood and the I-71 expressway, on the south by Walnut Hills and Corryville, and on the west by Clifton. Avondale evolved as a suburban village but over the years the movement of different social, economic, and ethnic groups in and out of the community altered and eventually fragmented its identity. Today Avondale is split into two neighborhoods, North Avondale and South Avondale. Glenwood Avenue is generally considered to be the boundary between North Avondale and South Avondale. However, the North Avondale Historic District is north of Mitchell, Clinton Springs and Dana Avenues.

The North Avondale Historic District includes 370 individual buildings, of which 337 (or 91 percent) are contributing and just 33 (or 9 percent) are noncontributing. Most of the buildings date from 1896 to 1940. The Period of Significance marks the span of time when the district attained the characteristics that qualify it for designation. The important physical features of the district include the historic street pattern, commercial property types, continuous streetscapes, and buildings representing an unusually rich array of styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. The most common style, by far, is Tudor Revival, followed by Colonial Revival and Prairie. Following are specific examples of these styles.

Queen Anne (1880-1900)

Popular from 1880 to 1900, Queen Anne is the defining style of the late Victorian era. Queen Anne dwellings are often voluptuous compositions with asymmetrical massing, angled gables at the corners, wraparound porches, and ornamental turned and carved wood trim. A mix of contrasting materials, including brick and fishscale shingles in the gables, provides drama. There are relatively few examples of Queen Anne in the NAHD because the popularity of the style was waning by the late 1890s. Examples include 932 Avondale, 3947 and 3963 Beechwood Avenue, 3800 Dakota Avenue, 917-919 Lenox and 920 Lenox Place, and 3987 Rose Hill Avenue (Photo 16), which was built for Stephen R. Burton.

3987 Rose Hill Avenue (1894) is a charming Queen Anne-style home with a wraparound porch. Two types of shingles are used--fishscale on the front gabled dormer and clapboard style on the rest of the house. A few classical features have found their way onto this Victorian structure, such as the slender Doric columns on the porch (possibly replacements) and the second-story windows, which are pedimented and flanked by

pilasters. One of the oldest houses in the subdivision, this 1894 residence was built for Robert Mitchell's daughter, Jane E. Mitchell Burton, and her husband, Stephen R. Burton. (See their son's house at 3969 Rose Hill Avenue.)

Shingle Style (1880-1900)

The Shingle Style, developed in New England from the Queen Anne style, was in vogue regionally from 1880 to 1900. It is characterized by a consistent exterior texture created by shingles, reduced ornament and lower-pitched roofs, contributing to a more horizontal orientation. The Shingle Style is somewhat rare in North Avondale, but examples are 970 Avondale, 4000 and 4016 Beechwood Avenue; 1006 Lenox Place (Photo 17). 3994 Rose Hill is a combination of Shingle and Prairie styles.

Richardsonian Romanesque (1880-1900)

Examples of Richardsonian Romanesque, which appeared in the Cincinnati area from 1880 to 1900, are relatively rare in North Avondale. Characterized by rugged random ashlar stone, steep gabled slate roofs, towers, and round Roman arches, this style was used for two homes—961 Avondale Avenue (1912) by Elzner & Anderson, and 952 Lenox Place (Photo 18) by Desjardins & Hayward.

Chateausque (1880-1910)

The Chateausque is loosely based on monumental 16th century chateaus of France, which combined earlier Gothic elements with that century's increasingly fashionable trend toward Renaissance detailing. The style is relatively rare and found mostly in high-end architect-designed homes in the northeast dating from the late 1880s through the 1890s. Identifying features include a steeply pitched hipped roof; busy roof line with many vertical elements—spires and pinnacles, turrets, gables and shaped chimneys—multiple dormers, usually wall dormers extending through the cornice line; and masonry, usually stone, exterior walls. NAHD has one very high-style example--935 Lenox Place and two other examples at 3850 Reading Road and 3924 Rose Hill Avenue.

935 Lenox Place (1900) (Photo 19), designed by Desjardins & Hayward, is a robust coursed stone house with a corner tower and pyramidal roof with lots of wall dormers and pinnacles. It is reminiscent of Richardsonian Romanesque but lacks the typical arches. 3850 Reading Road (1900) is an unusual example with rough random ashlar stone walls, a full-width front porch and a very steep roof with flared eaves, two highly decorative stone dormers with pinnacles, a conical tower and a very tall stone chimney. 3924 Rose Hill Avenue (1896) is a more modest example in brown brick with a steep pyramidal slate roof with an ornate curved wall dormer in the center, a high conical tower on one side, and a hipped dormer on the other.

Italian Renaissance (1890-1935)

The Italian Renaissance style reappeared in early 20th century houses throughout the country. It is characterized by a low-pitched hipped roof covered with ceramic tiles;

upper-story windows smaller and less elaborate than the windows below; commonly with arches above doors, first-story windows or porches; entrance area usually accented by small classical columns or pilasters; façades are most often symmetrical.²¹ There are about 17 examples of Italian Renaissance style in the NAHD. They include several homes with known designers: 933 Avondale Avenue (1898)(Photo 20); 3955 Beechwood Avenue (1901) by Harry Hake; 3997 Beechwood (1910) by S. S. Godley; 4054 Beechwood (1921); 739 Betula Avenue (1925); 3886 Reading (1908)(Photo 9) by S. S. Godley; 3896 Reading Road; 4033 Rose Hill Avenue (1905) by Weber & Weber; 4067 Rose Hill Avenue (1911); 4081 Rose Hill Avenue (1909)(Photo 20); 4090 Rose Hill Avenue (1905); 4235 Rose Hill Avenue (1922); and 3950 Winding Way (1910).

Most of the homes listed above have the blocky symmetrical massing with simple hipped roofs, and a wide frieze below the eaves. Two outstanding examples are at 3800 and 3886 Reading Road. The former has a smooth stone exterior with a hierarchy of arched windows at the first floor, rectangular windows at the 2nd floor with bracketed lintels, and small attic windows. The house has a broad rectangular entrance porch in the center with a Palladian window above. The second house, featured in *A Field Guide to American Houses* (p 400), also has a stone exterior, rusticated first floor, quoins, second-floor windows with balustraded balconies below and triangular pediments above, as well as small attic windows.

4003 Rose Hill Avenue (1895) is a variation of the Italian Renaissance style in the form of a villa with an asymmetrical composition and square tower on the right corner, a wide entry porch with paired square columns, and flat-arched lintels with keystones. Designed by Werner & Adkins, it has a simple elegance.

960 Avondale Avenue (1929) designed by Grosvenor Atterbury for Harry Linch, a real estate broker, is an eclectic mix of Italian Renaissance with a French influence. It's low-pitched hipped roof and arched openings are more typical Italian but the rustic stone exterior, bold semicircular tower on the west end, and the delicate wrought-iron balcony above the door on the south façade, seem more French.

Beaux Arts (1885-1930)

The Beaux Arts is a classical style similar to Italian Renaissance, most often with a low hipped roof and masonry walls, usually smooth light-colored stone, but with more elaborate wall decoration in the form of garlands, floral patterns or shields, quoins, pilasters or columns. The façade is usually symmetrical, and the first story rusticated.²² There are just two examples in the North Avondale Historic District.

The most impressive is the Enger House at 992 Marion Avenue (Photo 3). Designed by Matthew H. Burton, it was built in 1890 for Frank J. Enger (1862-1917), who inherited a carriage manufacturing company from his father, grew the business and made a

²¹ McAlester & McAlester, *A Field guide to American Houses*. (New York: Alfred A. Knopf, 1986), 397.

²² Ibid., 379.

fortune. The house is set well back from the street on more than an acre enclosed by an ornate iron fence. Essentially a box with a low hipped tile roof, the house has a rusticated stone first story with buff brick at the second floor and terra cotta above. The façade features a central entry porch with paired columns, a Palladian window above flanked by terra cotta shields, and a white-glazed terra cotta frieze with garlands and wreaths.²³

Neoclassical (1895-1950)

The World's Columbian Exposition held in Chicago in 1893 established Neoclassicism as the dominant style for domestic architecture throughout the country during the first half of the 20th century. 344 examples are readily identified by a symmetrical façade dominated by a full-height porch with a roof supported by classical columns. Doorways have elaborate decorative surrounds, cornices have a box eave with a moderate overhang, frequently with dentils or modillions, and a wide frieze band below. Neoclassical homes in North Avondale have hipped roofs and elaborate, academically correct columns, which were typical of the style during its early phase of 1900 to 1920. There are only three examples, but they are outstanding: 4009 Beechwood (1909); 952 Marion Avenue (1909); and 4032 Rose Hill Avenue (1903)(Photo 6).

4009 Beechwood Avenue (Photo 21) is a brick house with a full-height portico with slender Ionic columns, which frame an arched entrance surmounted by a semicircular balustraded balcony above. Stone flat arches cap the windows, and gabled dormers accent the side-gabled roof. 952 Marion Avenue is a hipped roof example with a two-story flat-roofed portico supported by Ionic columns and a semicircular stoop. However, this house has more eclectic influences in the rough-faced stone lintels and Palladian window above the wide front entrance. 4032 Rose Hill Avenue is a massive brick house with an elaborate full-height portico with paired Corinthian columns and slate gambrel roof and a side porch, also with Corinthian columns. It has a heavy cornice with modillions and dentils, corner quoins, and stone keystones above the windows.

Prairie (1900-1920)

The Prairie Style “was developed by a creative group of Chicago architects that have come to be known as the “Prairie School.” Frank Lloyd Wright originated the movement with his 1893 Winslow House, a symmetrical rectangle with low, hipped roof and horizontal lines dividing the façade. The vernacular form of the style was popularized by pattern books throughout the Midwest. The style's identifying features are a low-pitched roof, usually hipped, with wide overhanging eaves; two stories, with one-story wings or porches; eaves, cornices and façade detailing emphasizing horizontal lines; often with massive square porch supports.²⁴

²³ Langsam, *Great Houses*, 108-109.

²⁴ McAlester & McAlester, 440.

There are about 47 Prairie-style homes in NAHD, all dating from 1900 through 1925. Representative examples include 4019 Beechwood Avenue (1915); 4057 Beechwood (1921); 3994 Rose Hill Avenue (1908), 4021 Rose Hill Avenue (1909); and 3961 Winding Way (1915).

4019 Beechwood Avenue (1915) (Photo 22) shows the typical rectangular massing with low-pitched red-tile roof, a wide dormer, grouped windows, and broad entry porch with heavy square columns. 4057 Beechwood (1921) is a more sophisticated rendition of Prairie; its mostly symmetrical stucco exterior with grouped windows and a prominent hipped roof are typical of the style, but a large, cantilevered window at the left corner of the second floor an off-center front doorway, and an open porch on the right side add interest of the façade. 4021 Rose Hill Avenue (1909), designed by S. S. Godley, is an example with Renaissance details such as quoins and modillions. 3961 Winding Way (1915), with its stucco exterior and low hipped roof, is dramatized by a colossal stone chimney and arched front entry porch supported by tapered columns.

Designed by Samuel Hannaford & Sons, 933 Redway (Photo 11) is an eclectic composition with influences of Prairie, Tudor and Craftsman styles. A large home, set at an angle to the street. It is asymmetrical with a horizontal emphasis created by its long, low profile, hipped roof with wide eaves, and a belt course above the first floor. Its horizontality in addition to its smooth stucco exterior are reminiscent of Prairie. However, the façade is punctuated by a two-and-a-half-story projecting entrance bay with a Tudor-arched doorway and a buttressed and gabled wall dormer above. The six-over-one windows and exposed rafter tails at the eaves give it a Craftsman aspect.

Designed by Tietig & Lee for Albert H. Mitchell, 3994 Rose Hill Avenue (Photo 15) has elements of the Prairie School movement. Horizontal elements predominate, as exhibited in the low-pitched overhanging hipped roof, ribbon-style windows, second-story overhang, shingles, and stonework in horizontal bands, to the porte cochere and side porch extensions. The frontal chimney is the only vertical aspect of the design and it, too, is very wide and squat and has stones horizontally laid. A long terrace with a geometric railing further hugs the ground. Mitchell and his wife named the home "Lolomai" an Indian word for "here we rest."

Craftsman (1905-1940)

The Craftsman style first appeared in California in the 1890s, and spread throughout the Midwest between 1910 and 1940, where it was especially popular for smaller houses known as bungalows. Generally, Craftsman features include a low-pitched, gabled roof (occasionally hipped) with wide eaves and exposed beam ends; decorative braces added under gables; and porches, either full- or partial-width, with tapered square columns. Exteriors are often clad in contrasting materials on each floor, including clapboard, shingles, and brick. There are just eight examples in the NAHD: 4004 Beechwood Avenue (1926); 4047 Beechwood Avenue (1915); 3866 Dakota Avenue

(1920); and 3871 Dakota Avenue (1910); 944 Lenox Place (1910); 1025 Marion Avenue (1910) 730 Red Bud Avenue (1924); and 1031 Redway Avenue (1919).

3866 Dakota Avenue (1920) (Photo 23) is a very creative example—with its hipped roof with red tile, wide hipped dormer, and front gables with decorative braces. The walls of the front gabled projections are sloped, another marker of the Craftsman style. 1031 Redway Avenue (1919) has similarly complex massing with cross-gables of different heights, decorative beams at the eaves, and arched openings. 3871 Dakota Avenue (1910), is a more sedate example, with a wraparound porch with broad brick columns. 730 Red Bud Avenue (1924) has a stucco exterior, hipped roof with wide eaves and decorative brackets and eight-over-one window sashes.

Colonial Revival (1895-1940)

Colonial Revival refers to homes based on designs from the Colonial period in American history, which ended in 1789. Georgian Revival and Dutch Colonial are variations of the style. Georgian Revival imitated 18th-century English designs, and Dutch Colonials were identified by their gambrel roofs. Popular from 1890 to 1940, Colonial Revival homes are typically brick or wood clapboard, with symmetrical facades and hip or gabled roofs, often with pedimented gables. Entrances are formal, with fanlights, sidelights, and porches. Palladian windows are common. Colonial Revival is the second most represented style in North Avondale, with ~40 examples, including a handful of Dutch Colonials.

Some of the best include 3946 Rose Hill (1915) (photo 24) by J. S. Adkins and 3864 Reading by Hannaford. 916 Lenox Place (1910); 971 Lenox Place (1917); 3946 Rose Hill Avenue is a two-and-a-half-story buff brick dwelling with a symmetrical three-bay façade and full-width front porch. The entrance in the center features a wide full-glazed door with sidelights and transom, all with leaded glass. Above the doorway is a semicircular bay with a band of five windows with curved sashes. The hipped roof has a wide entablature including a frieze topped by dentil molding and modillioned cornice above.

3863 Reading Road is a large brick 2 ½-story building with a hipped roof, gabled dormers, a heavy modillioned cornice and brick quoins at the corners. The symmetry of the three-bay-wide front elevation and central entrance porch is interrupted by an angled bay and wraparound porch on the south end.

Dutch Colonial (1895-1940)

There are three examples of Dutch Colonial—978 Avondale Avenue (1913); 1002 Marion Avenue (1901); and 3903 Winding Way (1925). A subtype representing about ten percent of Colonial Revival homes, Dutch Colonial is identified by a gambrel roof, which has two slopes. Most are one-story with steeply pitched gambrels containing nearly a full second floor and have dormer windows. From about 1895 to 1915, the most common form had a front-facing gambrel roof and full-width front porch.

978 Avondale Avenue (Photo 25) is a perfect example of this, with the typical gambrel roof with gabled dormer with a front porch. An oriel window with diamond-pane sashes on the side adds interest. 1002 Marion Avenue has contrasting materials of brick at the first floor and wood shingles at the second floor and shaped wall dormers. 3903 Winding Way is a classic example—two stories, brick at the first floor, stucco at the second, gambrel roof with eave line at the first floor, a three-bay façade, and arched entrance porch.

Georgian Revival (1895-1940)

3818 Dakota Avenue (1920) (Photo 26) is the sole example of Georgian Revival in the NAHD. It displays all the characteristics—brick construction with symmetrical façade and side gabled roof, modillioned cornice, flat arched lintels, corner quoins, and a gabled projection in the center bay with a Palladian window at the second floor and oculus in the gable.

Tudor Revival (1890-1940)

The vast majority of homes in the North Avondale Historic District are Tudor Revival. Identified by irregular plans, steeply pitched slate or terra cotta tile roofs with intersecting gables and dormers, and half-timbering, Tudor revival very popular in Cincinnati from 1910 to 1940. Houses range from one-and-a-half-story cottages to rambling two-and-a-half-story mansions with stone, brick, stucco, and half-timbered exteriors.

“The popular name for this style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century England. Instead, the style is loosely based on a variety of late medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering, Most Tudor houses have stucco, masonry or masonry-veneered walls.²⁵

The uncommon Tudor landmarks of the Jacobethan type were joined in the decades from 1900 to 1920 by less pretentious Tudor houses with superimposed steep gables, half-timbering, or other typical detailing on otherwise symmetrical facades. Still relatively uncommon before WWI, the style expanded explosively in popularity during the 1920s and ‘30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.²⁶

There is a great variety of Tudor Revival dwellings in the NAHD. Among the most dramatic examples are two stone houses at 3986 Rose Hill Avenue (1903)(Photo 27) and

²⁵ McAlester & McAlester, 356.

²⁶ Ibid.

748 Betula Avenue (1915). 3986 Rose Hill Avenue has a robust ashlar limestone exterior with contrasting sandstone trim. It has a steep red tile roof, a massive front gable and parapeted end gables. The entrance is emphasized by an imposing porch with a stepped parapet and turrets. A porte cochere on one side and a porch on the other extend its footprint. 748 Betula Avenue is similar in the solidity of its coursed ashlar limestone walls and steep red tile roof, but it has three-part facade with a central entrance flanked by two front gables. An oriel window above the front doorway has crenelations reminiscent of the Elizabethan period. 680 Avon Fields Lane is an example with a rich palate of materials-- red brick, stucco, stone, and wood shingles, all under a red stile roof. It also includes a small amount of half-timbering and a decorative truss in the top gable are typical elements of the Tudor style. 1002 Redway Avenue displays an entirely half-timbered overhanging second story and bands of small-paned windows. 1015 Redway Avenue, a brick house without half-timbering, is nevertheless a significant variant of Tudor Revival with its paired front gables with long rooflines sweeping down to the first floor. 4008 Rose Hill displays more elaborately designed half-timbering and decorative vergeboards at the gables. Built in 1900, 4015 Rose Hill is an example of the earlier "Jacobethan" variant of the style, with its central tower with a wide arched entrance porch, oriel window, battlements, and side turret and an angled bay on one side, also with a crenelated parapet.

French Eclectic (1915-1945)

Like Tudor Revival, the French Eclectic style has a tall, steeply pitched hipped roof, brick, stone, or stucco wall cladding, sometimes with half-timbering, but it does not share the dominant front-facing cross gable, and eaves are commonly flared upward at roof-wall junction. French Eclectic designs can be either symmetrical or asymmetrical and commonly have a prominent round tower with a high, conical roof. The entrance is typically located in the tower. There are ten examples of French Eclectic style in the NAHD, including 933 Avondale Avenue, 4220 Rose Hill Avenue, 949 Lenox Place, 3836 Reading Road; 3953 Rose Hill Avenue, 4098 Rose Hill Avenue, 4200 Rose Hill Avenue, 772 Red Bud Avenue, 3910 Winding Way, and 3940 Winding Way.

The most impressive French Eclectic dwelling in the NAHD is the 7,000 sf. Jacob W. Mack House at 4220 Rose Hill Avenue (Photo 4). Built in 1929-1931, it was designed by John Henri Deeken for Jacob Mack, owner of the Mack Shirt Company. Majestic in its proportions, Set on a large lot, this house has a steep polychromatic tile roof, a stone exterior with half-timbered stucco on the second floor, and an off-center tower with a round full-height turret. The eave line is punctuated by gabled and hipped wall dormers, and the windows have leaded glass casement throughout.

949 Lenox Place (1915) (Photo 28), by Buddemeyer & Plympton, has a smooth buff brick exterior with contrasting stone trim including flat arched lintels above the windows. The slate roof features the typical flared eaves and multiple cross gables and dormers. The dormers are extremely ornate—with brick quoins and stepped gables with stone trim and stone pinnacles. The façade is dramatized by two towers—a square tower with the

entrance porch and balcony and a hexagonal corner tower and wraparound porch. 3836 Reading Road (1914) displays a steep cross-gabled roof with flared eaves, and a stone and stucco exterior with half-timbering in the front gable. Other details include pointed arched openings and curved vergeboards on gabled dormers and a side doorway.

3953 Rose Hill Avenue is a massive cubic composition in brown brick with a tall, hipped roof with flared eaves and a massive entrance porch with Tuscan columns. 4098 Rose Hill Avenue is mostly brick with some stone and stucco accents. Its cross-gabled variegated green slate roof and conical tower with a dramatically pointed doorway are striking. 4200 Rose Hill Avenue is a hip-roofed example in stucco with grouped casement windows flanking an arched entry porch in the center. It is mostly symmetrical except for a porch on the right side where the roof sweeps down to the first floor. 772 Red Bud Avenue, a design in brick and half-timbered stucco, has a conical tower with the front doorway framed in a bold stone surround. 3910 Winding Way is an all-stucco design with a very steep roof, square tower, flared eaves, and a massive chimney on the front. 3940 Winding Way is a symmetrical composition, unusual for its half-timbered brick first story, and dramatic gabled dormers with curved roofs. The front porch also has a gable above the entrance with curvy half-timbering and roofline.

Swiss Chalet (1885-1910)

Swiss Chalets are typically square or rectangular in plan, two-and-a-half stories high, have low-pitched roofs with front gables with deep overhangs supported by decorative brackets. Some are built entirely of wood, while others are brick, stone or stucco with wood upper floors or brick with stucco upper floors. Rafter tails are generally exposed at the eaves. The Swiss Chalet style was introduced to the United States by Andrew Jackson Downing in his 1850 pattern book, *The Architecture of Country Houses*. While never widespread in the United States, the style was popular in Cincinnati from circa 1885 to 1910. Architect Lucien Plympton was influential in spreading the style in Hyde Park, East Walnut Hills, and Oakley.

Remarkably, North Avondale has four Swiss Chalet style homes—3989 Beechwood Avenue (1904); 3885 Dakota Avenue; 970 Lenox Place (1901); and 1019 Redway Avenue (1915). Of these, the most highly decorative is 3885 Dakota Place (Photo 29) with its rusticated stone first floor, brick second floor, and wood shingle dormers and gable end. The front gabled roof is clipped with deep eaves and braces, while dormers on the side elevations has flared gables with clay tiles. The area within the front gable is a balcony. The front porch has a turned columns and a perforated wood railing. The house at 3989 Beechwood is brick at the first floor, stucco at the second, and wood within its jerkinhead gables. The front porch has a low gabled roof with decorative brackets and round columns. Within the front gable is a balcony and a band of four diamond-pane windows. 970 Lenox Place, which has a stone-clad first story, stucco on the second and wood clapboard in the front gable, is not as heavily decorated. It does, however, have a wraparound porch with turned columns and a perforated wood railing.

Eclectic

Then there are some homes that are eclectic—a mix of elements of different styles. The best example of this is 3937 Rose Hill Avenue (Photo 12), which combines elements of the Italian Renaissance, Queen Anne, and Richardsonian Romanesque. The formal This home displays an eclectic mix of Italian Renaissance, Queen Anne, and Richardsonian Romanesque. The formal symmetry of the main block of the house is offset by the wrap-around porch and the conservatory reflecting Queen Anne, but the rough stone of the porch is expressive of a Romanesque influence. The brick is like no other; its green enamel glaze contrasts vividly with the red tile roof.

This unique residence was designed in 1908 by Anthony Kunz, Jr. for Charles E. and Mary B. Roth. Mr. Roth served as a treasurer, for both Hamilton County and the John C. Roth Packaging Company. He also was president of the Cosmopolitan Bank and Savings Company. The architect Anthony Kunz, Jr. (born 1872), was a Cincinnati native who studied under Emil F. Baude and August Brink. Kunz's specialty was Roman Catholic edifices, including St. Francis Seraph Church and Monastery in Over-the-Rhine.

Another Eclectic dwelling at 923 Marion Avenue (Photo 30) combines the blocky symmetrical massing of the Italian Renaissance with a French Eclectic flared roof, Gothic pointed arch windows, a Prairie-style full-width porch with heavy Doric columns, and heavy stone arches above the first-floor openings with a Romanesque effect.

The following buildings do not contribute to the District:

1. 923 Avondale Avenue
2. 931 Avondale Avenue
3. 670 Avon Fields Lane
4. 915 Barry Lane
5. 919 Barry Lane
6. 724 Betula Avenue
7. 946 Dana Avenue
8. 3912 Glen Lyon Avenue
9. 926 Marion Avenue
10. 934 Marion Avenue
11. 1007 Marion Avenue
12. 4025 Paddock Road
13. 3880 Reading Road
14. 3909-11 Reading Road
15. 3927 Reading Road
16. 686 Red Bud Avenue
17. 690 Red Bud Avenue
18. 754 Red Bud Avenue
19. 820 Red Bud Avenue

20. 1020 Redway Avenue
21. 1024 Redway Avenue
22. 1028 Redway Avenue
23. 1032 Redway Avenue
24. 1038 Redway Avenue
25. 1044 Redway Avenue
26. 4075 Rose Hill Avenue
27. 4201 Rose Hill Avenue
28. 4209 Rose Hill Avenue
29. 4211 Rose Hill Avenue
30. 4215 Rose Hill Avenue
31. 4219 Rose Hill Avenue
32. 3821 Winding Way
33. 3980 Winding Way

Boundary

The district includes all of the properties on both sides of Avon Fields Lane, Avon Fields Place, Red Bud Place, Red Bud Avenue, Betula Avenue, Rose Hill Avenue, Beechwood Avenue, Lenox Place, Lenox Avenue, Glen Lyon Avenue, Dakota Avenue, Redway Avenue, Marion Avenue, and Valley Lane. It also includes 919 through 1015 on the south side of Avondale Avenue; 912 through 1026 on the north side of Avondale Avenue; 915 and 919, 1020 through 1064 Barry Lane; 936 through 994 Dana Avenue, and all properties from 3836 through 3927 Reading Road. The district also includes the west side of Winding Way between Dana and Valley Lane, and both sides of Winding Way from 3905 through 4040 Winding Way. (See boundary map in Figure 1.)

Justification of Boundary

The boundary was selected based on the cohesiveness of architectural character within the district. That character reflects the development of this primarily residential area from the late 1890s to 1940 and retains excellent integrity of location, design, setting, materials, workmanship, feeling and association. The North Avondale Historic District includes 370 individual buildings, of which 337 (or 91 percent) are contributing and just 33 (or 9 percent) are noncontributing.

Findings

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic district can be designated by City Council. The district must be found to have significance and represent a resource that meet at least one of the following criteria:

1. That is associated with events that have made a significant contribution to the broad patterns of our history; or
2. That is associated with the lives of persons significant in our past; or

3. That embodies 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.

Planning Considerations

Compatibility with Plan Cincinnati

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

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

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

“Preserve our resources and facilitate sustainable development.”

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

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

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

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

“to maintain the historic urban fabric of the city.”

Thus, landmark designation of the North Avondale Historic District, which promotes preservation of the neighborhood and its buildings, is compatible with city plans and consistent with policy and code.

The North Avondale Historic District retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association, and meets Criteria 1 and 3.

Under Criterion 1, the NAHD has historic significance as a neighborhood developed by prosperous Cincinnati families who built substantial homes along its curving streets from 1896 to 1950. Many were captains of industry of Protestant and Jewish heritage.

Under Criterion 3, the NAHD embodies the distinctive characteristics of a type, period, or method of construction as an example of the landscape-lawn approach to a suburban subdivision defined by defined by a park-like character with continuous lawns and picturesque curving streets. It is also significant as a collection of substantial and architecturally distinctive homes from 1896 to 1950. The buildings exemplify an unusually rich array of styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, Beaux Arts, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, which typify the period of significance. The most common style, by far, is Tudor Revival, followed by Colonial Revival and Prairie. The buildings in the district also represent the work of many prominent local architects, including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

Summary of Findings

The designation of the North Avondale Historic District meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic **Conservation**) under Criteria 1 and 3 and sufficient integrity of location, design, setting, materials, workmanship, feeling, and association. The North Avondale Historic District, which includes **370** individual buildings, has a remarkably high rate (**91 percent**) of contributing buildings. This designation report provides conclusive evidence that all required findings may be made for the proposed designation.

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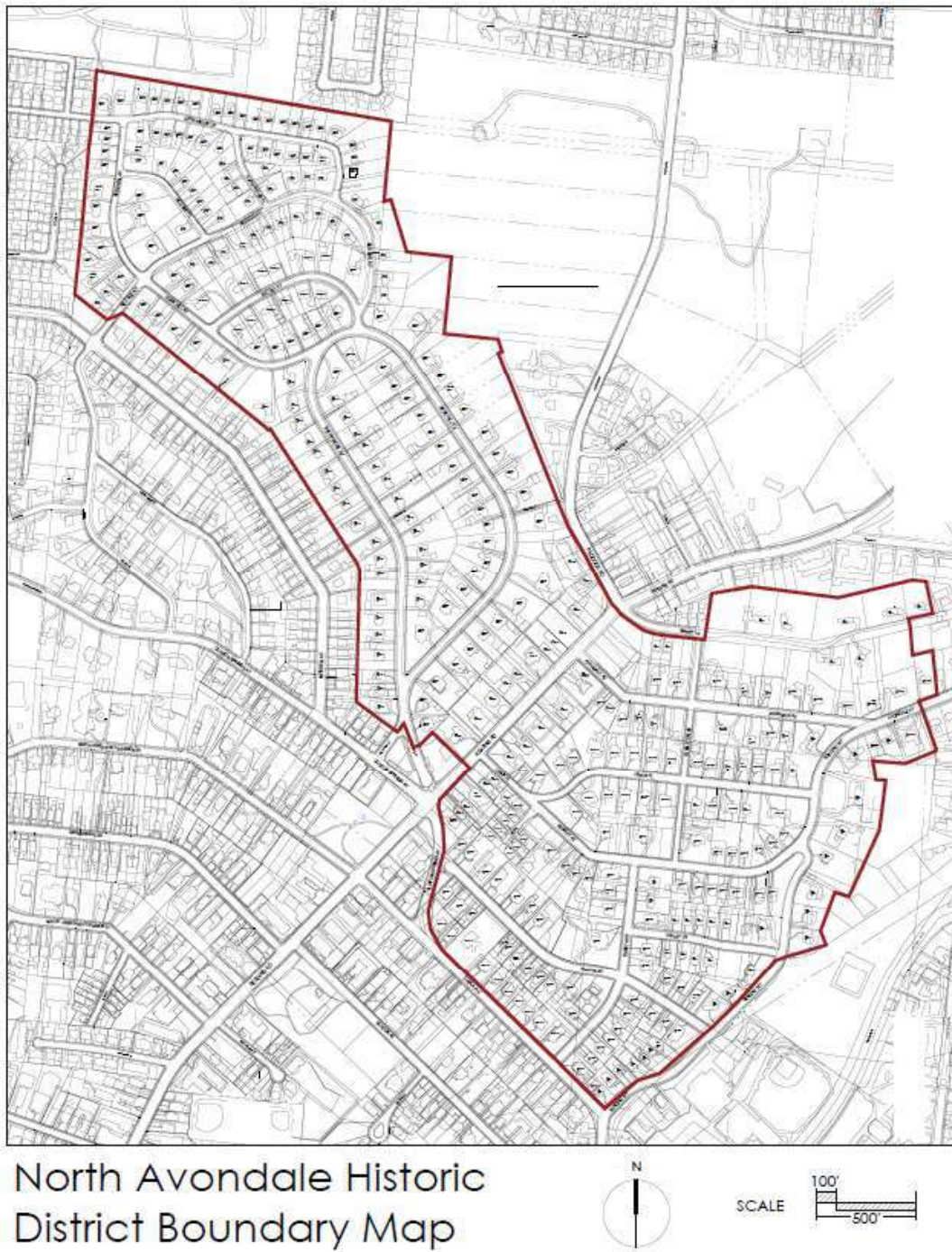


Figure 1. Boundary map

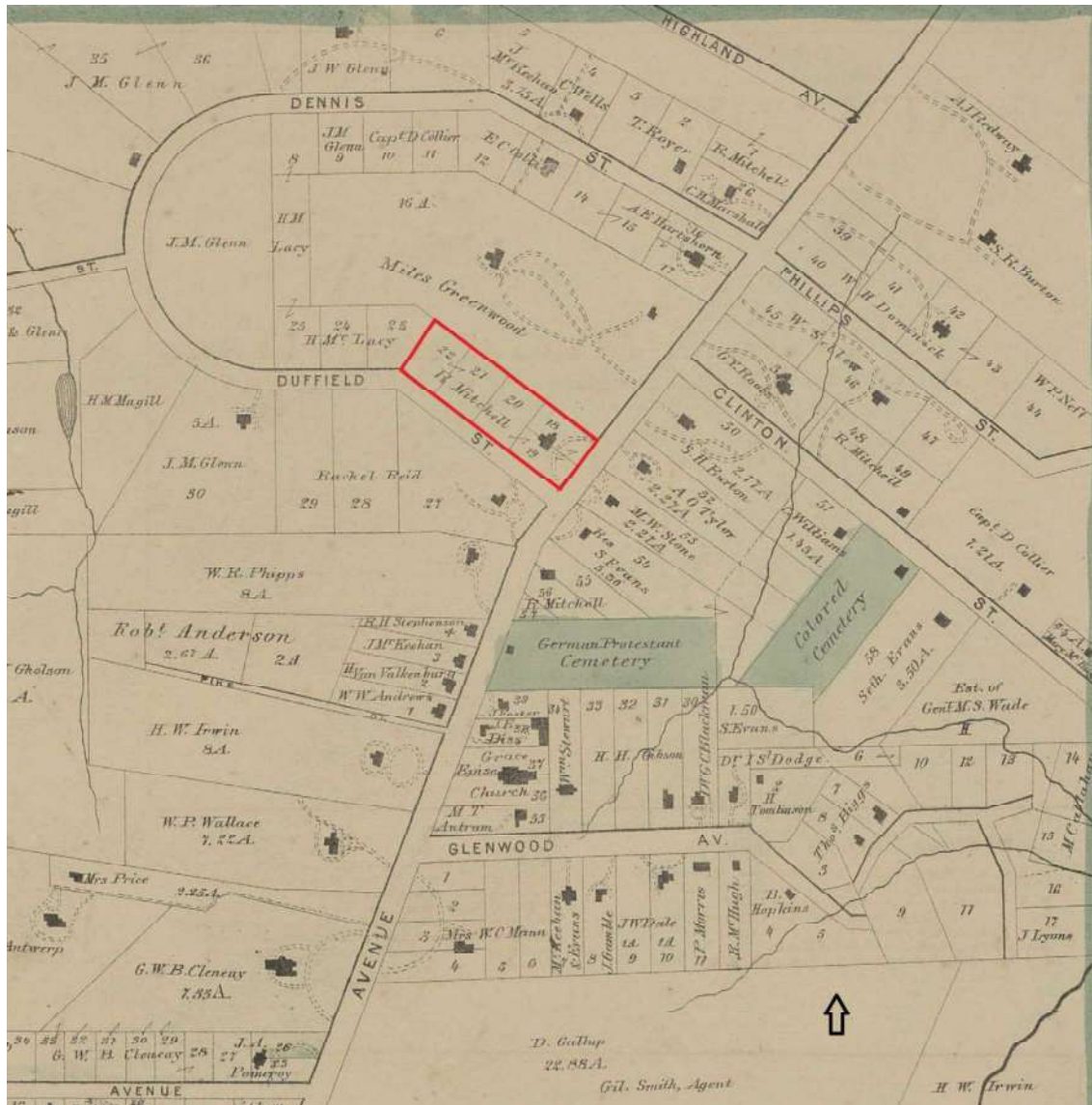


Figure 2. Excerpt of Plate 55 in 1869 *Titus' Atlas of Hamilton Co., Ohio*, showing Robert Mitchell's residence on the west side of Reading Road. Note Miles Greenwood's much larger estate adjoining it on the north and the A. O. Tylor, S. H. Burton, S. R. Burton, and A. J. Redway homes on the east side of Reading Road.

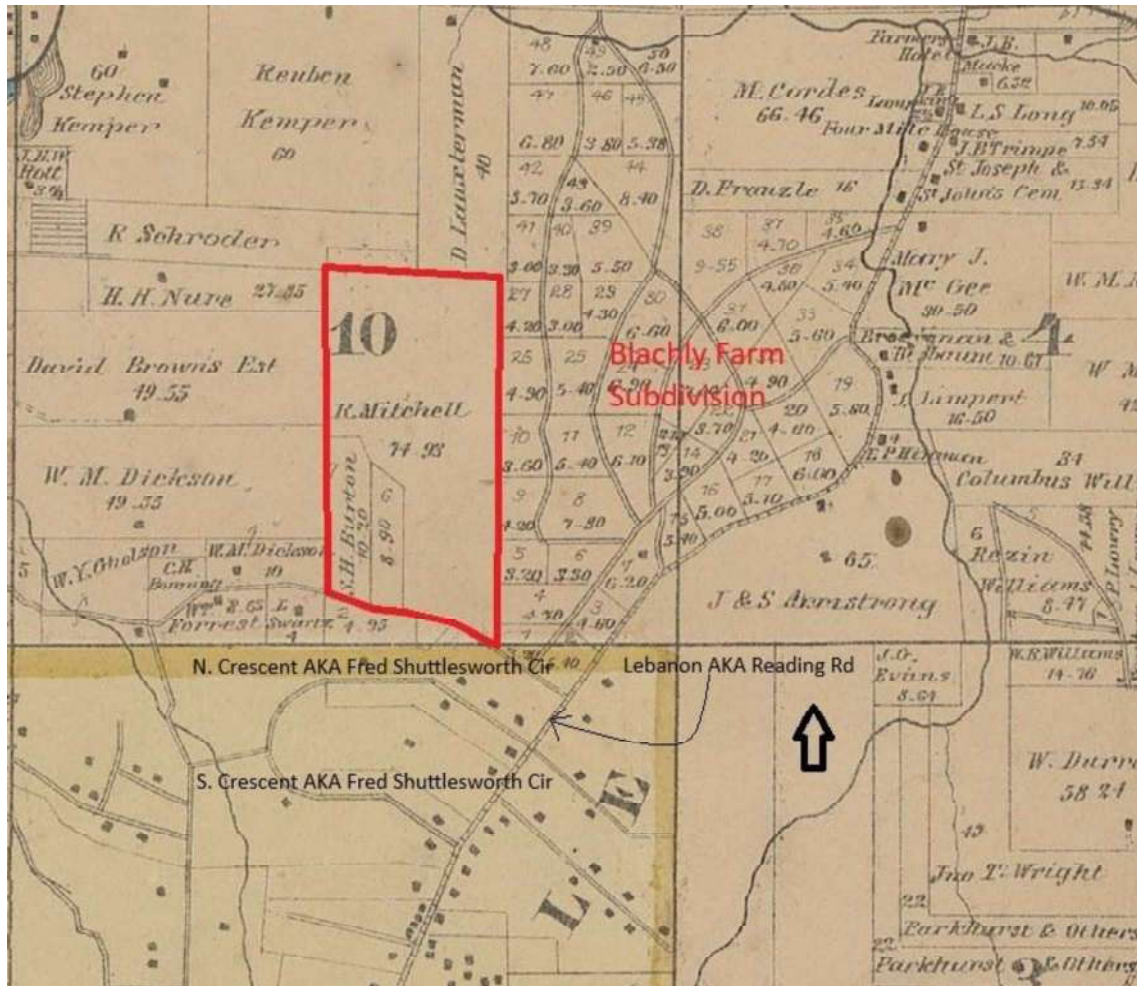


Figure 3. Excerpt of Plate 50 in 1869 Titus' *Atlas of Hamilton Co., Ohio*, showing Avondale in southwest corner, Robert Mitchell's land and the Blachly Farm Subdivision in North Avondale.

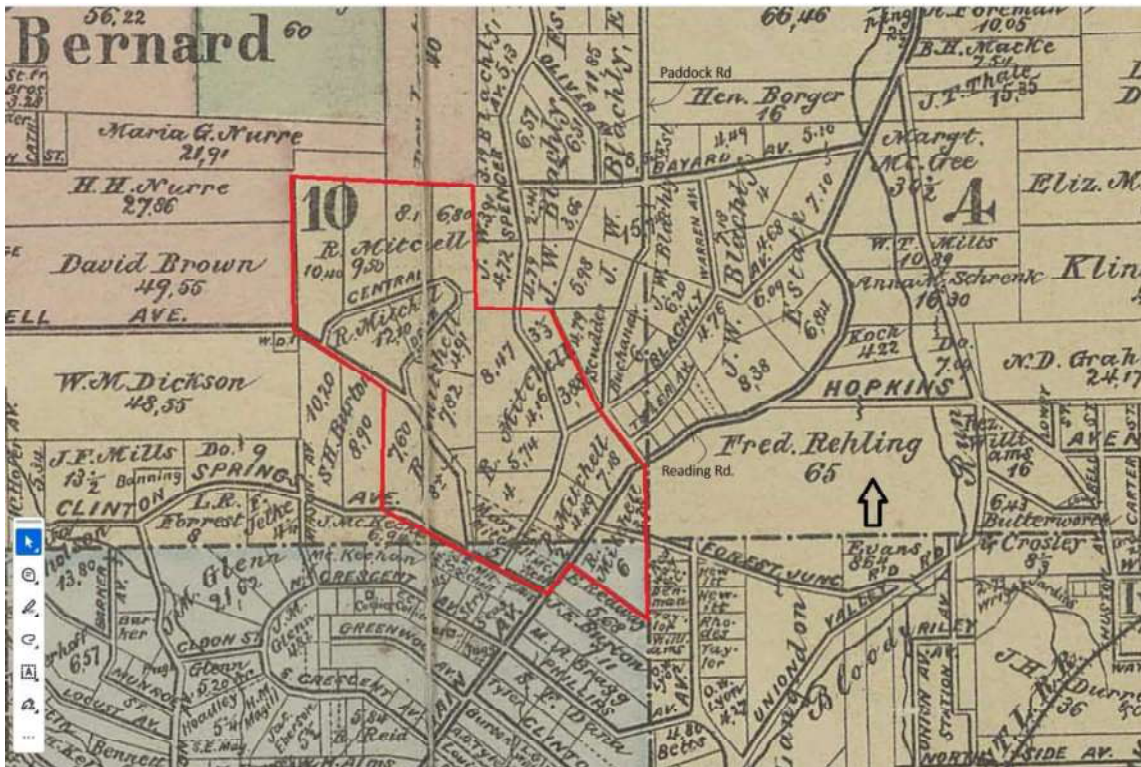


Figure 4. Excerpt from 1884 *Map of Hamilton County, Ohio* showing Robert Mitchell's holdings in North Avondale, Geo. Moessinger & Fred. Bertsch.

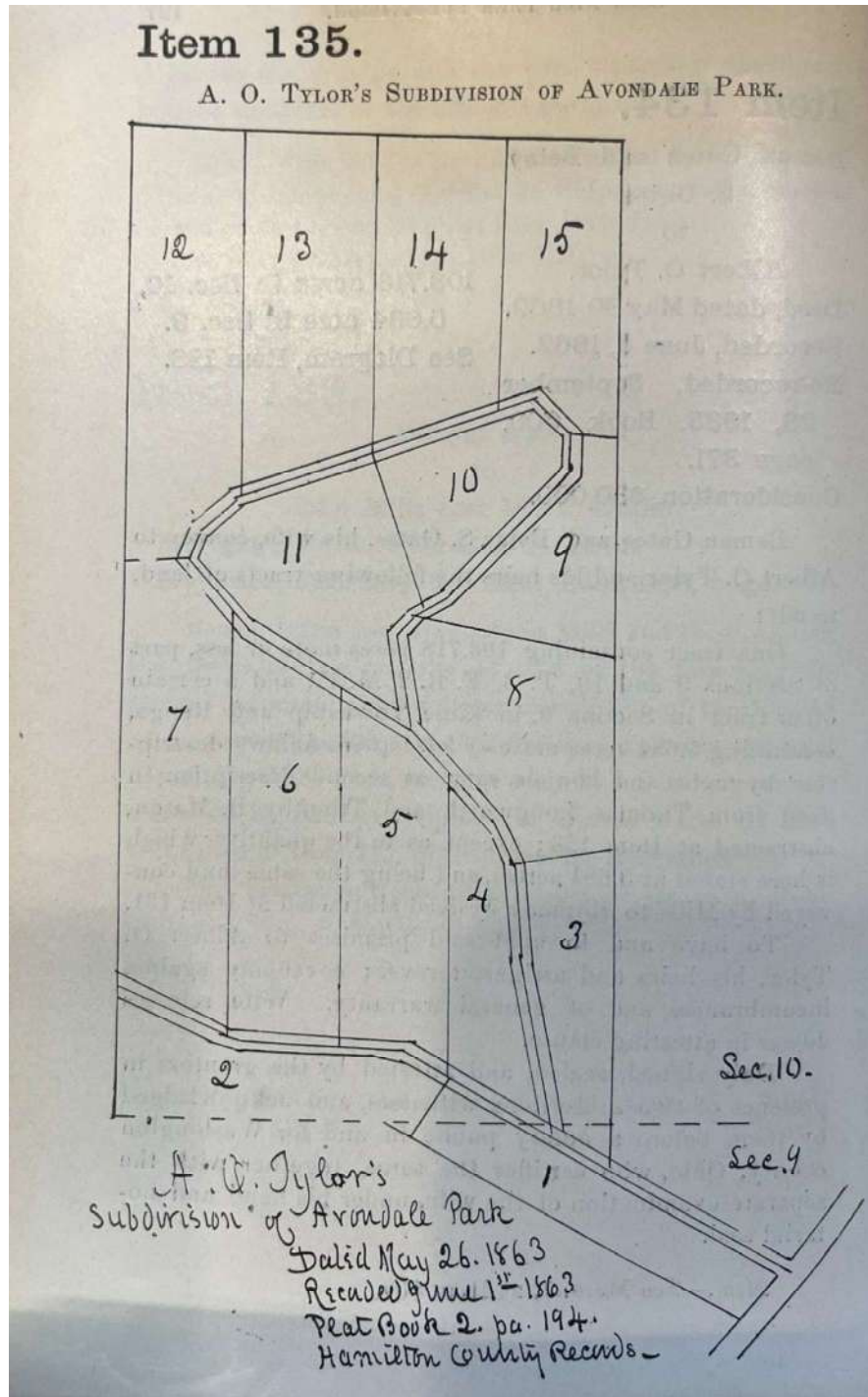


Figure 5. Plat of A. O. Tylor's Subdivision of Avondale Park in *Rose Hill Park Subdivision*, *Avondale*, *Abstract of Title of Robert Mitchell* . . . p 128.

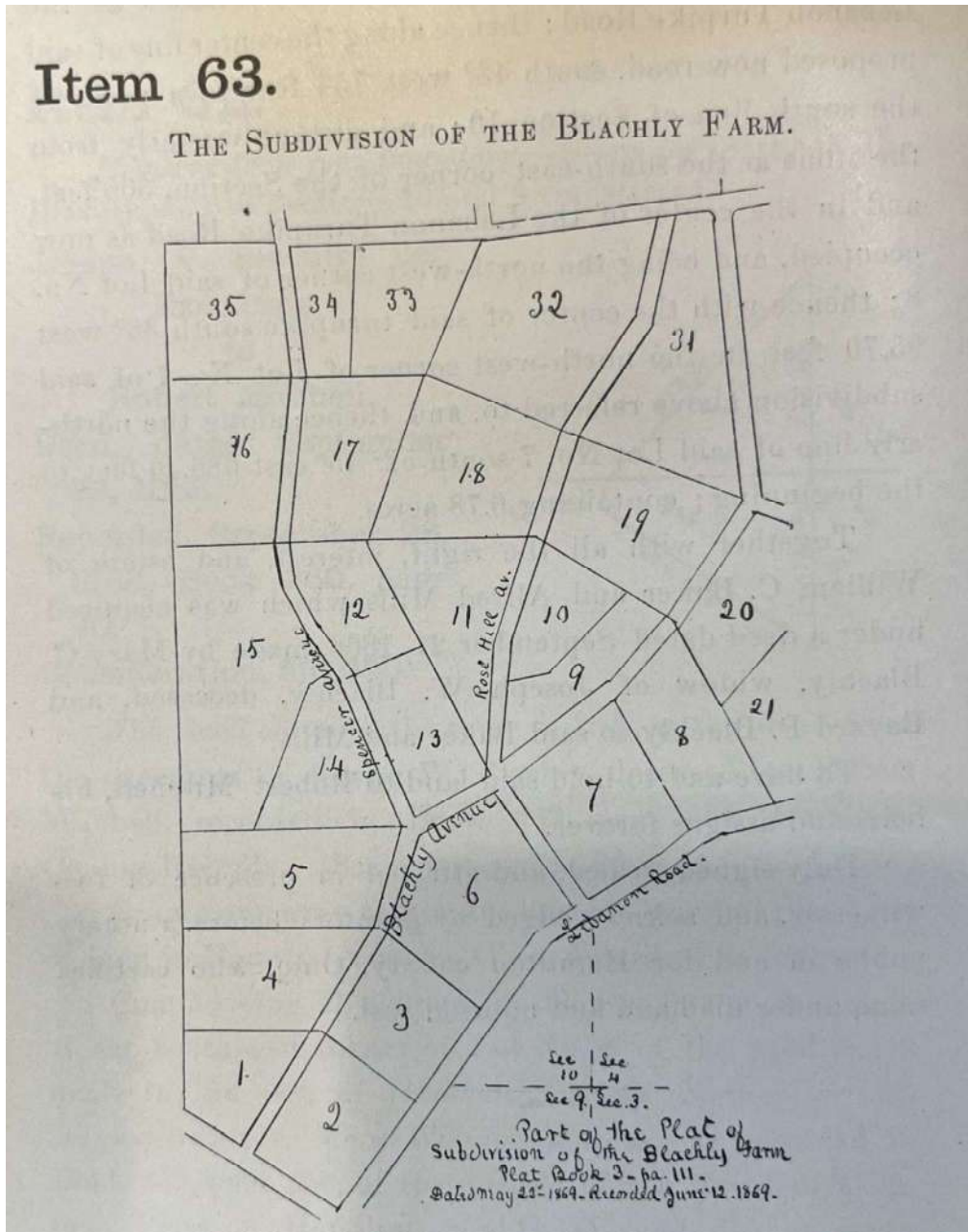


Figure 6. Part of Blachly Farm Subdivision (including Rose Hill Avenue in center) in Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell . . . p 62.

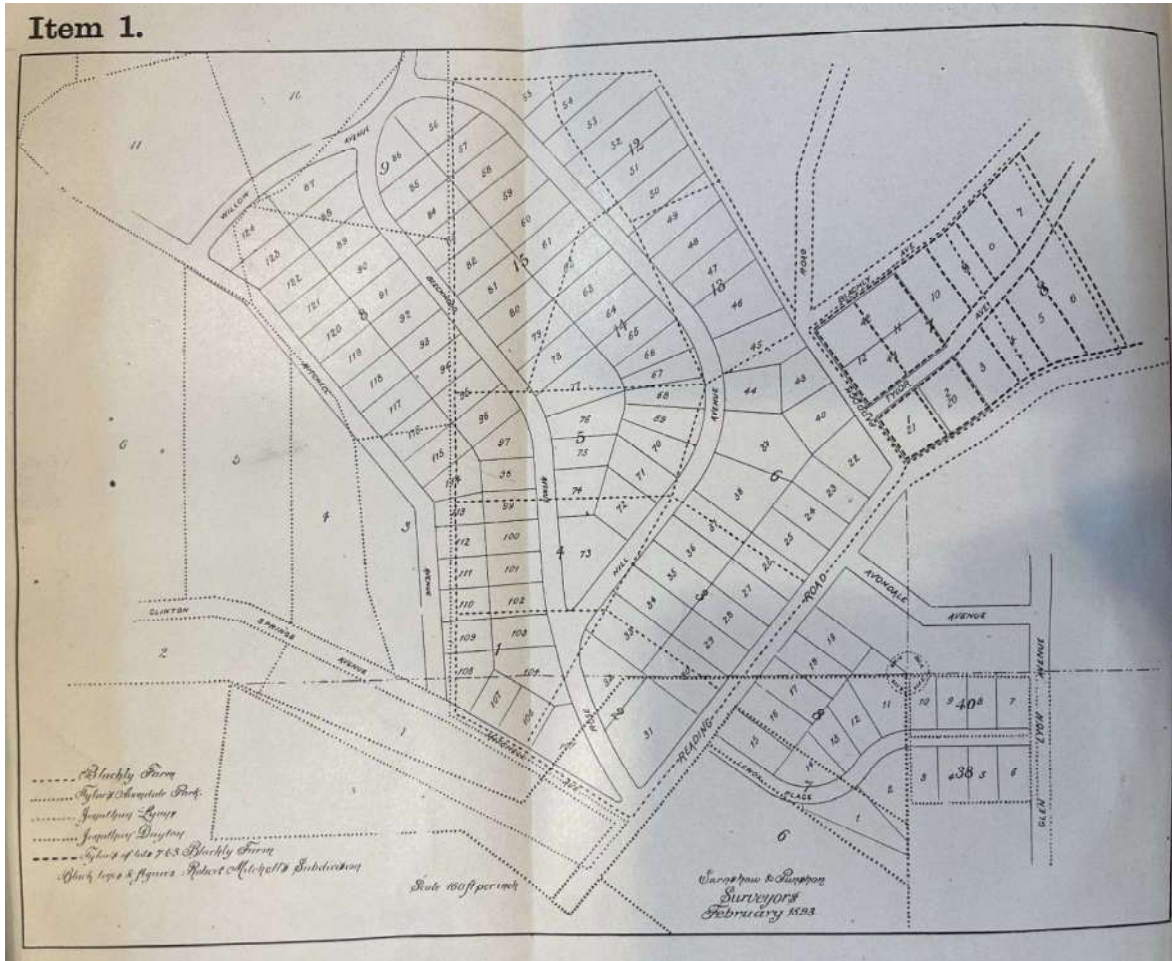


Figure 7. Map of Rose Hill Park Subdivision in *Rose Hill Park Subdivision, Avondale, Abstract of Title of Robert Mitchell* . . .showing new subdivision reconfigured from properties acquired from A. O. Tylor, Blachly Farm estate, Jonathan W. Lyon estate, and Jonathan Dayton estate.

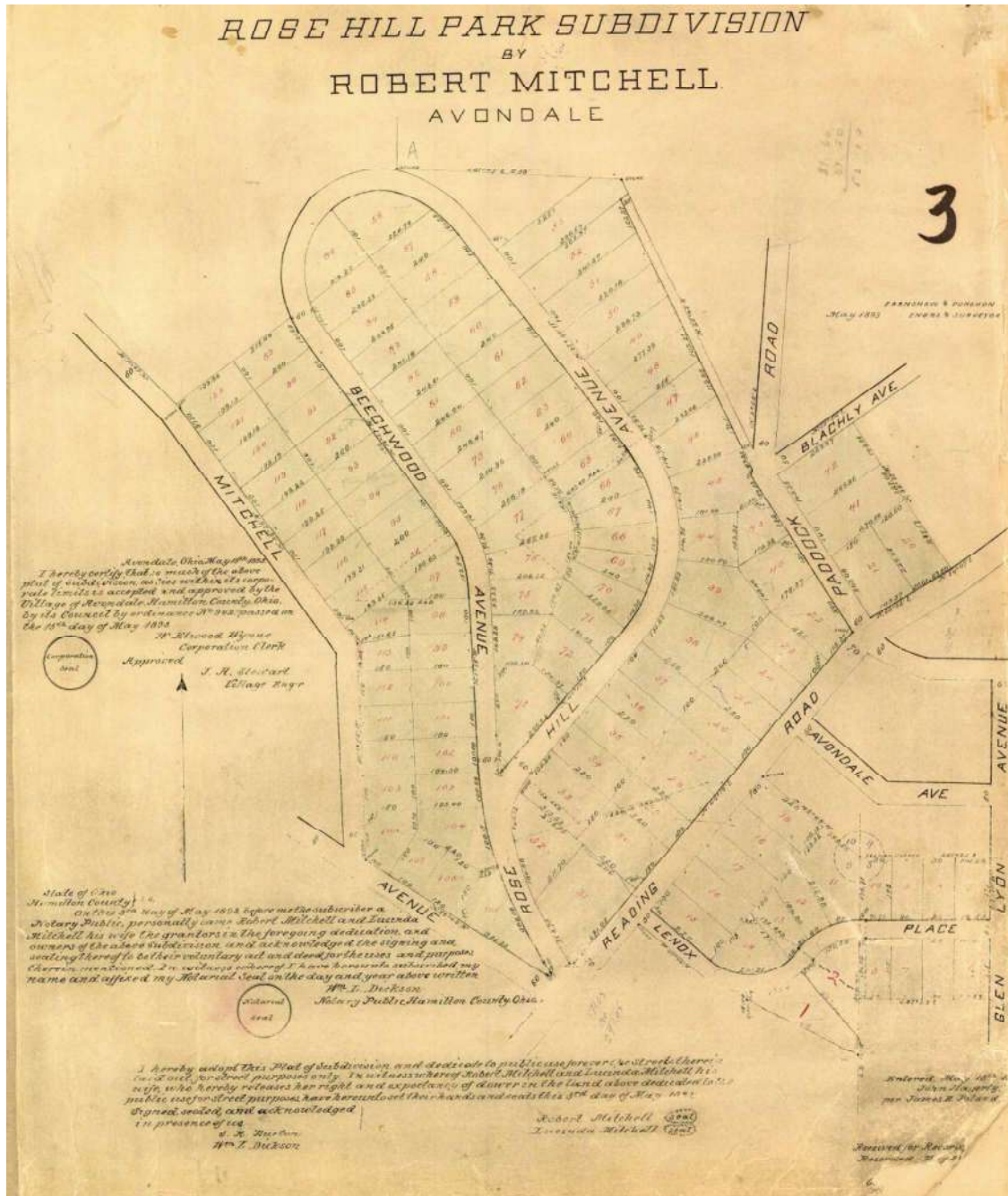


Figure 8. Plat of Rose Hill Park Subdivision recorded in Plat Book 13, page 3, Hamilton County Recorder.

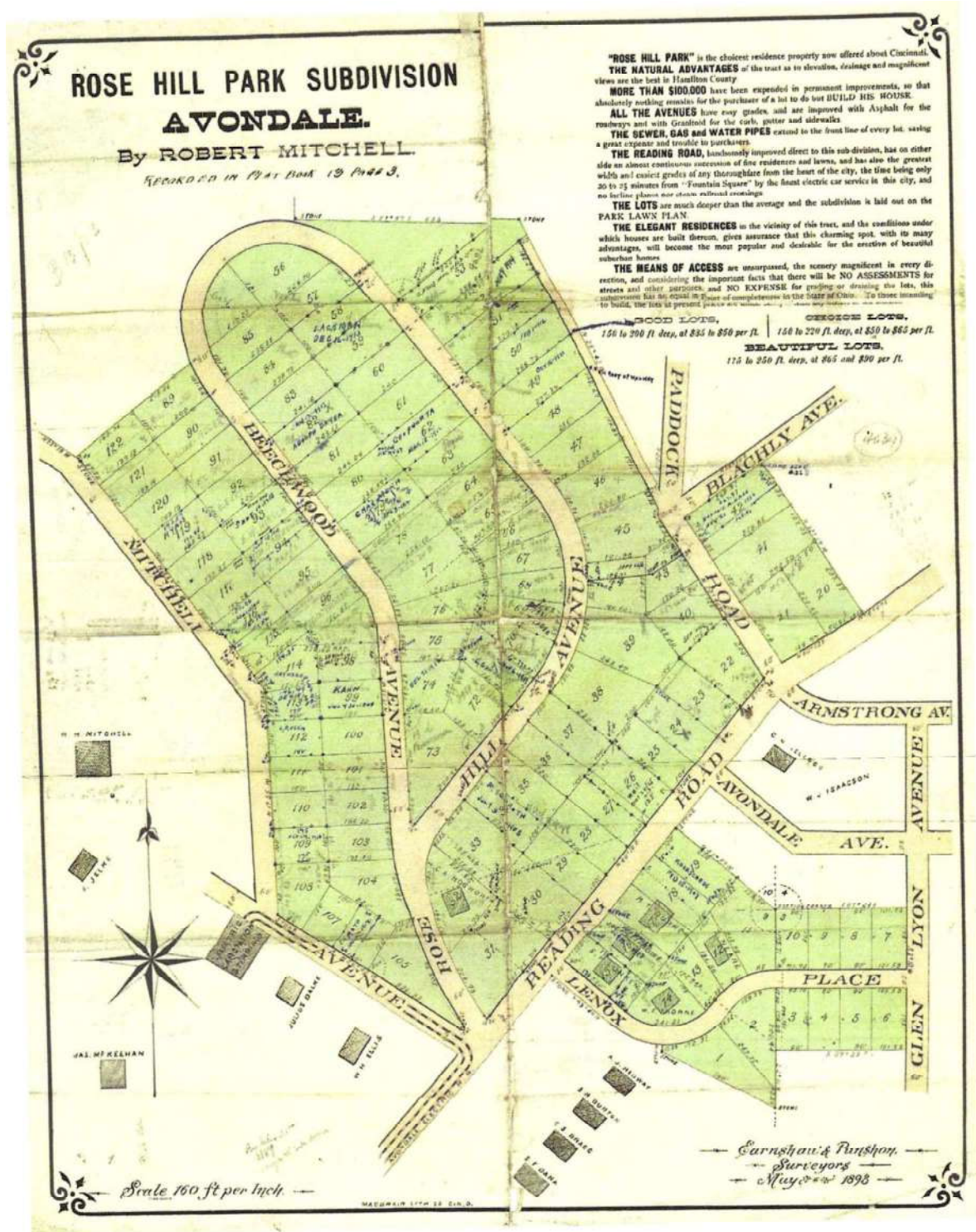


Figure 9. Promotional map of Rose Hill Park Subdivision, Earnshaw & Punshon, May 1893, showing "Electric Car Station & Terminals" In the lower left. Private collection.

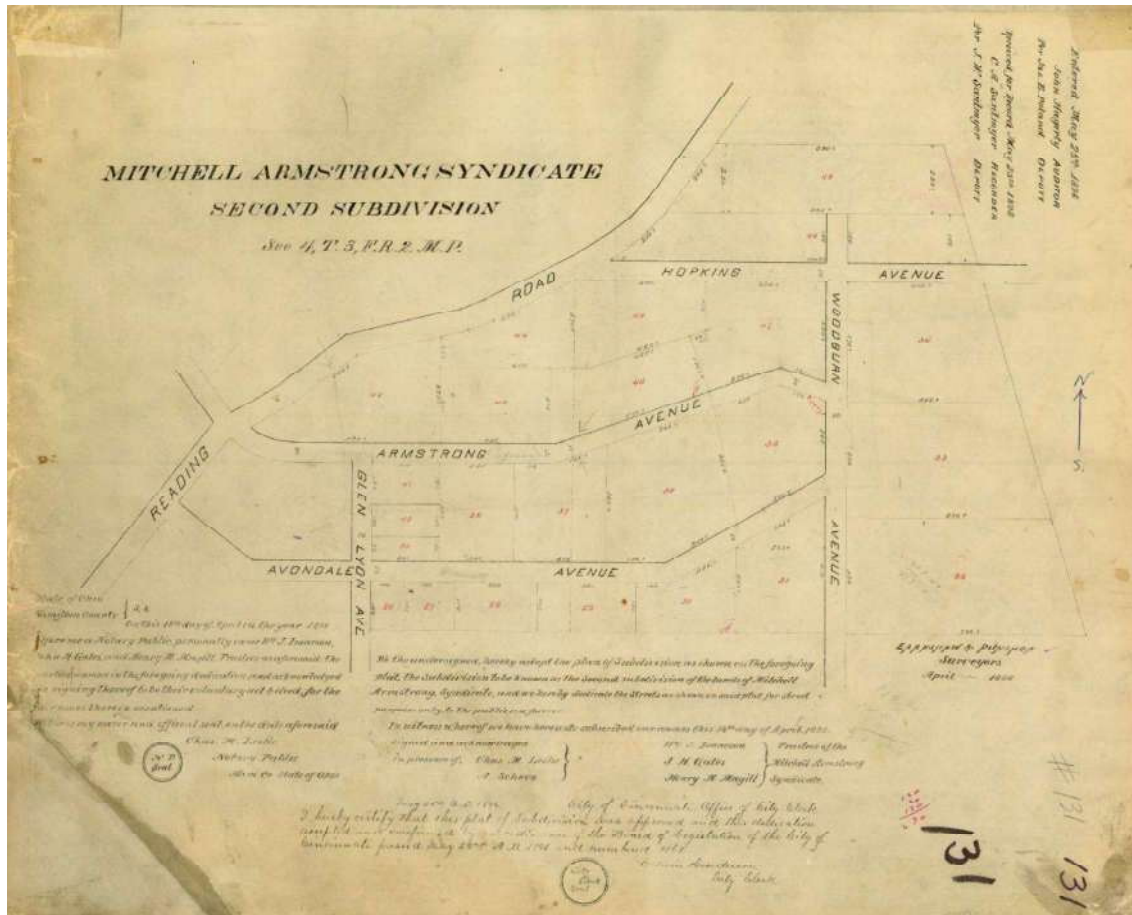


Figure 11. 2nd Mitchell-Armstrong Subdivision, recorded in 1896, Plat Book 13, Page 131, Hamilton County Recorder.



Figure 12. 1917 Sanborn Maps of Cincinnati, Vol. 8, Plate 990, showing east side of Reading Road. Note that Valley Lane is labelled as Bragg Avenue in parentheses.



Figure 13. 1917 Sanborn Maps of Cincinnati, Vol. 8, Plate 988, showing Marion and Dana Avenues. C. C. Bragg's sizeable residence at 946 Dana Avenue is indicated by red circle. This lot is now occupied by a church building built circa 1988.

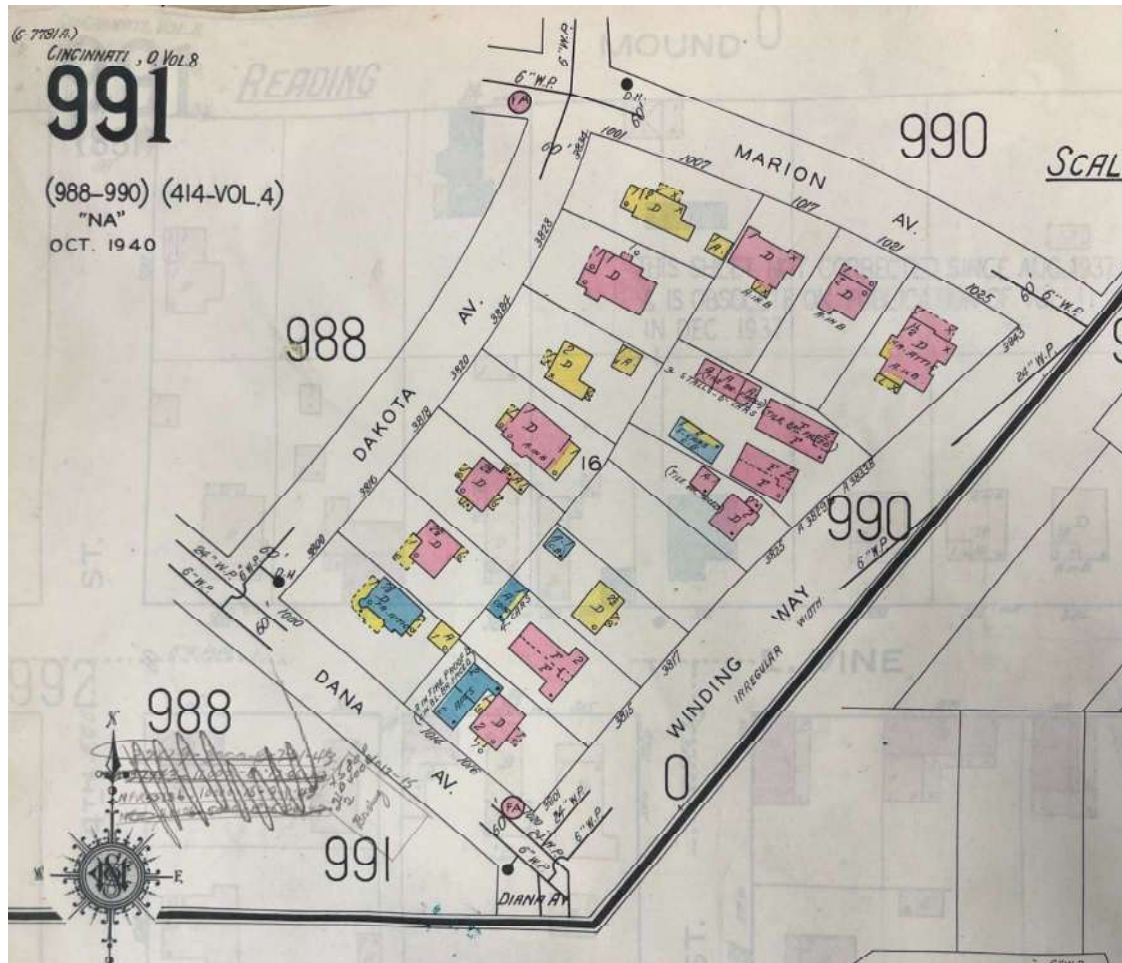


Figure 13a. Sanborn Maps of Cincinnati, Vol. 8, Plate 991, showing Marion, Dana and Dakota Avenues and Winding Way.

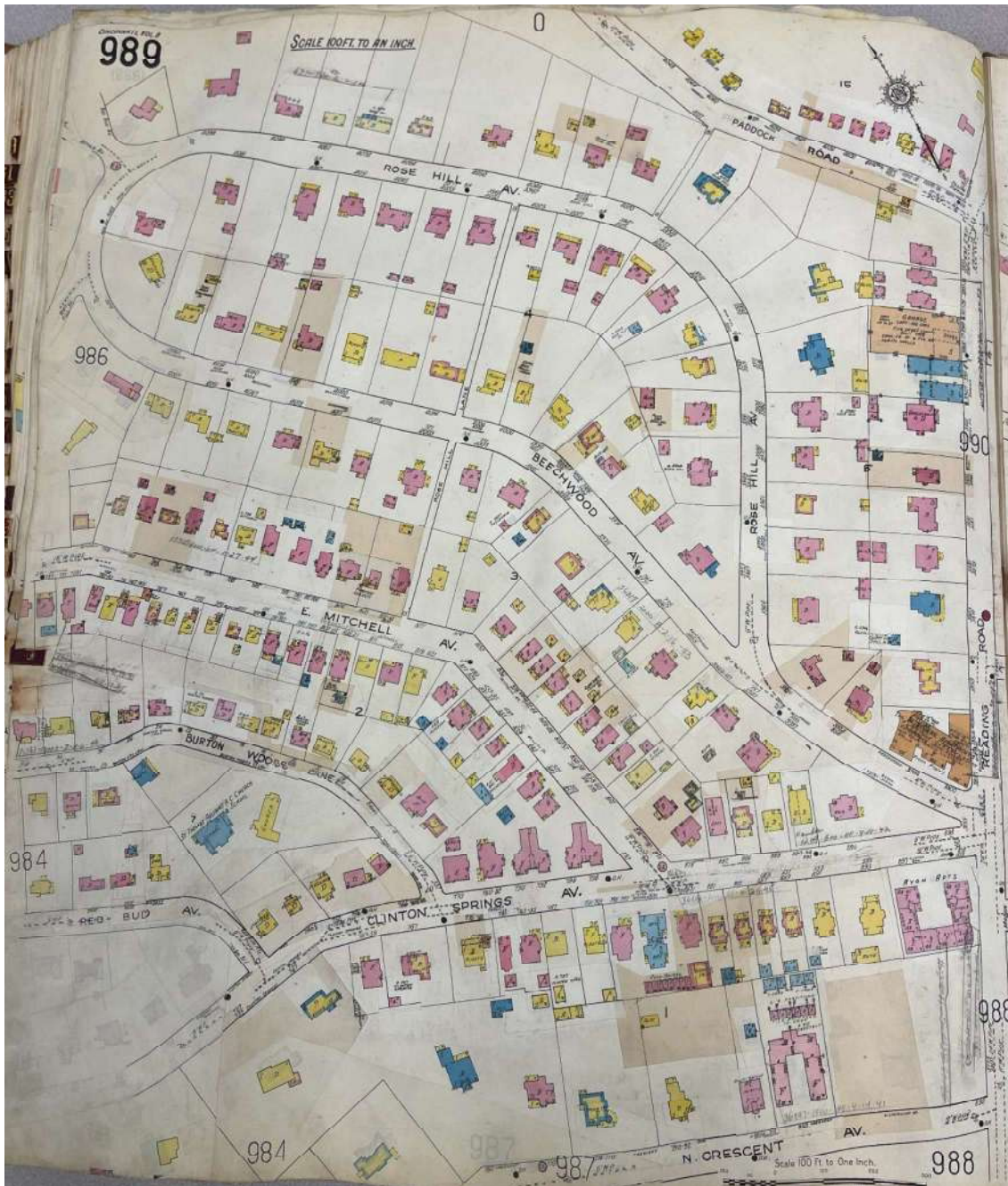


Figure 14. 1917 Sanborn map of Cincinnati, Vol. 8, Plate 989, showing west side of Reading Road.

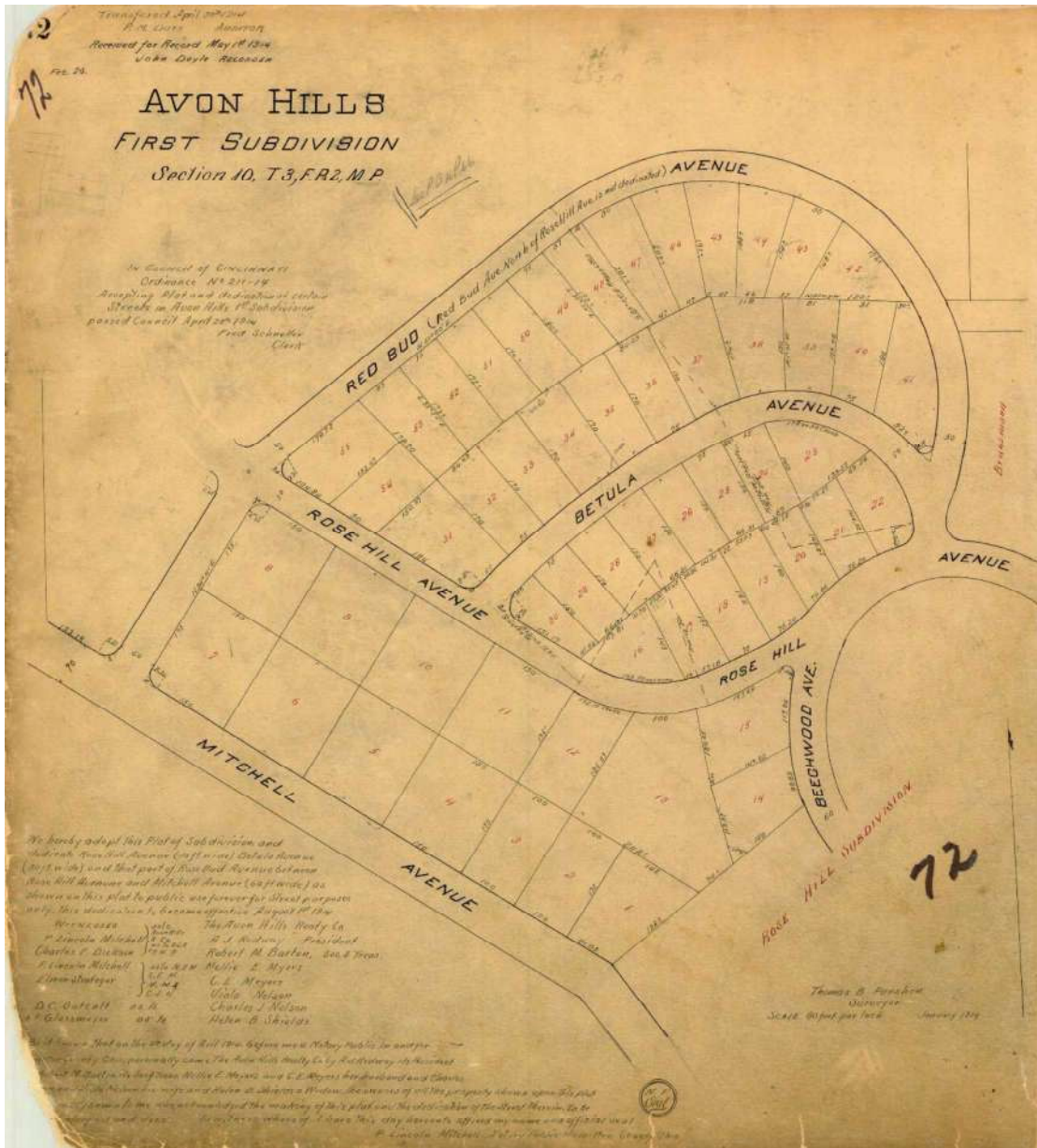


Figure 15. Avon Hills Subdivision, recorded in 1914 (Plat Book 21, Page 72), Hamilton County Recorder.

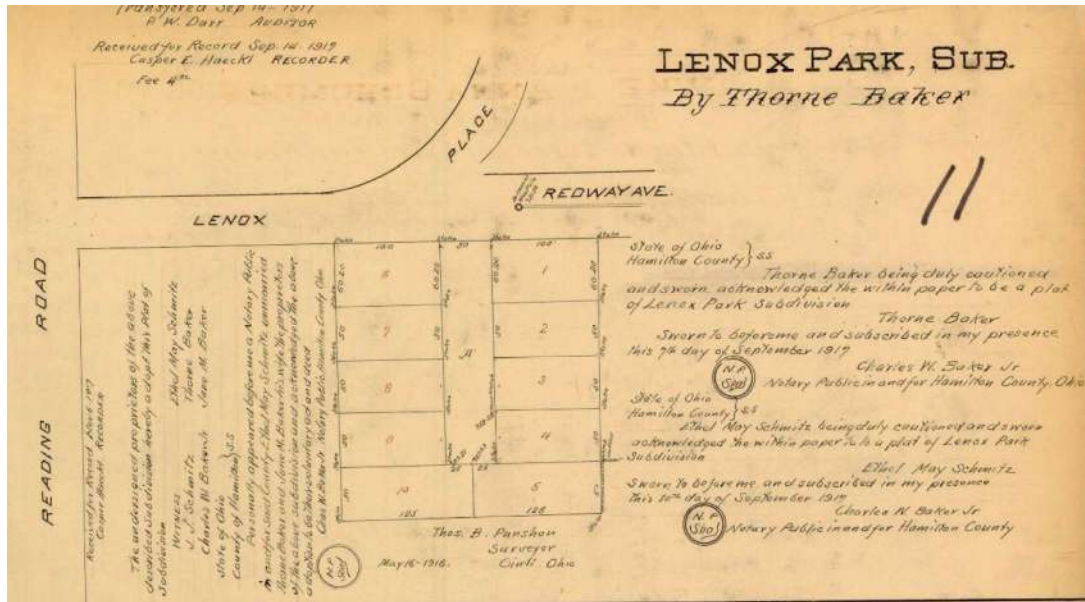


Figure 17. Lenox Park Subdivision, Plat Book 24, Page 11, recorded on Sept 7, 1917.



Figure 18. Post card of Rose Hill Avenue streetscape, Cincinnati & Hamilton County Public Library.



Figure 19. Post card of Rose Hill Avenue streetscape, 1917, Cincinnati & Hamilton County Public Library.



Figure 20. Post card of view looking north on Betula Avenue, Avon Hills, Avondale, n.d., Cincinnati & Hamilton County Public Library.



Figure 21. Post card of Lenox Avenue streetscape, n.d., Cincinnati & Hamilton County Public Library.



Photo 1. 4008 Rose Hill Avenue (1980), C. M. H. Atkins House, John Scudder Adkins, Tudor Revival.



Photo 2. 960 Avondale Avenue (1912), Harry L. Linch House, Grosvenor Atterbury, Italian Renaissance.



Photo 3. 992 Marion Avenue (1900), Frank Enger House, Matthew H. Burton, Beaux Arts.



Photo 4. 4220 Rose Hill Avenue (1931), Jacob Mack House, John Henri Deeken, French Eclectic.



Photo 5. 3980 Rose Hill Avenue (1903), W. H. Lewis House, Desjardins & Hayward, Italian Romanesque Villa.



Photo 6. 4032 Rose Hill Avenue (1911), A. F. Maish House, Elzner & Anderson, Neoclassical.



Photo 7. 4050 Rose Hill Avenue (1913), Marcus Fechheimer House, E. Lincoln Fechheimer, Prairie style.



Photo 8. 3971 Beechwood Avenue (1898), Charles H. Ferber, Eclectic.



Photo 9. 3886 Reading Road (1908), Frank Herschede House, S. S. Godley, Italian Renaissance.



Photo 10. 3975 Lazard Kahn House, Harry Hake (1910), Tudor Revival.



Photo 11. 933 Redway Avenue, Dr. Walter B. Weaver House, Samuel Hannaford & Sons (1916), Prairie style.



Photo 12. 3937 Rose Hill Avenue (1908), Charles E. & Mary B. Roth House, Anthony Kunz, Jr., Eclectic.



Photo 13. 3993 Rose Hill Avenue, Norris Heldman House (1927), Harry Price, Tudor Revival.



Photo 14. 4075 Beechwood Avenue (1925), Wertheimer House, Herbert Spielman, Tudor Revival.



Photo 15. 2994 Rose Hill Avenue (1907), Albert H. Mitchell House, Tietig & Lee, Prairie style.



Photo 16. 3987 Rose Hill Avenue (1894), Stephen R. Burton House), Queen Anne.



Photo 17. 1006 Lenox Place (1900), Shingle style.



Photo 18. 961 Avondale Avenue (1912), Leland G. Banning House, Tietig & Lee, Richardsonian Romanesque.



Photo 19. 935 Lenox Place (1900), Chateausque, Theodore Braemer House, Desjardins & Hayward.



Photo 20. 4081 Rose Hill Avenue (1909), Italian Renaissance.



Photo 21. 4009 Beechwood Avenue (1909), Neoclassical.



Photo 22. 4019 Beechwood Avenue (1915) Prairie style.



Photo 23. 3866 Dakota Avenue (1920), Craftsman.



Photo 24. 3946 Rose Hill Avenue (1915), Colonial Revival.



Photo 25. 978 Avondale Avenue (1913), Dutch Colonial.



Photo 26. 3818 Dakota Avenue (1920), Georgian Revival.



Photo 27. 3986 Rose Hill Avenue (1903), Tudor Revival.



Photo 28. 949 Lenox Place (1915), French Eclectic.



Photo 29. 3885 Dakota Place (1902), Swiss Chalet, Thomas H. Noonan House,
Desjardins & Hayward.



Photo 30. 923 Marion Avenue (1900), Eclectic.

Cincinnati Historic Resource Inventory Sheet

Map Key	Address Number	Street	Direction	Date Built	Architectural Style	Architect/Developer	Owner Name	Owner Address	Contributing ?	Historic Use	Current Use
	919	Avondale Avenue		1889	Colonial Rev/Amor Foursquare		DUNN STARKS	same	C	Single-family	Single-family
	923	Avondale Avenue		1965	Minimal Traditional		PATRICIA THORNTON	same	NC	Single-family	Single-family
	927	Avondale Avenue		1905	Elizabethan	Boll & Taylor	BRYANT E & SHEENA K FOSTER WALKER	same	C	Single-family	Single-family
	931	Avondale Avenue		1965	Minimal Traditional		RONALD LEE & MITZ ROBINSON	same	NC	Single-family	Single-family
	932	Avondale Avenue		1894	Queen Anne		DOUGLAS S H & SAMANTHA K LOUDER	same	C	Single-family	Single-family
	933	Avondale Avenue		1888	Beaux Arts		GEOFFREY MIZ & ALICE JONES	same	C	Single-family	Single-family
	938	Avondale Avenue		1926	Tudor Revival		MICHAEL R JR CAPORALE	4485 Nutmeg Tree Lane #8, Boynton Beach FL 33436	C	Single-family	Single-family
	960	Avondale Avenue		1929	Italian Renaissance	Grovesnor Atterbury	JEFFREY A FRILEY & JIM D REYNOLDS	same	C	Single-family	Single-family
	961	Avondale Avenue		1912	Richardsonian Romanesque	Elmer & Anderson	RONDA M & JAMES F FOSTER	same	C	Single-family	Single-family
	970	Avondale Avenue		1911	Shingle Style		NICHOLAS & SARAH ELLIS TRIVETT	same	C	Single-family	Single-family
	971	Avondale Avenue		1930	Tudor Revival		Timothy and Elizabeth Boland	same	C	Single-family	Single-family
	975	Avondale Avenue		1926	Colonial Revival		MELISSA RAE LIEB & ALEXANDER F COBB	same	C	Single-family	Single-family
	978	Avondale Avenue		1913	Dutch Colonial		MICHAEL J MOONEY & BARBARA C COOK	same	C	Single-family	Single-family
	980	Avondale Avenue		1917	Tudor Revival		ISAIAH J & SARAH P FRY	same	C	Single-family	Single-family
	986	Avondale Avenue		1884	Colonial Revival		AARON GRIFFIN & BRITTANY GRIFFIN	same	C	Single-family	Single-family
	994	Avondale Avenue		1917	Tudor Revival		EDITH K MOORE	same	C	Single-family	Single-family
	1000	Avondale Avenue		1912	American Foursquare		MARY PIPER	same	C	Single-family	Single-family
	1015	Avondale Avenue		1922	Neoclassical		OLIVER DEBIKEY	same	C	Single-family	Single-family
	1018	Avondale Avenue		1920	Colonial Revival		TERENCE & MOLLY DINGELDEN	same	C	Single-family	Single-family
	1026	Avondale Avenue		1927	Tudor Revival		JACON BARNES & EMILY BOEHMLER	same	C	Single-family	Single-family
	670	Avon Fields Lane		1958	Ranch		CAROL MEADOWS	same	NC	Single-family	Single-family
	680	Avon Fields Lane		1949	Tudor Revival		NICHOLAS ADAM & GINA MARIA MCDONALD	same	C	Single-family	Single-family
	704	Avon Fields Lane		1924	Tudor Revival		RYAN P & EMILY L EFERT	same	C	Single-family	Single-family
	708	Avon Fields Lane		1926	Tudor Revival		BETHANY D BARTON	same	C	Single-family	Single-family
	709	Avon Fields Lane		1926	Tudor Revival		RONALD E JR & WEI SUN BUNT	same	C	Single-family	Single-family
	712	Avon Fields Lane		1925	Tudor Revival		JEANNE WEILAND & JAY MOSKOVITZ	same	C	Single-family	Single-family
	713	Avon Fields Lane		1929	Tudor Revival		EDWARD MORRELL	same	C	Single-family	Single-family
	716	Avon Fields Lane		1924	Tudor Revival		WADE A PRICE	same	C	Single-family	Single-family
	717	Avon Fields Lane		1929	Tudor Revival		RONALD S GOLEC & TRACY J CONNOR	same	C	Single-family	Single-family
	719	Avon Fields Lane		1928	Tudor Revival		LAWRENCE M & MARY UNGERER	same	C	Single-family	Single-family
	722	Avon Fields Lane		1926	Tudor Revival		KATRINA L BAKER CALMISE	same	C	Single-family	Single-family
	723	Avon Fields Lane		1926	Tudor Revival		DOUGLAS C & CARRIE A HILL-HARRIS	same	C	Single-family	Single-family
	726	Avon Fields Lane		1928	Tudor Revival		JOSEPH L & SUSAN K PUTHOFF	same	C	Single-family	Single-family
	728	Avon Fields Lane		1925	Tudor Revival		JURE ZUPAN	same	C	Single-family	Single-family
	730	Avon Fields Lane		1925	Colonial Revival		EILEEN M PINEAU & STEVEN M SCHLOSSER	same	C	Single-family	Single-family
	731	Avon Fields Lane		1927	Tudor Revival		KENNETH RASHAWAY & APRIL MARIE POPE	same	C	Single-family	Single-family
	732	Avon Fields Lane		1926	Tudor Revival		LISA KOLBER-INGLERT & ERIC T INGLERT	same	C	Single-family	Single-family
	734	Avon Fields Lane		1926	Tudor Revival		CARLOS B & EMILY M MIENENDEZ-APONTE	same	C	Single-family	Single-family
	735	Avon Fields Lane		1925	Tudor Revival		MICHAEL P CARA & SUSAN L LAMMERT	same	C	Single-family	Single-family
	736	Avon Fields Lane		1925	Tudor Revival		ROBERT A JR PITCAIRN	same	C	Single-family	Single-family
	738	Avon Fields Lane		1926	Tudor Revival		TIMOTHY J & RHONDA A BOESKEN	same	C	Single-family	Single-family
	739	Avon Fields Lane		1926	Tudor Revival		JOSEPH & ELIZABETH STEWART-PHONE	same	C	Single-family	Single-family
	741	Avon Fields Lane		1927	Tudor Revival		GERARD DICHAY & SARAH STEWART	same	C	Single-family	Single-family
	742	Avon Fields Lane		1925	Tudor Revival		JULIUS M & MARIANE R ENRIQUEZ	same	C	Single-family	Single-family
	745	Avon Fields Lane		1925	Tudor Revival		FRIEDS MICHAEL ANDREW & MICHAEL ADRIAN MONTANO	same	C	Single-family	Single-family
	746	Avon Fields Lane		1925	Tudor Revival		ION & REGINE MOULTON	same	C	Single-family	Single-family
	749	Avon Fields Lane		1926	Tudor Revival		NANCY KINGROD & JOHN D DUPUIS	same	C	Single-family	Single-family
	750	Avon Fields Lane		1929	Tudor Revival		ELIZABETH A & HARRY EDWARDS	same	C	Single-family	Single-family
	754	Avon Fields Lane		1931	Tudor Revival		GRETCHEN ANN & MICHAEL LEMMINK	same	C	Single-family	Single-family
	774	Avon Fields Lane		1937	Tudor Revival		Carol Trainor	same	C	Single-family	Single-family
	778	Avon Fields Lane		1927	Tudor Revival		Graham & Lauren Gilmer	same	C	Single-family	Single-family
	3	Avon Fields Place		1927	Tudor Revival		MICHAEL & FRANCINE BUESCHER	same	C	Single-family	Single-family
	5	Avon Fields Place		1923	Tudor Revival		ANN T & ROBERT M COTTER	same	C	Single-family	Single-family
	6	Avon Fields Place		1924	Tudor Revival		PATRICK WATSON-CHANEY	same	C	Single-family	Single-family
	9	Avon Fields Place		1926	Tudor Revival		SARAH & DAVID WHELAN	same	C	Single-family	Single-family
	13	Avon Fields Place		1927	Tudor Revival		RANDY MARMER	same	C	Single-family	Single-family
	915	Barry Lane		1951	Modern		NAIM M & MICHELLE BAKER	same	NC	Apartment Building	Apartment Building
	919	Barry Lane		1951	Modern		TEEN FABULOUS LLC	548 BEAUFORT CT, CINCINNATI OH 45240	NC	Apartment Building	Apartment Building
	1000	Barry Lane		1920	Tudor Revival		DERICK RIGGS	same	C	Single-family	Single-family
	1040	Barry Lane		1922	Tudor Revival		ROCCO & CATHERINE A ROSSI	same	C	Single-family	Single-family
	1047	Barry Lane		1929	Tudor Revival		MARY DEE NOVAK	same	C	Single-family	Single-family
	1050	Barry Lane		1925	Tudor Revival		ROBERT & KAREN FAABORG	same	C	Single-family	Single-family
	1055	Barry Lane		1929	Tudor Revival		LOUIS & CARRI SCHNEIDER	same	C	Single-family	Single-family
	1060	Barry Lane		1931	Tudor Revival		CYNTHIA K RIESTERER, TR	same	C	Single-family	Single-family
	1064	Barry Lane		1930	Tudor Revival		JANET O BANKS	same	C	Single-family	Single-family
	3941	Beechwood Avenue		1901	Colonial Revival		KRISTIN & JOHN WHITE	same	C	Single-family	Single-family
	3947	Beechwood Avenue		1896	Queen Anne		Mary & Jim Williams	same	C	Single-family	Single-family
	3955	Beechwood Avenue		1901	Italian Renaissance	Harry Hake	AWADAGIN & MILL P MEYER PRATT	same	C	Single-family	Single-family
	3963	Beechwood Avenue		1904	Queen Anne		BRODERICK WILLIAMS	same	C	Single-family	Single-family
	3971	Beechwood Avenue		1898	Ecclectic	C. H. Ferber	BRYAN LEE GOODMASTER	same	C	Single-family	Single-family
	3975	Beechwood Avenue		1910	Tudor Revival	Harry Hake	PIER SCAGLIONI & MARGHERITA MELEGARI	same	C	Single-family	Single-family
	3976	Beechwood Avenue		1903	Craftsman		HENRY M & MARY M HUBER	same	C	Single-family	Single-family
	3986	Beechwood Avenue		1920	Tudor Revival	S S Godley	JACOB COGAN & SARAH L YLTLE	same	C	Single-family	Single-family
	3989	Beechwood Avenue		1904	Swiss Chalet		PETER C & JULIE FRANCIS	same	C	Single-family	Single-family
	3990	Beechwood Avenue		1907	Queen Anne		JUDITH LEE SHAPIRO	same	C	Single-family	Single-family
	3996	Beechwood Avenue		1900	Shingle Style		JEAN J & DAVID P KREBS	same	C	Single-family	Single-family
	3997	Beechwood Avenue		1910	Italian Renaissance	S S Godley	SUZANNE CLYNE & SHEA GONYO	same	C	Single-family	Single-family
	4000	Beechwood Avenue		1905	Shingle Style	S S Godley	ERIC H & HEATHER M MATT	same	C	Single-family	Single-family
	4003	Beechwood Avenue		1900	Neo-Georgian		JENNIFER L THEISER	same	C	Single-family	Single-family
	4004	Beechwood Avenue		1926	Craftsman		TRENT & MARIA SHADE	same	C	Single-family	Single-family
	4009	Beechwood Avenue		1909	Neoclassical		BRAD & BIANCA LAUCK	same	C	Single-family	Single-family
	4015	Beechwood Avenue		1915	Prairie		DANIEL T & AMY J BRINKMAN	same	C	Single-family	Single-family
	4016	Beechwood Avenue		1910	Shingle Style	S S Godley	ADAM RABINOWITZ	same	C	Single-family	Single-family
	4017	Beechwood Avenue		1921	Tudor Revival		MARGARET KEIM & DAVID ARENDS	same	C	Single-family	Single-family
	4018	Beechwood Avenue		1915	Colonial Revival		JOLINE STROEBBE	same	C	Single-family	Single-family
	4019	Beechwood Avenue		1915	Prairie		Totten Family	same	C	Single-family	Single-family
	4020	Beechwood Avenue		1910	Craftsman		JELAN K & DANIELLE N JACKSON	same	C	Single-family	Single-family
	4040	Beechwood Avenue		1918	Tudor Revival		PETER & COLLEEN HANYCZ (JAVIER U)	same	C	Single-family	Single-family
	4047	Beechwood Avenue		1915	Craftsman		SAMUEL & DORI H JOSEPH	same	C	Single-family	Single-family
	4050	Beechwood Avenue		1919	Mediterranean		BRANDON & REBECCA NOTAR	same	C	Single-family	Single-family
	4051	Beechwood Avenue		1910	Tudor Revival		MAYA DEWAN & ROBERT SCHAAF	same	C	Single-family	Single-family
	4054	Beechwood Avenue		1921	Italian Renaissance		REMO DEJONG & THAIS C MORATA	same	C	Single-family	Single-family
	4057	Beechwood Avenue		1921	Prairie		JESSE & BRUNBAUGH & JENNIFER LEIGH FOSTER	same	C	Single-family	Single-family
	4061	Beechwood Avenue		1922	Prairie		ANDREW E DRAXTON & DIANA M ACDES	same	C	Single-family	Single-family
	4064	Beechwood Avenue		1910	Tudor Revival		LUIS BALLADARES & VANESSA GALLOZZA	same	C	Single-family	Single-family
	4070	Beechwood Avenue		1919	Tudor Revival		WILLIE L CLARK III	same	C	Single-family	Single-family
	4075	Beechwood Avenue		1900	Tudor Revival	H. Spielman (dpgs)	BRETT L & ANNAMARIE T DECURTINS	same	C	Single-family	Single-family
	700	Betula Avenue		1915	Tudor Revival		Marian and Bob Pitcairn	same	C	Single-family	Single-family
	701	Betula Avenue		1921	Prairie		Gabriel & Princess Davis	same	C	Single-family	Single-family
	718	Betula Avenue		1920	Prairie		Heather & Jeff Herr	same	C	Single-family	Single-family
	721	Betula Avenue		1920	Prairie		Abbey Moon & Drew Schoening	same	C	Single-family	Single-family
	724	Betula Avenue		1956	Ranch		Tim & Clara Harkavy	same	NC	Single-family	Single-family
	725	Betula Avenue		1925	Tudor Revival		Chris & Alisa Smith	same	C	Single-family	Single-family
	729	Betula Avenue		1920	Prairie		Adam Oren & Elizabeth Schutte	same	C	Single-family	Single-family
	730	Betula Avenue		1909	Prairie		Joyce Thiesman	same	C	Single-family	Single-family
	735	Betula Avenue		1920	Prairie		Sarah & Ben Dospeke	same	C	Single-family	Single-family
	739	Betula Avenue		1925	Italian Renaissance		Josh & Maria Heuser	same	C	Single-family	Single-family
	744	Betula Avenue		1919	Tudor Revival		Martin & Jefferson James	same	C	Single-family	Single-family
	748	Betula Avenue		1915	Tudor Revival	Weber & Weber	Adam Heider & Tiffany Zerby	same	C	Single-family	Single-family
	762	Betula Avenue		1922	Tudor Revival		Brian & Lindsay Mitchell	same	C	Single-family	Single-family
	3800	Dakota Avenue		1898	Queen Anne	Dejardins & Hayward	BEATRICE M LUTKEHAUS	same	C	Single-family	Single-family
	3816	Dakota Avenue		1915	Vernacular		MARK & KATHERINE CHARLTON-PERKINS	same	C	Single-family	Single-family
	3818	Dakota Avenue		1920	Georgian Revival		EMUELE K & ZOVANNAH ONUMAH	same	C	Single-family	Single-family
	3819	Dakota Avenue		1899	Prairie		ROY ROBINSON & SARI LEHTINEN	same	C	Single-family	Single-family
	3820	Dakota Avenue		1917	Prairie		DONALD J & MARY ROSE BOYLE	same	C	Single-family	Single-family
	3824	Dakota Avenue		1917	Prairie		JAMES G & DEBRA L CORVIN	same	C	Single-family	Single-family
	3828	Dakota Avenue		1917	Craftsman		TIMOTHY S MORRISON & AMY GAUDIO	same	C	Single-family	Single-family
	3848	Dakota Avenue		1906	Craftsman	Ted Turner's House	RILEY LEMC	201 E EIGHTH ST CINCINNATI OH 45202	C	Single-family	Single-family
	3852	Dakota Avenue		1906	Prairie		TERENCE P TR & PATRICIA A TOEPKER	same	C	Single-family	Single-family
	3866	Dakota Avenue		1920	Craftsman		ALLEN V & CAROL H KOERNER KROTH	same	C	Single-family	Single-family
	3871	Dakota Avenue		1910	Craftsman		ROBERT B & CAROLYN O MOORE	same	C	Single-family	Single-family
	3875	Dakota Avenue		1900	Tudor Revival	Buddenmeyer & Plympton	JUSTIN A SOLOMON	same	C	Single-family	Single-family
	3876	Dakota Avenue		1895	Tudor Revival		JOSEPH J SCANIO	same	C	Single-family	Single-family
	3884	Dakota Avenue		1893	Tudor Revival		JEFFREY L WILLIAMS & CATHERINE M BELTZ-WILLIAMS	same	C	Single-family	Single-family
	3885	Dakota Avenue		1902	Swiss Chalet	Dejardins & Hayward	RODERICK BERTRAND JUSTICE & JAN G WOODMANGESE	same	C	Single-family	Single-family
	936	Dana Avenue		1900	Queen Anne		936 DANA AVENUE LLC	PO BOX 2524 MERRIFIELD VA 22116	C	Single-family	Apartments
	938	Dana Avenue		1924	Prairie		NOTES KENNETH TR & DIANA TR	634 CLINTON SPRINGS AVE, CINCINNATI OH 45229	C	3-family	3-family
	946	Dana Avenue		1988	Modern		ABUNDANT LIFE FELLOWSHIP CHURCH INC	946 DANA AVE CINCINNATI OH 45229	NC	Church	Church
	948	Dana Avenue		1900	Italian Renaissance		BACK JOHN JR & MERCEDES NAMEI	1717 ELM ST CINCINNATI OH 45202	C	Single-family	Single-family
	970	Dana Avenue		1901	Italian Renaissance		CALEB CLAUSEN	170 W RINCON AVE CAMPBELL CA 95008	C	Single-family	Single-family

976 Lenox Place	1900	Colonial Revival	CHRIS & ALLISON HARTEN	same	C	Two Family	Two Family
984 Lenox Place	1900	Colonial Revival	Reagle and Kristen Crutcher	same	C	Single family	Single family
995 Lenox Place	1909	Italian Renaissance	Johnnie M. Sendar	same	C	Single family	Single family
1000 Lenox Place	1900	Prairie	Christopher Smithman	same	C	Single family	Single family
1005 Lenox Place	1900	Colonial Revival	THOMAS L. WRIGHT & JENNIFER L. HOWE	same	C	Single family	Single family
1006 Lenox Place	1900	Shingle Style	WILLIAM ALEXANDER & ELIZABETH E. CRUTCHER	same	C	Single family	Single family
1011 Lenox Place	1934	Revival	KATHRYN I BONFACE	same	C	Single family	Single family
1012 Lenox Place	1903	Neoclassical	Paul and Amy Harten	same	C	Single family	Single family
1019 Lenox Place	1900	Eclectic	MAX & SHANA WARNER	same	C	Single family	Single family
1020 Lenox Place	1898	Tudor Revival	CARRIE K & DOUGLAS VANDERZEE	same	C	Single family	Single family
1023 Lenox Place	1902	Prairie	ANDREW & LISA BITTING	same	C	Single family	Single family
1026 Lenox Place	1910	Craftsman	JOHN & WENDI WILSON ANZINGER	same	C	Single family	Single family
1032 Lenox Place	1902	Prairie	STEPHEN B. HELLMAN JR	same	C	Single family	Single family
1047 Lenox Place	1917	Tudor Revival	ERIC M & ALEXANDRA F SCHICKL	same	C	Single family	Single family
1 Lenox Lane	1910	Prairie/Amer Foursquare	BRIET CASH	same	C	Single family	Single family
2 Lenox Lane	1917	American Foursquare	JOHN & BRITTANI JACOBS	same	C	Single family	Single family
3 Lenox Lane	1912	Colonial Revival	ERIC KEARNEY & JIAN-MICHELE LEMON KEARNEY	same	C	Single family	Single family
4 Lenox Lane	1916	Colonial Revival	ALICE V EVANS	same	C	Single family	Single family
5 Lenox Lane	1917	Colonial Revival	RANDALL WINTEROOD & ANN M RAY	same	C	Single family	Single family
6 Lenox Lane	1915	Craftsman	PAMELA KNOX	same	C	Single family	Single family
8 Lenox Lane	1922	Neo-eclectic	JAMES & SUSAN LUCAS	same	C	Single family	Single family
918 Marion Avenue	1899	Tudor Revival	CARRIE A BALZER	same	C	Single family	Single family
925 Marion Avenue	1922	Colonial Revival	CINCWIDE HOLDINGS LLC (CHRIS & ALLISON HARTEN)	same	C	Single family	Single family
923 Marion Avenue	1900	French Eclectic	ROGER L & DEBORAH ANDERSON	same	C	Single family	Single family
925 Marion Avenue	1900	Colonial Revival	CHRIS & ALLISON HARTEN	same	C	Single family	Single family
926 Marion Avenue	1966	Modern	ITJ REAL ESTATE MANAGEMENT LLC	same	C	Single family	Multi-family
933 Marion Avenue	1922	Prairie	SUNIL B DANIEL	same	C	Single family	2 family
934 Marion Avenue	1972	Neo-Colonial	SECOND CORINTHIAN BAPTIST	same	NC	Single family	Church
944 Marion Avenue	1904	Prairie	THOMAS D & ANNAMARIE B HARTEN	same	C	Single family	Single family
952 Marion Avenue	1909	Neoclassical	REECEA WHITEMAN & BENJAMIN J PRESS	same	C	Single family	Single family
958 Marion Avenue	1909	Colonial Revival	TAMARA & BRYAN MORYTOK	same	C	Single family	Single family
961 Marion Avenue	1922	Tudor Revival	DINUSHKI DE LIBERA & HUNTER PASEK	same	C	Single family	Single family
965 Marion Avenue	1921	Colonial Revival	STEVEN HOWARD & RAMONA ANGELICA JONES	same	C	Single family	3-family
967 Marion Avenue	1887	Revival	PAUL W & ELEN RICE	same	C	Single family	2-family
975 Marion Avenue	1897	American Foursquare	SCOTT LUMING & CHAD PEYTON	same	C	Single family	Single family
981 Marion Avenue	1899	Colonial Revival	JENNIFER WILSON	same	C	Single family	Single family
987 Marion Avenue	1909	Colonial Revival	RAVICHANDRAN PANCHANATHAN & SHENBAGAM RAJENDRAN	same	C	Single family	Single family
991 Marion Avenue	1905	Mission	JOE & ELIZABETH SIMMONS	same	C	Single family	Single family
992 Marion Avenue	1890	Beaux Arts	MONIQUE LIPMAN & SPENCER A MELLERT	same	C	Single family	Single family
1002 Marion Avenue	1901	Dutch Colonial	RUEHL PROPERTIES LLC	same	C	Single family	Single family
1007 Marion Avenue	2011	Neo-Colonial	TANVIR SATTAR & DANIA BAKAZI	same	NC	Single family	Single family
1008 Marion Avenue	1908	Prairie	CHEERYL & JEAN-PHILIPPE BAYART	same	C	Single family	Single family
1017 Marion Avenue	1923	Eclectic	SEAN KENNEDY MANGAN	same	C	Single family	Single family
1021 Marion Avenue	1917	Prairie	JOHN W JONES	same	C	Single family	Single family
1024 Marion Avenue	1915	Prairie	GEORGE FANSENWORTH & VANESSA SORESENSEN	same	C	Single family	Single family
1025 Marion Avenue	1910	Craftsman	JOSEPH EDWARD BOHACHE	same	C	Single family	Single family
4013 Paddock Road	1916	Prairie	NIA GARRIS HEARD	same	C	Single family	Single family
4025 Paddock Road	1961	Modern	PADDOCK APARTMENTS LLC	same	NC	Apartment	DWELLING USED AS OFFICE
3836 Reading Road	1914	French Eclectic	BKC RACK PROPERTIES LLC	same	C	Single family	3 family
3842 Reading Road	1917	Colonial Revival	MARILYN C MCCQUEEN	same	C	Single family	Apartment
3846 Reading Road	1926	Tudor Revival	MAURA H WOLF & SARAH H KOUCKY	same	C	Single family	Apartment
3850 Reading Road	1900	Chateausque	ROSEDALE ASSOCIATES LLC	same	C	Single family	Resail/Apartments
3854 Reading Road	1917	Tudor Revival	3854 READING ROAD LLC	same	C	Single family	Church
3859 Reading Road	1901	Tudor Revival	HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	DWELLING USED AS OFFICE
3860 Reading Road	1917	Colonial Revival	BURNETT AVENUE PROPERTIES LLC (Jian-Michele Lemon Kearney)	same	C	Single family	Religious
3863 Reading Road	1900/1940?	Tudor Revival/Modern	HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	Charity
3864 Reading Road	1895	Revival	ROSEMARINE BAILES COMPANY	same	C	Single family	Apartment Building
3870 Reading Road	1900	Neoclassical	3870 READING ROAD LLC (Break S Mom and Anthony Stanley)	same	C	Single family	Apartment Building
3880 Reading Road	1968	Modern	3880 HOUSE LLC	same	NC	Apartment Building	Apartment Building
3881 Reading Road	1901	Prairie	HOUSE OF GOD OF THE APOSTOLIC FAITH	same	C	Single family	Religious
3886 Reading Road	1908	Italian Renaissance	MICHAEL STANCIU	same	C	Single family	Single family
3891 Reading Road	1905	Tudor Revival	TIFFANY LYNN BOULE & ANDREW DONTAE	same	C	Single family	Single family
3895 Reading Road	1905	Queen Anne	WESTON R WOLF	same	C	Single family	2 family
3896 -Unit A Reading Road	1930	Italian Renaissance	DOMINIQUE L BAXTER	same	C	Apartment Building	Condo
3896 -Unit B Reading Road	1930	Italian Renaissance	JANET STEGEMAN & RICHARD P NEIDHARD	same	C	Apartment Building	Condo
3896 -Unit C Reading Road	1930	Italian Renaissance	JANE SILETT	same	C	Apartment Building	Condo
3896 -Unit D Reading Road	1930	Italian Renaissance	DAVID LUKSHUS	same	C	Apartment Building	Condo
3896 -Unit E Reading Road	1930	Italian Renaissance	BYRON MOODY	same	C	Apartment Building	Condo
3896 -Unit F Reading Road	1930	Italian Renaissance	PATRICIA KNOX & DANA SIAS	same	C	Apartment Building	Condo
3896 -Unit G Reading Road	1930	Italian Renaissance	RAVEN L & JOSHUA P WAGONER	same	C	Apartment Building	Condo
3896 -Unit H Reading Road	1930	Italian Renaissance	DERICK MCCACHIN	same	C	Apartment Building	Condo
3896 -Unit I Reading Road	1930	Italian Renaissance	DAVID A EMERY	same	C	Apartment Building	Condo
3896 -Unit J Reading Road	1930	Italian Renaissance	JUANITA HUNTER	same	C	Apartment Building	Condo
3896 -Unit K Reading Road	1930	Italian Renaissance	ERIC BRIAN KING	same	C	Apartment Building	Condo
3896 -Unit L Reading Road	1930	Italian Renaissance	CYNTHIA LOCKETT-NELSON	same	C	Apartment Building	Condo
3896 -Unit M Reading Road	1930	Italian Renaissance	MARIO T LATHAN	same	C	Apartment Building	Condo
3896 -Unit N Reading Road	1930	Italian Renaissance	DANIEL T SAWYER	same	C	Apartment Building	Condo
3896 -Unit O Reading Road	1930	Italian Renaissance	KAREN CLARK	same	C	Apartment Building	Condo
3896 -Unit P Reading Road	1930	Italian Renaissance	GREGORY D CROWELL	same	C	Apartment Building	Condo
3896 -Unit Q Reading Road	1930	Italian Renaissance	ALEXANDER CONSTANTINE V	same	C	Apartment Building	Condo
3896 -Unit R Reading Road	1930	Italian Renaissance	WILLIE JR COOPER	same	C	Apartment Building	Condo
3896 -Unit S Reading Road	1930	Italian Renaissance	MARGARET & JASON JONES	same	C	Apartment Building	Condo
3896 -Unit T Reading Road	1930	Italian Renaissance	MARVIN W LACEY	same	C	Apartment Building	Condo
3896 -Unit U Reading Road	1930	Italian Renaissance	MITCHELL CAMERON	same	C	Apartment Building	Condo
3896 -Unit V Reading Road	1930	Italian Renaissance	MAUREEN A BOYLE	same	C	Apartment Building	Condo
3896 -Unit W Reading Road	1930	Italian Renaissance	GERARDO BELLAN	same	C	Apartment Building	Condo
3896 -Unit X Reading Road	1930	Italian Renaissance	DAVID CLIFFORD WRIGHT	same	C	Apartment Building	Condo
3896 -Unit Y Reading Road	1930	Italian Renaissance	MICHAEL RICHARDSON	same	C	Apartment Building	Condo
3896 -Unit Z Reading Road	1930	Italian Renaissance	DIAMOND UNDERWOOD	same	C	Apartment Building	Condo
3901 Reading Road	1904	Italian Renaissance	HAYWARD HOUSE LLC	same	C	Apartment Building	Apartment Building
3909-11 Reading Road	1940	Commercial	3911 READING RD LLC	same	NC	Office	Office
3915 Reading Road	1928	Art Deco	LENOX PLACE LLC	same	C	Parking Garage	Parking Garage
3927 Reading Road	1965	Modern	FAMILY FUNERAL CENTERS LLC	same	C	Funeral Home	Funeral Home
686 Red Bud Avenue	1957	Ranch	CELESTINE DOLORES R TR	same	NC	Single family	Single family
690 Red Bud Avenue	1956	Ranch	Erin & Dominic Sansalone	same	C	Single family	Single family
718 Red Bud Avenue	1928	Tudor Revival	Lisa Shook-Chiles & Richard Chiles	same	C	Single family	Single family
720 Red Bud Avenue	1921	Tudor Revival	EBOW VROOM & TRACY AGYEMANG	same	C	Single family	Single family
723 Red Bud Avenue	1967	Neo-Colonial	Karen & Robert Jones	same	C	Single family	Single family
727 Red Bud Avenue	1930	Prairie	Adrienne & David Viasady	same	C	Single family	Single family
730 Red Bud Avenue	1924	Craftsman	SHERRY L JOHNSON	same	C	Single family	Single family
731 Red Bud Avenue	1923	Tudor Revival	Shawn Dougherty & Gary Busch	same	C	Single family	Single family
735 Red Bud Avenue	1929	Tudor Revival	Sean & Leslie Druley	same	C	Single family	Single family
739 Red Bud Avenue	1930	Tudor Revival	MICHELLE MATKOVICH	same	C	Single family	Single family
741 Red Bud Avenue	1930	Tudor Revival	RICHARD ARNOLD & MARY LOUISE DAVIS	same	C	Single family	Single family
749 Red Bud Avenue	1928	Tudor Revival	Cynthia Khoo-Robinson & Troy Robinson	same	C	Single family	Single family
750 Red Bud Avenue	1923	Prairie	Bill & Jill Bley	same	C	Single family	Single family
752 Red Bud Avenue	1925	Tudor Revival	David & Joleen Gardner	same	C	Single family	Single family
754 Red Bud Avenue	1960	Split-Level	Hannah Branson	same	NC	Single family	Single family
755 Red Bud Avenue	1926	Tudor Revival	Alex & Saskian Balz	same	C	Single family	Single family
756 Red Bud Avenue	1923	Prairie	Cheryl Hunez	same	C	Single family	Single family
757 Red Bud Avenue	1927	Tudor Revival	Angela Farley Wilson & Kelly Euller	same	C	Single family	Single family
759 Red Bud Avenue	1928	Tudor Revival	Bryan Wright & Farrah Jacquez	same	C	Single family	Single family
760 Red Bud Avenue	1928	Tudor Revival	Melvin Gale	same	C	Single family	Single family
762 Red Bud Avenue	1928	Tudor Revival	Robert J. Weber & Jenny Trier	same	C	Single family	Single family
763 Red Bud Avenue	1922	Tudor Revival	Carla Chillos & Michael Romanos	same	C	Single family	Single family
764 Red Bud Avenue	1923	Tudor Revival	David Taveat	same	C	Single family	Single family
772 Red Bud Avenue	1937	French Eclectic	Carolyn & Jon Gillman	same	C	Single family	Single family
820 Red Bud Avenue	1954	Ranch	Elizabeth Tye-Bristol	same	C	Single family	Single family
4208 Red Bud Place	1923	Tudor Revival	DAVID A & AMANDA KURTZ LOPEZ	same	C	Single family	Single family
4212 Red Bud Place	1922	Prairie	WILLIAM G WILLITS & ERIKA M GRAHAM	same	C	Single family	Single family
4216 Red Bud Place	1922	Dutch Colonial	BENJAMIN A & PATRICIA R MILLER	same	C	Single family	Single family
4220 Red Bud Place	1927	Tudor Revival	JOHN M & MICHELE M ERNST	same	C	Single family	Single family
4224 Red Bud Place	1928	Tudor Revival	JUDITH SCHNEIDER BINGHAM & RONALD R PENNINGTON	same	C	Single family	Single family
4228 Red Bud Place	1923	Tudor Revival	MIRIAM BAILEY	same	C	Single family	Single family
4234 Red Bud Place	1924	Tudor Revival	BRYAN R CASTEELE & LESLEY A CHAPMAN	same	C	Single family	Single family
933 Redway Avenue	1916	Prairie	Krist & Stanford Williams	same	C	Single family	Single family
941 Redway Avenue	1948	Colonial Revival	TERESANCE J PATTERSON	same	C	Single family	Single family
945 Redway Avenue	1948	Colonial Revival	EDWINA L DUBOSE	same	C	Single family	Single family
946 Redway Avenue	1908	Richardsonian Romanesque	Michael C Volkening and Mary Carol Allen	same	C	Single family	Single family
949 Redway Avenue	1948	Colonial Revival	ELIZABETH DAVIS	same	C	Single family	Single family
960 Redway Avenue	1928	Prairie	THOMAS PATRICK & ANDREA KATHERINE DOYLE	same	C	Single family	Single family
1002 Redway Avenue	1910	Tudor Revival	Barbara J Smithman	same	C	Single family	Single family
1015 Redway Avenue	1910	Tudor Revival	JOHN KELLY SEIBERT & TRACEY LYNN PRIEST	same	C	Single family	Single family
1019 Redway Avenue	1915	Swiss Chalet	ERIK D & JULIE ZIMMERMAN	same	C	Single family	Single family
1020 Redway Avenue	1965	Ranch	Ella S Robinson	same	NC	Single family	Single family
1021 Redway Avenue	1900	Prairie	MICHAEL A LAMBA & SANDRA E DICKENS	same	C	Single family	Single family
1023 Redway Avenue	1915	Prairie	ERIC S & LYNN S OSEAS	same	C	Single family	Single family
1024 Redway Avenue	1964	Ranch	Greggory Dixon	same	NC	Single family	Single family
1028 Redway Avenue	1965	Neoelectic	Carly & Douglas Gautraud	same	NC	Single family	Single family
1031 Redway Avenue	1939	Craftsman	Marla & Anthony Barone	same	C	Single family	Single family
1032 Redway Avenue	1965	Ranch	TIFFANI YARBROUGH	same	NC	Single family	Single family
1037 Redway Avenue	1916	Tudor Revival	KRUSKA DAVID C & LAUREN M STALEY	same	C	Single family	Single family
1038 Redway Avenue	1965	Ranch	STEPHANIE N SAGRE ORAFA & ALFRED J COTTON III	same	NC	Single family	Single family
1041 Redway Avenue	1922	Tudor Revival	IAN R & CLARE M REKROOD	same	C	Single family	Single family
1044 Redway Avenue	1965	Ranch	STANFORD & MARGARET A WONG	same	NC	Single family	Single family
3924 Rose Hill Avenue	1896	Chateausque	Werner & Adkins	same	C	Single family	Single family
3936 Rose Hill Avenue	1920	Tudor Revival	PAUL & MAXINE HOCHWALT	same	C	Single family	Single family
3937 Rose Hill Avenue	1908	Eclectic	Patrick & Rebecca Ray	same	C	Single family	Single family
3946 Rose Hill Avenue	1907	Colonial Revival	MARK & SUZANNE GOSSEN	same	C	Single family	Single family
3950 Rose Hill Avenue	1907	Tudor Revival	J.S. Adkins	same	C	Single family	Single family
3953 Rose Hill Avenue	1896	French Eclectic	Desjardins & Hayward	same	C	Single family	Single family
			Desjardins & Drannie (dwgs)	same	C	Single family	Single family
			Lois & Mel Witzy	same	C	Single family	Single family

3966	Rose Hill Avenue	1906	Tudor Revival	Tietzig & Lee	Emily & Nick Brown	same	C	Single family	Single family
3969	Rose Hill Avenue	1900	Tudor Revival	Stephen R. Burton Home	Alan Rafferty & Sarah Kim	same	C	Single family	Single family
3972	Rose Hill Avenue	1903	Colonial Revival		Pamela Jean Shaffer	same	C	Single family	Single family
3980	Rose Hill Avenue	1903	Ital. Renaissance Villa	Desjardins & Hayward	Jessica & Tyler Watkins	same	C	Single family	Single family
3981	Rose Hill Avenue	1900	Colonial Revival		Amber & Ellery Lewis	same	C	Single family	Single family
3986	Rose Hill Avenue	1903	Tudor Revival		Werner & Adkins	Phillip Pierce & Timothy Spitzmueller	same	C	Single family
3987	Rose Hill Avenue	1910	Queen Anne	Stephen R. Burton Home	Andrea Kern & Adam Gelner	same	C	Single family	Single family
3993	Rose Hill Avenue	1920	Tudor Revival	Elzner & Anderson	Maria Czysty-Kreska & Robert Kreska	same	C	Single family	Single family
3994	Rose Hill Avenue	1908	Shingle/Prairie		Tietzig & Lee	Anne-Marie & Robert Smith	same	C	Single family
4003	Rose Hill Avenue	1895	Ital. Renaissance Villa		Werner & Adkins	Conrad & Ashley Teusink Cross	same	C	Single family
4008	Rose Hill Avenue	1906	Tudor Revival		Werner & Adkins	Rich Cook & Owen Smith	same	C	Single family
4009	Rose Hill Avenue	1915	Prairie			Robin & Tom Kowalski	same	C	Single family
4015	Rose Hill Avenue	1900	Tudor/Jacobethan			Kenneth Shaw & Robert Doak	same	C	Single family
4020	Rose Hill Avenue	1911	French Eclectic	Elzner & Anderson	Dan & Shau Zwon	same	C	Single family	Single family
4021	Rose Hill Avenue	1909	Prairie		S S Godley	Carly & Justin Stone	same	C	Single family
4025	Rose Hill Avenue	1906	Prairie			Jason & Sarah Rich	same	C	Single family
4032	Rose Hill Avenue	1903	Neoclassical			Carmon & Kathleen Deleone	same	C	Single family
4033	Rose Hill Avenue	1905	Ital. Renaissance		Weber & Weber	Gerald Emery & Thomas Cochill III	same	C	Single family
4039	Rose Hill Avenue	1908	Tudor Revival			Charles (Chuck) & Shelley Dumoulin	same	C	Single family
4044	Rose Hill Avenue	1890	Colonial Revival			Corky Philip Steiner	same	C	Single family
4045	Rose Hill Avenue	1911	Mission			MHE Holdings LLC	2839 Victoria Ave, Cincinnati OH 45208	C	Single family
4050	Rose Hill Avenue	1913	Prairie			Matthew & Lauren Amos	same	C	Single family
4051	Rose Hill Avenue	1909	Prairie		S Hannaford	Maryellen & George Daston	same	C	Single family
4064	Rose Hill Avenue	1907	Tudor Revival			Sarah & Walter Koucky	same	C	Single family
4067	Rose Hill Avenue	1911	Ital. Renaissance			Joanna Groden & Stace Dahl	same	C	Single family
4074	Rose Hill Avenue	1915	Tudor Revival		G. C. Burroughs	Brian Stettler & Erin McDonough	same	C	Single family
4075	Rose Hill Avenue	1958	Neoelectic/Mansard			Bryan & Katie Andress	same	NC	Single family
4081	Rose Hill Avenue	1909	Ital. Renaissance			Joseph H. Roda II	same	C	Single family
4082	Rose Hill Avenue	1908	Tudor Revival			Lawanda Walters & John Drury	same	C	Single family
4088	Rose Hill Avenue	1916	Colonial Revival		G. W. Drach attr	Randi Bulerly & Scott Burks	same	C	Single family
4090	Rose Hill Avenue	1905	Ital. Renaissance		Tietzig & Lee	Sarah Knox & John Hall	same	C	Single family
4098	Rose Hill Avenue	1937	French Eclectic			Kathleen & Jim Stengel	same	C	Single family
4100	Rose Hill Avenue	1922	Prairie			Robbert Dejong & Valerie Williams	same	C	Single family
4105	Rose Hill Avenue	1925	Ital. Renaissance			Elizabeth Hutton & Alexander Ralph	same	C	Single family
4110	Rose Hill Avenue	1922	Prairie			Janice Yates	same	C	Single family
4120	Rose Hill Avenue	1920	Tudor Revival			Patty & John Hassel	same	C	Single family
4124	Rose Hill Avenue	1920	Tudor Revival			Juan & Ruth Wooten Holomon	same	C	Single family
4130	Rose Hill Avenue	1920	Prairie			Judy Evans	same	C	Single family
4136	Rose Hill Avenue	1920	Prairie			Mike & Tracy Feldmann	same	C	Single family
4141	Rose Hill Avenue	1922	Tudor Revival			Jocelyn & Victor Williams	same	C	Single family
4153	Rose Hill Avenue	1915	Prairie/Tudor Revival			Cynthia & Kevin Corby	same	C	Single family
4165	Rose Hill Avenue	1915	Tudor Revival			Chris Bierman & Keith Luckett	same	C	Single family
4177	Rose Hill Avenue	1918	Tudor Revival			Beth G Wayne	same	C	Single family
4180	Rose Hill Avenue	1924	Craftsman			Maureen Marks & Karl Stukenberg	same	C	Single family
4181	Rose Hill Avenue	1915	Tudor Revival			Victoria & Darrell Walker	same	C	Single family
4187	Rose Hill Avenue	1916	Craftsman			Mike Babcock & Rachael Smith	same	C	Single family
4192	Rose Hill Avenue	1924	Colonial Revival			Eileen Morgan & Joseph Wayne	same	C	Single family
4200	Rose Hill Avenue	1919	French Eclectic			Jeff & Kim Geopinger	same	C	Single family
4201	Rose Hill Avenue	1956	Ranch			Josh Harkavy	same	NC	Single family
4209	Rose Hill Avenue	1957	Ranch			David Laumer	same	NC	Single family
4211	Rose Hill Avenue	1954	Modern			Sierra Laumer & Hughes F Sparks	same	NC	Single family
4215	Rose Hill Avenue	1954	Modern			Michael J Thompson	same	NC	Single family
4219	Rose Hill Avenue	1954	Ranch			Joseph Neal & Madeline Schmidt	same	NC	Single family
4220	Rose Hill Avenue	1931	French Eclectic		John Henri Deeken	Andrea & Patrick Anater	same	C	Single family
4230	Rose Hill Avenue	1930	Tudor Revival			Joan & John Wyler	same	C	Single family
4235	Rose Hill Avenue	1922	Ital. Renaissance		H. Spielman	Carolyn & Michael Deininger	same	C	Single family
4239	Rose Hill Avenue	1922	Prairie			Dotty Shaffer	same	C	Single family
4245	Rose Hill Avenue	1922	Tudor Revival			Mary & Bob Wells	same	C	Single family
4249	Rose Hill Avenue	1921	Tudor Revival			Tania Carreon-Valencia & Javier Ortega-Cesena	same	C	Single family
4252	Rose Hill Avenue	1925	Tudor Revival			Elizabeth & William O'Conner	same	C	Single family
4253	Rose Hill Avenue	1925	Prairie			Colleen & Sean Keating-Crawford	same	C	Single family
4256	Rose Hill Avenue	1925	Tudor Revival			James Letton	same	C	Single family
4257	Rose Hill Avenue	1952	Ranch/Tudor Revival			Lillian Fairbanks	same	C	Single family
1015	Valley Lane	1920	Tudor Revival			MEGAN S & PAUL N KARALAMBO	same	C	Single family
1016	Valley Lane	1918	Prairie			GAYLE A OLIVER	same	C	Single family
1017	Valley Lane	1920	Tudor Revival			JEANNE M GOLLIER	same	C	Single family
1020	Valley Lane	1925	Tudor Revival			LINDA HALL ELSON	same	C	Single family
1023	Valley Lane	1920	Colonial Revival			JAMES L & SASHA HART	same	C	Single family
1024	Valley Lane	1922	Colonial Revival			GEOFFREY PINSKI & BRITTANY ARDE	same	C	Single family
1027	Valley Lane	1918	Tudor Revival			TILMAN WOLFGANG H SCHROEDER	same	C	Single family
1028	Valley Lane	1901	Colonial Revival			BETTY J BRIM	same	C	Single family
1032	Valley Lane	1925	Prairie			CAROLEE KAMLAGER & KELLY L POWELL	same	C	Single family
1055	Valley Lane	1918	Colonial Revival			DOUGLAS KREISA	same	C	Single family
3801	Winding Way	1930	Vernacular			FREDERICK J & JILL M HAMAD	7069 SHADY TREE DR, WEST CHESTER OH 45069	C	Single family
3815	Winding Way	1917	Prairie			RAHAT AZFAR & YASSER KNAN	2549 APPLE RIDGE LN, CINCINNATI OH 45236	C	Apartments
3817	Winding Way	1920	Beaux Arts			LOIS A BERBERICH	PO BOX 9450, CINCINNATI OH 45209	C	Single family
3821	Winding Way	1960	Modern/Shed			HARI RAMINENI	8322 Arborcrest Drive, Cincinnati OH 45236	NC	Single family
3825	Winding Way	1935	Tudor Revival			HARI RAMINENI	8322 Arborcrest Drive, Cincinnati OH 45236	C	Apartments
3829	Winding Way	1948	Tudor Revival			3829 WINDING WAY LLC	6896 Tree Ridge Drive, Cincinnati OH 45244	C	Apartments
3833	Winding Way	1950	Colonial Revival			3833 WINDING WAY LLC	6896 Tree Ridge Drive, Cincinnati OH 45244	C	Single family
3901	Winding Way	1926	Tudor Revival			EDITH GAUDIO	same	C	Single family
3903	Winding Way	1925	Dutch Colonial			CHRISTINA P KELLEY & ROBERT T ARLINGHAUS	same	C	Single family
3905	Winding Way	1922	Tudor Revival			JACK & MORLEEN G ROUSE	same	C	Single family
3910	Winding Way	1924	French Eclectic			RICHARD E RUEHLMANN	same	C	Single family
3920	Winding Way	1924	Tudor Revival			ALEXANDRIA MARIE GRIMM & BRENT THOMAS	same	C	Single family
3930	Winding Way	1922	Tudor Revival		H W Cordes & Sons	Beth & Brooks Ewing	same	C	Single family
3940	Winding Way	1898	French Eclectic			Vanessa & David B Wong	same	C	Single family
3950	Winding Way	1910	Ital. Renaissance Villa			MATTHEW AARON KNOTTS & ANDREW KILEY	same	C	Single family
3960	Winding Way	1910	Prairie			COMMUNITY MEETING OF CINCINNATI OF THE RELIGIOUS	same	C	Church
3961	Winding Way	1915	Prairie			JAMES M HUEBNER & SUSAN L KENFORD	same	C	Single family
3963	Winding Way	1925	Prairie			ALVIN H & ALVA J CRAWFORD	same	C	Single family
3980	Winding Way	1952	Ranch			MARCUS H & KAREN R PRYOR	same	NC	Single family
4000	Winding Way	1927	Tudor Revival			BEVERLY D. KONIKOV	same	C	Single family
4040	Winding Way	1938	Colonial Revival			LOUIS & MARYBETH FLASPOHLER	same	C	Single family

CONSERVATION GUIDELINES: NORTH AVONDALE HISTORIC DISTRICT

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INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the North Avondale Historic District. They include recommendations for building rehabilitation and alterations, site improvements and alterations, new construction and additions, and demolition.

The guidelines have been adapted from the Secretary of Interior's Standards for Rehabilitation and the National Park Service's Preservation Briefs. These guidelines are not rigid sets of rules but serve as a guide in making improvements that are compatible with the district's historic character. They set broad parameters for change in the district while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine if the proposed work is appropriate for the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB) or Urban Conservator, depending on whether the work is major or minor. The C.O.A is in addition to a building permit. Check with the Urban Conservator's office for minor items that can be reviewed at the staff level. (See contact information below.)

THE FOLLOWING KINDS OF WORK DO NOT REQUIRE A C.O.A.:

- Ordinary repair and maintenance that does not result in an exterior change.
- Interior work such as painting, plumbing, wiring, and plastering.

THE FOLLOWING POINTS ARE EXTREMELY IMPORTANT:

- THE GUIDELINES DO NOT REQUIRE THAT AN OWNER MAKE IMPROVEMENTS.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship.
- The HCB must approve the proposal, even if it does not meet the guidelines, when the owner demonstrates:
 1. That there is no economically feasible and prudent alternative that would conform to the guidelines, and
 2. That strict application of the guidelines would deny a reasonable rate of return on the property and would amount to a "taking of the property without just compensation."
- The guidelines and the legislation that set up the HCB are structured for negotiating solutions that will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to the Zoning Board of Appeals.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 500, Centennial Plaza Two, 805 Central Avenue, or at 513-352-4848.

This project was made possible in part by a grant from the National Park Service, U.S. Department of the Interior administered by the State Historic Preservation Office of the Ohio History Connection. Department of the Interior regulations prohibit unlawful discrimination in departmental, federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C. Street, N.W. Washington, D.C. 20240.

GENERAL CHARACTERISTICS

Description of Physical Appearance

North Avondale is a residential neighborhood characterized by substantial, high-style homes built between 1896 and 1940 on large lots, many a half-acre in area. The area is characterized by picturesque curving streets, broad lawns, mature trees and gaslights.

The homes are solidly built of stone and brick masonry with some stucco and wood shingle siding. The district displays an exceptional array of architectural styles, including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateausque, Beaux Arts, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, which typify the period of significance. The buildings are fairly ornate, with elaborate cornices and brackets, broad eaves, dramatic rooflines with slate and tile, half-timbering and prominent porches.

In the 1940s and 1950s, a few properties with large homes were cleared and subdivided, and smaller homes were built. Other large dwellings have been converted to multi-family residences or institutional uses, particularly on Dana Avenue and Reading Road. Nevertheless, the vast majority of existing buildings and streetscapes retain a high degree of physical integrity,

Statement of Significance

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. Development of the district as it appears today was initiated by Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company and partners. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman.

The North Avondale Historic District is architecturally significant for an unusually rich array of architectural styles, mentioned above, that typify the period of significance. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

GENERAL GUIDELINES

Adapted from the Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DEFINITION OF EXISTING CONDITIONS

Excellent

Excellent conditions consist of no signs of aging or ordinary exposure; the architectural feature should look brand new. This condition will often only be used after the repair, restoration or replacement of an architectural feature.

Good

Good conditions consist of typical signs of aging and ordinary exposure from the elements. Deterioration at this level should generally be addressed through repairs or restoration and/or can be sufficiently maintained at its current condition through routine maintenance.

Fair

Fair conditions consist of long-term neglect; inadequate protection against the elements; damage from vandalism or small fires; intentional destruction or removal of portions of

architectural features. Deterioration at this level may require rebuilding, replicating or replacing architectural features or portions of them.

Poor

Poor conditions consist of rot, irreparable deterioration, collapse or partial collapse, past removal and destruction of significant architectural features. Architectural features that display poor conditions lack the physical integrity to be repaired or restored.

BUILDING REHABILITATION AND ALTERATION

GENERAL GUIDELINES FOR REHABILITATION

Overview

The guidelines for Building Rehabilitation and Alteration are intended to ensure that rehabilitation will maintain significant exterior features of buildings. The guidelines are not concrete rules but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes. Ordinary repair and maintenance that in no way changes the appearance of the building shall not be subject to review. Replacement is subject to review.

The following general guidelines apply to all subsections of *Building Rehabilitation and Alteration*:

Identify, Retain, and Preserve

Identify, retain, and preserve features that are important in defining the overall historic character of the building and are in good condition. Rehabilitation work should fit the character of the original building.

Protect and Maintain

Original building materials should not be covered by other materials.

Surface cleaning should be done by the gentlest means possible. Cleaning may not be necessary at all if the materials have a protective patina, are not heavily soiled, or could be damaged by cleaning methods.

Repair and Replace

Original materials should be repaired, restored, and reused wherever possible. If replacing, replicate the original based on existing materials.

Replace missing or severely deteriorated material sensitively to harmonize with or replicate the original as closely as possible with regard to:

Type of material	Color	Placement
Size of Unit	Shape	Detailing
Composition	Texture	
Size	Type of joint	

If no evidence of original materials or detailing exists, alterations and completely new features should be detailed in a simple manner and be contemporary in design yet harmonize with the character of the building in terms of scale, texture, design, and composition.

Not Recommended

- Making the building look older than it really is or inventing a feature that “might have been.”
- Removing or altering historic materials or distinctive architectural features.

1. EXTERIOR WALLS AND ARCHITECTURAL FEATURES

Overview

Exterior Materials: Stucco, Brick, Stone, Mortar, Wood shingle, Wood, Metal

Location of Materials: Walls, Foundations, Architectural Features

Exterior Architectural Features: Porches, Cornices, Architraves, Pediments, Brackets, Railings, Columns

The exterior walls and architectural features of buildings in this district are composed primarily of stucco, brick, stone, wood, and cast and wrought iron. Stucco, a mix of lime, Portland cement, sand and a coarse aggregate is the most common exterior material in the district, which features many homes in variations of the Tudor Revival, Prairie and Craftsman styles. Brick varies considerably in color, and includes red, buff, brown, and one example of green-glazed brick. Because buildings in the district date mostly from 1895 to 1940, brick is generally hard-fired, and mortar typically includes some Portland Cement as well as lime and sand. Stone can include various types of sandstone, limestone, marble, granite, slate and fieldstone and be used in foundations, porches, roofs, and ornamentation. Wood was used as shingle or clapboard siding and for ornamentation such as cornice brackets, porches and half-timbering. Wrought iron can be found in architectural features including porch railings.

For help with identifying masonry materials, refer to Preservation Brief 2.

Identify, Retain, and Preserve

Identify, retain, and preserve all **exterior features** that are important in defining the overall historic character of the building such as **walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns**; and details such as tooling and bonding patterns, coatings, and color.

Protect and Maintain

Protect and maintain **masonry, wood, and architectural metals** by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The cleaning of **exterior materials** should be done by the gentlest means possible. Identify the particular material prior to any cleaning procedure. Clean **masonry** only when necessary to halt deterioration or remove heavy soiling. *Refer to Preservation Brief 1 for recommended cleaning methods for masonry surfaces.* Clean **architectural metals**, when appropriate, to remove

corrosion prior to repainting or applying other appropriate protective coatings. *Refer to Preservation Brief 27 for maintenance and repair of architectural cast iron.*

While not permanent, **paint** provides an effective protective skin for structures. Painted **brick** buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The best treatment for **painted brick** is a gentle scraping, then repainting. Conversely, do not apply **paint** or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.

Inspect painted **wood** surfaces to determine whether repainting is necessary or if cleaning is all that is required. On **wood** surfaces, remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), then repainting. Apply chemical preservatives to **wood** features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as **paint** that help protect the **wood** from moisture and ultraviolet light. *Refer to the Secretary of Interior Standards Guidelines on Wood for treatment of painted wood surfaces.* For **architectural metals**, apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Applicants who desire guidance about appropriate colors may contact the Historic Conservation Office.

Repair

Repair **masonry and wood** features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair **architectural metal** features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of architectural features. *Refer to Preservation Brief 16 for recommended use of substitute materials.*

Repair **masonry** walls and other masonry features by repointing the mortar joints where there is evidence of deterioration. When repointing an existing **masonry** wall, duplicate old **mortar** in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile. *Refer to Preservation Brief 2 for mortar history, technical assistance, and recommendations for repairing.*

Replace

Missing or deteriorated materials is to be replaced with new materials that match the original details as closely as possible, when known, with regard to the following: type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing. When alternative materials other than those historically used in the district are proposed the following qualities will be used in evaluating its appropriateness and its establishment of visual continuity:

1. Lifespan/durability of the material
2. Sheen, glare, reflectivity
3. Texture
4. Color
5. Design/Pattern/Profile
6. Dimensions

Not Recommended for Exterior Walls and Architectural Features

- Removing or radically changing features that are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
- Replacing an entire feature when repair of and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the feature or that is physically or chemically incompatible.
- Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance. Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new feature that is incompatible in size, scale, material and color.
- Treating a material without identifying, evaluating, and removing the source of deterioration.
- Applying **paint** or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance. Removing **paint** from historically painted material. Radically changing the type of paint or coating or its color.
- Sandblasting and use of wire brushes are not acceptable methods of **cleaning**. *Refer to Preservation Brief 6 for the dangers of abrasive cleaning.*
- **Waterproof and water repellent coatings** should never be used on **masonry** unless there is actual water penetration through the **masonry**, then only the affected area should be treated and only after it has thoroughly dried. *Refer to Preservation Brief 1 for recommended water-repellent treatment.*
- Removing non-deteriorated **mortar** from sound joints, then repointing the entire building to achieve a uniform appearance. Repointing with **mortar** of high Portland cement content unless it is the content of the historic mortar. Repointing with a synthetic caulking compound. Changing the width or joint profile when repointing. *Refer to Preservation Brief 2 for additional information on repointing historic mortar joints.*
- The use of aluminum or vinyl siding for wood clapboard siding replacement or resurfacing material on wood frame buildings. The use of artificial stone, asbestos, asphalt shingles, and other similar resurfacing material.
- Enclosure of a historic porch on the front is prohibited. Enclosure of porches on side and rear elevations may be appropriate if maximum transparency is maintained.

2. DOOR AND WINDOW OPENINGS

Overview

Common Window Styles: various configurations of double-hung wood sashes - 1/1, 6/1, 9/1, 12/1, 12/12 and 2/2; wood and steel casements, decorative leaded windows and transoms

Common Door Styles: wood batten with round-arched and pointed-arched heads, full-glazed wood, and paneled wood doors.

Among the most important features of any building are its openings—its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture.



Identify, Retain, and Preserve

Identify, retain, and preserve windows--and their functional and decorative features—that are important in defining the overall historic character of the building.

Protect and Maintain

Evaluate the overall condition of materials to determine whether more than protection and maintenance are required. Apply appropriate treatment methods, such as cleaning, rust removal, paint removal, and re-application of protective coatings on windows and doors. Refer to *Preservation Brief 9* for appropriate wooden window treatments, *Preservation Brief 27* for the maintenance of historic cast iron, and *Preservation Brief 47* for maintaining and cleaning openings.

Repair and Replace

Original doors and window sashes should be repaired rather than replaced, whenever possible. Repair window frames, sashes, and doors by patching, splicing, consolidating or otherwise reinforcing.

When replacement is necessary, new doors and windows should match the original as closely as possible in size, style and configuration, including profiles and dimensions of components (rails, stiles, muntins, etc.). Replace in kind or with compatible substitute materials such as composite, fiberglass, metal, and metal-clad wood. More flexibility in configuration and component profile and dimension is allowable for openings that are not visible from a public-right-of-way. Contact the Urban Conservator's office for a list of windows that have been approved.

Original openings should not be filled in, especially on street facing facades. If infill of original openings cannot be avoided, the infill materials should match that of the wall and the outline of the openings should remain apparent by recessing the new infill material a maximum of three inches from the existing wall plane and by leaving the existing sills and lintels in place.

Screens and storm windows should be as inconspicuous as possible.

Missing shutters may be reintroduced, particularly where existing hardware proves that they were part of the original design and function of the building. New shutters must fit the original window openings and be functional.

Not Recommended for Openings

- Altering or infilling original openings.
- Replacing a window or door when it can be repaired.
- Changing the historic appearance of windows and doors through the use of inappropriate materials, finishes, or colors that noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glass; or the appearance of the frame. Glass block windows are prohibited except at the basement level provided they do not exceed 9 square feet.
- Plastic and Vinyl are short-lived materials for windows and generally unacceptable unless approved by the HCB. They may be cheaper in the short run, but they are not cost-effective in the long run because they do not last as long.
- Roll down shutters and metal grille systems installed on the exterior of door and window openings are prohibited.

3. ROOFS

Overview

Roof Materials: Besides asphalt shingle, the next most common roof is red clay tile, followed by slate. There are also a few examples of green clay tile, wood shingles, membrane, and built-up roofing. Clay roof tiles are seen on Colonial Revival, Tudor Revival, Italian Renaissance, and Mission style homes. Slate is common on Tudor Revival-style buildings.

Common Roof Styles: Roofs in the district tend to be steeply pitched and multi-gabled, but there are also examples of low-pitched hipped roofs and a few flat roofs. Dormers are common.

The roof is an important design element of many historic buildings. In addition, a weathertight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.



Identify, Retain, and Preserve

Identify, retain, and preserve roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. The existing roofline and architectural features that give the building its character should be preserved. *For help with identifying roofing materials, refer to Preservation Brief 4.*

Protect and Maintain

It is important to identify and locate issues with a building's roof. Protect a leaking roof until it can be repaired. Maintain a roof by providing adequate anchorage for roofing material to guard against wind and moisture penetration. Clean gutters and downspouts and replace deteriorated flashing. *Refer to Preservation Brief 4 for help with identifying common failures of surface materials.*

Repair and Replace

Repair a roof by reinforcing the historic materials that comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, **such as slate**, then a compatible substitute material may be considered, **such as architectural shingles (including asphalt, fiberglass and metal)** If replacing a clay tile roof, a shingle matching the color of the existing tile roof can be substituted.

On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered. *Refer to Preservation Brief 4 for use of alternative roofing materials.* The original roof configuration, framing style, and dormers must be retained. An entire feature that is too deteriorated to be repaired can be replaced in kind, however, if the overall form and detailing are still evident and can be used as a model to reproduce the feature. *Refer to Preservation Brief 4 for additional information on repairing and replacing historic roofing materials.*

Not Recommended for Roofs

- Inappropriate roof materials for the district,
- Radically changing, damaging, or destroying roofs that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof, and entire feature, or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
- Painting or applying a coating to roof that has been historically uncoated.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof. **See examples of compatible substitute materials above.**
- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- The addition of features such as vents, skylights, decks, and rooftop utilities such as solar panels unless inconspicuously placed. *Refer to section Site Improvements - Utility Equipment.*

4. STOREFRONTS AND RESIDENCE-BASED BUSINESSES

Overview

There are few storefronts in the North Avondale Historic District, which is predominantly residential. Just three buildings in this district—two noncontributing buildings at 3909 and 3911 Reading Road and the Art Deco parking garage at 3915 Reading Road—contain storefronts, but they are not historic. Reading Road between Paddock Road and Clinton Springs Avenue, is

lined with former dwellings that have been converted to institutional or office use, but none of these have storefronts.

Design

Where no historic materials or detailing remains, new storefronts should be contemporary in design and compatible in size, scale, and material with the original character of the building. Refer to Preservation Brief 11 for detail on replacement of storefronts.

SITE IMPROVEMENTS AND ALTERATIONS

1. SIGNS

Overview

New signs are permitted in the historic district for businesses in commercial and office zones. Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1437 Urban Design Overlay District for more guidance.

Design

New signs do not need to appear historic but should be made of materials that are consistent in appearance with the age of the building. New signs should respect the size, scale and design of the historic building.

Location

Signs should be located above a storefront, on storefront windows or on awnings, canopies or marquees. Wall and projecting signs should be located above the storefront or first story and below the second story sills. Signs should be appropriately sized for their location and not cover any architectural features or overwhelm the historic character of the building themselves. New signs should also respect and not shadow or overpower neighboring buildings. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1427 Sign Regulations for more guidance.

Installation

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

Not Recommended

- Any sign that disrupts or covers significant architectural features of the building and neighboring buildings.
- Attaching signs to buildings that were originally private homes, although small identification signs may be acceptable. Ground signs are an alternative.
- Attaching signs to buildings in a manner that will damage historic fabric, such as installing signs directly into the brick masonry and not at the mortar joints.
- All outdoor advertising signs, billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.
Internally lit signage

2. PARKING LOTS

Overview

New parking lots on residential streets are discouraged. If new lots are necessary, such as in the conversion of a single residential building to a multi-family residential building where additional parking is needed, adhere to the recommendations for design and locations below in addition to the Connected Communities Ordinance.

Design

Parking lots shall be located in the rear yard and should be sufficiently screened to minimize the view of parked cars. Appropriate screening includes landscaping, decorative fencing, and berms. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.

Location

New parking lots shall be placed to the rear of buildings and should be as small as possible. Parking lots should relate well to the natural slopes and site contours, avoiding excessive cutting and filling.

Not Recommended

- Chain link fences shall never be used for screening parking lots.
- Parking lots and pads in areas other than the rear and side yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

3. WALLS AND FENCES

Overview

With a few exceptions, front yards of buildings in the district are not enclosed with fences. **This helps preserve the sweeping landscape-lawn effect typical of the district.** Where fences exist (3950 Rose Hill Avenue, 991 Marion and 992 Marion Avenue, 1055 Valley Lane), they are wrought iron with cast-iron posts or low painted wood-picket fences. There are a few examples of stone retaining walls and gateposts (3885 Dakota Avenue, 3910 Winding Way). Existing historic fences, walls, and gateposts should be repaired and retained wherever possible. **Non-historic fences and walls may be removed. Refer to *Preservation Brief 2* for recommendations on caring for masonry and *Preservation Brief 27* for protecting and maintaining cast iron.** New walls and fences should adhere to the following recommendations below.

Design

New fences should be wood, iron (or metal resembling iron), or stone and should be simple and contemporary in design. Fencing may be set between cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear and side of the property.

New retaining walls should be of dry stone or stone masonry or an appropriate masonry unit material that replicates the look, feel and size of stone. Landscaping in front of a fence is encouraged. In some instances, planted hedges may be more appropriate than new fences or walls (as seen at 3955 Beechwood, 4090 Rose Hill and 700 Betula avenues).

Location

New fences and walls are appropriate at the side and rear of the property. These fences and walls should be compatible with the materials within the historic district, as described above.

Not Recommended

- Fences are not recommended for front yards in order to preserve the pastoral character of the district. Exceptions can be made for properties with limited rear yards. Invisible fences are an alternative.
- 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 they are necessary for screening storage or small parking areas or rear yards.
- Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

4. AWNINGS AND CANOPIES

Overview

Awnings and canopies are not typical of the district. The installation of fabric awnings on residential and commercial buildings may be permitted if they are compatible with the historic building. See Zoning Code Chapter 1437 Urban Design Overlay District for more guidance on awnings.

Design

The shape, material, scale, and massing of awnings or canopies must be compatible with the historic character of the building. The traditional shed awning, which is triangular in section with a valance hanging down from the outside edge, is appropriate for most historic window, door, and storefront installations. Awnings and canopies should be made of fabric, preferably canvas. On both commercial and residential buildings, awnings should be wide enough to cover only the single window opening that it shelters.

Location

Awnings should be installed only where necessary, such as elevations experiencing full sun exposure or storefronts. Awnings on storefronts should not be higher up on the building facade than necessary to shade the entrance and display window. Storefronts with glass transoms may have the awnings placed above or below the transom. Awnings and canopies should be installed so they do not cover or require the removal of any original architectural feature.

Installation

New awning and canopy hardware should be installed in a way that does not damage historic materials. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. If new backboards and rollers are installed, care needs to be taken not to damage cornices or transoms.

Not Recommended

- Internally illuminated awnings are not permitted.
- Use of metal, plastic, vinyl (not vinyl coated fabric) or wood materials for awnings is discouraged, but will be reviewed on a case-by-case basis.
- Installations that require the covering, removal or damage of historic materials.

- See 1. Signs above for guidance on awning signs.

5. UTILITY EQUIPMENT

Overview

The installation of utility and mechanical systems such as water or gas meters, solar equipment, EV chargers, and central air conditioning cooling units, should be placed as inconspicuously as possible and avoided on the façade (primary) elevation.

Design

Utility and mechanical systems at the ground level should be screened from public view. Appropriate screening includes landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings and landscape elements. The appearance of solar panels may be minimized if they are the same color and pitch as the roofing materials.

Location

Utility and mechanical systems, including water, electric and gas meters, should be installed on secondary elevations when possible. A meter placement agreement for utility service providers can be requested through the Historic Conservation Office at 513-352-4848. Utility and mechanical systems such as solar equipment should be located as inconspicuously as possible, preferably not easily seen from the street, such as on a rear slope of the roof or on an outbuilding or yard. The location should maximize the sun's energy and should not interfere with the building's characteristics. See 3. Roofs.

Not Recommended

- Wall air conditioning units on the façade (primary elevation) should be avoided.

6. DECKS, BALCONIES AND FIRE EGRESS

Overview

New decks, balconies, and fire egress may be constructed on secondary elevations and must be compatible with the building and Historic District. Fire escapes located on primary elevations may be removed on a case-by-case basis.

Design

New decks, balconies, and fire egress on secondary elevations should use compatible materials and styles for the Historic District and be designed to be minimally noticeable. Wood decks should be stained or painted.

Location

No part of a deck, including railings, access structures or any element of the deck, should be visible when facing the center of the front façade. The same criteria should be applied to the secondary elevation sides of corner buildings.

Fire escapes located on the façade (primary elevation), which were often later additions, may be removed on a case-by-case basis through consultation with Historic Conservation Office Staff at 513-352-4848. Fire escapes on secondary elevations may remain and be maintained. Any fire escape being used as a means of egress must be inspected periodically. For more information

on maintaining existing fire escapes for egress, please review the Façade and Fire Escape Inspection Programs.

Not Recommended

- Design must not detract from the historic integrity of the building and must not damage or cover architecturally significant components.

7. MURALS (WHERE APPLICABLE)

Overview

The installation of murals on historic buildings is permitted.

Design

Murals may vary in artistic depictions, design, and colors.

Location

Murals should be located on secondary elevations that were previously painted or preferably on exposed party walls. Only one wall of a historic building can be designated for a mural.

Not Recommended

- Murals located on the façade (primary elevation).
- Any mural that constitutes as a sign. For information on restoring painted historic signs on building elevations, refer to the Signs section of this document.

ACCESSORY STRUCTURES

Overview

Many homes have historic Accessory Structures such as garages or carriage houses that match the architecture of the primary dwelling and contribute to the character of the district.

These outbuildings should be retained and subject to the same guidelines as the principal dwelling.

Accessory Structures may be adapted through compatible alterations to serve as Accessory Dwelling Units (ADUs) per Zoning Code 1421-06.

New or reconstructed Accessory Structures, including ADUs, should follow the guidelines for new construction and additions. New Accessory Structures should be secondary in nature to principal buildings.

NEW CONSTRUCTION AND ADDITIONS

Overview

New construction could occur on existing vacant lots, particularly on Reading Road and Barry Lane, or on lots where existing buildings are permitted to be demolished under the Demolition section of these guidelines.

The general aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the existing contributing buildings in the District. The language of the guidelines, therefore, is keyed to the district's contributing buildings.

Additions to existing buildings are permitted and encouraged if they enable continued use and rehabilitation of buildings within the district, however additions should be secondary to the historic principal structure.

1. MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE

Overview

Most contributing buildings in the district are made of brick or stone, often with stone stucco and half timbering details.

Design

Materials should be of similar color, texture, and scale to building materials found in the district's contributing buildings. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.

2. SCALE AND MASSING

Overview

The contributing buildings within the district are generally 2 ½-story residential buildings on larger lots. They were originally constructed as single-family houses with a distinguishable main entrance on the first floor. The buildings in the district display a mix of symmetrical and asymmetrical massing. Tudor Revival, the buildings generally have steep roof pitches and are asymmetrical, with the front of the building, and have several projections and recessions, while Colonial homes have low-pitched hipped roofs. Houses built before 1950 generally have garages in the rear.

Design

The scale and massing of a new building and its individual elements (i.e., windows, doors, roof shape, ornamentation) should be compatible with the forms found among the contributing buildings. The designs of new buildings should respond to the pattern of window placement in the district and avoid long expanses of glass or flat masonry walls on the front facade unbroken by openings, setbacks or projections. Garages on the front façade should also be avoided.

3. HEIGHT: CONSIDER THE SURROUNDINGS

Overview

The contributing buildings within the district are mostly 2 to 2 1/2 story residential buildings. The tallest contributing building in the district is the 4 1/2-story Rose Hill Condominiums at 3896 Reading Road.

Design

The height of new construction should not significantly differ from the height of nearby contributing buildings in the district. The contours of the building site may further restrict the height of the new building or may permit the construction of a larger building.

4. DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES

Overview

The detailing in the district includes half-timbering, banded/grouped windows, stone detailing, arches over entrances and passageways, and sills (lintel are generally not present on the buildings) The design of an addition should respond specifically to the architecture of the original building. While the addition should be compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building. The design should also respond, in a more general way, to adjacent buildings.

Design

The detailing of new buildings should respond to detailing found on contributing buildings within the district. This should generally include the following:

- i. Distinctive detailing at the front door,
- ii. Window groupings with multi-pane windows
- iii. Window sills and/or distinctive detailing at openings.
- iv. Ornamental features such as banding, distinctive corner treatment, half timbering, and accent stonework

5. SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS

Overview

Buildings within the district are generally set back at least 35 feet from the front property line with setbacks from each side lot line as well. The buildings generally have their front walls parallel to the street and their main entrance facing the street. Most lots have a driveway on one edge of the lot that leads to the rear of the building. Front walks to the door are either from the street or the driveway. Garages are typically detached buildings on or less than 5 feet from the rear property line or entered from the side or rear.

Design

New structures should be sited with setbacks similar to those of adjacent buildings and to respect historic topographic and neighborhood development patterns. The major entrance to the building or unit should be oriented to the street the building faces. In order to maintain the characteristics of the historic district, no new house may be built with garage doors on the front elevation of said house facing the street. For corner lots, garage doors may face the street on the side elevation. Site improvements and changes should comply with the guidelines for site improvements and alterations. (Refer to Site Improvements and Alterations section for applicable guidelines.)

6. SUBDIVISION: SHOULD REFLECT EXISTING PATTERNS

Application for approval of subdivision plats or the cut-up of existing lots within the North Avondale Historic District shall be in compliance with the base district's standards. Any variances to the standards shall follow the existing subdivision regulations and process. The Urban Conservator or their designee shall comment on the proposed subdivision and its appropriateness to the district before a final decision is made by the City Planning Commission.

7. COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (1990)

Overview

For any change of occupancy, additions/new components, and/or alterations made to existing buildings, including those designated as historic, there are requirements for accessibility pursuant to the Ohio and Cincinnati Building Codes (2011 OBC, Chapter 34, Existing Structures).

Design and Location

Unless *technically infeasible* (see summary of Accessibility Requirements for Existing Buildings and Structures for definition), alterations and additions to historic buildings shall be required to meet Ohio Building Codes.

When *technically feasible*, accessibility solutions should preserve the property's historic character and avoid impacting its historic significance. New or altered accessible ramps, routes, and entrances should be located on a secondary elevation. If these new or altered accessible features must be on a primary façade, the feature should be designed and located in a way that is compatible with the historic building and does not impact the overall historic character. Refer to Preservation Brief 32 for accessibility solutions on historic properties.

If compliance with requirements for accessible features threatens or destroys the historic significance of a building, OBC sections 3411.9.1-3411.9.4 may be required as an alternative.

8. ARCHAEOLOGICAL RESOURCES

Under Section 106 of the National Historic Preservation Act of 1966, the City of Cincinnati is responsible for reviewing federally funded projects and taking into account how the undertaking will affect historic resources. To apply for Section 106 review, contact the Historic Conservation Office Staff at 513-352-4848.

New construction sites that are not federally funded should also be evaluated for their potential for archeological resources. Contact the Historic Conservation Office Staff at 513-352-4848 for consultation and guidance on existing archeological survey protocols.

For information on New Construction within a Historic District or the construction of an Addition to an existing building within a Historic District, refer to the City of Cincinnati's Building Codes or contact the Buildings & Inspections Permit Center, 805 Central Avenue, Suite 50 or at 513-352-3267.

DEMOLITIONS

The demolition of existing buildings shall not be permitted unless it meets the Emergency Demolition or Economic Hardship regulations in the Historic Conservation provisions of the Cincinnati Zoning Code or:

1. Inappropriate additions, non-significant portions of a building, and non-contributing buildings may be demolished provided the demolition does not adversely affect the integrity of contributing buildings or the character of the streetscape or the district. In reviewing a proposed demolition of an addition, nonsignificant portion of a building or non-contributing buildings and its impact on contributing buildings, the streetscape, and the district, the Historic Conservation Board may consider whether the applicant's plans for new improvements in place of the demolished structure or portion thereof are consistent with the "New Construction" and Site Improvements" sections of this document, as applicable.

NON-CONTRIBUTING BUILDINGS

Overview

Buildings that do not contribute to the distinctive character and historical significance of the district fall into two general categories:

Newer buildings: Most buildings that were built within the past seventy-five years do not fit the historic or architectural context, or period of significance, of the neighborhood. The majority of these newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.

Significantly altered buildings: Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details but have been completely altered in their appearance. This does not include buildings that have façade treatments covering historic facades. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the District.

The following buildings do not contribute to the District:

923 Avondale Avenue
931 Avondale Avenue
670 Avon Fields Lane
915 Barry Lane
919 Barry Lane
724 Betula Avenue
946 Dana Avenue
3912 Glen Lyon Avenue
926 Marion Avenue
934 Marion Avenue
1007 Marion Avenue
4025 Paddock Road
3880 Reading Road
3909-11 Reading Road
3927 Reading Road
754 Red Bud Avenue
686 Red Bud Avenue

690 Red Bud Avenue

820 Red Bud Avenue
1020 Redway Avenue
1024 Redway Avenue
1028 Redway Avenue
1032 Redway Avenue
1038 Redway Avenue
1044 Redway Avenue
4075 Rose Hill Avenue
4201 Rose Hill Avenue
4209 Rose Hill Avenue
4211 Rose Hill Avenue
4215 Rose Hill Avenue
4219 Rose Hill Avenue
3821 Winding Way
3980 Winding Way

The Historic Conservation Board shall review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the District that will reinforce its historic and architectural character but acknowledge that some buildings are of a different age or architectural period.

GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the *Rehabilitation and Alterations* section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is.

Alterations to a newer building should be compatible with its original architectural character, help the building to relate better architecturally to the surrounding historic district or improve the condition and quality of its design. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.

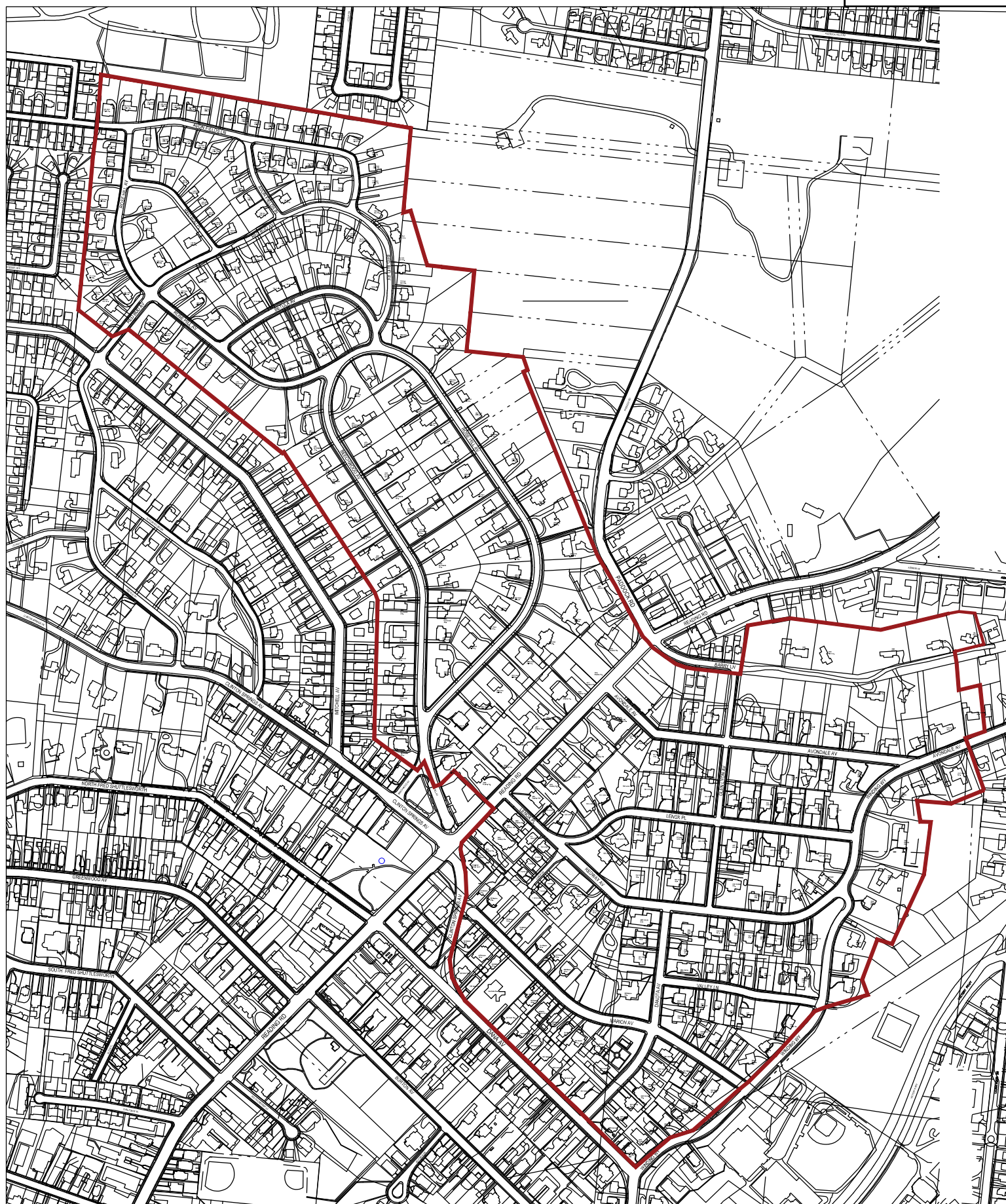
The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Refer to the *Rehabilitation and Alterations* section of this document.

Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.

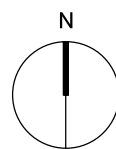
Additions to non-contributing buildings should comply with the guidelines outlined in the *Additions* section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building. *Refer to Preservation Brief 14 for further guidance on additions.*

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish

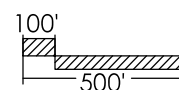
a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the New Construction and Site Improvements and Alterations sections of this document.



North Avondale Historic District Boundary Map



SCALE



North Avondale Historic District Timeline and Community engagement

2023

March 2023 Historic Preservation highlighted as a goal of neighborhood Master Plan.

We reached out to Beth Johnson at Cincinnati Preservation in the fall of 2023 to ask for some guidance.

2024

January 9 – Abby Couch from Planning with others presented information about defining contributing and non-contributing buildings within our established Urban Design Overlay District. NANA Members asked if the UDOD could be converted to Historic District as the community considered all of the pre-WW2 structures to be contributing to character.

February 28 – Connected Communities engagement session – Recommendation by then Councilman Harris to pursue Historic Designation as a way to alleviate concerns that rezoning would threaten historic character of the neighborhood.

Beth Johnson at Cincinnati Preservation (CP) did a presentation on options for historic designation for the Executive Committee (Feb 2024) and then later for the General body (June 2024). This presentation identified areas already noted by Cincinnati Preservation as being well documented and likely candidates for Local Historic District Designation.

May 5 - Councilwoman Meeka Owens recommended historic designation at NANA annual meeting as a path to preserving historic character of the neighborhood.

We started seeking feedback from neighbors via the NANA newsletter, website posts and at monthly meetings to gauge interest and fine tune the boundaries of those wishing to pursue the designation.

March-June - We requested proposals from (2) vendors with capabilities and experience in applying to the city for historic designation.

July 19 - North Avondale Block Party with Cincinnati Symphony Orchestra. NANA table with information and Q&A on historic district.

Once we received dozens of affirmative responses, we plotted a general boundary map using responses as data points and CP recommended areas with documentation. Matt Cornell met with the Urban Conservator's office (Aug 04, 2024). Douglas Owen was both helpful and supportive of the process.

August 13 - At the next NANA monthly meeting Vice- Mayor Kearney offered to be our co-applicant as the final phase of the application is to be eventually voted on by city council.

September 3- Executive Board approved Beth Sullebarger as vendor for Historic District application, followed by approval of the general body. Also approved NANA matching funds for donors wishing to contribute to this effort.

Sept 29 – Information table at North Avondale Annual Block Party – 3953 Rose Hill Ave.

Oct 4 – South of Mitchell block party. Matt Cornel spoke and answered questions about expansion or second historic district.

November Press Blitz–

- Enquirer [Link](#)
- Enquirer Photos [LINK](#)
- Fox 19 [Link](#)
- WCPO [Link](#)
- WVXU, Nov 20th Radio interview with Vice-Mayor Kearney and NANA President Dawn Johnson

Dec - Beth Sullebarger introduced herself at our NANA Holiday party, and we announced there would be (3) public meetings to discuss guidelines and what the process would take.

2025

Jan. 25- Kick-off meeting with consultant Beth Sullebarger discussing process for creating district guidelines. Approximately 40 attendees.

February 1- Email sent to signup respondents giving updates on status of initiative.

February 19 - 2nd Meeting with consultant Beth Sullebarger discussing proposed boundaries and proposed guidelines for rehabilitation of existing buildings

March 19 – 3rd Meeting with consultant Beth Sullebarger discussing the guidelines for new construction.

June 10 - Douglas Owen- Urban Conservator and Abby Couch -Planning presented Historic Designation process and certificates of appropriateness to a NANA General Meeting.

June 30 – Posted proposed guidelines, boundary, designation report and draft letter of support.

July 18 - North Avondale Block Party with Cincinnati Symphony Orchestra NANA table with information and Q&A on historic district.

Oct 5 – Information table at North Avondale Annual Block Party – 3953 Rose Hill Ave.

Additionally Bob Brockman presented to Belvedere Condo board July '24 and Matt Cornell again April '25.

From September 2024 through May 2025 Beth Sullebarger documented homes, drafted and edited guidelines, wrote the designation report, and worked towards our finalized application to the City.

Throughout this process, we have had dozens of volunteers emailing, calling and chatting in person with their neighbors to answer questions, address concerns and build consensus on this issue. We thank them all!

ITEM 4

March 9, 2026

APPLICATION FOR HISTORIC CONSERVATION DISTRICT DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A
 APPLICANT: North Avondale Neighborhood Association;
 Jan-Michele Lemon-Kearney
 OWNER: Various.
 ADDRESS: **Various.** See attached spreadsheet
 PARCELS: Various.
 ZONING: SF-6-T; SF-10; SF-10-T; SF-20-T; RM-1.2-T; OL-T; CN-P-T
 COMMUNITY: North Avondale
 REPORT DATE: March 4, 2026
 PREHEARING: Staff Conference – January 27, 2026

Nature of Request:

The applicant is requesting a Local Historic Conservation District Designation consisting of 371 properties (342 contributing; 29 non-contributing) within the community of North Avondale.



Figure 1. Proposed Historic District Boundary in red.

Applicable Zoning Code Sections:

Zoning District: Sections 1403; 1405; 1407; 1409

Landmark Designation: Section 1435-07

Summary and Background:

(Taken from the Designation Report)

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. Development of North Avondale began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side. The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale became an enclave for successful German Jews who moved there from the West End.

The North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision defined by a park-like character with continuous lawns and picturesque curving streets. Gaslights add to the historic ambiance. The district is also significant for the quality of its substantial high-style houses on large lots. Homes in North Avondale represent an unusually rich array of architectural styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee

Designation Review

Included in the submission packet are the Designation Report, boundary map, and the proposed Conservation Guidelines for the North Avondale Historic District.

Staff finds that, based on the attributes of the district and its associated buildings and parcels as set forth in the Designation Report, that the application for the nomination for the North Avondale Historic District meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "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 applicant is nominating the North Avondale Historic District under Criterion 1: Association with events that have made a significant contribution to the broad patterns of our history 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.

The North Avondale Historic District has historic significance as defined by Chapter 1435 under criteria 1 and 3. Sparked by expanding transportation options including a new electric streetcar line accessing the neighborhood in the early 1890s, the early subdivision of land in North Avondale encouraged urban expansion from the basin area. Many wealthy Cincinnatians moved to the area to escape the congestion, noise and pollution of the basin. The district is significant at the local level of significance under Criterion 1 for its significance in the history of the North Avondale neighborhood and its association with urban development in the City of Cincinnati.

The district also has historic and architectural significance as defined by criterion 3. The district retains the overall feel and visual character of its original streetscape dating back to the development of North Avondale. The proposed district is representative of the “landscape-lawn” or “park lawn” suburban subdivision approach displaying a park-like character of continuous lawns and curving streets. This approach was closely related to the British “Garden City” movement. The cohesiveness and variety of architectural styles in the urban architecture of the area is unique. The buildings retain integrity under all aspects: design, workmanship, materials, location, setting, feeling and association.

Staff agrees with both Criteria proposed by the applicant. Criterion 1 is the same as Criterion A for the National Register of Historic Places and the National Park Service provides the following explanation of this Criterion.

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however,

must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.

The proposed district represents the urban expansion of Cincinnati to the North Avondale neighborhood during the late 19th and early 20th centuries. The applicant expands on this pattern of history on pages 2-8 of the Designation Report.

Criterion 3 is based on the architecture of the district and the applicant explains the justification for this Criterion on pages 15-24 of the designation report. The district retains significant historic integrity, continuing to display its original landscape-lawn, or park lawn, approach to the subdivision, and providing a unique multi-block district that has a wide range of architectural styles. Within this district, at least 13 distinct architectural styles are represented, including many high-style buildings, providing a highly diverse selection of architectural styles. Many buildings were designed by prominent local architects. This is one of very few areas within Cincinnati containing such a diverse range of high-style architecture.

Section 1435-07-2-B ("Report, Public Hearing and Decision") of the Cincinnati Zoning Code states:

"Historic Conservation Board. After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission."

The proposed Historic Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the proposed North Avondale Historic District.

The guidelines were based on the "Rehabilitation Template Guidelines" and other Conservation Guidelines for existing districts in the City of Cincinnati, as provided to the applicant by staff, as well as the National Park Service's Preservation Briefs. The proposed guidelines are consistent with the Secretary of the Interior's Standards for Rehabilitation.

As advised by the Law Department, Staff recommends changes to the proposed "DEMOLITIONS" section of the proposed Conservation Guidelines. The proposed language includes guidelines for demolition based on Emergency Demolition as well as Economic Hardship. The Law Department has advised that these two provisions are already included in Section 1435 of the Cincinnati Zoning Code and are not appropriate to also be included in the Conservation Guidelines. The Zoning Code currently allows demolition in one of three ways: Emergency Demolition as outlined in Section 1435-09-5(b), Economic Hardship Demolition as outlined in Section 1435-09-2(b), or compliance

with Demolition Guidelines in the associated Historic Conservation Guidelines as outlined in Section 1435-09-2(a). The Law Department's position is that it is not necessary or appropriate to also include Emergency Demolition and Economic Hardship demolition in the Conservation Guidelines.

The provision for demolition of non-contributing buildings or inappropriate or non-significant portions of buildings contained in the proposed Guidelines is not covered by the Zoning Code, so it is appropriate to include in the Guidelines. The Law Department has recommended rewriting these provisions of the proposed guidelines to be more consistent with other existing districts. Proposed language is included in the "Recommendation" section below.

Other Considerations:

Public Meeting/Staff Conference

Staff from both the City Planning Office and the Historic Conservation Office held a public meeting on January 27, 2026. At this meeting the guidelines and designation report were presented to the community by the applicants and staff. Approximately 80 people attended the Staff Conference. Attendees present at the staff conference expressed both support and opposition to the designation, and asked clarifying questions which were addressed by staff

Comments Provided to Staff: Staff received three letters of opposition from residents of the proposed district and three letters of support. One letter was received expressing concerns about the timing of the public hearings.

The applicants submitted petitions with their application materials that were provided to the residents of the proposed district. Of the petitions returned to the applicants, 16 indicated support for the district and 2 indicated opposition.

Zoning Considerations: The proposed North Avondale Historic District will not affect the base zoning. The uses currently allowed under the base zoning will continue to be permitted.

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. **APPROVE** and **RECOMMEND** to the Cincinnati City Planning Commission and to the Cincinnati City Council the designation of the North Avondale Historic District including the Designation Report and Conservation Guidelines with the following condition:
 - a. The “DEMOLITIONS” section on pages 20-21 of the proposed North Avondale Historic Conservation Guidelines shall be replaced with the following language:

DEMOLITIONS

The demolition of existing buildings shall not be permitted unless it meets the Emergency Demolition or Economic Hardship regulations in the Historic provisions of the Cincinnati Zoning Code or:

1. Inappropriate additions, non-significant portions of a building, and non-contributing buildings may be demolished provided the demolition does not adversely affect the integrity of a contributing building or the character of the streetscape or the district. In reviewing a proposed demolition of an addition, nonsignificant portion of a building, or non-contributing building and its impact on contributing buildings, the streetscape, and the district, the Historic Conservation Board may consider whether the applicant’s plans for new improvements in place of the demolished structure or portion thereof are consistent with the "New Construction" and "Site Improvements" sections of this document, as applicable.
2. **RECOMMEND** to the Ohio Historic Site Preservation Advisory Board support for the North Avondale Historic District listing in the National Register of Historic Places, if and when requested. Staff will write a letter on behalf of the Historic Conservation Board to submit to the Ohio Historic Site Preservation Board.
3. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the North Avondale Historic District meets the conditions of §1435-07-1(a)(1) and §1435-07-1(a)(3) as it “Embodies the distinctive characteristics of a type, period, method of construction” and it has “Association with events that have made a significant contribution to the broad patterns of our history.”
 - (b) That the Board recommends the proposed Historic Conservation Guidelines included in this submission as required by §1435-07-2-C.
 - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Guidelines for Historic Preservation.

March 24, 2026

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 North Avondale Local Historic District Designation Application:

1. North Avondale Historic District Designation Report.
2. Proposed North Avondale Historic District Conservation Guidelines.
3. Historic Conservation Office Staff Report dated March 4, 2026.

Summary:

The North Avondale Neighborhood Association and Vice-Mayor Jan Michele Lemon-Kearney have submitted a Local Historic District Designation Application proposing the designation of a new historic district consisting of 371 properties in the North Avondale neighborhood pursuant to Cincinnati Municipal Code (“CMC”) Section 1435-07-2-A.

Upon review of the designation application pursuant to CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3), the Urban Conservator, prepared a report recommending approval of the designation and the associated conservation guidelines. The Board then, at its regular meeting on March 9, 2026, held a public hearing on the proposed designation at which it heard from the Urban Conservator and proponents of the 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 North Avondale Historic District, subject to the condition in the Urban Conservator’s report, finding that it has Historic Significance based on its association with events that have made a significant contribution to the broad patterns of our history and because it embodies the distinctive characteristics of a type, period, and method of construction and thus satisfies CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines.

Aye

Mr. Tate

Mr. Garrard

Ms. McKenzie

Mr. Wulsin

Mr. Yung

Nay

Ms. Smith

Absent

The Historic Conservation Board

/s/Allison McKenzie

Allison McKenzie

Historic Conservation Board Chair

/s/David Sturkey

David Sturkey, Staff Attorney

Historic Conservation Board



May 22, 2026

Dear Chair and Members of the City Planning Commission,

I am writing in support of the proposed North Avondale Historic District and to address several claims currently being circulated in opposition materials distributed to neighborhood residents. A copy of one such mailer is attached for your reference.

Public discussion and debate are important components of the historic district designation process. However, decisions should be informed by accurate information and reliable data. Unfortunately, this mailer contains several assertions that are inconsistent with both the City's historic district regulations and the available evidence regarding the impacts of historic districts in Cincinnati.

Based on data compiled by PlaceEconomics, the nation's leading firm examining the intersection of historic preservation and economics, the claim that historic districts "block affordable housing and push out working-class families and minorities" is not supported by the evidence. In fact, the non-White homeownership rate within Cincinnati's local historic districts increased from approximately 14 percent in 2000 to nearly 25 percent in 2024. During the same period, the citywide non-White homeownership rate increased from 25 percent to 27 percent. Historic districts experienced a greater rate of growth in non-White homeownership than the city as a whole. Rather than demonstrating displacement, these figures indicate that historic districts have become increasingly diverse over time.

The mailer also suggests that historic district designation transforms neighborhoods into exclusive enclaves affordable only to wealthy residents. Again, the data tells a different story. The East Walnut Hills Historic District provides a useful comparison because it is similar to North Avondale in lot sizes, housing stock, and development pattern. Between 2002 and 2024, the average value per square foot for single-family homes in East Walnut Hills increased by 89 percent, compared to an 85 percent increase citywide during the same period. In other words, over more than two decades, appreciation in East Walnut Hills exceeded the citywide average by only four percentage points. This demonstrates that historic district designation has not produced extraordinary appreciation beyond broader market trends or transformed the neighborhood into an exclusive enclave. Additionally, East Walnut Hills experienced greater stability during the 2008 housing recession than the city as a whole, illustrating one of the well-documented benefits of historic districts: helping neighborhoods maintain value and resilience during economic downturns.

Another concern that has been raised is that historic districts prevent density. Yet the PlaceEconomics analysis found that, as of 2024, Cincinnati's local historic districts have an average population density of 10,783 residents per square mile, more than double the density of the rest of residential Cincinnati, which averages 5,010 residents per square mile. Historic districts continue to accommodate substantial populations and support a wide range of households and housing opportunities.



Finally, the mailer claims that historic district regulations "give police the ability to search your property without probable cause" and suggests that homeowners could face arrest for routine maintenance activities. This is a serious mischaracterization of both the City's code enforcement process and the role of the Cincinnati Police Department. Historic district regulations are administered through the City's established zoning and code enforcement procedures. They do not create new authority for warrantless searches, nor do they empower police officers to enter private property based solely on suspected historic district violations. The Cincinnati Police Department has worked diligently, and continues to work diligently, to build collaborative relationships with residents and neighborhoods throughout our city. Mischaracterizations such as these undermine the trust and partnership that both the Police Department and neighborhood residents have worked hard to establish.

North Avondale is one of Cincinnati's most architecturally significant neighborhoods. The proposed historic district would provide a framework for protecting the neighborhood's defining historic character while continuing to allow reasonable investment, maintenance, and reinvestment in its homes and properties. The evidence compiled by PlaceEconomics and the experience of Cincinnati's existing historic districts demonstrate that preservation can support neighborhood stability, encourage reinvestment, and foster diverse, vibrant communities.

It is also important to recognize the extensive public engagement that has occurred throughout this process. The North Avondale Neighborhood Association has conducted 16 in-person community engagement meetings and participated in two City staff conferences. Through these efforts, the Association has documented overwhelming support within the neighborhood for the proposed historic district. Just as importantly, neighborhood leaders have listened to feedback from residents, City staff, and Planning Commission members and have revised the proposed guidelines in response to concerns raised during the review process. The updated guidelines are intended to reduce potential financial burdens associated with major maintenance items such as roofs and windows while still ensuring that the historic and architectural integrity that makes North Avondale a unique and significant Cincinnati neighborhood is preserved. This thoughtful and collaborative approach reflects a genuine commitment to balancing preservation goals with the practical needs of homeowners. For these reasons, I respectfully urge the City Planning Commission to recommend approval of the proposed North Avondale Historic District.

Thank you for your consideration and your service to the City of Cincinnati.

Sincerely,

A handwritten signature in blue ink, appearing to read "Beth Johnson".

Beth Johnson
Executive Director
Cincinnati Preservation



NORTH AVONDALE BUSINESS ASSOCIATION

April 2, 2026

Dear Cincinnati City Planning Commissioners,

On behalf of the North Avondale Business Association (NABA), I write in my capacity as Secretary regarding the proposed North Avondale Local Historic District designation.

At the NABA meeting held on March 31, 2026, NABA **voted unanimously to support** the proposed designation as a strategic economic development tool for the North Avondale Neighborhood Business District (NBD).

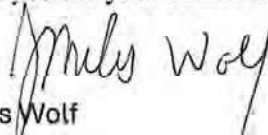
NABA represents North Avondale businesses and is focused on strengthening the economic vitality of the North Avondale NBD and its long-term sustainability.

NABA believes the benefits of the designation will:

- **Strengthen identity and brand as a distinctive historic destination**, attracting high-quality, compatible businesses and investment
- **Encourage reinvestment and access to funding**, including historic tax credits, grants, and other funding opportunities
- **Connect property owners to expert resources**, including guidance from the Historic Conservation Board, Sullebarger Associates, and Cincinnati Preservation
- **Support implementation of North Avondale's Reading Road Urban Design Plan and Plan Cincinnati** through clearer, more specific historic design guidelines
- **Protect the NBD corridor from incompatible development**, ensuring new investment strengthens—not weakens—the district and supports long-term value growth

NABA supports approval of the proposed North Avondale Local Historic District designation and encourages its adoption, as it will strengthen not only North Avondale, but also Cincinnati as a premier historic destination for visitors and city residents alike.

Thank you for your consideration.


J Miles Wolf
Secretary

North Avondale Business Association

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Carol H. & Allen V Kroth, owners, of
3866 Dakota Avenue, Cincinnati OH 45229 (Address), hereby state
that we have reviewed the application for the North Avondale Historic Conservation District.

AND WHOLEHARTEDLY

☒ DO support the application for local historic conservation district zoning designation.

☐ DO NOT support the application for local historic conservation district zoning designation.

Carol H. Kroth 07/08/25
Signature Date

Allen V Kroth 07/08/2025
Signature Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Carolyn (Carol) A. Trainor, owner, of
774 Avon Fields Lane, 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Carolyn A. Trainor

Signature

7/7/2025

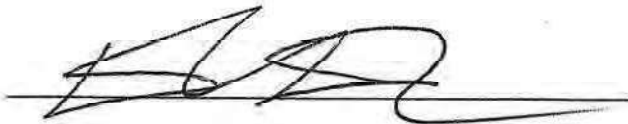
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Douglas S. Van del Zee, owner, of
1010 Lenox Pl. Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

7-7-25

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Eric Oseas, owner, of
1023 Redway Ave, 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.
☐ I DO NOT support the application for local historic conservation district zoning designation.

Eric Oseas

Signature

7-7-2025

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Francine Buescher, owner, of
3 Avon Fields Place (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

July 8, 2025

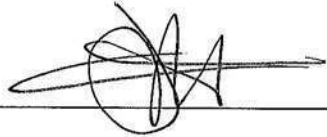
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JACK W. WONG III, owner, of
3900 BROWN AVE, #701A (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

04.07.25

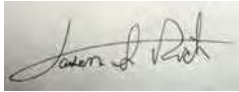
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jason Rich, owner, of
4025 Rose Hill Avenue (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

X I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.



Signature

07-July-2025

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jolene Struebbe, owner, of
4018 Beechwood Ave Cincinnati 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Jolene Struebbe
Signature

7/7/25
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Judith Harmony + Richard Jackson, owner^s of
3950 Rose Hill Avenue (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☐ I DO support the application for local historic conservation district zoning designation.

☒ I DO NOT support the application for local historic conservation district zoning designation.

Judith Harmony Richard 22
Signature

7/7/2025
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KEN PRAY, owner, of
3973 RED BUD AVE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

K. Pray
Signature

7/7/25
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kenneth E Brawner, owner, of
3 Reed Ct Cincinnati OH 45217 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Kenneth E Brawner
Signature

7/8/2025
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Lindsey Himmler, owner, of
3833 Barker Road, Cincinnati 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

X I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.



Signature

7/7/25

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Mańa F. Czyzyk-Kizeska, owner, of
3993 Rose Hill Ave, Cnt, OK 45279 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

07/07/2021
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Nancy Windes, owner, of
960 Lenox Place 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Nancy D Windes
Signature

July 29 2025
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, NICHOLAS BROWN, owner, of
3966 ROSE HILL AVE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☐ I DO support the application for local historic conservation district zoning designation.

☒ I DO NOT support the application for local historic conservation district zoning designation.



Signature

07/07/2025

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sarah Kouch, owner, of
4664 Rose Hill Ave Unit 0445229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Sarah Kouch
Signature

7/8/25
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sarah Knox & John Hall, owner, of
4080 Rose Hill Ave Cincinnati, Ohio (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: John Hall

Candace Hall

Signature: [Signature]

Date: 3/22/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We are asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

[Signature]

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Shelley Dumoulin, owner, of
4039 Rose Hill Ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

x I DO support the application for local historic conservation district zoning designation.

I DO NOT support the application for local historic conservation district zoning designation.

Shelley Dumoulin

7/8/2025

Signature

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CAROLYN GILLMAN, owner, of
772 PERS BUS AVE CINCINNATI, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Carolyn Gillman
Signature

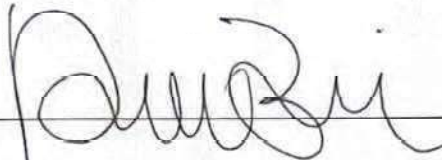
3-4-2026
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Danra Barazi, owner, of
1602 Marion Ave, Cincinnati (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

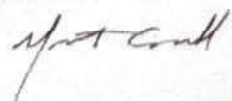
3/6/2026
Date

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joan Wyler, owner, of
4230 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Joan Wyler
Signature

3/4/2026
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOHN L. WYLER, owner, of
4230 ROSEHILL AVE (45229) (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

 JOHN L. WYLER
Signature

3/4/2026
Date

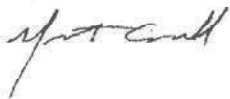
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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, MARY MELISSA HUBER, owner, of
3976 BEECHWOOD AVENUE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Mary Melissa Huber

Signature

3/4/2026

Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, HENRY M. HUBER, owner, of
3976 BEECHWOOD AVE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Henry M. Huber

Signature

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, George Daston, owner of
4051 Rose Hill Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

George P. Daston
Signature

3/8/26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Maryellen Daston, owner of
4051 Rose Hill Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Maryellen Daston

Signature

3/8/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Marian H. Pitcairn, owner, of
700 Betula Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Marian H. Pitcairn

Signature

3/3/26

Date

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Victor L. Williams, owner, of
4141 Rose Hill (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

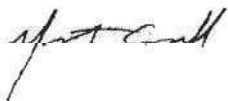
3/3/26
Date

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KARL STUKENBERG, owner, of
4180 ROSE HILL AVE CINCINNATI, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Signature

Date

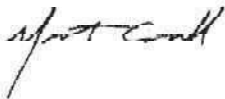
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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Leslie Meaux-Druley, owner, of
735 Red Bud Avenue Cincinnati (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Leslie Meaux-Druley
Signature

3.3.2026
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

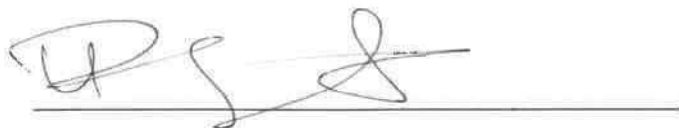
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Roberta Moskowitz, owner, of
444 Rose Hill Ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

3 March 26

Date

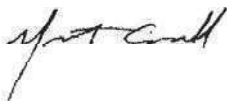
Dear Neighbor-

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We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

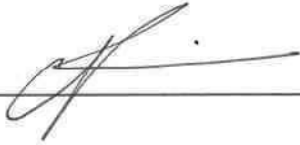
DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CLAUDIA B. REBOLA, owner, of
4061 BEECHWOOD AVE CINCINNATI OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Signature



MAY 8 2026

Date

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Thank you all and have a happy holiday!

Matthew Cornell



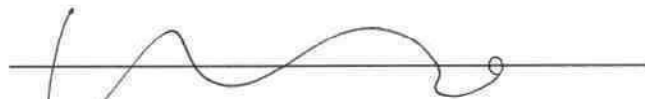
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, VINCENT SANSALONE, owner, of
4061 BEECHWOOD AVE CINCINNATI, OHIO 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

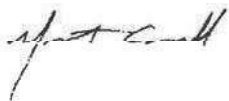
MARCH 8, 2026
Date

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jessica Pitcairn, owner, of
736 Avon Fields Lane (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Jessica Pitcairn

Signature

3/4/26

Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Sean J. Druley, owner, of
735 Red Rd Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

3-3-26
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Valerie Williams, owner, of
4100 ROSE HILL AVE., CINCINNATI, OHIO 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Valerie Williams

Signature

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ann Ray, owner, of 5 Lenox Lane, Cincinnati OH 45229 (Address), hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

X I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Randall Winterod

Signature  Date 3/23/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Allison Harten, owner, of
976 Lenox Pl Cincinnati OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

- ☒ I DO support the application for local historic conservation district zoning designation.
- ☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

3-4-20

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Chris Harten, owner, of
976 Lenox Pl Cincinnati OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

- ☒ I DO support the application for local historic conservation district zoning designation.
- ☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

3-4-20

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Bryan Goodpaster, owner, of
3971 Beechwood Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Bryan Goodpaster

Signature

March 5, 2026

Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

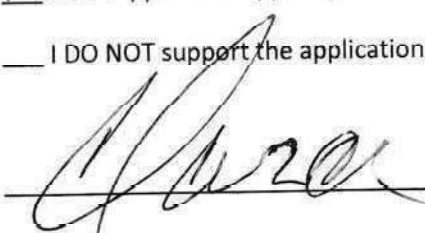
Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CLARA HARKAVY, owner, of
724 BETULA AVE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

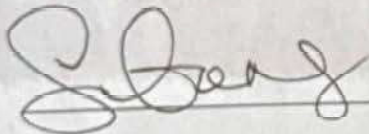
3-4-26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Julie Francis, owner, of
3989 Beechwood Ave, Cincinnati, OH (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.



Signature

03/06/2026

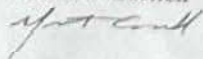
Date

Dear Neighbor-

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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joyce Thieman, owner, of
730 Betula Ave. Cincinnati Ohio 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Joyce Thieman

Date 3/23/24

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jennifer Harten, owner, of
3931 Wess Park Dr., Cincinnati, OH (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District. 45217

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Jennifer Harten
Signature

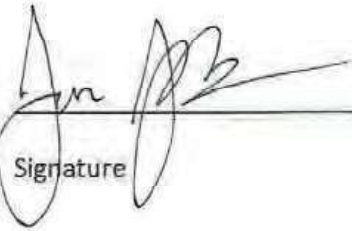
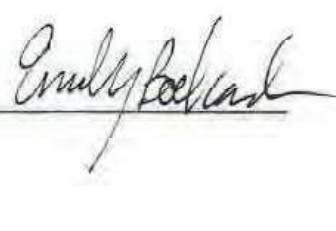
3/4/26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JASON BARNES & EMILY BOEHMLER, owner, of
1026 AVONDALE AVE, CINCINNATI OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

 
Signature

1/20/26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

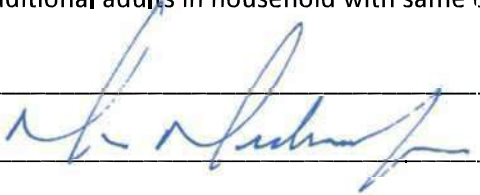
I, Donald L. Dudrow, Jr., RA, owner, of
935 Lenox Place Cincinnati, Ohio 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

X I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Mary E. Dudrow

Signature



Date 3/22/2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, KAREN FAABORG, owner, of
1050 BARRY LANE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: ROBERT FAABORG

Signature Kar Faaborg

Date 3/23/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Matthew Cornell, owner, of
925 Lenox Place (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

X ☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Matthew Cornell

Signature

02/02/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Maura + Jeffrey Miles Wolf, owners of
952 LENOX PLACE CINTI OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

We wholeheartedly support this historic designation
and greatly appreciate the leadership & collaboration
that made it possible! Thank you
I DO support the application for local historic conservation district zoning designation. especially to

I DO NOT support the application for local historic conservation district zoning designation.

Sincerely,

Maura H. Wolf

3/4/26

Maura
Cornell
our Neighborhood
Champion!

Signature

Jeffrey Miles Wolf

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Paul Harten, owner, of
1012 Levox Place, Cincinnati OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Paul Harten

Signature

3/4/26

Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Teresa Harten, owner, of
975 Lenox Pl Apt 041 95229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Teresa Harten
Signature

3/4/26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Michael Lamba and Sandra Dickens, owner, of
1021 Redwing Ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature 

Date 3/23/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Megan Hudson, owner, of
739 betula ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Alex gillman

Signature



Date 3.22.26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Margaret Ann Stanford Wong, owner, of
1044 Redway Ave., Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Stanford Wong
Signature Margaret A. Wong

Date 3/23/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Patrick Ray, Rebecca Ray & Marcus Ray (19), owner, of
3936 Rose Hill Ave. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Rebecca Ray

Signature

Patrick Ray

3/23/26

Date

3/23/2026

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

2026.03.23

Michael Feldmann
4136 Rose Hill Ave.
Cincinnati, OH 45229-1423

I, Michael Feldmann, co-owner of 4136 Rose Hill Ave., hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.

M.C. Feldmann
signature

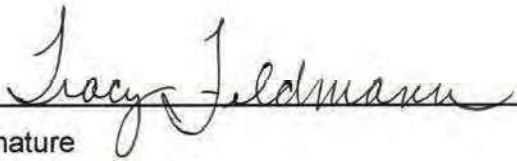
2026.03.23
date

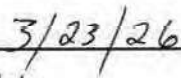
2026.03.23

Tracy Feldmann
4136 Rose Hill Ave.
Cincinnati, OH 45229-1423

I, Tracy Feldmann, co-owner of 4136 Rose Hill Ave., hereby state that I have reviewed the application for the North Avondale Historic Conservation District.

I DO support the application for local historic conservation district zoning designation.


signature


date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Dan Zavan, owner, of
4620 Rose Hill Av. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Dan Zavan

Date 3/22/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Xiaoje Zavan owner, of
4020 Rose Hill Ave, Cincy OH 45219 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature _____

Date 3/22/2020

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, MEL NIZNY, MD, owner, of
3953 ROSE AVE #5229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

M. Nizny MD

Date

3-23-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, LOIS NIZNY, owner, of
3953 ROSE HILL AVE 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Lois C Nizny

Date

3-23-26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JACOB COGAN, owner, of
3986 BEECHWOOD AVE., CINCINNATI, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: SARAH LYTLE

Signature



Date 3/22/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, David and Jean Krebs, owner, of
3996 Beechwood Ave Cincinnati OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Jean Krebs

Date

8/28/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

spot could

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joseph Stewart-Pirone, owner, of
739 Avon Fields Lane, Cincinnati, Ohio 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

 I DO support the application for local historic conservation district zoning designation.

X I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Elizabeth Stewart-Pirone

Signature  Date 3/24/2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Robert De Jong, owner, of
4100 Rose Hill Ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Valerie Williams

Signature Robert De Jong

Date 3/24/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JULIE FRANCIS & PETER FRANCIS, owner, of
3989 Beechwood Ave Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Julie & Peter Francis

Date 03/25/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kathleen H. Stengel, owner, of
4098 Rose Hill Ave Cent. OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

1 I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.

Kathleen H. Stengel
Signature

3/2/20
Date

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, James R. Stengel, owner, of
4098 Rose Hill Avenue / 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

James R. Stengel
Signature

3/2/26
Date

Dear Neighbor-

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Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, LINDA MATTHEWS owner, of
3612 EATON LANE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Linda Matthews
Signature

3/3/2026
Date

Dear Neighbor-

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Wesley Wolf, owner, of
3795 Reading Road (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Harriet Bowling

Signature Wesley Wolf

Date 3/21/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Thank you all and have a happy holiday!

Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Louis Schneider, owner, of
1055 Barry Lane (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Carri Schneider

Signature [Signature]

Date 03-22-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

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Matthew Cornell

[Signature]

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Janet B. Banks, owner, of
1064 Barry Lane (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Robert Banks

Signature Robert Banks

Date 3/24/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
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Matthew Cornell

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, CYNTHIA RIESTERER, owner, of
1060 BARRY LANE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Cynthia Riesterer

Date 3/22/20

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www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

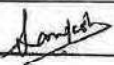
I, Sandesh Samdaria, owner, of
1070 Barry Ln, Cincinnati OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: RUPA SAMDARIA

UJAL SAMDARIA

Signature 

Date 03/25/2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
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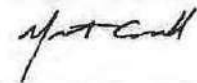
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Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Vanessa Wong & David Wong owner, of
3940 Winding Way (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Vanessa Wong

Date

3/25/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Douglas Crawford + Carly Crawford owner, of
1028 Redway Ave. Cincinnati, OH 45224 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Douglas Crawford

Date

3/25/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Reginald Crutcher & Kristin Crutcher, owner, of 984 Lenox Place
(Address), hereby state that I have reviewed the application for the North Avondale Historic
Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Reginald Crutcher

Date 3/25/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Andrew & Lisa Beiting, owner, of
1023 Lenox Pl (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Andrew Beiting

Date 3/23/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Robert R. Harrison, owner, of
926 Barry Lane (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Robert R. Harrison

Date

25 Mar 2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

3/26/26, 12:02 PM

20260326_114138.jpg

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Jeanne M. Gollner, owner, of
1017 Valley Lane (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature

Jeanne M. Gollner

Date 3/26/2025

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF BUSINESS SUPPORT FOR NA LOCAL HISTORIC DISTRICT

I, Pamela M. Harrison, business owner or manager of
Kute Kutz (Name of Business) located
at 3911 Reading Rd Suite 12 (Address of Business), hereby state
that I have reviewed the application for the North Avondale Historic Conservation District.
(Accessible on the city's website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>)

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in business with same opinion: _____

Signature Pamela M. Harrison

Date 25 Mar 2026

DEMONSTRATION OF BUSINESS SUPPORT FOR NA LOCAL HISTORIC DISTRICT

I, Jeffrey Miles Wolf, business owner or manager of
J. Miles Wolf Photography, LLC (Name of Business) located
at 952 Lenox Pl Cincinnati OH 45229 (Address of Business), hereby state
that I have reviewed the application for the North Avondale Historic Conservation District.
(Accessible on the city's website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>)

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in business with same opinion: _____

Signature Jeffrey Miles Wolf

Date 3-25-26

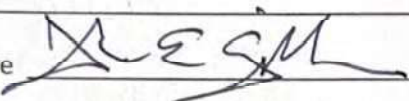
DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOHN GILLMAN, owner, of
772 RED RIVER AVE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature 

Date 4/2/2026

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

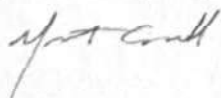
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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ian & Amy Mesa, owner, of
938 Lenox Pl Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

X I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Ian Mesa Amy Mesa Date 4/2/2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
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Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

We, Amy Harten and Paul Harten, owners of
1012 Lenox Pl. (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion:

Peter Harten

Signature

Amy Harten

Date

03/02/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Beth Wayne, owner, of
4177 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Donald Wayne

Signature

Beth Wayne

Date

4/9/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Brian A Stettler, owner, of 4074 Rose Hill Ave, Cincinnati, 45229, hereby state that I have reviewed the application for the North Avondale Local Historic Conservation District.

XX I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.



 Signature

13. APR - 2026

 Date

I have reviewed the application for the North Avondale Local Conservation District.

Address	Owners Name Print	Owners Name Signature	Date	Supports the District	Does Not Support the District
4074 Rose Hill	Brian A Stettler		04.13.2026	X	
4074 Rose Hill	Erin E McDonough		04.13.2026	X	

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Daniel Brinkman, owner, of
4015 Beechwood Ave. 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Daniel Brinkman

Signature

4/11/26

Date

DO NOT support the application for local historic preservation, district zoning designation

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kathleen Holzderber, owner, of
1067 Barry Ln Cincinnati Ohio 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Kathleen Holzderber

Date 3/23/2024

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Thank you all and have a happy holiday!

Matthew Cornell



Chair of Historic Preservation Subcommittee - NANA

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Doris Clement Burton, owner, of
920 Lenox Place (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature Doris Clement Burton

Date 5.14.2026

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kristi Clement Williams, owner, of
933 Redway Avenue (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Stanford Williams

Signature Kristi Clement Williams

Date 5.14.26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Mike Volkerding, owner, of
946 Redway Ave Cinti Ohio 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

y I DO support the application for local historic conservation district zoning designation.

 I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Mary Carol Allen

Signature 

Date 4.15.26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Ben Press and Rebecca Whitman, owner, of
952 Marion Avenue (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

Signature _____

Date 5/17/26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JOSEPH BOHACHEZ & LAURA DAVIS, owner, of
1024 MARION AVE, CINCINNATI 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.


Signature

5-17-26
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Kimya Moyo, owner, of
Malone Apartment - Homes (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: _____

9
Signature Kimya Moyo

Date 5-17-26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, PAMELA KINNEY / JOHN KINNEY, owner, of
3971 DICKSON AVENUE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Pamela Kinney
Signature

5/17/2026
Date

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, JUDITH EVANS, owner, of
4130 ROSE HILL AVENUE (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: no other

adults in household

Signature Judith Evans

Date 5-19-26

For review, you may access the application on city website [https://
www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-
local-historic-district/](https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/)

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Joseph WAYNE, owner, of
4192 Rose Hill Ave, Cincinnati, OH 45229 (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Eileen Wayne

Signature Joseph Wayne

Date 4/1/16

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Thomas Rottinghaus, owner, of
965 Lenox Place (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: Morgan Rottinghaus

Signature  Date 05/12/26

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

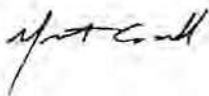
Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA



DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, Tiffany Zerby, owner, of
748 Betula Ave (Address), hereby state that I
have reviewed the application for the North Avondale Historic Conservation District.

☒ I DO support the application for local historic conservation district zoning designation.

☐ I DO NOT support the application for local historic conservation district zoning designation.

Names of additional adults in household with same opinion: 2

Signature

Tiffany Zerby

Date 4-7-20

For review, you may access the application on city website <https://www.cincinnati-oh.gov/planning/projects/active/proposed-north-avondale-local-historic-district/>

Dear Neighbor-

We are in the final steps in our efforts to establish a Local Historic District Designation here in North Avondale. Our application has been submitted along with our designation report and guidelines. You can review those guidelines as well as the fascinating history in the designation report by going to our NANA website and searching "Historic". It should be the first or second link.

We have had hundreds of supporters in this endeavor throughout this process. We asking for one more moment of your time to sign the letter of support above and send back to us with this included self-addressed stamped envelope. These letters are a critical part of our application and show the city that we have an overwhelming support of the property owners to safeguard our historic neighborhood for generations to come.

Matthew Cornell

Chair of Historic Preservation Subcommittee - NANA

Matthew Cornell

Couch, Gabrielle

From: Alex Ralph <ralpha25@icloud.com>
Sent: Wednesday, May 20, 2026 9:21 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from ralpha25@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal. Thank you, Alex Ralph
4105 Rose Hill Avenue

Sent from my iPhone

Couch, Gabrielle

From: Emily Eifert <emilyeifert1@gmail.com>
Sent: Sunday, May 17, 2026 10:51 AM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from emilyeifert1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal. Thank you, Emily Eifert
704 Avon Fields Lane

Couch, Gabrielle

From: gerard sychay <spacejam@hey.com>
Sent: Friday, May 22, 2026 9:00 AM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

You don't often get email from spacejam@hey.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I have reviewed the application for the North Avondale Historic Conservation District.

I am OPPOSED to the Historic District proposal.

Thank you,
Gerard Sychay
741 Avon Fields Ln
Cincinnati, OH 45229

Couch, Gabrielle

From: HANNAH ARTUSO <hartuso@aol.com>
Sent: Thursday, May 14, 2026 4:12 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from hartuso@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Hi, Abby,

We are VERY MUCH IN FAVOR of the North Avondale Historic District proposal. Thank you, Stephen Heilman and Hannah Artuso
1032 Lenox Place

Sent from my iPhone

Couch, Gabrielle

From: Elizabeth Hutton <ehutton@umich.edu>
Sent: Monday, May 18, 2026 8:57 AM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

You don't often get email from ehutton@umich.edu. [Learn why this is important](#)

External Email Communication

Gabrielle, I am OPPOSED to the Historic District proposal. Thank you—

Lizzie Hutton
4105 Rose Hill Ave
Cincinnati OH 45228

Couch, Gabrielle

From: Pamela Jean Shaffer <pjean.shaffer@gmail.com>
Sent: Wednesday, May 20, 2026 1:11 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from pjean.shaffer@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal.

Thank you,

Pamela Jean Shaffer

3972 Rose Hill Avenue
Cincinnati, Ohio 45229

Couch, Gabrielle

From: Marilyn McQueen <3mcmblest@ml.com>
Sent: Sunday, May 17, 2026 1:59 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal. Thank you,
[Marilyn McQueen]
[3842 Reading Road]

Couch, Gabrielle

From: Richard Jackson <richard.jackson@zoomtown.com>
Sent: Thursday, May 14, 2026 4:22 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from richard.jackson@zoomtown.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal. Thank you,

Richard Jackson
3950 Rose. Hill Avenue

Sent from my iPhone

Couch, Gabrielle

From: Vanessa Wong <3940winding@gmail.com>
Sent: Tuesday, May 26, 2026 6:36 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from 3940winding@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am SUPPORTING to the Historic District proposal. Thank you, Vanessa Wong
3940 Winding Way
Cincinnati, Ohio 45229

Sent from my iPhone

Couch, Gabrielle

From: Nancy Kingkeo <nanckin@hotmail.com>
Sent: Thursday, May 28, 2026 7:12 AM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from nanckin@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am OPPOSED to the Historic District proposal. Thank you, Nancy Kingkeo
749 Avon Fields Lane
Cincinnati, Ohio 45229

Sent from my iPhone

Joan Wyler
4230 Rose Hill Ave
Cincinnati, Ohio 45229
3/7/2026

Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov
801 Plum St
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a long - time resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As a proud resident of North Avondale for over eighty years, I strongly ask your vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

Joan G Wyler

cc: gabrielle.couch@cincinnati-oh.gov
Sophia.ferries-rowe@cincinnati-oh.gov
Urban.conservator@cincinnati-oh.gov

Couch, Gabrielle

From: Owen, Douglas
Sent: Tuesday, March 3, 2026 9:26 AM
To: Sarah Koucky
Cc: Couch, Gabrielle; Ferries-Rowe, Sophia
Subject: RE: [External Email] North Avondale Historic Designation

From: Sarah Koucky <kouckys@gmail.com>
Sent: Monday, March 2, 2026 9:34 AM
To: Owen, Douglas <Douglas.owen@cincinnati-oh.gov>
Subject: [External Email] North Avondale Historic Designation

You don't often get email from kouckys@gmail.com. [Learn why this is important](#)

External Email Communication

Doug.

We are writing in support of the North Avondale Historic Designation. As you know, North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. There are so many stunning examples of Tudor Revival, Colonial Revival and Arts and Crafts styles that line our beautiful neighborhood. The Historic Designation of North Avondale will protect and preserve these architectural beauties for future generations to come and therefore we believe we should support the Historic Designation effort to move this forward.

Walt and I plan to attend the March 9th meeting.

Sarah Koucky
e: kouckys@gmail.com
p: 1-513-225-8338

Walt Koucky
e: wfkoucky@gmail.com
p: 513-225-4216

Couch, Gabrielle

From: Sarah Koucky <kouckys@gmail.com>
Sent: Saturday, March 7, 2026 2:55 PM
To: mayor.aftab@cincinnati-oh.gov; clerkofcouncil@cincinnati-oh.gov
Cc: Couch, Gabrielle; urban.conservator@cincinnati-oh.gov; sophia.ferries-rowe@cincinnati-oh.gov; Matthew Cornell
Subject: [External Email] North Avondale Historic Designation

You don't often get email from kouckys@gmail.com. [Learn why this is important](#)

External Email Communication

March 7, 2026

Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov

801 Plum St
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of the North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in North Avondale neighborhood.

Sincerely,

Sarah Koucky
4064 Rose Hill Ave.
Cincinnati, Ohio 45229
513-225-8338

cc: gabrielle.couch@cincinnati-oh.gov
Sophia.ferries-rowe@cincinnati-oh.gov
Urban.conservator@cincinnati-oh.gov

Couch, Gabrielle

From: Rachel Smith <rachelsmith93@gmail.com>
Sent: Monday, February 23, 2026 12:02 PM
To: Couch, Gabrielle
Cc: Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey
Subject: [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from rachelsmith93@gmail.com. [Learn why this is important](#)

External Email Communication

Written comments for the Historic Conservation Board meeting and the City Planning Commission meeting

Dear Planning Staff,

I live within the proposed North Avondale Historic District and oppose the designation as currently proposed due to the real financial burden and loss of practical flexibility it would impose on homeowners. The draft guidelines require Board approval for exterior replacements and strongly favor repair or like-for-like materials, with alternatives allowed only on a case-by-case basis. That level of discretion creates cost uncertainty and risk for routine maintenance.

Our 1917 home still has its original tile roof. We replaced the underlayment in 2004 for over \$20,000, and current replacement costs are far higher. Insurance will likely require a new roof or underlayment soon or upon sale, and a like-for-like replacement under historic standards may be financially out of reach. Without designation, we could pursue more affordable, visually compatible options. Our stucco side porch is failing, and we need the option to replace it with a simpler, affordable design.

The proposal offers hardship waivers but no concrete financial support. If the City proceeds with designation, it should include meaningful cost mitigation such as grants, tax credits, or property tax relief. Without that, the designation shifts preservation costs onto individual homeowners in a way that is neither equitable nor sustainable.

Respectfully,

Rachel Smith
4187 Rose Hill Avenue
rachelsmith93@gmail.com

Couch, Gabrielle

From: na.brown48@gmail.com
Sent: Friday, February 20, 2026 4:49 PM
To: Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban
Cc: 'Emily Brown'
Subject: [External Email] Proposed North Avondale Historic District Designation

You don't often get email from na.brown48@gmail.com. [Learn why this is important](#)

External Email Communication

Ms. Couch, Ms. Ferries-Rowe, and Mr. Owen,

I am writing to formally express our opposition to the proposed North Avondale Historic District designation. After reviewing the proposal and observing the manner in which it has been advanced, I believe it is fundamentally flawed in both substance and process, and not in the best interest of the residents it would govern.

First, the boundaries of the proposed historic district are overtly arbitrary. They do not reflect a clear, coherent, or defensible historical rationale, nor do they appear to be grounded in consistent architectural or cultural significance. Instead, the proposed boundary lines seem selectively drawn, leaving out wide swaths of North Avondale, thus raising serious concerns about fairness, transparency, and intent.

Second, this proposal demonstrably lacks meaningful consensus among the residents most directly affected. Based on conversations with many neighbors and my own observations, there is significant opposition to the designation—so much so that it is reasonable to conclude that a majority of impacted residents do not support it. Advancing a restrictive, permanent overlay of this magnitude without broad neighborhood support undermines trust and calls into question the legitimacy of the process.

Third, it is evident that a primary motivation behind this proposed designation is to serve as a backstop against the effects of the broad stroke rezoning included in the Connected Communities legislation passed by City Council. However, the historic district designation will do little—if anything—to actually protect the neighborhood from the impacts of Connected Communities. This disconnect between stated purpose and actual effect has not been honestly or sufficiently discussed, leaving many residents with an incomplete or misleading understanding of what this proposal would accomplish.

Equally troubling is the process by which this proposal has been developed and promoted. The primary drivers of the designation have operated in a manner which reinforces participation by already engaged parties who support this initiative and not in a manner that is conducive to the community as a whole. It has even been admitted at the virtual public meeting held on January 27, 2026, that broad all-inclusive outreach to the entire neighborhood was not undertaken because it was both inconvenient and costly. I firmly believe that had that wide reaching engagement occurred, stronger opposition would be evident. This lack of diverse engagement has created an echo chamber that elevates supportive voices while marginalizing or dismissing legitimate concerns and opposition. Meaningful outreach, open dialogue, and good-faith engagement with dissenting residents have been notably absent.

Finally, the proposed design guidelines themselves are overly restrictive and oppressive. They impose substantial limitations and bureaucratic barriers/burdens on homeowners' ability to maintain, improve, and adapt their properties, while offering little tangible benefit in return. These guidelines are not aligned with the practical needs, financial realities, or long-term interests of the residents they would affect, and they represent a significant overreach into private property rights.

For all of these reasons—the arbitrary boundaries, the lack of neighborhood consensus, the mischaracterized relationship to Connected Communities, the insular and exclusionary process, and the excessively burdensome guidelines—I strongly oppose the proposed North Avondale Historic District designation.

Best regards,
Nick & Emily Brown
3966 Rose Hill Ave
Cincinnati, Ohio 45229

Couch, Gabrielle

From: Margherita Melegari <margamele@gmail.com>
Sent: Sunday, March 8, 2026 7:33 PM
To: Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov
Cc: Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov; gabrielle.couch@cincinnati-oh.gov
Subject: [External Email] Support for Historical Designation in North Avondale

You don't often get email from margamele@gmail.com. [Learn why this is important](#)

External Email Communication

Margherita Melegari
Pier Paolo Scaglioni
3975 Beechwood Avenue
Cincinnati, Ohio, 45229

Cincinnati, March 8 2026

Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov
801 Plum St
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

Margherita and Pier Paolo

cc: gabrielle.couch@cincinnati-oh.gov
Sophia.ferries-rowe@cincinnati-oh.gov
Urban.conservator@cincinnati-oh.gov

Couch, Gabrielle

From: John Seibert <seiberjk@gmail.com>
Sent: Monday, March 9, 2026 4:47 PM
To: Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov
Cc: gabrielle.couch@cincinnati-oh.gov; Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov; traceyseibert; Allen Kroth; matthewgcornell@gmail.com
Subject: [External Email]

You don't often get email from seiberjk@gmail.com. [Learn why this is important](#)

External Email Communication

John & Tracey Seibert
1015 Redway Avenue
Cincinnati, OH 45229
March 9, 2026
Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov

801 Plum St

Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character. Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

John K Seibert

Couch, Gabrielle

From: tvinegarjr <tvinegarjr@fuse.net>
Sent: Monday, February 23, 2026 11:06 PM
To: Couch, Gabrielle
Cc: Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey
Subject: [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from tvinegarjr@fuse.net. [Learn why this is important](#)

External Email Communication

Dear Ms. Couch,

I am concerned that most of the meetings of "The Historic Conservation Board" have not been held at times that is convenient for most working class people in the North Avondale that will be impacted by this proposal.

Recommendation;

1. That people living in the effected area of this proposal that North Avondale become a "Historic Neighborhood" be sent a letter, in addition to email of those you have addresses for,
2. That letter include specific information about what home owners can and cannot do if North Avondale is designated "Historical District" along with upcoming meetings (agenda) and times.

Thank you for your consideration.

Tom Vinegar

Couch, Gabrielle

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Tuesday, March 10, 2026 9:38 AM
To: Couch, Gabrielle
Cc: Ferries-Rowe, Sophia; Owen, Douglas; Hoffman, Stacey
Subject: [External Email] Re: Joint Notice of Historic Conservation Board & City Planning Commission Meetings - North Avondale Historic District

You don't often get email from wendiwilson@fuse.net. [Learn why this is important](#)

External Email Communication

Hello,

DEMONSTRATION OF OWNER SUPPORT FOR A HISTORIC CONSERVATION DISTRICT

I, **Wendi Wilson** , owner of **1026 Lenox Pl 45229**, hereby affirm that I have reviewed the application for the North Avondale Historic Conservation District and attended/watched both the Staff Conference in January and the Historic Conservation Board Hearing on March 9th.

I have been aware of pursuit of the designation activities through multiple communication channels of the North Avondale Neighborhood Association.

I **DO** support the application for **local** historic conservation district designation.

 Wendi Wilson 9 March 2026

Thank you for your consideration and logging of this record,

Wendi Wilson
513-675-3421

Couch, Gabrielle

From: Heather Ruehl <ruehlheather@gmail.com>
Sent: Tuesday, March 3, 2026 10:59 AM
To: sophia.ferries-rowe@cincinnati-oh.gov
Subject: [External Email] North Avondale Historic District

You don't often get email from ruehlheather@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Sophia,

We are writing to express our full support for the proposal to designate North Avondale as a Historic District.

As the property owners of 992 Marion Ave, we strongly believe that establishing this designation will help preserve the architectural character, cultural significance, and long-term value of our neighborhood. We are in favor of the proposal and support the efforts being made to move this initiative forward.

Please feel free to reach out to us if there is anything we can do to assist in advancing this process. We would be happy to help in any way needed.

Thank you for your time and consideration.

Heather and Matt Ruehl

Allen & Carol Kroth
3866 Dakota Avenue
Cincinnati, Ohio 45229
March 9, 2026

Mayor.Aftab@cincinnati-oh.gov
ClerkOfCouncil@cincinnati-oh.gov
801 Plum St
Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

 Carol H. Kroth

cc: gabrielle.couch@cincinnati-oh.gov
Sophia.ferries-rowe@cincinnati-oh.gov
Urban.conservator@cincinnati-oh.gov

Anthony Barone and Marla Barone

1031 Redway Ave. Cincinnati, Ohio 45229

Mar .7, 2026

Mayor.Aftab@cincinnati-oh.gov ClerkOfCouncil@cincinnati-oh.gov 801 Plum St Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As long time residents of No. Avondale (over 40 yrs.) preserving and protecting the architectural significance of the residences will not only add to the historical significance of our City but will help insure the maintenance of historical architectural uniqueness of this historic area of our city.

Please vote in support of preserving and protecting the architecture in our neighborhood. Sincerely, Anthony Barone

cc: gabrielle.couch@cincinnati-oh.gov Sophia.ferries-rowe@cincinnati-oh.gov

Couch, Gabrielle

From: Jim Miller <miller.jasb@gmail.com>
Sent: Sunday, March 8, 2026 2:48 PM
To: Mayor.Aftab@cincinnati-oh.gov; ClerkOfCouncil@cincinnati-oh.gov
Cc: gabrielle.couch@cincinnati-oh.gov; Sophia.ferries-rowe@cincinnati-oh.gov; Urban.conservator@cincinnati-oh.gov
Subject: [External Email] North Avondale Historic District

You don't often get email from miller.jasb@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Mayor Aftab Pureval and Council Members,

As a 40+ year resident of the North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20 th -century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood. Thank you for your support.

Sincerely,

Jim Miller

4018 Beechwood Avenue

Gabrielle Couch, City Planner
@ gabrielle.couch@cincinnati-oh.gov

Sophia Ferries-Rowe, City Planner
@ Sophia.ferries-rowe@cincinnati-oh.gov

Douglas Owen, Urban Conservator
@ urban.conservator@cincinnati.oh.gov

Feb. 25, 2026

Dear Ms. Couch, Ms. Ferries-Rowe, and Mr. Owens,

We are in receipt of your meeting notices regarding the proposed local historic district designation in North Avondale, thank you.

We love our home, our North Avondale neighborhood, the individual designs of each of the early 1900s homes, and the loving care and respect our neighbors exhibit in the maintenance of their buildings and landscapes. We believe our neighbors, like us, chose this area for much the same reasons as we did, and have demonstrated a commitment to maintain the unique beauty of this area.

While in theory the establishment of a local historic district might seem appealing as a way to preserve what we have, we have several concerns about the proposal.

First, homeowners have many types of neighborhoods to choose from in the greater Cincinnati area. Our experience suggests that people who buy here selected this area because of its charm and uniqueness. The idea that someone would go to the expense of buying a grand century home and then proceed to change it into something entirely different doesn't make logical sense. We have seen people buy and restore properties in beautiful, design-appropriate ways, from the structures themselves to landscapes. We have not seen anyone spend their money to turn their homes and yards into eyesores.

Second, most of the proposed restrictions are vague and open to individual interpretation. This is problematic in part because it depends on the proclivities of the individuals making judgments. This is likely to lead to endless discussions and negotiations since there is no clarity to exactly, for instance, intensity of a paint color. It doesn't seem reasonable that homeowners would have to submit a request to plant daffodils, complete with a map of said plans, or get permission to plant a tree. This proposal assumes the homeowner doesn't have any aesthetic sense and must be told what they can and cannot do.

looking around the neighborhood demonstrates that there is no need for an outside board to micromanage details such as "reflectivity and color of window glazing," or

the vagaries of “landscaping should be simple and contemporary,” and “radical change of paint colors,” as per the proposed guidelines. The proposal is rife with such language.

Third, cost-benefit studies have shown that historic designations place additional burdens on homeowners (beyond the significant inconvenience of asking for permission and waiting for a response to, for instance, paint one’s own home).

It is worth noting that historic commissions have been sued – and lost – when homeowners have had enough, to wit:

Recent legal challenges by homeowners against historic boards often center on property rights, the high cost of mandated materials, and procedural overreach. While many disputes are settled at the local commission level, several notable lawsuits and trends have emerged in 2024, 2025, and early 2026.

Recent Lawsuits and Legal Challenges (2024–2026)

- **Washington Square West Litigation (Philadelphia, 2025):** Homeowners in this district filed a significant lawsuit challenging the historic designation. The core of their dissatisfaction was the **financial burden** imposed by the board, which required “historically authentic” (and far more expensive) materials for repairs like doors and windows compared to modern alternatives. [Billy Penn \(2025\)](#).
- **Kentucky Appeals Challenge (2024):** A major case reached the Kentucky Supreme Court regarding the “ripeness” of appeals. Homeowners argued that the legal process to challenge a historic board’s decision was [unnecessarily burdensome](#), effectively preventing them from seeking judicial relief for property restrictions.
- **Cleveland Landmarks Commission Disputes (2025-2026):** While not all have reached a high court, there is a surge in “after-the-fact” legal friction. For instance, in 2025, a homeowner replaced leaking windows with vinyl to save costs and improve efficiency, leading to a legal standoff where the commission demanded they be [removed and replaced with original materials](#).
- **Gibbons v. Historic District Commission (Precedent in use):** This case is frequently cited in modern litigation where homeowners sue when a board denies an application based on subjective “harmony” rather than **substantial evidence**. The court ruled that boards cannot deny permits simply because they [do not “like” the proposal](#).

Common Legal “Battlegrounds”

Most current lawsuits fall into one of these three categories:

1. **Regulatory Takings (The “Penn Central” Standard):** Homeowners often sue claiming that the restrictions are so severe they constitute a “taking” of property without compensation. However, courts generally rule in favor of the boards unless the owner can prove they have [no “reasonable return” left on the property](#).

2. **Standing to Sue:** A major recent trend involves boards trying to block lawsuits by claiming homeowners or preservation groups [lack "standing"](#) to challenge their decisions in court.
3. **The "Loper Bright" Impact (2024):** A landmark Supreme Court ruling in 2024 (Loper Bright Enterprises v. Raimondo) ended "Chevron deference." This means judges no longer have to defer to a government agency's (like a historic board's) interpretation of the law. Legal experts expect this to lead to an [explosion of new litigation](#) where homeowners challenge the technical regulations of historic boards.

Summary of Key Issues in Litigation

Case Topic	Homeowner Argument	Board Defense
Material Costs	Mandated historic materials are financially ruinous .	Preservation of authentic character is a public good.
Modernization	Rules prevent energy-efficient upgrades (vinyl windows, solar).	Modern materials degrade the historic integrity of the district.
Due Process	Commissions act arbitrarily or without evidence .	Boards have "police power" to regulate aesthetics for the general welfare.

As concerned and quite invested homeowners, we respectfully submit our opposition to the proposed local historic district designation in North Avondale.

Sincerely,

Dr. Melvin Gale & Mrs. Joan Todd
 760 Red Bud Ave.
 Cincinnati, OH 45229

Donald L. Dudrow, Jr., RA
935 Lenox Place
Cincinnati, Ohio 45229
(513) 325-5678

March 22, 2026

City of Cincinnati Planning Commission

RE: North Avondale Historic District

Dear Commission,

I am unable to attend the April 3, 2026 Commission meeting but would like to express my support for the North Avondale Historic District.

As a long-term resident of North Avondale (28 years) and Architect, I cherish the architectural diversity and character of my neighborhood. The spacious lots (relatively for properties in the city) and many historic homes with their diverse architectural styles is unique and should be preserved. The historic district will help in this preservation effort.

I do not believe the district requirements will impose unbearable burdens on property owners because the existing Historic Conservation Board policies will allow for review and reasonable accommodations to owners that want to make improvements and additions to their properties. I also believe that the district will increase property values and buyer appeal as similar districts have done so in many other cities. Below are 10 benefits as researched and documented by the National Trust for Historic Preservation¹.

- 1. Local districts protect the investments of owners and residents of historic properties.** Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.
- 2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.** Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.
- 3. Local districts encourage better quality design.** In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal—all of which are shown to occur more often within designated districts than non-designated ones.
- 4. Local districts help the environment.** Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This

reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

5. Local districts are energy-efficient. Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies.

6. Historic districts are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.

7. Historic districts can positively impact the local economy through tourism. An aesthetically cohesive and well-promoted district can be a community's most important attraction. According to a 2009 report, 78% of all U.S. leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips—compared to \$611 spent by non-cultural and heritage travelers.

8. Protecting local historic districts can enhance business recruitment potential. Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.

9. Local districts provide social and psychological benefits. People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.

10. Local districts give communities a voice in their future. By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way—rather than behind closed doors or without public comment—gives everyone involved a sense of empowerment and confidence.

Thank you for your consideration of the neighbor's request for the designation of North Avondale as a Historic District.



Donald L. Dudrow, Jr., RA, NCARB, AIA, CEM
935 Lenox Place
Cincinnati, Ohio 45229

Footnotes: 1. <https://savingplaces.org/stories/10-on-tuesday-10-benefits-of-establishing-a-local-historic-district#:~:text=Historic%20districts%20can%20have%20many%20benefits%2C%20including:resources%2C%20which%20can%20reduce%20pollution%20and%20congestion.>

Couch, Gabrielle

From: dshaffer@fuse.net
Sent: Sunday, March 22, 2026 3:06 AM
To: ClerkOfCouncilEmail
Cc: Couch, Gabrielle; Cincinnati City Planning; nana@northavondalecincinnati.com
Subject: [External Email] North Avondale Historic District.

[You don't often get email from dshaffer@fuse.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Dear Council Members and Planning Commission,

Because I will be out of town for the meeting on April 3rd, I am sending this email. I live within the planned historic district (4239 Rose Hill Ave) and own a business within the same district (3836 Reading Rd).

I strongly support the creation of an Historic District.

In 2002, I bought a neglected, run down house with an illegally built apartment building in its side yard. The apartment building was abandoned, the house chopped up into apartments but only one was occupied. Today, at this location, on the corner of Reading and Clinton Springs, there is an historically restored house (my medical office), a functional parking lot, gardens and no illegal apartment building.

After completing the project, a neighbor told me that I increased his property value more than anything had in the last 50 years.

Prior to my purchase of 3836 Reading Rd, I had to buy a developer out of his contract for the property. I do not know what he was planning, but I truly doubt that it would have increased anyone's property value.

Please know that I do not like to ask permission to do something on "my land", but I completely support the formation of the North Avondale Historic District. That permission is simply another version of getting a building permit.

Please vote for creating the North Avondale Historic District.

Respectfully,

Dotty Shaffer MD

Sent from my iPhone

Couch, Gabrielle

From: Michael Mooney <micaeljmooney@gmail.com>
Sent: Tuesday, March 17, 2026 5:27 PM
To: Aftab, Mayor
Cc: Couch, Gabrielle; Conservator, Urban; ClerkOfCouncilEmail
Subject: [External Email] Historic District Proposal for for the North Avondale neighborhood

[You don't often get email from micaeljmooney@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Dear Mayor Pureval:

As a 40 year resident of my house in North Avondale, I am asking you to vote in support of the proposal to designate this small community a Historic District.

This neighborhood represents 4-5 blocks of the 10+ mile Connected Communities development area. Therefore, such a designation will have a minimal impact on the construction of the modern four story, multi family buildings that are encouraged by the new Connected Communities legislation.

North Avondale is unique and should be preserved. It contains hundreds of hand built, architecturally significant houses, the vast majority of which were constructed between 1890 and 1930. No two are the same. None could be economically constructed today. Therefore, like the other architectural icons that help define Cincinnati and make it special, it should be preserved.

The recent drop in the satisfaction of the city's residents with the quality of life here should help inform your decision. North Avondale residents, like myself, have made a substantial investment in this neighborhood. To have that investment of time, money, and energy destroyed by a inflexible zoning plan will only contribute to the growing malaise of the city's residents.

Please vote in support of protecting the architecture and tradition of this special neighborhood.

Sincerely yours,
Michael J Mooney
978 Avondale Avenue, 45229
513-646-8120

cc
Sent from my iPhone

Couch, Gabrielle

From: Owen, Douglas
Sent: Monday, March 23, 2026 8:22 AM
To: Couch, Gabrielle
Subject: FW: [External Email] Re: Historic Designation Feedback Form - Ryan Eifert

From: Jotform <noreply@jotform.com>
Sent: Saturday, March 21, 2026 10:27 PM
To: Owen, Douglas <douglas.owen@cincinnati-oh.gov>
Subject: [External Email] Re: Historic Designation Feedback Form - Ryan Eifert

You don't often get email from noreply@jotform.com. [Learn why this is important](#)

External Email Communication



Historic Designation Feedback Form

Full Name Ryan Eifert

Email Address ryan.eifert1@gmail.com

Phone Number (937) 974-8110

Do you Live in the Historic District? ☒ Yes

Street You Live On Avon Fields Ln

Please describe your specific concern, or question in reference to the passage or clause.

The entire plan is a knee jerk reaction to the city's housing density zoning changes. Establishing a historic district will do nothing to prevent institutional ownership of houses in the neighborhood, but will make maintenance of these houses more expensive and burdensome for the homeowners who

live here. The proposed historic designation establishes no limitations to splitting the houses into multifamily buildings and contains guidelines for how to provide screening for added parking areas.

Passage or Clause Being
Referenced The entire proposal.

You can [edit this submission](#) and [view all your submissions](#) easily.

Thoughts: Historic Designation for North Avondale

Prepared for the informational meeting held by the Department of City Planning and Engagement on January 27, 2026.

Submitted by Judith Harmony and Richard Jackson, 3950 Rose Hill Avenue, Cincinnati, OH 45229.

We support the designation of buildings and spaces that have achieved special places in the history of the US as historic, but we have little enthusiasm for designating neighborhoods as historic.

The city of Cincinnati has numerous historic districts (26), with little assessment of how they have benefitted or hurt the neighborhoods and their populations and businesses. [If such assessments exist, they are not readily available.] Without such evaluations, planning for the addition of new districts misses out on the learnings that could inform strategic planning.

- What impact has the designation of these historic districts have on the availability of affordable housing for the City's residents?
- How have property values been affected?
- What types of businesses have been encouraged to exist in the historic districts by, for example, tax incentives, and did they provide jobs for local residents?
- What has been the impact of Cincinnati's historic districts on public and private schools (K-12)?
- Has inherent control over the types of business that can locate in the district happened?
- What zoning changes have been made in the existing historic neighborhoods over time?

ADDITIONAL QUESTIONS

- What is the relationship between an historic district and the Connecting Communities zoning districts? If a home exists in the areas of overlap, which set of "rules" applies?
- What are the perceived and real threats to North Avondale as a neighborhood that would be eliminated by forming an historic district? Is one the obvious boom in construction of apartments, condos and townhouses within the City that could occur within North Avondale?
- The City of Cincinnati's published information on historic designations¹ states that owners must provide reasonable care and maintenance of their properties within the district's boundaries. How is "reasonable" defined and how is the stipulation enforced? It also states that alteration or demolition of a property requires approval of the Historic Conservation Board. What enforceable penalties exist if approval was not sought?
- What are the key changes that could occur in North Avondale if it becomes designated as an historic district?
- Are historic districts time-limited? That is, does the designation expire after a specified period of time or does it extend into perpetuity when the housing structures are too old to be maintained?
- Why should current residents have the power to restrict the property rights of future residents?
- Does a "governing group" in an historic district automatically function as a homeowner's association that can levy fees as an HOA for collective services and/or have a say in who is eligible to live in the neighborhood? Or is an historic district's leadership committee equivalent to a Community Council?

¹ <https://www.cincinnati-oh.gov/planning/historic-conservation/local-historic-designation/>

To: The Department of City Planning and Engagement
Re: Proposed local historic district designation in North Avondale

Dear Department of City Planning and Engagement,

We are the owners of 3937 Rose Hill Avenue and understand that our property will fall within the boundaries of the proposed historic district. Although we are unable to attend the upcoming pre-hearing, we appreciate the opportunity to submit our feedback in writing.

We value the unique character of North Avondale—its expansive lawns, gas lights, and the absence of utility poles and excessive signage. We support efforts to preserve these qualities and agree with the following goals of the proposed designation:

- Preventing existing homes from being converted into multi-family dwellings
- Preventing the construction of large, out-of-character “5 over 1” apartment buildings
- Protecting the neighborhood’s aesthetic and managing development to avoid increased parking and traffic burdens

However, we have significant concerns regarding the creation of a board with the authority to approve or deny exterior alterations to our homes. When we purchased our property, we specifically ensured there were no HOA or historic zoning ordinances in place, as we have first-hand experience with the challenges such restrictions can create. We do not support any legislation that would empower an unaccountable board to control what homeowners can do with their properties.

The cost of maintaining and repairing homes of this size and age can be substantial. We believe that individual homeowners—who bear these costs—should have the final say in how their money is spent. If board requirements make repairs prohibitively expensive, necessary maintenance may be deferred, leading to neighborhood decline. We are also concerned that restrictive zoning could negatively affect our ability to sell our home, as potential buyers may be deterred by the added complexity and cost.

In summary, we support reasonable zoning restrictions that protect North Avondale’s character by preventing inappropriate development. However, we strongly object to any measure that removes decision-making from homeowners and places it in the hands of an unaccountable board.

Thank you for considering our perspective.

Sincerely,

Mark and Suzanne Gosson
3937 Rose Hill Avenue

Couch, Gabrielle

From: Deep Sleeping music <criscage86@gmail.com>
Sent: Sunday, January 25, 2026 7:11 PM
To: Couch, Gabrielle
Subject: [External Email] Proposed North Avondale Local Historic District

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from criscage86@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Gabrielle I am writing to respectfully request clarification and to express thoughtful concerns regarding the proposed designation of the North Avondale Local Historic District.

As a young Black American resident who is actively engaged in understanding how urban policy affects long term community stability and intergenerational wealth, I believe it is important to ask questions that go beyond architectural preservation and address economic and social outcomes as well.

While the stated purpose of the proposed district is to preserve historic character and ensure compatible development, history shows that historic district designations can also have unintended consequences particularly for Black and working class residents. Increased regulatory requirements, higher maintenance costs, and constrained redevelopment options often disproportionately burden homeowners without access to generational wealth, while simultaneously making neighborhoods more attractive to outside investors with greater financial flexibility.

I am especially concerned about how this designation may limit the ability of current residents to improve, expand, or adapt their properties in ways that support economic mobility. Preservation policies, when not paired with strong equity protections, can unintentionally function as a mechanism of exclusion rather than inclusion.

Additionally, I would appreciate transparency around community engagement in this process. Specifically:

- How were Black renters, younger residents, and lower-income homeowners meaningfully included in shaping this proposal?

- What safeguards are being considered to prevent displacement through rising property taxes and compliance costs?
- How will the city ensure that the economic benefits of increased property values accrue to current residents rather than primarily to future buyers and developers?

Preserving history should also include preserving the people and communities that give neighborhoods their living character. I believe equitable planning requires not only protecting buildings, but also protecting residents' ability to remain, invest, and build wealth where they already live.

I appreciate the work that goes into thoughtful city planning and look forward to your response. My intention is not opposition for its own sake, but a sincere desire to ensure that this proposal does not repeat patterns of exclusion that have historically impacted Black communities.

Thank you for your time and consideration.

Respectfully,

Shawn Crayon

Michael Caporale
938 Avondale Avenue
Cincinnati, OH 45229
varicap@mac.com

To: City of Cincinnati Administrators
Re: North Avondale historic conservation district designation application

Please be advised that I have read the proposal to designate our community as an historic conservation district and fully support the North Avondale application.

North Avondale maintains a unique, architecturally diverse style that embodies the character of cultural diversity we share today, but equally important, establishes that same diversity has been a foundational element over decades of growing this community. This historic presence requires preservation and protection from unchecked growth and unwanted design that challenges the established face of our community. Architecture communicates our story.

When an outsider traverses our business district and our neighborhood streets, it's critical to an understanding of our community that they see that diversity has always been integral to our growth philosophy and not be distracted by visual elements more suited to developers' profits than to community identity.

Sincerely,
Michael Caporale

Couch, Gabrielle

From: Jim Stengel <jim@jimstengel.com>
Sent: Monday, March 23, 2026 3:12 PM
To: ClerkOfCouncilEmail; Couch, Gabrielle; sophia.ferries-rowe@cincinnati.oh.gov; Conservator, Urban
Subject: [External Email] April 3 City Planning Commission Meeting

You don't often get email from jim@jimstengel.com. [Learn why this is important](#)

External Email Communication

Dear Mayor Pureval, City Council Members, Ms. Couch, Ms. Ferries-Rowe, Mr. Owen:

We proudly and strongly support the proposed local Historic District Designation in North Avondale. The neighborhood is a gem, rich with history and architectural significance. And neighborhood pride!

Thank you for your consideration.

Jim and Kathleen Stengel
4098 Rose Hill Ave, Cincinnati, OH 45229

Jim Stengel, President/CEO
The Jim Stengel Company
[The CMO Podcast](#) | jimstengel.com | [@jimstengel](https://twitter.com/jimstengel)

Couch, Gabrielle

From: Maura Wolf <maurawolf100@gmail.com>
Sent: Thursday, March 26, 2026 4:58 PM
To: Couch, Gabrielle; Cincinnati City Planning; nana.northavondalecincinnati.com
Subject: [External Email] Support of North Avondale's Local Historic Designation

External Email Communication

Dear Members of the Cincinnati Planning Commission,

My name is Maura Wolf, and I am a lifelong North Avondale resident. I am writing in strong support of the proposed North Avondale Local Historic District designation. My parents moved our family of eight children to North Avondale in 1966 to be part of an integrated historic neighborhood, and I quickly developed a lasting connection to the community.

I have over 15 years of involvement with the North Avondale Neighborhood Association (NANA), including serving as President and Treasurer, and currently serve as Treasurer of the North Avondale Business Association (NABA) and on the Finance Committee. Professionally, I have over 25 years of experience with the Federal Home Loan Bank of Cincinnati as Vice President of Capital Markets, managing investments, debt, and derivatives with a focus on long-term financial stability and supporting affordable housing programs.

This designation represents the implementation of decades of thoughtful planning. It has been part of North Avondale's vision since our 1974 Master Plan, reinforced through the 1995 Urban Design Plan with its historic corridor designation, aligned with the goals of the 2012 Plan Cincinnati, and carried forward in our current Master Plan draft.

This is implementation.

What is especially meaningful is how this effort has brought our community together. Historic designation has unified residents around shared values in a way few initiatives have. Neighbors are rallying around a common goal: to preserve the architectural integrity, quality, and character that define North Avondale, while positioning the neighborhood for a strong and sustainable future.

This designation will also play a critical role in strengthening North Avondale's identity. It supports branding and marketing efforts that help attract businesses and investment, reinforcing our business district and contributing to long-term economic vitality.

North Avondale is a rare and remarkable place. A neighborhood of this scale, architectural integrity, and exceptional quality that remains largely intact is truly special.

Please vote yes to help support North Avondale in achieving its long-standing goal of recognition as one of the most intact and distinctive historic neighborhoods in the city and all of Ohio.

Thank you for your consideration.

Sincerely,
Maura H. Wolf

--

North Avondale has tried historic designation in the past. At that time, bootleg group and student housing owners, developers and flippers motivated by financial profits did not support an Historic Overlay District (HOD). It is only in the last decade that vacant and rundown buildings are disappearing, even from our best streets. Much like the rest of Cincinnati, a new generation has begun to populate urban and uptown communities. They embracing a bike and hike lifestyle over a daily slog to the suburbs.

The bus rapid transit corridor and this redevelopment pressure provide opportunities as well as a challenge. We seek this HOD to make sure that this redevelopment is done consistent with our neighborhood character and does not disfigure one of the largest intact collections of historic architecture in the City, and perhaps the State.

It costs time, effort and financial commitment to reach this point in our HOD quest. A critical level of home ownership and financial stability is needed for a neighborhood to seek historical designation and many of the areas most in need of protection lack the community support to obtain it. Some have commented on the large size of our proposed district, however, it is really not large enough to encompass all the treasures in our community that should be protected. This proposal contains the areas where support was initially strongest, however, our draft neighborhood master plan envisions expanding historic protection to more of our community as they request it.

While often compared with Clifton and Hyde Park, our hold on our history is much more tenuous. Our homes and community have largely remained intact by being bypassed and ignored, however, this is changing. I ask for you to join me in helping us to insure that infill and growth is done in a manner that supports our historical character at this critical time in this neighborhood's future when support for designation is present and anticipated growth has not yet impacted our character.

Regards,

Walter F. Koucky

4064 Rose Hill Ave.

Chairman of NANA Zoning Committee and Master Plan Steering Committee

J Miles Wolf Photography, LLC
952 Lenox Place
Cincinnati, Ohio 45229

April 2, 2026

Dear Cincinnati City Planning Commissioners and City Council Members,

I am writing to express my strong support for the proposed North Avondale Local Historic District designation.

As a professional architectural photographer who has traveled extensively and documented a wide range of historic and contemporary structures, I have had the opportunity to study and photograph exceptional architecture across many regions. I can say with confidence that North Avondale represents one of the most intact and architecturally significant residential collections I have ever seen.

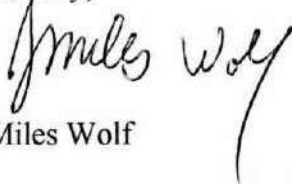
As a North Avondale resident with deep roots in the neighborhood, born on Sturgis Avenue, I bring both a professional and personal perspective. The neighborhood's architectural richness is extraordinary, featuring a remarkable concentration of styles including Italian Renaissance, English Medieval/Tudor Revival, Greek Revival, Richardsonian Romanesque, Colonial Revival, and other late 19th and early 20th century revival styles. The consistency, craftsmanship, and preservation of these homes create a cohesive historic environment that is increasingly rare.

From a photographer's perspective, North Avondale offers a unique visual narrative—where scale, materials, landscape, and architectural detail come together to reflect both design excellence and historical continuity. It is not simply a collection of individual homes, but a unified architectural landscape that tells the story of Cincinnati's residential development at its finest.

Protecting this legacy through Local Historic District designation is essential to preserving the character, integrity, and cultural value of the neighborhood for future generations. Without this protection, the risk of incremental loss through incompatible alterations or redevelopment would diminish a resource that cannot be recreated.

I strongly urge you to approve the North Avondale Local Historic District designation.

Sincerely,

A handwritten signature in black ink that reads "J Miles Wolf". The signature is fluid and cursive, with the first name "J Miles" and the last name "Wolf" clearly legible.

J Miles Wolf

Ian Rexroad
1041 Redway Ave
Cincinnati, OH 45229

April 2, 2026

Members of the Cincinnati City Planning Commission:

As a resident and homeowner within the proposed North Avondale (NA) Historic District, I write in **opposition** to the proposal and urge you to deny the application.

The proposed district is excessively large and lacks coherence

The proposed NA Historic District is 200 acres in size and would be, by quite some margin, the second-largest district in the city behind only Over-The-Rhine (326 acres). Unlike OTR and the other two districts larger than 50 acres (East Walnut Hills, 136 acres, and Mt. Storm, 105 acres), North Avondale's is almost exclusively residential. The proposed NA district has no public parks or playgrounds, no recreation centers, no schools, no government offices, and fewer than ten business storefronts. Other than the streets and sidewalks, there are no public lands or gathering spaces within the proposed district. (The *neighborhood* of North Avondale has these things, and they contribute to the neighborhood's story, but the proponents of the historic district declined to include them.)

The predominately residential character of the proposed NA district has much more in common with four significantly smaller districts in the city (Uplands, 37 acres; Cleinview-Hackberry, 10 acres; Bond Hill Bella Vista, 5 acres; and Warsaw Avenue, 4 acres) where homeowners in discrete residential zones agreed to historic designation of properties that bear strong similarities in style or period of development.

In contrast, the proposed NA district's expanse is unwieldy and reveals the strained attempts to find common historic threads. As the designation report notes, the proposed district contains at least 16 distinct styles of construction, gradually built by many different developers over a period of more than 40 years. While the age of many homes in NA is notable and worthy of celebration (ours was built in 1922), age is the only consistent attribute in this vast proposed district where our history has been woven in a rich tapestry of styles and preferences among hundreds of homes and their multiple generations of owners.

The distinctive element that would set the historic district apart from the rest of North Avondale is ... a *lack* of distinctiveness. This has implications both for enforcement of the district's proposed design rules (can a new builder pick from *any* of the 16 existing styles? what about elements from more than one?) and would snuff out the diversity that is an existing notable characteristic of the district (because adding a 17th style of construction to the area would be too many, somehow).

The excessive size of the proposed district is also revealed in the limited outreach campaign that occurred prior to the city-noticed meetings. At both the January 27, 2026, virtual pre-hearing and again at the March 9, 2026, Historic Conservation Board hearing, the district's proponents criticized newly vocal opponents who had not participated in the process prior to then, accusing

the opponents of being dilatory because the proponents had gone door-knocking, held discussions at neighborhood association (NANA) meetings, and ran an information booth at a neighborhood block party.

I believe that the proponents spoke to many people in the neighborhood over multiple years, visited many houses to speak to residents or drop off literature, and otherwise did the promotion they claim, but they underestimated the scale of the project and missed many residences as a result (including mine). They also failed to indicate in brief NANA meeting notices what historic district designation would cost homeowners, which might have induced more residents to get involved earlier. In short, many residents within the proposed district only learned of the designation effort, or only learned of its significance to them, when the city-issued mailers were sent. Had the proponents drawn a smaller district, it would have been much easier to achieve a district-wide consensus prior to beginning the city-led process for approval.

Unfortunately, the process has already begun, so the proponents have responded in the public meetings as if approval is *fait accompli* because opponents have emerged too late, rather than respond on the merits to opposing concerns or seek to revise the proposal to address them. These are not the actions of a community speaking as one to achieve a consensus-driven goal.

The proposed district is drawn arbitrarily to exclude influential neighbors

The most prominent building in North Avondale is also its tallest, the Belvedere. Finished in 1926 (in the middle of the proposed historic designation period) the condominium building sits proudly at the intersection of North Avondale's two busiest roads and is viewed by thousands of motorists daily. Its website describes the building as "a Cincinnati landmark" and highlights multiple artifacts of "architectural history" contained within. ("About The Belvedere," <https://belvederecincinnati.com/about-the-belvedere-condominium/>, accessed March 30, 2026). The building is not already a city historical landmark, so its inclusion within the proposed neighborhood historical district would seem obvious.

However, the proposed district boundary jogs awkwardly *around* the Belvedere, abutting its property on three sides rather than continuing to track the existing street. When pressed as to why the most famous building in the area was not included, the proponents have been candid—they asked the residents of the Belvedere whether the residents wanted the building to be included. The residents, citing concerns of higher costs and loss of autonomy to govern the building as they preferred, asked to be excluded. So they were.

This opt-out was not, however, a choice offered to other residents of the proposed district, even though identical higher costs and loss of autonomy exist district-wide. This selective mapmaking shows that celebrating and preserving North Avondale's history is not the main motivation behind the designation effort.

The proposed designation is being sought for improper reasons

What is the motivation behind this effort, then? The proponents have, again, been candid on this. In both the pre-hearing and the Board hearing, multiple speakers plainly explained that the primary aim is to thwart the "Connected Communities" program of citywide zoning and land use policies enacted by City Council in 2024.

When Council took that vote, Vice Mayor Jan-Michele Kearney voted no. Having failed to prevent passage of a law she disagrees with, Vice Mayor Kearney is now the lead petitioner of this proposed district, attempting to frustrate the law's effect within a 200-acre zone surrounding her house. The hope, as I understand it, is that historic designation will make much of North Avondale less appealing to developers, so they will look elsewhere and not attempt to build more housing within our great neighborhood.

Whatever the merits of the Connected Communities policies, they were enacted by the city's elected representatives in an earnest attempt to address citywide concerns. (Chiefly, that there aren't enough housing units within the city to meet demand; this makes it harder to afford the homes that do become available and reduces pressure on landlords and developers to maintain high standards of quality.) Connected Communities is the law within Cincinnati and historic districts should not be established in order to circumvent it.

I grew up in Beavercreek, Ohio, and, as a result, am quite familiar with openly discriminatory policies dressed up in facially neutral bureaucratic language. The effect is the same -- exclusion of people who desire to be our neighbors but fail to meet unstated standards that reinforce privilege and prejudice. Homeowners who desire to live in these exclusionary communities have ample choice out in the suburbs. North Avondale and the City would gain nothing by mimicking them.

Costs for property owners would be significant and promises to reimburse are illusory

As with any HOA-like scheme, historic districts impose costs on property owners wishing to repair, replace, upgrade, or even just add a dash of personal preference to their homes. Throughout the public meetings and in the designation report, these costs have been significantly downplayed by employees of the Department of City Planning and Engagement who are, due to their expertise, able to recite the specific rules about which kinds of changes will require their office's approval and, of those, which kinds can be done with a cheaper and quicker administrative review rather than costlier and longer review by the full Board.

But the residents of North Avondale do not have expert-level knowledge of the historic district rules and should not be expected to acquire it before embarking on simple home renovation projects. Even if a project ultimately does not require city approval, residents who do not have subject-matter expertise will have three undesirable options: (1) spend significant effort reviewing the rules and law in order to be confident that their project is exempt, (2) proceed without that confidence and hope to avoid enforcement fines (this could have follow-on impacts because the owner may perform work more dangerously or fail to get required permits/inspections if they are trying to hide a project from historic district scrutiny), or (3) pay the costs of filing a defensive request with the city or hiring an outside expert in order to get a definitive answer. I fear many residents will avoid this problem altogether by simply not doing home projects that they otherwise would, replacing North Avondale's vibrancy and character with a bland and aging housing stock that betrays few personal preferences and where repairs are delayed until they become unavoidable.

Even aside from the time and monetary costs associated with getting approval, the costs of historically compliant materials themselves are higher than many modern counterparts (which

often have other advantages, like durability, reduced size/weight, environmental sustainability, and ease-of-customization). And the costs of construction materials of all kinds are rising faster than general inflation. As the homes within the district continue to age, acquiring compliant materials will only become more difficult and expensive as the targeted historic period diverges more and more from the present day. The proposed district would impose significant costs on the residents and property owners who live within its boundaries, and their successors, and *their* successors, whether they want to participate or not.

To allay some of the monetary cost concerns, the district's proponents have offered in both public meetings that there exist concepts of a plan to create some kind of compensation program for property owners dealing with the new rules. This is laudable -- those who would benefit most from the district should help out the rest -- but without specifics, this plan should be given zero credit when deciding whether to approve the proposed district.

As of this writing, no information has been published about who will fund this program, to what level, and whether their commitment is one-time or ongoing; no information about who will be eligible to receive funds, in what amount, or for what purposes; and no information about long-term continuity to ensure these offsetting funds don't disappear while the historic district imposes costs in perpetuity. And there is no guarantee that the program will ever exist at all -- if the district is approved before such a plan is in place, the proponents' motivation will likely wane (and reasonably so, since they will have accomplished what they set out to do).

Conclusion

The proposed North Avondale Historic District does not fit within Cincinnati's existing historic district scheme, is too large to meaningfully honor a singular historic identity, is not supported by neighborhood-wide consensus, is being proposed for inappropriate motives unrelated to historic celebration or preservation, and would impose significant burdens on the residents of the district for no discernable benefit.

The application should be rejected.

Couch, Gabrielle

From: Maura Wolf <maurawolf100@gmail.com>
Sent: Tuesday, March 31, 2026 1:09 PM
To: Couch, Gabrielle
Cc: Carolyn Gillman
Subject: [External Email] Fwd: Historic Conservation District Support

External Email Communication

Hi Abby,
Here is Alexander's support email and form.
Thanks,
Maura

----- Forwarded message -----

From: **Alexander Ciudinovschi** <alexander.ciudinovschi@nanacincy.org>
Date: Thu, Mar 26, 2026 at 4:52 PM
Subject: Historic Conservation District Support
To: gabrielle.couch@cincinnati-oh.gov <gabrielle.couch@cincinnati-oh.gov>, planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>
CC: nana@northavondalecincinnati.com <nana@northavondalecincinnati.com>

Hello,

Thank you for considering our neighborhood's petition for a Historic District. As one of the members who had the privilege of working toward this goal, I am glad to officially support its adoption as a formal designation. Please find attached the Demonstration of Owner Support to this email.

Best Regards,

Alexander Ciudinovschi | NANA Treasurer



Cincinnati's Best Address; Beautiful Homes, Great Neighbors, and Civic

Couch, Gabrielle

From: Adam Rabinowitz <adam@soundfilmvideo.com>
Sent: Thursday, May 14, 2026 5:49 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from adam@soundfilmvideo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle,
I am very OPPOSED to the Historic District proposal. I do not believe it will be good for our neighborhood or Cincinnati.

Cordially,

Adam Rabinowitz
4016 Beechwood Ave.
Cincinnati, 45229

Couch, Gabrielle

From: Conrad Cross <conradcross@gmail.com>
Sent: Friday, May 15, 2026 2:17 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District - opposed

You don't often get email from conradcross@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I am opposed to the Historic District proposal and strongly disagree with including my home on Rose Hill within the district boundaries. I was never approached about the proposal or given an opportunity to voice my opinion. Had I been consulted, I would have voted against it.

To be candid, I likely would not have purchased the property in 2025 had I known I would later have to fight to keep it out of a historic district.

My position comes from prior firsthand experience working within a historic district. In 2015, I went through the process of designing and building a home in the OTR Historic District, so I am very familiar with the requirements, restrictions, and approval process involved. Based on that experience, it is not something I want to navigate again in the future.

Thank you,
Conrad Cross
4003 Rose Hill Ave
513-200-8587.

Couch, Gabrielle

From: Ashley Teusink-Cross <Ashley.Teusink-Cross@sobi.com>
Sent: Friday, May 15, 2026 2:57 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

You don't often get email from ashley.teusink-cross@sobi.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I hope this message finds you well. I am reaching out to express my opposition to the proposal of establishing North Avondale as a historic district. While I appreciate the intention to preserve the character of our neighborhood, I have significant concerns about how this designation could impact both residents and the future of North Avondale.

One major issue is that becoming a historic district can stifle investment within the community. The additional regulations and restrictions often discourage homeowners and potential investors from making improvements or purchasing property here. This could lead to stagnation in the neighborhood, with fewer opportunities for growth and revitalization.

Additionally, the historic designation tends to discourage home improvement projects. Many of the homes in North Avondale are older and require regular maintenance and updates, such as new doors or windows. The stringent guidelines that come with historic status can make these improvements more expensive and complicated, ultimately limiting residents' ability to maintain and enhance their properties.

In the long run, these limitations could make it harder for homeowners to keep their homes in good condition, which is essential for the overall health and appeal of the neighborhood. I believe that North Avondale can continue to thrive and evolve without the constraints imposed by a historic district designation.

Thank you for considering my perspective on this matter. I urge you to carefully weigh the potential consequences for investment, home improvement, and maintenance before moving forward with this proposal.

Best regards,
Ashley Teusink-Cross
4003 Rose Hill Avenue

Ashley Teusink-Cross, PharmD, MBA, BCPS

Couch, Gabrielle

From: Beth Ewing <betha.ewing@gmail.com>
Sent: Tuesday, May 26, 2026 7:11 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

You don't often get email from betha.ewing@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I am IN SUPPORT OF the North Avondale Historic District proposal. We have lived here 24 years and it will go a long way to protect the beautiful neighborhood!

Thank you,
Beth Ewing
3930 Winding Way, 45229

Couch, Gabrielle

From: Beth Ewing <betha.ewing@gmail.com>
Sent: Tuesday, May 26, 2026 9:40 PM
To: Couch, Gabrielle
Subject: [External Email] Re: North Avondale Historic District

You don't often get email from betha.ewing@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle -

One other quick comment.... we received a mailer today from neighbors. It was professionally prepared, looked official and contained a link to a website urging a NO vote on the historic designation. The Rexroad Family sent it.

I respect everyone is entitled to an opinion and a voice. However, the website contained what I would consider misleading facts and scare tactics. It mentioned jail time, \$1000 fines and police gaining access to our property without a warrant.

We used to live in the EWH historic district and innocently violated that historic designation's guidelines. The City notified us. With little issue, we got approval and moved forward on our collapsed porch repair. We did not go to jail, pay a fine or be stormed by the police.

My intent is to just pass this info along so that authorities making the decision on this realize that very strongly worded data is out there for public consumption. And it may cause some hysteria.

Thanks!

Beth

From: Beth Ewing <betha.ewing@gmail.com>
Sent: Tuesday, May 26, 2026 7:11 PM
To: gabrielle.couch@cincinnati-oh.gov <gabrielle.couch@cincinnati-oh.gov>
Subject: North Avondale Historic District

Gabrielle,

I am IN SUPPORT OF the North Avondale Historic District proposal. We have lived here 24 years and it will go a long way to protect the beautiful neighborhood!

Thank you,
Beth Ewing
3930 Winding Way, 45229

Couch, Gabrielle

From: Beth Wayne <dbwayne4177@gmail.com>
Sent: Thursday, April 9, 2026 11:25 AM
To: Couch, Gabrielle; Cincinnati City Planning; nana@northavondalecincinnati.com
Cc: Beth Wayne
Subject: [External Email] NA Historic Designation

You don't often get email from dbwayne4177@gmail.com. [Learn why this is important](#)

External Email Communication

April 9, 2026

Beth Wayne
4177 Rose Hill Ave.
Cincinnati, Ohio 45229
Bethwayne5@gmail.com

Re: Letter of support for North Avondale Historic District designation

City Planning Commission

Mayor.Aftab@cincinnati-oh.gov

ClerkOfCouncil@cincinnati-oh.gov

801 Plum St

Cincinnati, Ohio 45202

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL

Dear Mayor Aftab Pureval and Council Members,

As a resident of North Avondale neighborhood, I am writing to support the proposed North Avondale Historic District currently under consideration. North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. I believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Beth Wayne

Beth Wayne

cc: gabrielle.couch@cincinnati-oh.gov

Sophia.ferries-rowe@cincinnati-oh.gov

Urban.conservator@cincinnati-oh.gov

nana@northavondalecincinnati.com

4090 Rose Hill Ave.
Cincinnati, OH 45229

April 16, 2026

gabrielle.couch@cincinnati-oh.gov

Dear Ms. Couch,

I am a long-time resident of North Avondale (I was raised here during the 90's and early 00's and returned after completing my PhD) writing to express my support for the Historic District Proposal. This neighborhood truly has a unique character—both in its beautiful architecture and in its diverse community—and its history is worth preserving.

Sincerely,

Ceridwen Hall

April 8, 2026

City Planning Commission
Nana Cincinnati
Gabrielle Couch
Sophia Ferries-Rowe
Douglas Owen

RE: PROPOSED NORTH AVONDALE HISTORICAL DISTRICT

To Whom It May Concern:

My immediate reaction is this: absolutely do not move forward with this. As was pointed out during your own presentation, this neighborhood has functioned just fine for over 100 years. There is no justification for imposing this kind of unnecessary and burdensome oversight now.

Awareness

I have lived in North Avondale for 35 years, and like many of my neighbors, I only learned about this through a single letter from the city. That is completely unacceptable. There were no emails, no calls, no door knockers, no meaningful outreach—despite claims made at the hearing. You cannot claim community input when the community was never properly informed.

Support

The statement that there is “overwhelming” support is simply false. Seventy homes out of 340 is not even close. That is a small minority. The far more likely explanation is that most homeowners have no idea this is happening or what it will cost them if it is implemented. As mentioned by one of the Planning Commissioners, each and every homeowner should have the opportunity to weigh in or opt out.

Benefits

There are none. No tax relief, no credits, no financial incentives—nothing. You are asking homeowners to take on significant new restrictions and expenses with absolutely no upside.

Costs

This proposal shows a complete disregard for the financial reality of maintaining these homes. Costs are already extremely high, and skilled labor is scarce. Work like tuckpointing and roofing is difficult enough without adding another layer of bureaucracy and expense. The idea that a board would dictate what we can and cannot do to our own homes is outrageous.

The presentation on roofing costs was especially misleading. It conveniently ignored total project costs. When I replaced my roof, the quote to re-tile it was \$440,000—more than I paid for the entire house. That is the reality you failed to acknowledge.

Material Lifespan

Focusing on long-lasting materials misses the point entirely. Cost matters most. The average homeowner does not stay in a house long enough to justify these inflated investments. Forcing people into high-cost, long-lifespan materials is impractical and disconnected from reality.

Trees and Fences

The suggestion that you will regulate trees and fences to preserve “views” is intrusive and vague. Are you planning to force current homeowners to remove existing structures? Of course not. This is arbitrary overreach. We already have zoning regulations to address legitimate concerns—this is unnecessary interference.

Resale Impact

With 35 years in commercial real estate, I can say with certainty: buyers do not want this. Increased regulation, added costs, and the need to seek approval from a small group will drive people away from this market. The idea that a committee gets to decide what homeowners can do with their own property is unconscionable.

Conclusion

While I understand and appreciate the importance of preserving the character and history of our neighborhoods, I have concerns that this designation could place unnecessary restrictions on homeowners and property owners. Historic district regulations often limit the ability to make modifications, increase costs for repairs and renovations, and create additional bureaucratic hurdles that may discourage investment and upkeep.

North Avondale is a vibrant and evolving community. Imposing strict preservation rules could make it more difficult for residents to adapt their homes to modern needs, reduce property values in some cases, and limit opportunities for thoughtful development. I believe there are alternative ways to celebrate and preserve the neighborhood’s history without implementing regulations that may negatively impact current and future residents.

Ultimately, you do not have widespread support. You did not have adequate outreach. And you certainly do not have a compelling reason to impose this. Abandon this proposal. It is unnecessary, unwanted, and unfair to homeowners. If it isn’t broken, stop trying to fix it. Homeowners themselves—not an individual or committee of unknown background, agendas, or political affiliation—should have the final say over their own properties.

Sincerely,

Homeowner at 995 Lenox Pl.

Couch, Gabrielle

From: Jennifer Heisey <jlheisey@gmail.com>
Sent: Sunday, April 5, 2026 2:50 PM
To: nana@northavondalecincinnati.com; Couch, Gabrielle; Cincinnati City Planning; ClerkOfCouncilEmail
Cc: Greg Forest
Subject: [External Email] Letter of Support: North Avondale Historic District Proposal

You don't often get email from jlheisey@gmail.com. [Learn why this is important](#)

External Email Communication

April 5, 2026

City Planning Commission
City of Cincinnati
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Members of the City Planning Commission and Cincinnati City Council,

We are writing as residents and homeowners at 4003 Beechwood Avenue to express our strong support for the proposed North Avondale Local Historic District designation.

We understand the Commission has requested additional community input and clarification on the proposed guidelines, and we appreciate the thoughtful approach to ensuring this designation is both effective and equitable.

North Avondale is one of Cincinnati's most architecturally rich and historically intact neighborhoods. Its collection of late 19th and early 20th century homes reflects a remarkable range of architectural styles, craftsmanship, and urban planning that together tell an important story about the city's development. Preserving the unique look and feel of North Avondale is essential to maintaining the architectural continuity and sense of place that define the neighborhood.

Historic district designation provides a thoughtful framework to protect these defining features while allowing for appropriate investment and improvement. Communities across Cincinnati and Ohio have demonstrated that historic designation stabilizes property values, encourages responsible reinvestment, and supports long-term neighborhood vitality. It ensures that changes are made with care and consistency, protecting both individual homeowners and the collective integrity of the neighborhood. This framework also helps ensure that future changes are compatible in scale and character with the existing neighborhood, preserving its pattern of primarily single-family homes and preventing the loss of historic properties through demolition or incompatible redevelopment.

It is important that this designation remains inclusive and supportive of residents and continues to preserve the character that is fundamental to North Avondale's historical significance. We are encouraged by the neighborhood association's effort and ongoing commitment to provide resources and guidance to homeowners as we make thoughtful investments in our homes.

We respectfully encourage the Commission to continue advancing this designation following the additional engagement process. Doing so will help ensure that North Avondale remains one of Cincinnati's most distinctive and treasured neighborhoods for generations to come.

Thank you for your consideration and for your commitment to preserving Cincinnati's historic assets.

Respectfully,

Jennifer Heisey
Greg Forest
4003 Beechwood Avenue
Cincinnati, OH 45229

Couch, Gabrielle

From: Elizabeth Tye-Bristol <liztye.esq@gmail.com>
Sent: Monday, April 13, 2026 4:10 PM
To: Couch, Gabrielle
Cc: Cincinnati City Planning; nana@northavondalecincinnati.com; Clerkofcourts@cincinnati-oh.gov
Subject: [External Email] NA Historic District Proposal

You don't often get email from liztye.esq@gmail.com. [Learn why this is important](#)

External Email Communication

Kevin Bristol

Elizabeth A. Tye-Bristol

820 Redbud Ave

Cincinnati, Ohio 45229

liztye@icloud.com

513-225-8673

April 13, 2026

City Planning Commission

City of Cincinnati

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Re: Support for North Avondale Local Historic District Designation

Dear Members of the City Planning Commission and City Council:

We are writing to express our strong support for the proposed designation of the North Avondale neighborhood as a Local Historic District.

North Avondale is one of Cincinnati's most architecturally rich and historically intact communities. The neighborhood reflects a unique blend of residential design, cultural history, and long-standing community pride. Preserving this character through historic designation is not only appropriate, but necessary to protect its integrity for future generations.

The proposed designation will help ensure that development and renovations are carried out in a manner that respects the existing architectural fabric of the neighborhood. This thoughtful approach to preservation will stabilize property values, encourage responsible investment, and maintain the aesthetic and historical significance that make North Avondale such a special place to live.

Importantly, this effort reflects the voices and commitment of residents who care deeply about their community. The continued support demonstrated by neighbors underscores the shared goal of preserving North Avondale's identity while allowing it to thrive.

We respectfully urge the City Planning Commission and City Council to approve the proposed historic district designation. Doing so will recognize and protect one of Cincinnati's most distinctive neighborhoods and ensure its legacy endures.

Thank you for your time and consideration.

Sincerely,

Kevin Bristol

Elizabeth A. Tye-Bristol

Couch, Gabrielle

From: David Whelan <dwhelanpe@gmail.com>
Sent: Friday, April 3, 2026 1:03 AM
To: Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban
Subject: [External Email] Opposition to the Historic District Designation for North Avondale

You don't often get email from dwhelanpe@gmail.com. [Learn why this is important](#)

External Email Communication

Dear City Planning Team,

I am writing to express my opposition to the proposed Historic District designation for North Avondale. As a resident (Avon Fields Place) who would be impacted by this designation, I appreciate the intent behind preserving the character of our neighborhood, but the practical impact of this designation would create far more challenges than benefits for the people who live here.

At the initial Historic Conservation Board meeting, I shared concerns about the financial burden this designation would place on homeowners. Property taxes have already risen significantly in recent years, and any increase in assessed value will only intensify that strain—especially for residents on fixed incomes or those whose wages have not kept pace with rising costs. On top of that, the additional fees and review requirements for home repairs or improvements would create ongoing expenses that many households simply cannot absorb.

The rules associated with historic designation are also difficult to navigate. Neighbors have shared inconsistent experiences about what is allowed and what is not, and the lack of clarity creates confusion and frustration. Granting the Historic Conservation Board authority over routine decisions on our own properties effectively imposes an HOA-style system that many of us never agreed to when purchasing our homes.

In the years I have lived here, I have seen homes change hands and families come and go, but I have not seen any demolition or drastic alterations that threaten the character of the neighborhood. The proposed designation seems to be a solution in search of a problem that does not exist. People buy the house and large lots here because they appreciate the character and beauty of the neighborhood. I have not known anyone who has visited or purchased a residence here that has ever thought of a modification that would be so drastic.

I am also concerned about how the boundaries of the proposed district were drawn. The exclusion of the Belvedere—after significant pushback from its residents—suggests that the lines were adjusted strategically to increase the likelihood of approval rather than to reflect the true fabric of the neighborhood. Many residents were unaware of these changes, in part because NANA's communication does not reliably reach everyone, especially families who cannot attend meetings. Based on conversations with neighbors, this proposal is not widely supported.

I urge you to consider the real impact this designation would have on the people who call North Avondale home. Many residents view this as an unnecessary intrusion on their rights as homeowners and a financial burden they cannot afford. While the Connected Communities initiative aims to make our city

more inclusive and accessible for people of all backgrounds and income levels, this designation would move us in the opposite direction.

For these reasons, I respectfully ask that you reject the proposed Historic District designation.

Thank you for your time and consideration,

David S. Whelan, P.E.

dwhelanpe@gmail.com

North Avondale Resident

Couch, Gabrielle

From: melissa lieb <melissa.rae.lieb@gmail.com>
Sent: Sunday, April 19, 2026 2:48 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

[You don't often get email from melissa.rae.lieb@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Hello!

Melissa Lieb here-my family and I reside at 975 Avondale Avenue, and we oppose the historic district designation. Thank you for your consideration.

-Melissa

Sent from my iPhone

Couch, Gabrielle

From: John Paul Marrero <chefjp54@yahoo.com>
Sent: Sunday, April 5, 2026 5:52 PM
To: Couch, Gabrielle
Subject: [External Email] Proposed North Avondale Historic District

You don't often get email from chefjp54@yahoo.com. [Learn why this is important](#)

External Email Communication

As a resident of North Avondale I am asking that the application for Historic District status be rejected. Although I am not a property owner I feel this designation would adversely affect those who do own property in the neighborhood.

Couch, Gabrielle

From: Sarah Whelan <whelsarah@gmail.com>
Sent: Thursday, April 2, 2026 8:53 PM
To: Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban
Subject: [External Email] Concerns Regarding Proposed Historic District Designation

You don't often get email from whelsarah@gmail.com. [Learn why this is important](#)

External Email Communication

Dear City Planning Committee,

I hope you are well. I am writing as a resident of North Avondale to share my perspective on the proposed historic district designation. I want to begin by acknowledging that there are meaningful benefits to historic preservation. Protecting architectural character, maintaining the visual identity of the neighborhood, and ensuring thoughtful development are goals that many of us in the affected area value and are part of why we chose to live in this part of town. I appreciate the intent behind the proposal and the work that has gone into evaluating it. At the same time, I must express that I do not support the designation as it is currently outlined. The financial impact on my family and our neighbors would be significant, and for many of us, potentially unmanageable. Increased property taxes, higher costs for required materials and contractors, and the need for specialized approvals for repairs or maintenance all create a burden that could make it difficult for current residents to remain in their homes. Routine upkeep on older properties is already expensive, and adding mandatory historic-compliant repairs would raise those costs even further. While preservation is important, the requirements associated with a historic district could place long-term financial strain on families who simply cannot absorb these additional expenses. One of the reasons we chose to move to this part of town is due to the unique sense of community and diversity and this would be disrupted if residents are forced to leave due to rising costs. For these reasons, I respectfully ask the Council to reconsider moving forward with the designation or to explore alternatives that protect neighborhood character without imposing unaffordable obligations on current residents. Thank you for your time and for considering the concerns of those who would be directly affected.

Sincerely,

Sarah Whelan

--

Sarah Whelan
704-995-2835
whelsarah@gmail.com

Couch, Gabrielle

From: Megan Karalambo <megan@karalambo.com>
Sent: Friday, April 3, 2026 7:39 AM
To: Couch, Gabrielle; Ferries-Rowe, Sophia; Conservator, Urban
Subject: [External Email] Opposition to the North Avondale Historic District

You don't often get email from megan@karalambo.com. [Learn why this is important](#)

External Email Communication

To whom this may concern,

I am a resident in North Avondale, living at 1015 Valley Lane. I am admittedly opposed to creating a historic district for our neighborhood. I believe putting in the historic district restrictions makes it even harder and most costly to upkeep these historic homes. If a home owner wants to replace the windows to make them more energy efficient then they should be allowed to do so without having to jump through hoops. If they are replacing windows then it goes to show they are drafty and inefficient. Why make someone jump through hoops if they want to invest in their property to ultimately save money? I am an urban planner and I feel that historic districts should not be put in place in residential areas. If you are buying a historic home then you do your best to upkeep it. I think the residents in our neighborhood do a good job upkeeping their homes to the best of their ability and their financial situation. Creating a historic district makes it more costly to upkeep these homes.

Lastly, if you are going to move forward with this process you need to have more effort put in for public input. I spoke with a number of my neighbors who had no information on this and they were confused as to what it meant. Again there needs to be more public input on this.

Thank you,

Megan Karalambo
1015 Valley Lane
M 248 302 1361

-

Couch, Gabrielle

From: Marla Barone <baronemarla054@gmail.com>
Sent: Wednesday, May 27, 2026 9:25 AM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District

You don't often get email from baronemarla054@gmail.com. [Learn why this is important](#)

External Email Communication

Gabrielle,

I SUPPORT the Historic District proposal.

As long time residents of North Avondale (over 40 yrs) preserving and protecting the architectural significance of the residences will not only add to the historical significance of our City, but will help insure the maintenance of the architectural uniqueness of this historic area of our City.

Thank you,

Marla & Anthony Barone
1031 Redway Avenue

Couch, Gabrielle

From: Melmind <melmind@aol.com>
Sent: Wednesday, May 6, 2026 6:17 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale

External Email Communication

100% support for HP

We tried this 20 years ago when I was President, but people were to afraid Mel NIZNY, MD Sent from my iPhone

Couch, Gabrielle

From: John Seibert <seiberjk@gmail.com>
Sent: Friday, May 15, 2026 4:26 PM
To: Kearney, Jan-Michele; Albi, Anna; Cramerding, Jeff; Jeffreys, Mark; Johnson, Scotty; Nolan, Evan; Owens, Meeka; Walsh, Seth; Aftab, Mayor; James, Ryan; Couch, Gabrielle; ClerkOfCouncilEmail; Ferries-Rowe, Sophia; Conservator, Urban; Cincinnati City Planning
Cc: tseibert@harknessdesigngroup.com
Subject: [External Email]

You don't often get email from seiberjk@gmail.com. [Learn why this is important](#)

External Email Communication

John & Tracey Seibert
1015 Redway Avenue
Cincinnati, Ohio 45229

May 15, 2026

RE: NORTH AVONDALE HISTORIC DISTRICT PROPOSAL SUPPORT

Dear Mayor Aftab Pureval, City Council and Planning Commission Members,

As a resident of the North Avondale neighborhood, we are writing to support the proposed North Avondale Historic District currently under consideration and subsequent to changes made per the Planning Commissions questions and recommendations made at its April 3rd Commission Meeting.

North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Stunning examples of Italian Renaissance, Neoclassical, Tudor Revival, Colonial Revival and Arts and Crafts styles line our beautiful neighborhood. We believe the historic designation of North Avondale will protect and preserve these architectural beauties for future generations and ensure that new construction within the district is compatible with its historic character.

As a design professional couple we are Emeriti Associate Vice President of Planning Design and Construction of the University of Cincinnati and a private Corporate Interior Design firm that live here in North Avondale because of its distinct character and we do hope your recognition and designation of this place and its history will help and protect this distinction as a City gem.

Unfortunately, we will not be able to attend The Public Staff Conference to be held on Monday, May 18 at 5:30 PM or The City Planning Commission meeting to be held on Friday, June 5 at 9:00 AM, due to other obligations.

Please vote in support of preserving and protecting the architecture in our neighborhood.

Sincerely,

John & Tracey Seibert long time (~24 Years) residents of North Avondale

Couch, Gabrielle

From: Jack Rouse <jackrouse@me.com>
Sent: Wednesday, May 27, 2026 5:54 PM
To: Couch, Gabrielle
Subject: [External Email] North Avondale Historic District Proposal

[You don't often get email from jackrouse@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

Gabrielle: I am 100%/totally in support of the North Avondale Historic District proposal. We have lived on at 3905 Winding Way for 50 + years. It is our “starter” house and we never saw any reason to leave North Avondale. This district designation will go a long way to protect this beautiful and historic area of Cincinnati. Thank you

Jack & Moe Rouse
jackrouse@me.com
513-703-9464
3905 Winding Way, 45229
Sent from my iPad

SUBJECT: A report and recommendation on a proposed Local Historic Conservation District designation in North Avondale.

GENERAL INFORMATION:

Location: Various properties within North Avondale

Petitioner: Vice Mayor Jan-Michele Lemon Kearney,
on behalf of the North Avondale Neighborhood Association
P.O. Box 16152, Cincinnati, OH, 45216

Owner: Various property owners within North Avondale

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Updated Location Map
- Exhibit B – Updated Designation Report & Resource Inventory
- Exhibit C – Updated Conservation Guidelines
- Exhibit D – Updated Boundary Map
- Exhibit E – Timeline and Engagement
- Exhibit F – Historic Conservation Board Staff Report
- Exhibit G – Historic Conservation Board Recommendation Letter
- Exhibit H – Cincinnati Preservation Letter of Support
- Exhibit I – North Avondale Business Association Letter of Support
- Exhibit J – Resident Petitions
- Exhibit K – Written Comment

BACKGROUND:

The applicant, Vice Mayor Jan-Michele Kearney, on behalf of the North Avondale Neighborhood Association (NANA), is requesting a Local Historic Conservation District designation consisting of 370 properties, of which 337 are contributing (91%) and 33 are non-contributing (9%), within the neighborhood of North Avondale.

The proposed district (Exhibit A) encompasses all of the properties on both sides of Avon Fields Lane, Avon Fields Place, Red Bud Place, Red Bud Avenue, Betula Avenue, Rose Hill Avenue, Beechwood Avenue, Lenox Place, Lenox Avenue, Glen Lyon Avenue, Dakota Avenue, Redway Avenue, Marion Avenue, and Valley Lane. It also includes a number of properties on Avondale Avenue, Barry Lane, Dana Avenue, Reading Road, and Winding Way. The boundary was selected based on the cohesiveness of architectural character within the district, which retains an excellent integrity of location, design, setting, materials, workmanship, feeling, and association.

The area is primarily zoned for large-lot single-family residential (SF-10-T and SF-20-T), with the exception of the Office Limited (OL-T) and Commercial Neighborhood – Pedestrian Oriented (CN-P-T) parcels spanning Reading Road, nine parcels zoned for medium-lot single-family residential (SF-6-T) on Lenox Place, nine parcels zoned Residential Mixed (RMX-T) on Dana Avenue, and one parcel zoned Residential Multifamily 1.2 (RM-1.2-T) on Paddock Road. Reading Road is a designated Transportation Corridor, so all parcels within the proposed district are given the Connected Communities “T” designation.

The concept of the North Avondale Local Historic District first arose in 2023, as historic preservation emerged as a goal of the in-progress neighborhood plan. In early 2024, NANA began gauging residents’ interest in a

historic district via the NANA newsletter, website posts, at monthly meetings, and at the North Avondale Block Party with Cincinnati Symphony Orchestra on July 19, 2024. In August, Vice Mayor Kearney agreed to be the official applicant, and in September, Beth Sullebarger was hired by NANA as the historic preservation consultant to produce the necessary application materials. In the fall of 2024, NANA engaged at two additional North Avondale block parties and began a press blitz with articles appearing in the Cincinnati Enquirer, Fox 19, and WCPO, as well as a radio interview on WVXU.

A kick-off meeting for the Historic District process was held on January 25, 2025. Additional meetings for the project were held on February 19, March 19, and June 10, 2025. The draft guidelines were posted to NANA's website on June 30, and information tables were set up at two additional block parties on July 18 and October 5, 2025. An application was officially accepted on December 23, 2025. See Exhibit E for the full timeline of neighborhood-led engagement.

On March 9, 2026, the Historic Conservation Board voted 5-1 to recommend approval of the proposed designation, including the staff recommendation for revised language in the "Demolitions" section of the Conservation Guidelines. On April 3, 2026, the item was presented to the City Planning Commission and public comment was taken. The City Planning Commission voted to hold the proposed designation with instructions to hold an additional public staff conference and for the applicant to work with City staff on revisions to various sections of the application materials—including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines—in order to correct mistakes and provide further detail and clarity.

SUMMARY OF REVISIONS:

After the April 3, 2026, City Planning Commission meeting, several revisions were made to the application materials. NANA's Executive Board voted to approve these revisions at their meeting on April 7, 2026. Revisions are highlighted in the Exhibits and detailed below.

Boundary Map (Exhibit D)

Two properties, 1064 Barry Lane and 1026 Avondale Avenue, were added at the request of the homeowners.

Resource Inventory (Exhibit B)

Two properties, 1067 and 1070 Barry Lane, formerly listed as noncontributing structures, were removed from the Resource Inventory because they lay outside the finalized boundary of the proposed district. Four properties, 686 and 690 Red Bud Avenue, 724 Betula Avenue, and 1007 Marion Avenue, were corrected to be listed as noncontributing structures.

Designation Report (Exhibit B)

The number of resources provided throughout the document and list of noncontributing structures on page 25 of Exhibit B were modified to reflect the adjustments and corrections to the Boundary Map and Resource Inventory listed above. The architect profiles were amended to add information about John Scudder Adkins on page 9 and Werner & Adkins on page 14 of Exhibit B.

Conservation Guidelines (Exhibit C)

Introduction: Language was added on page 2 of Exhibit C to clarify that a Certificate of Appropriateness must be obtained from either the Historic Conservation Board or Urban Conservator, depending on whether the work is considered a major or minor alteration, and to advise applicants to check with the Urban Conservator's office for minor items that can be reviewed at the staff level.

Door and Window Openings: Language was added on page 9 of Exhibit C to include substitute materials, flexibility on building elevations that are not visible from the right-of-way, and a list of approved windows. On page 10 of Exhibit C, further explanation was added regarding plastic and vinyl windows.

Roofs: Acceptable substitute materials for slate and clay tile roofs were listed on page 11 of Exhibit C.

Walls and Fences: Language was added on page 13 of Exhibit C to explain why fences are relevant to the character of the district and to clarify that non-historic fences may be removed.

Landscaping and Site Features: This section was removed in its entirety from the Conservation Guidelines.

Accessory Structures: Language was revised on page 17 of Exhibit C to apply to all accessory structures, as opposed to only accessory dwelling units, and to be more in line with how accessory structures are treated in other historic districts. These revisions were made prior to the April 3, 2026, City Planning Commission meeting.

Demolitions: Language was revised on page 20 of Exhibit C per the recommendation of the City of Cincinnati Law Department to remove any reference to demolition based on Emergency Demolition and Economic Hardship, as these items are already included in §1435 of the Cincinnati Zoning Code, along with a third provision for Demolition in Compliance with Associated Historic Conservation Guidelines. Additionally, the modified language is more consistent with other historic districts. These revisions were made prior to the April 3, 2026, City Planning Commission meeting and were approved by the Historic Conservation Board.

Non-Contributing Buildings: Page 21 of Exhibit C was adjusted to reflect the corrections to the Boundary Map and Resource Inventory listed above.

HISTORIC SIGNIFICANCE:

The applicant nominates the proposed district under the following Criteria, outlined in §1435-07-1 (a) “Becoming a Historic Structure; Determination of Historic Significance,” of the Cincinnati Zoning Code:

1. Association with events that have made a significant contribution to the broad patterns of our history; and
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;

Staff finds that the proposed district has historic significance as defined by §1435-07-1(a) under Criteria 1 and 3.

Under Criterion 1, the North Avondale Historic District is significant in the history of Cincinnati as an upper-middle-class residential neighborhood developed between 1896 and 1940. Sparked by expanding transportation options, including a new electric streetcar line accessing the neighborhood in the early 1890s, the early subdivision of land in North Avondale encouraged urban expansion from the basin area. This development began in earnest in 1893 with the Rose Hill Park Subdivision, mostly on the west side of Reading Road, followed by other subdivisions on the east side.

The force behind Rose Hill Park was Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company, who invested his profits in real estate. Many other wealthy Cincinnatians moved to the area to escape the congestion, noise, and pollution of the basin. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. As the neighborhood developed in the early twentieth century, North Avondale also became an enclave for affluent German Jews, who moved there from the West End.

Under Criterion 3, the North Avondale Historic District is architecturally significant as an example of the landscape-lawn approach to a suburban subdivision, defined by a park-like character with continuous lawns and picturesque curving streets. This approach was closely related to the British “Garden City” movement. Gaslights add to the area’s historic ambiance. The district retains the overall feel and visual character of its original streetscape dating back to the development of the neighborhood, with substantial high-style houses on large lots.

The cohesiveness and variety of architectural styles in the urban architecture of the area is unique. Homes in North Avondale represent an unusually rich array of architectural styles, including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, that typify the period of significance. The district includes many high-style buildings, providing a highly diverse selection of architectural styles. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; Tietig & Lee; and Werner & Adkins.

ROLE OF THE CITY PLANNING COMMISSION:

The Historic Conservation Board recommendation (Exhibit F) is narrowly focused on a determination of historic significance under §1435-07-1(a) and the proposed conservation guidelines' effectiveness at preserving the structures within the boundaries. According to §1435-07-2-B of the Cincinnati Zoning Code, the City Planning Commission reviews broader criteria pertaining to preservation as well as urban planning and economic development. When holding a public hearing to determine whether to follow the recommendation of the Historic Conservation Board, 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;*

The proposed designation of the North Avondale Historic District is consistent with the Sustain Initiative Area of *Plan Cincinnati (2012)*. See "Consistency with *Plan Cincinnati (2012)*."

2. *The effect of the proposed designation on surrounding areas and economic development plans of the city;*

The proposed designation will have a positive impact on the long-term stability of the neighborhood and the economic development plans of the city.

3. *Such other planning and historic preservation considerations as relevant to the proposed designation.*

The proposed designation will preserve a unique and historic area of the city by promoting the general maintenance of the building stock and ensuring contextual and compatible new development.

PUBLIC COMMENT AND NOTIFICATION:

A joint public staff conference and Historic Conservation Board pre-hearing was held by the Department of City Planning and Engagement on Tuesday, January 27, 2026, virtually on Zoom. Mailed notice was sent to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly.

A total of 79 members of the public were in attendance at the first virtual staff conference, in addition to the applicant team and members of city staff. There were many questions regarding the details of the district, how it would work in practice, and how decisions about the guidelines were made. Questions were answered by City staff and the applicant team as appropriate.

Attendees in support of the designation expressed that the area within the proposed district is worthy of protection, and a historic district is the primary tool to accomplish that end. Proponents supported the proposed guidelines' ability to regulate new construction and limit demolitions. Proponents also felt that the restrictions within the guidelines were reasonable and that homeowners should expect to interact with the city when making changes to their homes. Some proponents also felt that the designation will protect the neighborhood from perceived threats as a result of the recently passed Connected Communities legislation and provide an avenue for the neighborhood to weigh in on new development.

Attendees in opposition to the designation expressed that the district would impose an unnecessary burden on them, increasing the cost and time involved in making alterations to their homes and limiting their right to do as they please with their property. Opponents also expressed concern about the size and coherence of the district. Some opponents also disagreed with the motivation for the district to limit development as related to the Connected Communities legislation and questioned whether the proposed district would provide the sort of protections the proponents seek.

Joint notice of the March 9, 2026, Historic Conservation Board hearing and April 3, 2026, City Planning Commission meeting was mailed to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly. Email notice was sent to all persons who registered for the January 27 public staff conference.

At the March 9, 2026, Historic Conservation Board hearing, a total of 12 individuals provided public comments. Seven spoke in support, four spoke in opposition, and one was unsure. The primary comments raised mirrored those heard during the public staff conference. Those in support reiterated the eligibility of the proposed district for its historic significance, the limited scope of the guidelines to regulate only the exterior with a focus on the front façade, the positive impact of historic districts on neighborhood stability, the creation of a way for neighbors to weigh in on development, and the level of community engagement conducted by NANA. Those in opposition reiterated concerns about increased burden in terms of time, stress, and cost, especially for low-income and elderly residents, and expressed concern about the level of community engagement during the process.

At the April 3, 2026, City Planning Commission meeting, a total of 13 individuals provided public comments. Five spoke in support, seven spoke in opposition, and one did not provide a position. Comments echoed those provided during the January 27, 2026, public staff conference and March 9, 2026, Historic Conservation Board meeting for both those in support and those in opposition.

A second public staff conference was held on Monday, May 18, 2026, virtually on Zoom. Joint notice of the public staff conference and the June 5, 2026, City Planning Commission meeting was mailed to all property owners inside of and within 400 feet of the boundary of the district, as well as the North Avondale Neighborhood Association, the Avondale Community Council, Avondale Development Corporation, and the Paddock Hills Assembly. Email notice was sent to all persons who registered for the January 27, 2026, public staff conference and attended the April 3, 2026, City Planning Commission meeting.

A total of 22 members of the public were in attendance at the virtual public staff conference, in addition to the applicant team and members of City staff. Attendees asked about the process of engagement with the Belvedere Homeowners Association and the reason for the building's exclusion, how corner lots will be treated for regulations referencing visibility from the right-of-way, how existing conditions on properties prior to the designation that are not compliant with the Conservation Guidelines will be treated and verified, and the details of how code enforcement is conducted. Questions were answered by City staff and the applicant team as appropriate.

At this time, staff have received 160 items of public feedback, including petitions and written comments (Exhibits J and K). These responses include 155 individuals representing 96 addresses in support of the proposed designation, and 29 individuals representing 20 addresses in opposition. The breakdown of addresses that have submitted comments to the city comes to 83% comments in support and 17% comments in opposition. Letters of support were also submitted by Cincinnati Preservation and the North Avondale Business Association (Exhibits H and I).

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed designation is consistent with the Sustain Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Preserve our natural and built environment” (p. 197). The proposed designation provides the legal mechanism to preserve the built environment in North Avondale by regulating demolition and restricting incompatible modifications. The Conservation Guidelines are crafted in such a manner as not to be overly burdensome on residents, but still adequately achieve the conservation goals of the district, ensuring the sustainability of the district and the longevity of the neighborhood.

ANALYSIS:

The proposed North Avondale Historic District was born from the City’s neighborhood planning activities in the community, as part of the goal-setting and visioning process between residents and stakeholders. While the draft plan is not yet complete, the proposed designation represents a legitimate and tangible advancement of the priorities of the community that emerged from that process.

The project has been initiated and led by NANA as a grassroots effort with a final product that came at the behest of residents, representing a level of community ownership and direction that helps to ensure the project is designed to maximally benefit residents.

The level of community engagement for the project has been thorough. NANA conducted outreach through all channels available to them: their website, mailing list, and regular meetings, as well as tabling at multiple large, neighborhood-wide events, and a press blitz that reached three local newspapers and included a radio interview.

Staff finds that the proposed district meets the criteria for historic designation and that the proposed district does represent a cohesive and distinct collection of structures. While there are 16 architectural styles identified in the Designation Report, the proposed Conservation Guidelines are written in a manner that is not overly prescriptive. Modifications are reviewed for compatibility, which is determined on a case-by-case basis according to the specific style of the individual home.

Staff finds that the proposed guidelines effectively balance the regulations necessitated for adequate preservation with the desire to minimize bureaucratic and cost burdens on residents. On existing homes, the proposed guidelines regulate only major exterior modifications, meaning interior renovation and routine exterior maintenance are not subject to review. Additionally, the guidelines express a specific focus on the primary facades of the home, providing leniency regarding rear and side yards (on non-corner lots). Staff also finds that the proposed guidelines appropriately serve to restrict out-of-context new construction from disrupting the unique historic character of the neighborhood without onerous or unreasonable restrictions on new development.

At the April 3, 2026, City Planning Commission meeting, the commissioners requested that the applicant work with City staff on revisions to various sections of the application materials, including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines, in order to correct mistakes and provide further detail and clarity. Revisions were made to the Boundary Map, Resource Inventory, Designation Report, and the Conservation Guidelines to correct mistakes, add clarity about the Certificate of Appropriateness process, list examples of acceptable substitute materials, and streamline or minimize the regulations where appropriate. Staff finds that these revisions meet the request of the commissioners.

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 Local Historic Conservation District designation of the North Avondale Historic District in North Avondale as described in the Designation Report included as Exhibit B;
2. **APPROVE** the attached map amendment designating the historic district as seen in Exhibit A; and
3. **APPROVE** the proposed Conservation Guidelines as seen in Exhibit C.

Respectfully submitted:



Gabrielle Couch, Senior City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

August 4, 2026

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

DESIGNATING an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District.

Summary:

The applicant, Vice Mayor Jan-Michele Kearney, on behalf of the North Avondale Neighborhood Association (NANA), is requesting a Local Historic Conservation District Designation consisting of 370 properties (337 contributing; 33 non-contributing) within the community of North Avondale. The application was approved in a 5-1 vote by the Historic Conservation Board at their meeting on March 9, 2026.

The application was held by the City Planning Commission at their meeting on April 3, 2026 with instructions to hold an additional public staff conference and for the applicant to work with City staff on revisions to various sections of the application materials, including the Resource Inventory and the accessory structures, roofs, windows, fences, and landscaping sections of the Conservation Guidelines, in order to correct mistakes and provide further detail and clarity. The revised application was presented to the City Planning Commission at their meeting on June 5, 2026.

The City Planning Commission recommended the following on June 5, 2026 to City Council:

APPROVE the proposed Local Historic Conservation District designation of the North Avondale Historic District in North Avondale as described in the Designation Report included as Exhibit B;

APPROVE the map amendment designating the historic district as seen in Exhibit A; and

APPROVE the proposed Conservation Guidelines as seen in Exhibit C.

Motion to Approve: Ms. Beltran

Seconded: Ms. Albi

Ayes:

Ms. Albi

Ms. Beltran

Mr. Dansby

Mr. Eby

Mr. Samad

Mr. Weber

THE CITY PLANNING COMMISSION



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

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M.M. Long City Manager

Subject: **EMERGENCY ORDINANCE – AMENDING ORDINANCES TO REDUCE THE SPECIAL ASSESSMENTS TO BE LEVYED AT OAKLEY STATION.**

202602489

Attached is an Emergency Ordinance captioned:

AMENDING Ordinance No. 228-2012 passed by Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244-2018, Ordinance No. 321-2019, Ordinance No. 270-2020, Ordinance No. 311-2021, Ordinance No. 237-2022, Ordinance No. 306-2023, Ordinance No. 273-2024, and Ordinance No. 260-2025, for the purpose of reducing those special assessments levied and to be collected in 2027 (with tax year 2026 property taxes), based upon a report of the administrator for bonds issued by the Port of Greater Cincinnati Development Authority related to the Oakley Station development project.

BACKGROUND/CURRENT CONDITIONS

The Public Infrastructure Improvements for the Oakley Station project were funded by special obligation bonds issued against future revenue streams from a Project Tax Increment Financing (TIF) District put in place on the project site and back stopped by a Special Assessment levied on the properties within the project site. Each year, the Port Authority, as the TIF and Special Assessment Administrator, issues an annual report determining the appropriate level of Special Assessments to be certified to the properties in the coming tax year.

DEVELOPER INFORMATION

The Port of Greater Cincinnati Development Authority disbursed the bonds and serves as the TIF and Special Assessment Administrator. The Developer for Oakley Station is USS Realty, LLC.

SPECIAL ASSESSMENT UPDATE

The 2026 Administrator's Report determined that actual TIF revenues and projected TIF revenues for the 2026 (collect 2027) tax year are adequate to cover all bond obligations and have additional reserves on hand, so the Special Assessment for this year may be lowered to \$0.00.

State law requires the City to certify assessments to the County Auditor no later than the second Monday in September, which is September 14th this year. In order to hit that deadline, this item needs to be by leaved directly into Budget, Finance & Governance Committee on August 3, for passage by Council on August 5th.

RECOMMENDATION

The Administration recommends passage of this Emergency Ordinance to reduce the Special Assessment amounts, as recommended based on the annual Administrator's Report.

Copy: Brandon Rudd, Deputy Director, Office of Strategic Growth

EMERGENCY

ZDS

- 2026

AMENDING Ordinance No. 228-2012 passed by Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244-2018, Ordinance No. 321-2019, Ordinance No. 270-2020, Ordinance No. 311-2021, Ordinance No. 237-2022, Ordinance No. 306-2023, Ordinance No. 273-2024, and Ordinance No. 260-2025, for the purpose of reducing those special assessments levied and to be collected in 2027 (with tax year 2026 property taxes), based upon a report of the administrator for bonds issued by the Port of Greater Cincinnati Development Authority related to the Oakley Station development project.

WHEREAS, on June 20, 2012, Council adopted Resolution No. 38-2012 declaring the necessity of (i) constructing various public infrastructure improvements (“Public Infrastructure Improvements”) related to the Oakley Station development project generally located at 4701 Marburg Avenue (now comprised of various properties with addresses on Disney Street, Factory Colony Lane, Marburg Avenue, Oakley Mill Lane, Oakley Station Boulevard, and Vandercar Way) in the Oakley neighborhood of Cincinnati, and (ii) assessing lands for the costs of the Public Infrastructure Improvements as petitioned by the owners of 100 percent of such property (the “Petition”) in accordance with Chapter 727 of the Ohio Revised Code; and

WHEREAS, on June 20, 2012, Council passed Ordinance No. 228-2012 levying Special Assessments (as defined in the Cooperative Agreement, as defined below) to pay for the costs of constructing the Public Infrastructure Improvements; and

WHEREAS, Ordinance No. 228-2012 and the Petition contemplate that the Special Assessments will be reapportioned in accordance with the Petition upon the subdivision (or consolidation) of any parcels included within the assessed lands; and

WHEREAS, Ordinance No. 228-2012 and that certain Cooperative Special District Financing and Redevelopment Agreement dated July 31, 2012 (as amended, the “Cooperative Agreement”) among the City of Cincinnati, the Port of Greater Cincinnati Development Authority (the “Port Authority”), and USS Realty, LLC each contemplate that Council may reduce or abate the Certified Annual Installments (as defined in the Cooperative Agreement) of the Special Assessments based upon a report of an administrator (the “Administrator”) appointed by the Port Authority for bonds issued by the Port Authority and secured by an assignment of the Special Assessments; and

WHEREAS, pursuant to Ordinance No. 246-2013 passed by Council on August 7, 2013, Ordinance No. 179-2014 passed by Council on June 25, 2014, Ordinance No. 272-2015 passed by Council on August 5, 2015, Ordinance No. 268-2016 passed by Council on August 3, 2016 and Ordinance No. 213-2017 passed by Council on August 9, 2017, each based upon and consistent with reports of the Administrator, the Certified Annual Installments of the Special Assessments were reapportioned, first among Hamilton County Parcel Numbers 051-0001-0001, 051-0001-0063, and 051-0001-0064 and, upon passage of Ordinance No. 213-2017, among Hamilton County

Auditor Parcel Numbers 051-0001-0063, 051-0001-0064, 051-0001-0070, 051-0001-0071, 051-0001-0074, 051-0001-0078, 051-0001-0079, 051-0001-0080, 051-0001-0081, 051-0001-0082, 051-0001-0083, 051-0001-0084, 051-0001-0085, 051-0001-0086, 051-0001-0087, 051-0001-0088, 051-0001-0089, 051-0001-0090, and 051-0001-0091, and the Certified Annual Installments to be collected, as reapportioned in the respective years, were reduced and certified for collection; and

WHEREAS, pursuant to Ordinance No. 244-2018 passed by Council on August 1, 2018, Ordinance No. 321-2019 passed by Council on August 7, 2019, Ordinance No. 270-2020 passed by Council on August 5, 2020, Ordinance No. 311-2021 passed by Council on August 4, 2021, Ordinance No. 237-2022 passed by Council on August 3, 2022, and Ordinance No. 306-2023 passed by Council on September 7, 2023, based upon and consistent with reports of the Administrator, the Certified Annual Installments of the Special Assessments to be collected in the years 2019 through 2024, as previously apportioned among Hamilton County Auditor Parcel Numbers 051-0001-0063, 051-0001-0064, 051-0001-0070, 051-0001-0071, 051-0001-0074, 051-0001-0078, 051-0001-0079, 051-0001-0080, 051-0001-0081, 051-0001-0082, 051-0001-0083, 051-0001-0084, 051-0001-0085, 051-0001-0086, 051-0001-0087, 051-0001-0088, 051-0001-0089, 051-0001-0090, and 051-0001-0091, were reduced to zero for each of the tax collection years from 2019 through 2024 and those reductions, and the amounts to be collected with respect to each such parcel in those years (\$0.00), were certified to the Hamilton County, Ohio Auditor; and

WHEREAS, pursuant to Ordinance No. 273-2024 passed by Council on August 7, 2024, based upon and consistent with a report of the Administrator: (1) as a result of further subdivision of Hamilton County Auditor Parcel Number 051-0001-0089, the Certified Annual Installments of the Special Assessments apportioned to Hamilton County Auditor Parcel Number 051-0001-0089 were reapportioned among Hamilton County Auditor Parcel Numbers 051-0001-0112 and 051-0001-0113, and all prior reapportionments were confirmed, (2) the Special Assessment Roll for the Special Assessments (Exhibit A to Ordinance No. 228-2012 as most recently amended in Section 1 of Ordinance No. 213-2017) was further amended and restated in Section 1 of Ordinance No. 273-2024, (3) the Certified Annual Installments of the Special Assessments, as apportioned and reapportioned in Exhibit D to Ordinance No. 228-2012 (as most recently amended in Section 2 of Ordinance No. 213-2017 and restated in Attachment A thereto), were further amended in Section 2 of Ordinance No. 273-2024 and restated in Attachment A thereto and certified to the Hamilton County, Ohio Auditor, and (4) the Certified Annual Installments of the Special Assessments to be collected in 2025, as apportioned and reapportioned consistent with such report, were reduced to zero for tax collection year 2025 and those reductions, and the amounts to be collected with respect to each such parcel in that year (\$0.00), were certified to the Hamilton County, Ohio Auditor; and

WHEREAS, pursuant to Ordinance No. 260-2025 passed by Council on August 6, 2025, based upon and consistent with a report of the Administrator: (1) the Certified Annual Installments of the Special Assessments to be collected in the year 2026, as previously apportioned among Hamilton County Auditor Parcel Numbers 051-0001-0063, 051-0001-0064, 051-0001-0070, 051-0001-0071, 051-0001-0074, 051-0001-0078, 051-0001-0079, 051-0001-0080, 051-0001-0081, 051-0001-0082, 051-0001-0083, 051-0001-0084, 051-0001-0085, 051-0001-0086, 051-0001-0087, 051-0001-0088, 051-0001-0090, 051-0001-0091, 051-0001-0112, and 051-0001-0113, were reduced to zero for tax collection year 2026 and those reductions, and the amounts to be

collected with respect to each such parcel in those years (\$0.00), were certified to the Hamilton County, Ohio Auditor, and (2) the Certified Annual Installments of the Special Assessments for all remaining years of collection of the Special Assessments, as apportioned and reapportioned in Exhibit D to Ordinance No. 228-2012 (as most recently amended in Section 2 of Ordinance No. 273-2024 and restated in Attachment A thereto), were further amended in Section 2 of Ordinance No. 260-2025, restated in Attachment A thereto and, as adjusted to meet County Auditor requirements, certified to the Hamilton County, Ohio Auditor; and

WHEREAS, the City has received a report of the Administrator for the current year (the “Administrator’s Report”) determining, among other things, that:

(i) There have been no parcel splits or consolidations since the passage of Ordinance No. 273-2024 and none of the Special Assessments should be reapportioned at this time;

(ii) the Special Assessment Roll for the Special Assessments, referenced in Exhibit A to Ordinance No. 228-2012, as most recently amended in Section 1 of Ordinance No. 273-2024 and restated in Section 1 of Ordinance No. 260-2025, should not be amended and restated at this time;

(iii) the aggregate Annual Service Payment Credits (as defined in the Cooperative Agreement) for the current year (tax year 2026 and collection year 2027) are \$652,089.92, and such Annual Service Payment Credits are to be apportioned to each of the parcels included in the assessed lands in the same proportion as the Special Assessments;

(iv) the aggregate required Certified Annual Installments of the Special Assessments to be certified by the City to the Hamilton County, Ohio Auditor and collected by the Hamilton County, Ohio Treasurer in 2027 (with 2026 taxes) (*i.e.*, the applicable Certified Annual Installments after applying the Annual Service Payment Credits, as allocated in accordance with the Administrator’s Report), is \$0.00, requiring the annual Special Assessments for tax year 2026 to be reduced from the current aggregate Certified Annual Installments amount of \$652,089.92 to \$0.00 consistent with the Administrator’s Report; and

(v) the Certified Annual Installments of the Special Assessments for all remaining years of collection of the Special Assessments, as apportioned and reapportioned in Exhibit D to Ordinance No. 228-2012, as most recently amended in Section 2 of Ordinance No. 260-2025, should be amended and restated in their entirety consistent with the Administrator’s Report and taking into account the adjustments required by the Hamilton County, Ohio Auditor and the reductions made herein to the Certified Annual Installments of the Special Assessments to be collected in 2027 (with tax year 2026 property taxes); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, Hamilton County, Ohio:

Section 1. That, pursuant to the Cooperative Agreement (that term and any other term used but not defined herein being used as defined in the recitals to this ordinance) and based upon the Administrator’s Report: (a) the aggregate Annual Service Payment Credits for collection year 2027 shall be \$652,089.92, (b) such Annual Service Payment Credits shall be apportioned to each of the parcels included in the assessed lands in the same proportion as the Special Assessments, and (c)

the aggregate required Certified Annual Installments of the Special Assessments to be certified by the City to the Hamilton County, Ohio Auditor and collected by the Hamilton County, Ohio Treasurer in 2027 (with tax year 2026 property taxes) shall be reduced from \$652,089.92 to \$0.00, all as shown in the following table:

Assessed Lands (Parcel Number)	Current Year Certified Annual Installment	Current Year Annual Service Payment Credit	Special Assessments to be Certified for <u>Collection in 2027</u>
051-0001-0063	\$ 63,081.34	\$ 63,081.34	\$0.00
051-0001-0064	97,664.74	97,664.74	0.00
051-0001-0070	133,472.56	133,472.56	0.00
051-0001-0071	37,065.80	37,065.80	0.00
051-0001-0074	15,039.84	15,039.84	0.00
051-0001-0078	14,750.12	14,750.12	0.00
051-0001-0079	41,137.58	41,137.58	0.00
051-0001-0080	21,604.22	21,604.22	0.00
051-0001-0081	31,798.20	31,798.20	0.00
051-0001-0082	35,829.56	35,829.56	0.00
051-0001-0083	12,291.92	12,291.92	0.00
051-0001-0084	12,704.16	12,704.16	0.00
051-0001-0085	11,781.74	11,781.74	0.00
051-0001-0086	13,073.36	13,073.36	0.00
051-0001-0087	10,147.88	10,147.88	0.00
051-0001-0088	13,877.44	13,877.44	0.00
051-0001-0090	13,597.70	13,597.70	0.00
051-0001-0091	6,130.96	6,130.96	0.00
051-0001-0112	50,915.92	50,915.92	0.00
051-0001-0113	<u>16,124.88</u>	<u>16,124.88</u>	<u>0.00</u>
Total	\$652,089.92	\$652,089.92	\$0.00

Section 2. That each of the remaining Certified Annual Installments of the Special Assessments levied in Ordinance No. 228-2012, passed by City Council on June 20, 2012 (as previously amended), is hereby apportioned and allocated, or reapportioned and reallocated, consistent with the apportionments and allocations of the Special Assessments provided for under Section 1 of Ordinance No. 273-2024 (as restated in Section 1 of Ordinance 260-2025) and taking into account the reductions (to zero) in Section 1 of this ordinance of the Certified Annual Installments of the Special Assessments to be collected in 2027 (with tax year 2026 property taxes) and the adjustments required by the Hamilton County, Ohio Auditor, and that Exhibit D,

referenced in and attached to the Assessing Ordinance and most recently amended in Section 2 of Ordinance No. 260-2025 and restated in its entirety in Attachment A referenced in that Section 2 and attached to Ordinance No. 260-2025, is hereby amended and restated in its entirety to read as set forth in Attachment A to this ordinance, incorporated herein by reference.

Section 3. That all existing provisions of Ordinance No. 228-2012 passed by City Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244-2018, Ordinance No. 321-2019, Ordinance No. 270-2020, Ordinance No. 311-2021, Ordinance No. 237-2022, Ordinance No. 306-2023, Ordinance No. 273-2024, and Ordinance No. 260-2025, not amended hereby and not inconsistent with this ordinance shall remain in full force and effect.

Section 4. That the Clerk of Council is hereby directed to deliver a certified copy of this ordinance, including Attachment A hereto, to the Hamilton County, Ohio Auditor within fifteen days after its adoption or, if earlier than fifteen days after its adoption, within the time required by law for the certification of assessments to be collected in 2027 (with tax year 2026 property taxes).

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to certify the revised Special Assessments to the Hamilton County, Ohio Auditor by the certification deadline of September 14, 2026.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

REMAINING ANNUAL INSTALLMENTS OF ASSESSMENTS

Oakley Station Assessed Lands (Hamilton County Auditor Parcel Number)	Aggregate Allocated Certified Assessments	Aggregate Prior-Year Certified Assessments	Maximum Remaining Assessments Collectible Assessments	Remaining Assessments as Certified to County Auditor	TY: CY:	2027 2028	2028 2029	2029 2030	2030 2031	2031 2032	2032 2033	2033 2034	2034 2035	2035 2036
Eligible for Collection														
051-0001-0063	\$ 1,430,144.89	\$ 866,934.51	\$ 563,210.38	\$ 563,210.32		\$ 62,847.48	\$ 62,981.46	\$ 62,480.12	\$ 62,829.10	\$ 62,504.54	\$ 62,509.62	\$ 62,323.64	\$ 62,429.10	\$ 62,305.26
051-0001-0064	\$ 2,214,200.31	\$ 1,342,218.32	\$ 871,981.99	\$ 871,981.92		\$ 97,302.66	\$ 97,510.10	\$ 96,733.90	\$ 97,274.20	\$ 96,771.72	\$ 96,779.58	\$ 96,491.66	\$ 96,654.90	\$ 96,463.20
051-0001-0070	\$ 2,929,987.65	\$ 1,738,302.07	\$ 1,191,685.58	\$ 1,191,685.56		\$ 132,977.74	\$ 133,261.22	\$ 132,200.44	\$ 132,938.84	\$ 132,252.12	\$ 132,262.88	\$ 131,869.36	\$ 132,092.48	\$ 131,830.48
051-0001-0071	\$ 1,032,780.68	\$ 701,845.41	\$ 330,935.27	\$ 330,935.22		\$ 36,928.38	\$ 37,007.10	\$ 36,712.52	\$ 36,917.58	\$ 36,726.88	\$ 36,729.86	\$ 36,620.58	\$ 36,682.54	\$ 36,609.78
051-0001-0074	\$ 501,933.58	\$ 367,652.99	\$ 134,280.59	\$ 134,280.54		\$ 14,984.08	\$ 15,016.04	\$ 14,896.50	\$ 14,979.70	\$ 14,902.32	\$ 14,903.54	\$ 14,859.20	\$ 14,884.34	\$ 14,854.82
051-0001-0078	\$ 294,222.20	\$ 162,528.47	\$ 131,693.73	\$ 131,693.66		\$ 14,695.42	\$ 14,726.76	\$ 14,609.52	\$ 14,691.12	\$ 14,615.24	\$ 14,616.42	\$ 14,572.94	\$ 14,597.60	\$ 14,568.64
051-0001-0079	\$ 820,575.93	\$ 453,286.50	\$ 367,289.43	\$ 367,289.38		\$ 40,985.06	\$ 41,072.44	\$ 40,745.50	\$ 40,973.08	\$ 40,761.42	\$ 40,764.74	\$ 40,643.46	\$ 40,712.22	\$ 40,631.46
051-0001-0080	\$ 430,941.91	\$ 238,052.50	\$ 192,889.41	\$ 192,889.38		\$ 21,524.12	\$ 21,570.02	\$ 21,398.32	\$ 21,517.84	\$ 21,406.68	\$ 21,408.42	\$ 21,344.72	\$ 21,380.84	\$ 21,338.42
051-0001-0081	\$ 634,282.44	\$ 350,377.90	\$ 283,904.54	\$ 283,904.54		\$ 31,680.32	\$ 31,747.86	\$ 31,495.14	\$ 31,671.06	\$ 31,507.46	\$ 31,510.02	\$ 31,416.26	\$ 31,469.42	\$ 31,407.00
051-0001-0082	\$ 714,696.38	\$ 394,798.60	\$ 319,897.78	\$ 319,897.74		\$ 35,696.72	\$ 35,772.82	\$ 35,488.08	\$ 35,686.30	\$ 35,501.94	\$ 35,504.84	\$ 35,399.20	\$ 35,459.08	\$ 35,388.76
051-0001-0083	\$ 245,188.44	\$ 135,442.19	\$ 109,746.25	\$ 109,746.18		\$ 12,246.36	\$ 12,272.46	\$ 12,174.76	\$ 12,242.76	\$ 12,179.52	\$ 12,180.52	\$ 12,144.28	\$ 12,164.82	\$ 12,140.70
051-0001-0084	\$ 253,411.48	\$ 139,984.60	\$ 113,426.88	\$ 113,426.78		\$ 12,657.06	\$ 12,684.04	\$ 12,583.08	\$ 12,653.36	\$ 12,588.00	\$ 12,589.02	\$ 12,551.56	\$ 12,572.80	\$ 12,547.86
051-0001-0085	\$ 235,011.61	\$ 129,820.52	\$ 105,191.09	\$ 105,191.06		\$ 11,738.06	\$ 11,763.08	\$ 11,669.44	\$ 11,734.62	\$ 11,674.00	\$ 11,674.96	\$ 11,640.22	\$ 11,659.90	\$ 11,636.78
051-0001-0086	\$ 260,775.72	\$ 144,052.61	\$ 116,723.11	\$ 116,723.08		\$ 13,024.88	\$ 13,052.66	\$ 12,948.76	\$ 13,021.08	\$ 12,953.82	\$ 12,954.86	\$ 12,916.32	\$ 12,938.18	\$ 12,912.52
051-0001-0087	\$ 202,420.93	\$ 111,817.41	\$ 90,603.52	\$ 90,603.44		\$ 10,110.26	\$ 10,131.80	\$ 10,051.16	\$ 10,107.30	\$ 10,055.08	\$ 10,055.90	\$ 10,025.98	\$ 10,042.94	\$ 10,023.02
051-0001-0088	\$ 276,815.13	\$ 152,912.79	\$ 123,902.34	\$ 123,902.30		\$ 13,826.00	\$ 13,855.48	\$ 13,745.18	\$ 13,821.96	\$ 13,750.56	\$ 13,751.68	\$ 13,710.76	\$ 13,733.96	\$ 13,706.72
051-0001-0090	\$ 257,574.65	\$ 136,170.04	\$ 121,404.61	\$ 121,404.54		\$ 13,547.28	\$ 13,576.16	\$ 13,468.10	\$ 13,543.32	\$ 13,473.36	\$ 13,474.46	\$ 13,434.36	\$ 13,457.10	\$ 13,430.40
051-0001-0091	\$ 116,135.93	\$ 61,396.69	\$ 54,739.24	\$ 54,739.18		\$ 6,108.24	\$ 6,121.26	\$ 6,072.52	\$ 6,106.44	\$ 6,074.90	\$ 6,075.40	\$ 6,057.32	\$ 6,067.56	\$ 6,055.54
051-0001-0112	\$ 607,537.63	\$ 152,943.95	\$ 454,593.68	\$ 454,593.60		\$ 50,727.16	\$ 50,835.30	\$ 50,430.66	\$ 50,712.32	\$ 50,450.36	\$ 50,454.46	\$ 50,304.36	\$ 50,389.46	\$ 50,289.52
051-0001-0113	\$ 192,404.90	\$ 48,436.78	\$ 143,968.12	\$ 143,968.08		\$ 16,065.10	\$ 16,099.34	\$ 15,971.20	\$ 16,060.40	\$ 15,977.44	\$ 15,978.74	\$ 15,931.20	\$ 15,958.16	\$ 15,926.50
No Longer in Existence			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
051-0001-0001	\$ 405,586.83	\$ 405,586.83	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
051-0001-0072	\$ 182,576.05	\$ 182,576.05	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
051-0001-0075	\$ 59,372.82	\$ 59,372.82	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
051-0001-089	\$ 537,328.14	\$ 537,328.14	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 14,835,906.23	\$ 9,013,838.69	\$ 5,822,067.55	\$ 5,822,066.50		\$ 649,672.38	\$ 651,057.40	\$ 645,874.90	\$ 649,482.38	\$ 646,127.36	\$ 646,179.92	\$ 644,257.38	\$ 645,347.40	\$ 644,067.38

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M.M. Long, City Manager

202602538

Subject: Emergency Ordinance – Approving And Authorizing CRA Tax Exemption Agreement with Kettering Lofts LLC

Attached is an Emergency Ordinance captioned:

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Kettering Lofts Cincinnati LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue in the CUF neighborhood of Cincinnati, in connection with the construction of a new building comprised of approximately 118,218 square feet of residential space, consisting of approximately 79 residential rental units, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold, or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$23,995,025.

I. LEGISLATIVE SUMMARY

Approving and authorizing a Community Reinvestment Area Tax Exemption Agreement with Kettering Lofts, LLC, a subsidiary of Hallmark Communities, to support the construction of two new residential buildings on the properties located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue.

The Administration recommends approval of this Emergency Ordinance.

Key Information

- Developing several mostly vacant structures into 79 residential units of student housing (approximately 232 beds)
- Creates 4 permanent FTE jobs and 150 temporary construction jobs.
- Total Development Cost: \$36,600,000
 - *Private Funding: \$12,608,002*
- Public Benefits Returned: \$3,992,093 over 15 years + neighborhood economic impact.

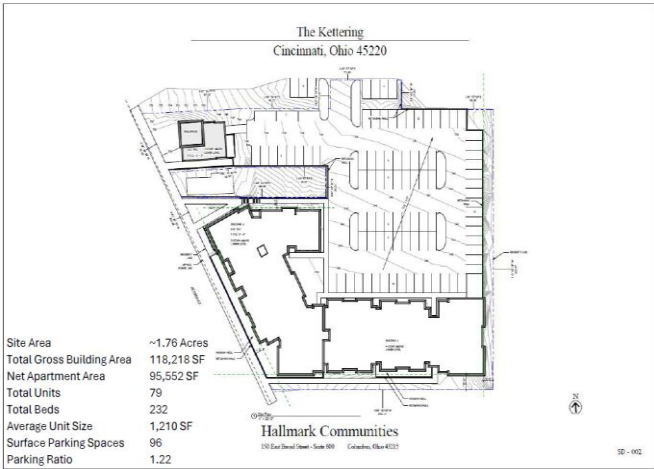
Impact Statement

Projects that incorporate sustainable design or environmental building priorities—such as LEED certification, PACE financing, or other green building certifications—help position

Cincinnati as a leader in climate resilience and responsible growth. By setting higher standards for sustainable construction, these investments improve health outcomes, advance climate change mitigation, and ensure that Cincinnati grows in ways that safeguard the city for future generations.

II. SITE INFORMATION

Address	3210, 3212, 3220, 3230, and 3232 Jefferson Avenue.
Neighborhood	CUF : (Statistical Neighborhood Approximations) Corryville: (TIF District and Community Council Boundaries)
Current Condition	3 residential and 2 commercial/self- proprietor tenants have been on a month to month lease since the developer acquired the properties in March 2024
Zoning/Use; District	CN-M-T
Location Context	Located along Jefferson Ave near Nixon Street and adjacent to the Developer's other student housing project; University Edge.
Transit & Pedestrian Accessibility	Pedestrian access to the University of Cincinnati

Property Map	Property Picture (if applicable)
	

III. DEVELOPER INFORMATION

Developer(s)	Kettering Lofts, LLC (a subsidiary of Hallmark Communities)
Previous Projects/Experience:	University Edge (Corryville), Gateway Lofts (CUF), Park Ave Lofts (Walnut Hills), Summit at Choates Run (Athens, OH)

IV. PROJECT INFORMATION

Project Name: Kettering Lofts

Project Type: New Construction (Residential – Student Housing)

Construction Completion Target: 9/15/2026

		Created	Retained
Payroll	FTE (Permanent)	\$300,000	
	Construction (Temporary)	\$10,000,000	
Jobs	FTE (Permanent)	4	
	Construction (Temporary)	150	
Use	Sq Ft: Office	N/A	
	Sq. Ft: Residential	118,218	
	Sq Ft: Commercial	N/A	
	Sq Ft: Industrial	N/A	
	Total	118,218	
Housing*	Affordable (AMI-Restricted)	0	
	Market Rate	79	
	Total	79	

Additional Housing Information

Rent-Restricted Units

Area Median Income (AMI)**	Number of Units
<30% AMI	
<50% AMI	
<60% AMI	
<80% AMI	
<120% AMI	
Total	

Type of Housing Unit

Unit Type	Estimated Rent Range	Number of Units
Studio	N/A	0
1-Bedroom	\$1,625	15
2-Bedroom	\$2,500	13
3-Bedroom	N/A	0

Other (4-Bedroom)	\$4,600	47
Total	\$1625-\$4,600	79

**** For Reference: 2026 Cincinnati MSA Area Median Income Limits**

AMI	1	2	3	4	5	6	7	8
30%	\$23,100	\$26,400	\$29,700	\$32,950	\$35,600	\$38,250	\$40,900	\$43,500
50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550
60%	\$46,200	\$52,800	\$59,400	\$65,950	\$71,220	\$76,500	\$81,780	\$87,060
80%	\$61,550	\$70,350	\$79,150	\$87,900	\$94,950	\$102,000	\$109,000	\$116,050

Additional Information

Environmental / “Green” Building	LEED Silver
Planning Commission Approval	N/A
Community Engagement	Developer has worked proactively with both neighborhoods. A representative met with Corryville Community Council and agreed to make changes to reduce the initial size of the project based on the community’s concerns

V. FINANCES + INCENTIVE INFORMATION

Project Cost	Hard Construction Costs	\$23,995,025	
	Acquisition Costs	\$5,500,000	
	Soft Costs	\$7,112,976	
	Total Development Cost	\$36,608,002	
Funding Sources	Construction Equity	\$12,608,002	
	Mortgage	\$24,000,000	
	Total Private Investment	\$36,608,002	
Proposed Incentive	Application Process	Commercial CRA (LEED Silver)	
	Terms	15-year, net 52% abatement	
	Total Value of Abatement	Annual	\$288,318
		Over Term	\$4,324,768

	<i>(Taxes Forgone to City, CPS PILOT, VTICA)</i>		
	<i>Value of City's Portion of Taxes Forgone</i>	Over Term	\$1,378,135
Public Benefit	CPS PILOT	Annual	\$182,971
		Over Term	\$2,744,564
	VTICA	Annual	\$83,169
		Over Term	\$1,247,529
	Income Tax (Maximum)	Over Term	\$522,498
	Total Value of Public Benefit	Over Term	\$1,715,343
		ROI <i>(Return on Investment for Every \$1 Tax Forgone)</i>	\$.98
Financial Feasibility ("But For" Test)	Without Abatement		15 Year Average return = 4%
	With Abatement		15 Year Average return = 7%
	Conclusion		<i>The project would not proceed without the City's support. Cash on cash return without an incentive warrants City support.</i>

cc: Brandon Rudd, *Deputy Director*, Office of Strategic Growth

EMERGENCY

ZDS

- 2026

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Kettering Lofts Cincinnati LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue in the CUF neighborhood of Cincinnati, in connection with the construction of a new building comprised of approximately 118,218 square feet of residential space, consisting of approximately 79 residential rental units, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold, or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$23,995,025.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, to encourage the development of real property in a more environmentally-friendly manner, the Commercial Policy Ordinance incentivizes: (i) construction and remodeling to Leadership in Energy and Environmental Design (“LEED”) standards (as defined by the U.S. Green Building Council); and (ii) construction and remodeling that obtains (a) Living Building Challenge Net Zero certification, (b) Living Building Challenge Full certification, or (c) solely in circumstances where the construction or remodeling complies with the requirements of the “Energy Petal” of the Living Building Challenge, Living Building Challenge Petal certification, in each case as defined by the International Living Future Institute, and the Cascadia Green Building Council (collectively, “LBC” standards), all pursuant to the Statute; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Kettering Lofts Cincinnati LLC (the “Company”) desires to construct a building on real property at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue located within the corporate boundaries of the City of Cincinnati into approximately 118,218 square feet of residential space, consisting of approximately 79 residential rental units, to LEED or LBC standards (the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge), in substantially the form of Attachment A to this ordinance (the “Agreement”), to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City’s Office of Strategic Growth estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$288,318; and

WHEREAS, the Company has represented that it has entered into (or will enter into) a voluntary tax incentive contribution agreement with a third-party organization for amounts equal to fifteen percent of the exempt real property taxes, which funds shall be committed by the third-party organization to facilitate permanent improvements and neighborhood services furthering redevelopment in the CUF neighborhood and to support affordable housing on a citywide basis; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company’s operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

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

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Kettering Lofts Cincinnati LLC (the “Agreement”), thereby authorizing a fifteen-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the construction of a new building comprised of approximately 118,218 square feet of

residential space, consisting of approximately 79 residential rental units, to be constructed in compliance with Leadership in Energy and Environmental Design Silver, Gold, or Platinum standards (as defined by the U.S. Green Building Council) or Living Building Challenge standards (as described in the Agreement and as determined by the International Living Future Institute and the Cascadia Green Building Council, as applicable), to be completed at a total construction cost of approximately \$23,995,025.

Section 2. That Council authorizes the City Manager:

- (a) to execute the Agreement on behalf of the City of Cincinnati (the “City”) in substantially the form of Attachment A to this ordinance;
- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the construction described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City’s economic welfare to begin at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Community Reinvestment Area Tax Exemption Agreement
(LEED or Living Building Challenge)

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and KETTERING LOFTS CINCINNATI LLC, an Ohio limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. Pursuant to the Commercial Policy Ordinance, a project that is constructed or remodeled to (1) Leadership in Energy and Environmental Design ("LEED") Silver, Gold or Platinum standards (as defined by the U.S. Green Building Council), or (2) receives a (a) Living Building Challenge Net Zero certification, (b) Living Building Challenge Full certification, or (c) solely in circumstances where the construction or remodeling complies with the requirements of the "Energy Petal" of the Living Building Challenge, Living Building Challenge Petal certification, in each case as defined by the International Living Future Institute and the Cascadia Green Building Council (such qualifying remodeling or construction is referred to, collectively, as "LBC" remodeling or construction), may qualify for a longer term and/or greater abatement.
- E. The Company is the sole owner of certain real property within the City, located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue, Cincinnati, Ohio 45220 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- F. The Company has proposed the construction of a building located on the Property to LBC standards or LEED Silver, Gold or Platinum standards, as defined by the U.S. Green Building Council, within the boundaries of the City of Cincinnati, as more fully described in Section 1

herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.

- G. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- H. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- I. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, has remitted with the Application the City application fee of \$1,250 made payable to the City.
- J. The Director of the City's Department of Community and Economic Development has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- K. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020 (as amended), has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- L. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- M. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- N. The Company represents that within the past 3 years neither the Company, any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- O. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- P. The Company acknowledges that the CUF neighborhood is a rising neighborhood in need of resources for development, neighborhood improvements, amenities, and organizations oriented towards neighborhood services. The Company anticipates that future development, improvements, amenities and organizations will contribute to the quality and vitality of the neighborhood, therefore increasing the value of the Property and directly and indirectly contributing to the Project's success. The Project's success, in turn, will benefit the neighborhood. Although this feedback effect will promote the revitalization and redevelopment of the City, it could also impact the affordability of property in the area. Therefore, in support of the CUF neighborhood and with the intention of preserving and improving the availability of quality, reliable affordable housing on a City-wide basis, as a material inducement to the City to enter into this Agreement, the Company hereby represents to the City that it will enter into a voluntary tax

incentive contribution agreement ("VTICA") with a City-designated third-party non-profit administrative organization (the "Third-Party Administrator") to contribute to the Third-Party Administrator an amount equal to 15% of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement (the "VTICA Contribution"). Half of such VTICA Contribution is to be committed by the Third-Party Administrator to facilitate permanent improvements and neighborhood services furthering urban redevelopment in the CUF neighborhood and the other half of such VTICA Contribution is to be committed by the Third-Party Administrator in supporting quality affordable housing on a City-wide basis. The Company hereby represents and warrants that it will pay the VTICA Contribution for the full term of the abatement.

- Q. This Agreement has been authorized by Ordinance No. _____-2026, passed by Cincinnati City Council on _____, 2026.
- R. In determining to recommend and authorize this Agreement, the Department of Community and Economic Development and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, the VTICA Contribution, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to construct a building on the Property into approximately 79 residential units consisting of approximately 118,218 square feet (the "Improvements") at an estimated aggregate cost of \$23,995,025 to commence after the execution of this Agreement and to be completed no later than August 31, 2028; *provided*, however, that the Director of the Department of Community and Economic Development (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The construction shall be in compliance with applicable building code and zoning regulations, as well as complying with LEED Silver standards, as defined by the U.S. Green Building Council. The Company hereby represents that either or both of the following clauses (a) and (b) are true: (a) it has registered with the U.S. Green Building Council with intent to certify compliance with LEED Silver, Gold or Platinum standards, or (b) it has registered with the International Living Future Institute and/or the Cascadia Green Building Council with intent to certify compliance with LBC standards. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "ADA"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of one hundred percent (100%) of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of 15 years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of **Error! Reference source not found.**, (B) the cost of **Error! Reference source not found.**, (C) the facts asserted in the application for exemption, (D) compliance with LBC standards or LEED Silver, Gold or Platinum standards, as defined by the U.S. Green Building Council, and (E) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the **Error! Reference source not found.** has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2028 nor extend beyond the earlier of (i) tax year 2042 or (ii) the end of the fifteenth (15th) year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any

other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be 30% of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City's goal of voluntarily meeting 30% SBE participation. A list of SBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

(i) Including qualified SBEs on solicitation lists.

(ii) Assuring that SBEs are solicited whenever they are potential sources.

The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.

(iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.

(iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.

(v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.

(vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 4 full-time permanent jobs and (ii) 150 full-time temporary construction jobs at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with construction, and in the case of the other jobs described herein, the job creation period shall begin upon completion of construction and shall end 3 years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$300,000 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$10,000,000 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least 25% of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S.

President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than 30 days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within 30 days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (E) of that section (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or

authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671 has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within 30 days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of 12% per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than \$1,000 and/or a term of imprisonment of not more than 6 months.

B. Material Representations – Board of Education Agreement and VTICA. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement or VTICA Contribution shall constitute an event of default for purposes of Section 16 (Default) and the basis for revocation under Section 18 (Revocation). Subject to the terms of the VTICA, if the VTICA is unenforceable for reasons of infeasibility or otherwise, the Company shall enter into alternative arrangements providing for the economic equivalent of the VTICA Contribution. Such arrangements may include, but are not limited to, providing for the economic equivalent of the VTICA Contribution through formation of a special improvement district. For purposes of this Section 19.B, alternative arrangements must result in services substantially similar to those that would have been supported through the VTICA and at a value that is the economic equivalent of the VTICA Contribution, which value shall not be required to exceed the VTICA Contribution amount that would have been payable by the Company. Any determination of infeasibility or mechanism for providing alternative arrangements is subject to approval by the City at its sole discretion. Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of \$500 or 1% of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed \$2,500 per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63 or 5709.632, and no

legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of 3 years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Director of the Department of Community and Economic Development
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

Kettering Lofts Cincinnati LLC

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement or VTICA in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement and VTICA, as applicable. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement or VTICA upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with

the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

KETTERING LOFTS CINCINNATI LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

Date: _____, 2026

By: _____

Printed Name: _____

Title: _____

Date: _____, 2026

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Parcel No. 1:

Situate in the City of Cincinnati, County of Hamilton, and State of Ohio, and being a part of Lot Number twenty-two (22) in McMillan's Estate of eighty (80) acres in Section 14, Town 3, Fractional Range 2, in the Miami Purchase and a part of lot fifty one (51) on McMillan and Shield's Subdivision of said Lot No. twenty-two (22) commencing at the northwest corner of said Lot fifty-one (51) in the center of Carthage Road; thence running eastwardly with the north line of said lot one hundred and eighty (180) feet to a point; thence southwardly on a line parallel with the east line of Lot fifty-one (51) aforesaid thirty (30) feet to a point; thence westwardly on a line parallel with the north line of said lot one hundred and sixty-five (165) feet to the center of the Carthage Road, thence northwardly in the center of said road thirty three and 60/100 (33.60) feet to the place of beginning, subject to so much of said Carthage Road as runs across the westerly end thereof. There is also hereby conveyed the easement granted George Briede by Deed recorded in Deed Book No 473, Page 546 of the Hamilton County, Ohio Records.

There is excepted from this conveyance a triangular strip of land fronting 4.77 feet on the easterly side of Jefferson Avenue and running back one hundred (100) feet to nothing along the north line of said Lot number fifty-one (51) described herein. The southerly line of said triangular strip of land is the north line of the Laibly brick house and the north line thereof extended to Jefferson Avenue.

Being the same property conveyed to Caroline Kettering by deed recorded in Deed Book 1836, Page 537, Hamilton County, Ohio Recorder's Office.

Parcel No. 2:

All that part of lots twenty one (21) and twenty two (22) on the plat of partition of the 80 acre tract of land belonging to the Estate of Andrew McMillan deceased which was made by the commissioners appointed by the Court of Common Pleas in Case No. 85059, which plat is recorded in Plat Book 1, Page 182 of the Recorder's Office of Hamilton County, Ohio, and situated in Cincinnati, Hamilton County, Ohio, more particularly described as follows.

Beginning at a point in the east line of Jefferson Avenue five and fifty two one hundredths (5.52) feet south of the south line of said Lot 22; thence north along the east line of said Jefferson Avenue thirty three and seventy three one hundredths (33.73) feet to a point; thence eastwardly along a line parallel to the south line of said Lot 22 a distance of three hundred and fifty two and thirty-two one hundredths (352.32) feet, more or less, to the center of Moffit Street (now vacated), thence southwardly along the center of said Moffit Street twenty-five (25) feet to the south-east corner of said Lot 22; thence westwardly along the south line of said Lot 22 a distance of two hundred and fifty four and twenty six one hundredths (254.26) feet to a point; thence westwardly a distance of eighty two and fifty eight hundredths (82.58) feet to the place of beginning.

Being the same premises conveyed to Caroline Kettering by deed recorded in Deed Book 1214, Page 305, Hamilton County, Ohio Recorder's Office.

Parcel No. 3:

Beginning at a point in the north line of lot fifty-one (51) of McMillan and Shields' Subdivision a plat of which subdivision is recorded in Plat Book 2, Page 7 of the Hamilton County, Ohio records, One Hundred forty-five (145) feet more or less east of Jefferson Avenue; thence running eastwardly Two Hundred seventeen (217) feet to a point, which point is in the center of Moffet Street (now vacated by Ordinance No. 232); thence southwardly thirty (30) feet; thence westwardly Two Hundred Seventeen (217) feet to a point; thence running northwardly thirty (30) feet to the place of beginning; said property being part of lots No 51 and 74 on McMillan and Shields' Subdivision, also part of Moffet Street as vacated, and being in the City of Cincinnati, Hamilton County, Ohio.

Being the same premises conveyed to Caroline Kettering by deed recorded in Deed Book 1349, Page 615, Hamilton County, Ohio Recorder's Office.

Parcel No. 4:

Situate in the City of Cincinnati, Hamilton County, Ohio to-wit being the West seventy-five (75) feet of the South half of lot number seventy-three (73) in McMillan & Shield's Subdivision as shown on plat thereof, recorded in Plat Book 2, Page 7 of the plat records of Hamilton County, Ohio, and said South half fronting twenty-seven (27) feet six (6) inches on the Westerly side of Moffet Street (now vacated) and extending Westwardly between parallel lines one hundred seventy (170) feet for depth and more particularly described as follows:

Commencing at a point in the Southwest corner of Lot seventy three (73) of McMillan & Shields' Subdivision, thence in a Northerly direction along the Westerly line of said lot seventy three (73) for a distance of twenty seven (27) feet six (6) inches, thence in an Easterly direction on a line parallel to aforesaid parallel lines a distance of seventy five (75) feet, thence in a Southerly direction on a line parallel to the Westerly line of said lot seventy three (73) a distance of twenty seven (27) feet six inches to the Southerly line of said lot seventy three (73) thence Westerly along said Southerly line for a distance of seventy five (75) feet to the point of beginning.

Being the same premises conveyed to Caroline Kettering by deed recorded in Deed Book 2343, Page 582, Hamilton County Ohio Recorder's Office.

Parcel No. 5:

Situated in the City of Cincinnati, Hamilton County, Ohio, being part of Lot Number 21 of the Commissioner's Subdivision of the McMillan 80-acre Tract, as recorded in Plat Book 1, Page 182 of the Hamilton County, Ohio records, and being more particularly described as follows.

Beginning at a point in the easterly line of Jefferson Avenue, South 28° 16' East, 31.77 feet from the northwesterly corner of said Lot 21; thence along the easterly line of Jefferson Avenue South 28° 16' East 205.15 feet to a point that is North 28° 16' West, 20.47 feet from the southwestly corner of said Lot 21; thence North 89° 14' East 225.70 feet to the center of vacated Moffet Street (Vacated by Ord. No. 232, dated December 2, 1907); thence along the center of said vacated Moffet Street, North 0° 46' West, 210.12 feet to the point of intersection of the northerly line of said Lot 21 as extended to said center line of Moffet Street; thence along the northerly line of Lot 21 and its extension, South 89° 14' West, 170.00 feet; thence South 0° 46' East 28.15 feet; thence westwardly parallel to the northerly line of Lot 21, South 89° 14' West, 150.43 feet to the easterly line of Jefferson Avenue and the place of beginning.

The above described tract being the same premises as conveyed to the City Ice & Fuel Company of Cleveland, Ohio designated as Parcels 19 and 36 of Deed Book 1307, Page 217 of the Hamilton County Ohio records.

Exhibit B to CRA Agreement
APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED

August 4, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202602523

Subject: Emergency Ordinance – AUTHORIZING A COMMUNITY REINVESTMENT AREA TAX EXEMPTION AGREEMENT WITH ALMS & DOEPKE BUILDING, LLC.

Attached is an Emergency Ordinance captioned:

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Alms & Doepke Building, LLC, an affiliate of Stough Development Corporation, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 222 E. Central Parkway in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units, at a total remodeling cost of approximately \$41,774,076.

STATEMENT

HOUSING: The new housing units this project will provide will go toward helping to alleviate Cincinnati's strained housing market, which is currently experiencing increasing affordability issues due to lack of supply.

BACKGROUND/CURRENT CONDITIONS

222 Central Parkway is a notable historic building (Property) located in the Over-the-Rhine neighborhood. The building was originally constructed in 1878, designed by notable architect Samuel Hannaford to serve as the Alms & Doepke Dry Goods Company, a major department store that operated until the mid-1950s. The Property also includes a major addition designed by Daniel Burnham, completed in 1906. The building later served as Hamilton County's Job and Family Services offices for many years until 2025, when these offices were relocated to Bond Hill.

In 2025, after making the Property available for sale, Hamilton County announced its decision to sell the building to a partnership comprised of Stough Development Corporation and Chavez Properties, for the purpose of adaptive reuse as mixed-use apartments. Since that time, the developers have recently secured \$5,000,000 in competitive Ohio historic rehabilitation tax credits. The combination of state and federal historic tax credits significantly help to enable a transformation of the Property, allowing

a vacant office building to be utilized for a new highest and best use, while also ensuring that it will be renovated to state and federal historic preservation standards.

DEVELOPER INFORMATION

The Project will be developed, owned, and operated by Alms & Doepke Building, LLC, which is affiliated with Stough Development Corporation and Chavez Properties (Developer). Stough Development Corporation is the lead developer of the Project.

Stough Development Corporation is a family-owned, multi-generational developer based in Over-the-Rhine, with a history of renovating and adaptively reusing buildings in the Main Street area. Examples include the Hanke Building and a former Woolworth store now operating as Pins Mechanical, both of which are also former department stores. Chavez Properties is also a family-owned, multi-generational real estate company. Chavez has significant property holdings and expertise in the parking industry, including a significant presence in downtown Cincinnati.

PROJECT DESCRIPTION

The Developer will renovate the Property to consist of 142 market-rate residential apartments and approximately 7,600 square feet of commercial space, to include a storefront on the Main Street side of the building.

The residential units will consist of spacious 1-bedroom and 2-bedroom apartments averaging a unit size of about 1,150 square feet, to be leased at an average rent of approx. \$3,000 per month. The most common unit types in the building will be 1-bedroom units renting for about \$2,300 or \$2,800 per month, depending on unit size.

PROPOSED INCENTIVE

The Office of Strategic Growth recommends a 15-year, net 67% Commercial Tax Abatement. The recommendation is based on the project committing to achieving LEED Silver certification as well as the determination, based on underwriting, that the project needs a significant abatement in order to be economically feasible without any additional City subsidy.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. The reason for the emergency is that the developer must lock secure construction pricing and financing in late summer or early fall of 2026 in order to commence construction on schedule.

Project Outline

Project Name	Alms & Doepke Building Renovation
Street Address	222 Central Parkway
Neighborhood	Over-the-Rhine
Property Condition	Vacant office building
Project Type	Rehabilitation
Project Cost	Hard Construction Costs: \$41,774,076 Acquisition Costs: \$12,131,951 Design and Soft Costs: \$13,720,879 Total Project Cost: \$67,626,906
Private Investment	Private Financing: \$43,281,220 Developer Equity: \$12,072,535 Historic Tax Credit Equity: \$12,273,151
Sq. Footage by Use	Residential: 252,400 SF Commercial: 7,600
Number of Units and Rent Ranges	142 total apartments; 1-bed and 2-bed units mostly ranging from \$2,300 to \$4,000 (avg of approx. \$3,000)
Typical 1-BD Rent Affordable To	Household income: \$92,000 to \$112,000 (2026 median family income is \$109,900 for Cincinnati metro area)
Jobs and Payroll	Estimated Permanent Job Creation: 19 FTE positions Total Payroll for Construction FTE Positions: \$1,076,187 Estimated Construction FTE Positions: 147 Total Payroll for Construction FTE Positions: \$21,350,000
Location and Transit	Located in Over-the-Rhine Walk Score: 98 (out of 100) Transit Score: 78 (out of 100)
Community Engagement	Notification to OTR Community Council and Downtown Residents Council
Plan Cincinnati Goals	“Offer housing options of varied sizes and types for residents at all stages of life” (pp. 164 – 178); “Sustain our natural and built environment” (pp. 193-198).

Proposed Incentive

Incentive Terms	15-year, net 67%
Incentive Application Process	Commercial CRA – LEED-CRA within Streetcar VTICA area
“But For”	Incentive based on LEED Silver certification and the “but for” analysis
Environmental Building Certification	LEED Silver
VTICA	N/A
SBE/MBE/WBE Goals	SBE Goal of 30%

Potential Taxes Forgone & Public Benefit

Taxes Forgone	Value
Annual Net Incentive to Developer	\$446,895
Total Term Incentive to Developer	\$6,703,425
City's Portion of Property Taxes Forgone (Term)	\$1,642,539
City's TIF District Revenue Forgone (Term)	\$0

Public Benefit		Value
CPS PILOT	Annual	\$220,112
	Total Term	\$3,301,687
VTICA	Annual	\$0
	Total Term	\$0
Income Tax Total Term (Maximum)		\$674,870
Total Public Benefit (CPS PILOT, VTICA, Income Tax)		\$3,976,558

Total Public Benefit ROI*	\$0.59
City's ROI**	\$0.41

* This figure represents the total dollars returned for public purposes (City/Schools/Other) over the benefit received.

**This figure represents the total dollars returned for City/ over the City's property taxes forgone.

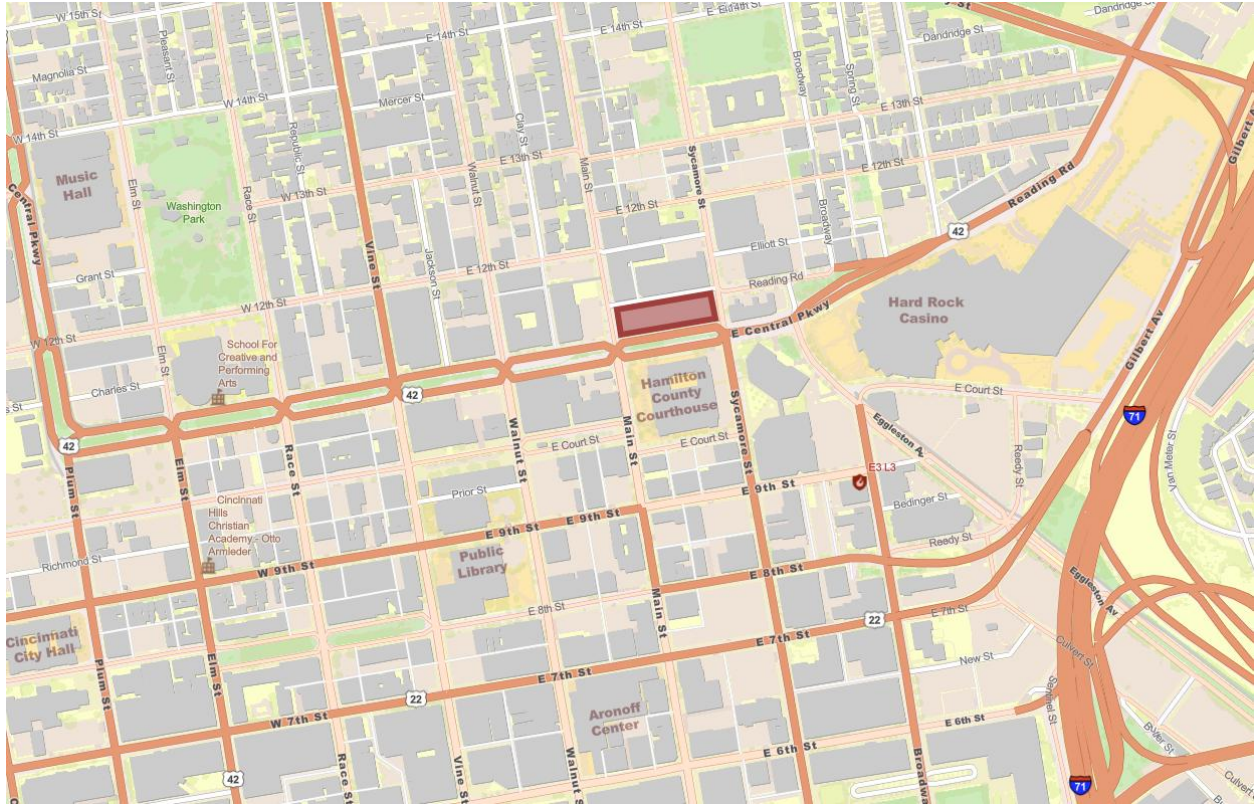
For Reference: 2026 Cincinnati MSA Area Median Income Limits

AMI	1	2	3	4	5	6	7	8
30%	\$23,100	\$26,400	\$29,700	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720
50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550
60%	\$46,200	\$52,800	\$59,400	\$65,940	\$71,220	\$76,500	\$81,780	\$87,060
80%	\$61,550	\$70,350	\$79,150	\$87,900	\$94,950	\$102,000	\$109,000	\$116,050

Project Image and Site Map



Project location shown in red:



cc: Brandon Rudd, Deputy Director, Office of Strategic Growth

EMERGENCY

EVK

- 2026

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Alms & Doepke Building, LLC, an affiliate of Stough Development Corporation, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 222 E. Central Parkway in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units, at a total remodeling cost of approximately \$41,774,076.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area (the “Commercial Policy Ordinance”); and

WHEREAS, to encourage the development of real property in a more environmentally-friendly manner, the Commercial Policy Ordinance incentivizes: (i) construction and remodeling to Leadership in Energy and Environmental Design (“LEED”) standards (as defined by the U.S. Green Building Council); and (ii) construction and remodeling that obtains (a) Living Building Challenge Net Zero certification, (b) Living Building Challenge Full certification, or (c) solely in circumstances where the construction or remodeling complies with the requirements of the “Energy Petal” of the Living Building Challenge, Living Building Challenge Petal certification, in each case as defined by the International Living Future Institute and the Cascadia Green Building Council (collectively, “LBC” standards), all pursuant to the Statute; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Alms & Doepke Building, LLC (the “Company”) desires to remodel an existing building located on real property at 222 E. Central Parkway located within the corporate boundaries of the City of Cincinnati into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units (collectively, the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge), in substantially the form of Attachment A to this ordinance, to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City’s Office of Strategic Growth estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$446,895; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company’s operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

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

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Alms & Doepke Building, LLC (the “Agreement”), thereby authorizing a fifteen-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 222 E. Central Parkway in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of an existing building into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units, to be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards (as defined by the U.S. Green Building Council) or Living Building Challenge standards (as described in the Agreement and as

determined by the International Living Future Institute and the Cascadia Green Building Council, as applicable) at a total construction cost of approximately \$41,774,076.

Section 2. That Council authorizes the City Manager:

- (a) to execute the Agreement on behalf of the City of Cincinnati (the “City”) in substantially the form of Attachment A to this ordinance;
- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City’s economic welfare to begin at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Community Reinvestment Area Tax Exemption Agreement
(LEED or Living Building Challenge)

This Community Reinvestment Area Tax Exemption Agreement (this “Agreement”) is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the “City”) and ALMS & DOEPKE BUILDING, LLC, an Ohio limited liability company (the “Company”), an affiliate of Stough Development Corporation.

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the “Statute”).
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director’s determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the “Commercial Policy Ordinance”), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. Pursuant to the Commercial Policy Ordinance, a project that is constructed or remodeled to (1) Leadership in Energy and Environmental Design (“LEED”) Silver, Gold or Platinum standards (as defined by the U.S. Green Building Council), or (2) receives a (a) Living Building Challenge Net Zero certification, (b) Living Building Challenge Full certification, or (c) solely in circumstances where the construction or remodeling complies with the requirements of the “Energy Petal” of the Living Building Challenge, Living Building Challenge Petal certification, in each case as defined by the International Living Future Institute and the Cascadia Green Building Council (such qualifying remodeling or construction is referred to, collectively, as “LBC” remodeling or construction), may qualify for a longer term and/or greater abatement.
- E. The Company is the sole owner of certain real property within the City, located at 222 E Central Parkway, Cincinnati, Ohio 45202 (the “Property”), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the “Excluded Property”), and the Company acknowledges and agrees that the City’s Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- F. The Company has proposed the remodeling of an existing building located on the Property to LBC standards or LEED Silver, Gold or Platinum standards, as defined by the U.S. Green Building Council, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the “Project”); provided that the appropriate development incentives are available to support the economic viability of the Project.

- G. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- H. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- I. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, and has remitted with the Application the City application fee of \$1,250 made payable to the City.
- J. The Deputy Director of the City's Office of Strategic Growth has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- K. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020 (as amended), has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- L. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- M. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- N. The Company represents that within the past 3 years neither the Company, nor any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- O. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- P. This Agreement has been authorized by Ordinance No. _____-2026, passed by Cincinnati City Council on _____, 2026.
- Q. In determining to recommend and authorize this Agreement, the Office of Strategic Growth and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel 1 existing building on the Property with a total of approximately 7,600 square feet of commercial space and 252,400 square feet of residential space, consisting of approximately 142 residential rental dwelling units (the “Improvements”) at an estimated aggregate cost of \$41,774,076 to commence after the execution of this Agreement and to be completed no later than September 30, 2028; *provided*, however, that the Deputy Director of the Office of Strategic Growth (the “Housing Officer”) may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Deputy Director’s judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code and zoning regulations, as well as complying with LBC standards or LEED Silver, Gold or Platinum standards, as defined by the U.S. Green Building Council. The Company hereby represents that either or both of the following clauses (a) and (b) are true: (a) it has registered with the U.S. Green Building Council with intent to certify compliance with LEED Silver, Gold or Platinum standards, or (b) it has registered with the International Living Future Institute and/or the Cascadia Green Building Council with intent to certify compliance with LBC standards. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the “ADA”), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a “place of public accommodation” or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, “**Contractual Minimum Accessibility Requirements**” means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building’s primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of 15 years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City’s Housing Officer), the Company must file the appropriate application for tax exemption with the City’s Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption, (D) compliance with LBC standards or LEED Silver, Gold or Platinum standards, as defined by the U.S. Green Building Council, and (E) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2029 nor extend beyond the earlier of (i) tax year 2043 or (ii) the end of the 15th year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. §101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B)(7), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under

this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Business Enterprise Program.

A. Compliance with Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"), which includes SBEs owned by minorities and women ("MBEs" and "WBEs", respectively, as used within CMC Chapter 324, and collectively with SBEs, "Certified Firms"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be thirty percent (30%) of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the Company shall use its best efforts and take affirmative steps to achieve (i) the City's goal of voluntarily meeting thirty percent (30%) SBE participation, and (ii) a sub-goal, being the Company's Project-specific voluntary commitment, of meeting the City's economic inclusion program goals to achieve a standard of no less than: seventeen percent (17%) MBE participation; and 10% WBE participation. A list of SBEs, MBEs, and WBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE, MBE, or WBE. The Company shall comply with the provisions of CMC Chapters 323 and 324, including without limitation taking at least the following affirmative steps:

- (i) Including qualified Certified Firms on solicitation lists.
- (ii) Assuring that Certified Firms are solicited whenever they are potential sources. The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to Certified Firms to provide services, to supply materials, or to bid on construction contracts, as applicable.
- (iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum Certified Firm participation.
- (iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.
- (v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.
- (vi) The Company shall periodically document its best efforts and affirmative steps to meet the above Certified Firm participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to Certified Firms, or to provide technical assistance to Certified Firm as may be necessary to reach Certified Firm participation as set out in CMC Chapters 323 and 324 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Sections 323-99 and 324-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 19 full-time permanent jobs, and (ii) 147 full-time temporary construction jobs at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with construction upon completion of construction and shall end 3 years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$1,076,187 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$21,350,000 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least 25% of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been

exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than 30 days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within 30 days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (C) of Ohio Revised Code Section 3735.671 (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671) has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within 30 days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of 12% per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than \$1,000 and/or a term of imprisonment of not more than 6 months.

B. Material Representations. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement shall constitute an event of default for purposes of Section 16 (Default) and the basis for revocation under Section 18 (Revocation). Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of \$500 or 1% of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed \$2,500 per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63 or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of 3 years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Deputy Director, Office of Strategic Growth
801 Plum Street, Suite 130
Cincinnati, Ohio 45202

To the Company:

Alms & Doepke Building, LLC
c/o Stough Development Corporation
Attention: Andrew Beiting, Chief Operating Officer
1128 Main Street, Suite 200
Cincinnati, Ohio 45202

with a copy to:

Vorys, Sater, Seymour and Pease LLP
301 E. Fourth Street, Suite 3500
Great American Tower
Cincinnati, Ohio 45202
Atten: Kristin L. Woeste, Esq.

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn

and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

ALMS & DOEPKE BUILDING, LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

Date: _____, 2026

By: _____

Printed Name: _____

Title: _____

Date: _____, 2026

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Property Address: 222 E Central Parkway, Cincinnati, Ohio 45202

Auditor Parcel ID No: 075-0004-0240-00

Situated in Section 18, Town 4, Fractional Range 1, Between the Miamis, Cincinnati Township, the City of Cincinnati, Hamilton County, Ohio and being all of Community Improvement Corporation of Greater Cincinnati as recorded in Official Record 15631, Page 811 of the Hamilton County Recorder's Office and described as follows:

Begin at the southeast intersection of the south right of way of Reading Road (40') and the east right of way of Main Street (66') said intersection being referenced by a found notch being North 09° 43' 05" West, 3.00 feet and a found notch being South 80° 11' 23" West, 3.00 feet, said intersection being the True Point of Beginning;

thence, from the True Point of Beginning and departing the east right of way of said Main Street and with the south right of way of Reading Road, North 80° 11' 23" East, 394.19 feet to a found cross notch on the west right of way of Sycamore Street (R/W Varies);

thence, departing the south right of way of Reading Road and with the west right of way of said Sycamore Street, South 10° 03' 05" East, 103.08 feet to a set cross notch on the north right of way of E. Central Avenue (130');

thence, departing the west right of way of said Sycamore Street and with the north right of way of said E. Central Avenue South 80° 16' 25" West, 394.79 feet to a found cross notch on the east right of way of said Main Street;

thence, departing the north right of way of said E. Central Avenue and with east right of way of said Main Street, North 09° 43' 05" West, 102.50 feet to the True Point of Beginning containing 0.9309 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description was prepared from a consolidation plat made on July 15, 2026 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio.

Exhibit B to CRA Agreement

APPLICATION FOR TAX EXEMPTION



APPLICATION FOR COMMERCIAL TAX ABATEMENT

CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA

COMMERCIAL, INDUSTRIAL, MIXED-USE, MULTI-UNIT (5+ UNITS)

*Note: After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council before commencing construction. Any projects that start construction before City Council approval will be **INELIGIBLE** for a Commercial CRA Tax Abatement.*

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: Alms & Doepke Building, LLC

Form of business enterprise LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)

Is the Applicant affiliated with a larger developer or development entity? (Yes / No). If Yes, please provide the name of this developer or development entity: Stough Development Corporation, Chavez Properties

Legal Address of real property owner: 1128 Main St. Suite 200 Cincinnati, OH 45202

Federal Tax ID #(s): 41-3674014

Applicant Contact Person: Andrew Beiting Title: COO

Phone: (513) 382-0425 Main Contact email address: abeiting@stoughgroup.com

Address of subject property 222 Central Parkway Zip: 45202

Hamilton County Auditor Parcel ID#: 075 - 0004 - 0240 (attach a page listing all parcels and addresses if more than one parcel)

City of Cincinnati Neighborhood: Over the Rhine

Is any other financial assistance being requested from the City of Cincinnati for this project? Yes No

If yes, please indicate the Development Analyst with whom you are working:

Greg Koehler

☐ Yes ☒ No

Space/Units to be constructed/renovated:

Construction Type: ☐ New Construction ☒ Renovation

What percentage of the existing structure is currently occupied: 0 %

Total sqft/units to be constructed/renovated:

Commercial: 7,600 (sqft) Office: (sqft) Industrial: (sqft)

Residential: 252,400 (sqft) Residential: 142 (# of units)

Project Type:

- ☐ Commercial (Retail, Office etc)
☐ Industrial
☐ Multi-Unit Residential (5 or more units)
☒ Mixed-Use (Residential & Commercial)

Describe the break down in use in SF below:

Roughly 5,400 square feet of commercial retail space on the ground floor, 2200 square feet of commercial retail space in the basement, with 142 residential apartment units.

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

☐ Yes % ☒ No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated the applicable City legislation & policies as this is a significant factor in determining the terms of the abatement.)

Please indicate if the project intends to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org).

- ☐ Project is not LEED-certified
☒ LEED Silver
☐ LEED Gold
☐ LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- ☒ Project is not LBC qualified
☐ LBC Full
☐ LBC Net Zero
☐ LBC Petal (requires "Energy Petal")

General Project Information:

Project Name (of Applicable): Residences at Alms & Doepke

Description of the project:

see attached narrative.

Please provide a brief description of the applicant's development experience:

Stough Development in one form or another has been doing business in Over the Rhine for over 55 years. Stough has developed over \$500,000,000 worth of projects across the county. This will be the second historic tax credit project Stough has undertaken, with the first being the redevelopment of the Hanke Building on Main St. in Over the Rhine. Chavez Properties is a multi-generational, family company with experience developing properties in Cincinnati and across the country.

Please state why this project deserves a tax exemption from the City of Cincinnati and what benefits the project will bring to the neighborhood where it is located:

This project is addressing the need for housing in the city through repurposing vacant office space. The project will feature residential units that would qualify as workforce housing, being affordable to those earning between 80% and 120% of area median income. This project will activate a crucial block that is a natural gateway between Over the Rhine and the CBD. The influx of new residents will help spur the economic health of the Over the Rhine and CBD areas, while at the same time preserve one of the city's most iconic historical buildings. This project would not move forward without a tax abatement.

If Commercial or Industrial, state the nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site:

Please detail the project's planned community engagement (link for community council boundaries):

The project team has engaged with the Over the Rhine Community Council and has approval from the City's Historic Conservation Board.

SECTION II – Job Creation/Retention

Job Creation and Retention:

The Company will agree to use its best efforts to retain and/or create at least the following estimated number of employee positions at the Property in connection with the Project, in accordance with the specified schedule, and to maintain the minimum employment levels throughout the period of the incentive. The Job numbers below are to be listed in Full Time Equivalent (FTE) positions. FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week).

Existing positions at the site of the company to be retained:

Full-Time Equivalent employees; total annual payroll \$

Will the project involve relocation of positions from another company location in the State of Ohio to the City of Cincinnati? Yes No

Existing positions at other company locations in Ohio to be relocated:

Address of Other Location(s):

Full-Time Equivalent employees; total annual payroll \$

Address of Other Location(s):

Full-Time Equivalent employees; total annual payroll \$

*Please attach additional sheets if other locations exceed spaces provided above.

Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? No

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

Estimate the number of new employees the property owner will cause to be created at the facility that comprises the project site within three years. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent 19 employees (Total); total annual payroll \$ 1,076,187
During the first twelve months of the agreement: 15 positions
During the second twelve months of the agreement: 4 additional positions
During the third twelve months of the agreement: 0 additional positions

Temporary Construction 147 jobs; total annual payroll \$ 21,350,000
Length of Construction Period: 18 months

In addition to the Full Time Equivalent positions listed above, are there any part time jobs and associated payroll? If so, please provide, as well as a description of the positions:

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):

The project will create 6 full time jobs for the restaurant & coffee shop, 7 full time positions to serve in the management of the building, 6 FTE for the speakeasy bar. Please see separate file Titled "CRA Estimated Pay-roll" for breakout of each employer.

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or corporation from which the company intends to relocate, and the Ohio Development, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:

Indicate the estimated cost of the construction or remodeling: \$ 541,774,076
Estimated total cost of the project (including soft costs & acquisition): \$ 67,626,906
Estimated Project start date: July 2026 Estimated Project completion date: December 2028
Current Auditor's value of property (aggregate value of all parcels involved): \$14,423,720
Estimated post-construction value of property: \$50,000,000
(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ _____

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ _____

Other Investment: \$ _____

Description of Other Investment: _____

_____**SECTION IV – Applicant Certifications**

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? ☐ YES ☒ NO
2. Any moneys to the State of a state agency for the administration or enforcement of any environmental laws of the State? ☐ YES ☒ NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? ☐ YES ☒ NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Department of Development to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Department of Development in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.66 (C) (1). As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X ALB**Project Completion:**

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X ALB

Additional Certifications by Applicant:

- o The Applicant acknowledges that the property is **Not Eligible** for tax exemption if construction activities are commenced prior to the execution of a Community Reinvestment Area Tax Exemption Agreement between the Applicant and the City. No agreement may be executed by the City without prior approval by Cincinnati City Council.
- o The Applicant acknowledges that a Payment In Lieu of Taxes (PILOT) agreement in the amount of 33% of the annual value of the exemption with Cincinnati Board of Education will be required. The form of this PILOT agreement is available upon request.
- o The Applicant acknowledges that if one of the City's considerations for granting a tax exemption is the applicant's representation that it will enter into a VTICA, then the failure by the Applicant to do so is considered grounds for the City of Cincinnati to terminate the tax exemption granted to the Applicant.
- o The Applicant acknowledges that all tax exemptions must submit an Annual Report on or before March 31 of each year. This report must be submitted for each year of the tax exemption agreement including during the construction period.
- o The Applicant acknowledges that all tax exemptions will be subject to an annual monitoring fee of 1% of the annual taxes exempted under the agreement or \$500, whichever is greater; no City annual fee will be greater than \$2,500 per year. This annual monitoring fee must be submitted with each Annual Report.
- o The Applicant acknowledges that to be eligible for tax exemption by the City of Cincinnati, the subject property must be located within the City of Cincinnati.
- o The Applicant acknowledges that exemption values are determined by the Hamilton County Auditor's Office.
- o The Applicant acknowledges that the City of Cincinnati may revoke the tax exemption any time after the first year if the property has building code violations or is delinquent on the property taxes.
- o The Applicant acknowledges that the City of Cincinnati Council may rescind or alter the Ordinance granting tax exemptions.
- o The Applicant agrees to supply additional information upon request.

Please initial that you have read the above. X

AK

Prior Agreement. Applicant represents and warrants that neither Applicant, nor any "predecessor" or "related member" is a party to another agreement granting tax exemption relating to a structure in this state at which the Applicant (or the predecessor or related member) has discontinued or intends to discontinue operations prior to the expiration of the term of that agreement. (Note: This information is required by Ohio Revised Code 3735.671 (E). As used herein "predecessor" means a person or entity that has transferred assets or equity to Applicant, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the Ohio Tax Commissioner; and "related member" has the same meaning as defined in Ohio Revised Code 5733.042 without regard to division (B) of that section.)

Please initial that you have read the above. X

AK

I declare under the penalties of falsification that this application, including all enclosed documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.

Andrew Beiting
Signature of Applicant

5/15/26
Date

Andrew Beiting
Printed Name

Chief Operating Officer
Title (if signed as officer)

Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application.

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

Processing Timeline

Upon receipt of a completed application, city staff will work diligently to process the request and respond to the applicant in a timely manner. For estimating purposes, below is a timeline that the applicant should use from the date of the completed application to estimate the date that the applicant will be able to commence construction if the assistance request is approved. Note that most applicants do not initially submit a complete application and for most applicants some back and forth will be required with city staff to ensure the application is complete before the internal city review process can begin.

Internal City Review & Offer Letter	Four weeks
Contract Drafting & Legislative Approval	Twelve weeks
Contract Signature & Pre-construction Process	Two weeks
Estimated Timeline	Eighteen weeks

Note that the applicant cannot commence construction prior to having a signed agreement from the city or the requested assistance may not be provided by the city.

STREETCAR VTICA AREA



Required Application Attachments

Please provide the following required items as a corresponding attachment. <i>If you believe a particular item is not applicable to your project, please address the item by including an explanation of why you believe it is not applicable.</i> Please ensure that all sections of the application are complete and that ALL REQUIRED ATTACHMENTS LISTED BELOW ARE SUBMITTED/ ADDRESSED WITH YOUR APPLICATION. Please check all items that are included. If an item is left unaddressed by the Applicant, the reviewing department <u>cannot</u> complete its review of the application.		
Attachment Number	Attached Y/N	Attachment Description
#1	☒ Yes ☐ No	Public Purpose: List the major reasons why City Assistance is necessary. Discuss the project gap, why other sources are not available to fill that gap (including debt and owner equity) and how City assistance will allow the gap to be filled. For property sale requests explain why a non-competitive sale is being requested and the public benefits that will be realized.
#2	☒ Yes ☐ No	Development Team: A) Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for assistance showing who is authorized to sign for the organization B) Certificate of Good Standing from the Ohio Secretary of State for all Organizations that will be involved in the project C) Resumes of owners and/or key managers or partners. In the case of Real Estate development, provide information for the entire development team (developer, architect, contractor, leasing/sales agent, LEED certifications, etc.) D) Names, addresses, photos and a brief description of recent projects completed by the development team of similar type and size to that proposed in this application.
#3	☒ Yes ☐ No	Current Financial Statement or other acceptable third party verification of funds from all entities or individuals who will be contributing more than 20% of the required equity for the investment.
#4	☒ Yes ☐ No	Financial Information: A) Real Estate Projects: Provide spreadsheet of 10 year cash flow projection and list all project assumptions (rent rates, revenue & expense growth, etc). Provide budget that details total project investment (reference Section III of application). These documents may be requested in Excel format.

		2) Current business financial statement (less than 90 days old); 3) Business financial projections for three fiscal years (privately held companies only); 4) Business financial information for the last three fiscal years on affiliate businesses when appropriate.
#5	☒ Yes ☐ No	<u>Sources of Funds:</u> For all sources included in the sources and uses provided in #4 above, please attach documentation: A) Conditional bank commitment and/or term sheet B) List of any additional grant requests pending or committed C) Tax credits allocated or being applied for D) Financing Projections E) Other
#6	☒ Yes ☐ No	<u>Cost Verifications:</u> Cost verifications and/or third party cost estimates. If third-party estimates are not available, explain your methodology for arriving at your project budget. Please include: A) Purchase agreements for any acquisitions B) Contractor Estimates or bids for new construction and/or rehabilitation C) Architectural Contract D) Other
#7	☒ Yes ☐ No	<u>Environmental Site Assessments:</u> Summary Review / Statement of Phase I & Phase II ESA results
#8	☒ Yes ☐ No	<u>Market Information:</u> A) Summary of appraisal, market study, Real Estate comps and industry information with sources. B) Include a copy of any third-party or in-house market analysis completed for the preparation of financial projection assumptions (sales or lease prices, absorption and capture rates, vacancy rates, expense escalators, etc.).
#9	☒ Yes ☐ No	Copy of proposed construction plans/renderings etc.
#10	☒ Yes ☐ No	<u>Proposed Project Timeline:</u> Anticipated milestones – Please provide in Gantt format if available.
#11	☒ Yes ☐ No	<u>Legal Description of the Property Involved:</u> This may include a survey as well as a written legal.
#12	☒ Yes ☐ No	If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include "Energy Petal"]) Certification, provide confirmation of registration
#13	☒ Yes ☐ No	<u>Application Fee</u> (\$1,250 made payable to City of Cincinnati)

#14	☒ Yes ☐ No	City Business Disclosure Form
#15	☒ Yes ☐ No	SBE Utilization Plan
#16	☒ Yes ☐ No	Balanced Development Application

August 4, 2026

To: Members of the Housing and Growth Committee

From: Sheryl M.M. Long, City Manager

202602528

Subject: Emergency Ordinance – Approving and Authorizing CRA Tax Exemption Agreement for 30 Garfield Place

Attached is an Emergency Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincy Club BRESSDG, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 30 Garfield Place in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms, at a total construction cost of approximately \$31,565,115.

I. LEGISLATIVE SUMMARY

Approving and authorizing a 12-year, 100% (Net-52%) Community Reinvestment Area (CRA) tax exemption (“Commercial CRA”) agreement to support the renovation of the 10-story multi-tenant Cincinnati Club office building located at 30 Garfield Place in the Central Business District.

The Administration recommends approval of this Emergency Ordinance.

Key Information

- Adds much-needed hotel units in the City of Cincinnati, creating more opportunities to advance our convention and tourism industry.
- Retains McHales Catering and Event spaces, providing for a mixture of hospitality uses within the same building.
- Creates 12 permanent FTE jobs and 90 temporary construction jobs.
- Total Development Cost: \$64,500,000
 - *Private Funding: \$64,500,000 (100%)*
- Public Benefits Returned: \$4,143,826 over 12 years + downtown economic impact.

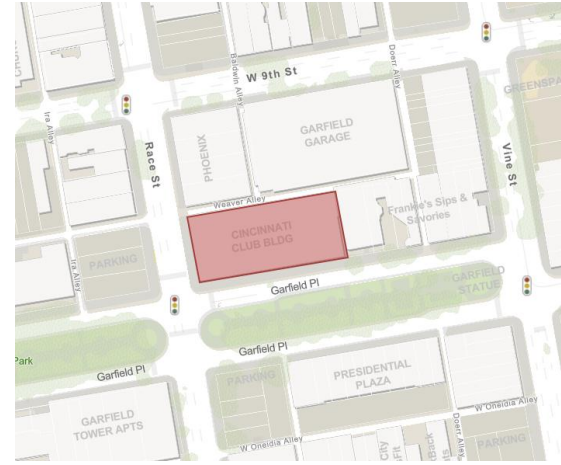
Impact Statement

The addition of these hotel rooms will relieve Cincinnati’s existing and worsening hotel demand issue; a healthy hotel room supply benefits residents by increasing tourist’s spending within city-limits instead of regional alternatives and decreasing necessity for

the widespread proliferation of short-term-rentals (STR), ultimately allowing for more STR to long-term housing conversion.

II. SITE INFORMATION

Address	30 Garfield Place
Neighborhood	Central Business District
Current Condition	Partially Vacant
Zoning/Use; District	DD – Downtown Development District
Transit & Pedestrian Accessibility	Proximity to Race and 8 th Street Bus Stop, 5-minute walk to Cincinnati Connector stop.

Property Map	Property Picture
	

III. DEVELOPER INFORMATION

Developer(s)	Cincy Club BRESSDG, LLC (an affiliate of Sunflower Development Group)
Previous Projects/Experience:	Sunflower Development Group is a Kansas City, Missouri based real estate development and tax credit consulting firm specializing in historic renovation and adaptive reuse, urban infill, and residential and commercial development. Recent projects include the mixed-use American Electric Building in St. Joseph, MO and the Margaritaville Hotel in Kansas City, KS.

IV. PROJECT INFORMATION

Project Name: The Cincinnati Club

Project Type: Renovation

Construction Completion Target: March 2028

Project Goals

		Created	Retained
Payroll	FTE (Permanent)	\$1,535,000	\$238,550
	Construction (Temporary)	\$4,500,000	
Jobs	FTE (Permanent)	12	5
	Construction (Temporary)	90	
Use	Sq Ft: Office	N/A	
	Sq. Ft: Residential	N/A	
	Sq Ft: Commercial	165,132	
	Sq Ft: Industrial	N/A	
	Total	165,132	
Housing	Affordable (AMI-Restricted)	N/A	
	Market Rate	N/A	
	Total	N/A	

Additional Information

Environmental / “Green” Building	N/A
Planning Commission Approval	N/A
Community Engagement	The Development Team will continue to engage with the Downtown Residents Council through project approvals and construction.

V. FINANCES + INCENTIVE INFORMATION

Project Cost	Hard Construction Costs	\$31,565,115
	Acquisition Costs	\$7,498,451

	Soft Costs		\$25,436,434
	Total Development Cost		\$64,500,000
Funding Sources	Private Financing		\$36,586,512
	Historic Tax Credit Equity		\$10,913,488
	Key Money		\$1,000,000
	Deferred Developer Fee		\$2,000,000
	Developer Equity		\$14,000,000
	Total Private Investment		\$64,500,000
Proposed Incentive	Application Process		Commercial CRA (Non-LEED)
	Terms		12-year, 100% (Net 52%) abatement
	Total Value of Abatement (Taxes Forgone to City, CPS PILOT, VTICA)	Annual	\$328,542
		Over Term	\$3,942,510
	<i>Value of City's Portion of Taxes Forgone</i>	Over Term	\$1,244,696
Public Benefit	CPS PILOT	Annual	\$208,498
		Over Term	\$2,501,977
	VTICA	Annual	\$94,772
		Over Term	\$1,137,262
	Income Tax (Maximum)	Over Term	\$504,587
	Total Value of Public Benefit	Over Term	\$4,143,826
		ROI (Return on Investment for Every \$1 Tax Forgone)	\$1.05
Financial Feasibility ("But For" Test)	The Project only yields a 7.31% average cash-on-cash rate of return for 12 years without the proposed incentive. With the proposed incentive, the Project yields a 10.08% average cash-on-cash rate of return for 12 years.		

	<i>Conclusion</i>	<i>Project would not proceed without abatement.</i>
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cc: Brandon Rudd, *Deputy Director*, Office of Strategic Growth

EMERGENCY

ZDS

- 2026

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincy Club BRESSDG, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 30 Garfield Place in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms, at a total construction cost of approximately \$31,565,115.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Cincy Club BRESSDG, LLC (the “Company”) desires to remodel an existing building on real property at 30 Garfield Place located within the corporate boundaries of the City of Cincinnati into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms (the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement, in substantially the form of Attachment A to this ordinance, to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as may be amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to

review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City's Office of Strategic Growth estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$328,542; and

WHEREAS, the Company has represented that it has entered into (or will enter into) a voluntary tax incentive contribution agreement with a third-party organization for amounts equal to fifteen percent of the exempt real property taxes, which funds shall be committed by the third-party organization to support the streetcar that specially benefits the property; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company's operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

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

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement with Cincy Club BRESSDG, LLC (the "Agreement"), thereby authorizing twelve-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 30 Garfield Place in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of an existing building into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms, to be completed at a total construction cost of approximately \$31,565,115.

Section 2. That Council authorizes the City Manager:

- (a) to execute the Agreement on behalf of the City of Cincinnati (the "City") in substantially the form of Attachment A to this ordinance;
- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City's obligations under the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City's economic welfare to begin at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and CINCY CLUB BRESSDG, LLC, a Kansas limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. The Company is the sole owner of certain real property within the City, located at 30 Garfield Place, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- E. The Company has proposed to remodel a building located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- F. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- G. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.

- H. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, has remitted with the Application the City application fee of \$1,250 made payable to the City.
- I. The City's Office of Strategic Growth has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- J. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020 (as amended), has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- K. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- L. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- M. The Company represents that within the past 3 years neither the Company, any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- N. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- O. City Council passed (i) Motion No. 201401368 on November 19, 2014, establishing a tax incentive policy that incentivizes each applicant for a real property tax abatement in the neighborhoods of Downtown and OTR to enter into a voluntary tax incentive contribution agreement with a third-party organization ("VTICA") for an amount equal to a percentage of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement (the "VTICA Contribution"), which funds shall be committed by a third-party organization to support the streetcar that specially benefits the abated property, and (ii) Motion No. 201501592 on December 16, 2015, which established that the VTICA Contribution to be recognized by the City is 15% of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement. The Commercial Policy Ordinance confirmed that such motions have not been superseded and remain the will of Council.
- P. The Company acknowledges that the Streetcar will specially benefit the Project due to (a) the Streetcar's enhancement of public transit options in such neighborhoods and (b) the anticipated increase in property values attributable to public investment in Streetcar infrastructure.
- Q. The Company represents and warrants to the City that the Company has entered or will enter into a VTICA and shall pay the VTICA Contribution each year for the full term of the abatement.
- R. This Agreement has been authorized by Ordinance No. _____-2026, passed by Cincinnati City Council on _____, 2026.
- S. In determining to recommend and authorize this Agreement, the City's Office of Strategic Growth and City Council, respectively, have acted in material reliance on the Company's representations

in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, the VTICA Contribution, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to renovate a building on the Property into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms (the "Improvements") at an estimated aggregate cost of \$31,565,115 to commence after the execution of this Agreement and to be completed no later than March 31, 2028; *provided*, however, that the Deputy Director of the Office of Strategic Growth (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "**ADA**"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of twelve (12) years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption and (D) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2028 nor extend beyond the earlier of (i) tax year 2039 or (ii) the end of the 12th year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. §101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code (“CMC”) Section 323-1-S, “SBEs”). Pursuant to CMC Section 323-11, the City’s annual goal for SBE participation shall be 30% of the City’s total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City’s goal of voluntarily meeting 30% SBE participation. A list of SBEs may be obtained from the City’s Department of Economic Inclusion and Procurement. The Company may refer interested firms to the City’s Department of Economic Inclusion and Procurement for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

- (i) Including qualified SBEs on solicitation lists.
- (ii) Assuring that SBEs are solicited whenever they are potential sources. The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.
- (iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.
- (iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.
- (v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.
- (vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has (a) 5 full-time equivalent employee at the Property with a total annual payroll of \$238,550 (the “**Retained Jobs**”), and (b) no other existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Retained by Company. The Company agrees to use its best efforts to cause the Retained Jobs to be retained at the Property.

B. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 12 full-time permanent jobs and (ii) 90 full-time temporary construction jobs at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling, and in the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end 3 years thereafter.

C. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$1,535,000 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$4,500,000 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

D. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least 25% of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

E. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than 30 days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within 30 days of written demand. The City

may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (E) of that section (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671) has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within 30 days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to

Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of 12% per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than \$1,000 and/or a term of imprisonment of not more than 6 months.

B. Material Representations – Board of Education Agreement and VTICA. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement or VTICA Contribution shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Subject to the terms of the VTICA, if the VTICA is unenforceable for reasons of infeasibility or otherwise, the Company shall enter into alternative arrangements providing for the economic equivalent of the VTICA Contribution in order to support the streetcar. Such arrangements may include, but are not limited to, providing for the economic equivalent of the VTICA Contribution through formation of a special improvement district. For purposes of this Section 19.B, alternative arrangements must result in services substantially similar to those that would have been supported through the VTICA and at a value that is the economic equivalent of the VTICA Contribution, which value shall not be required to exceed the VTICA Contribution amount that would have been payable by the Company. Any determination of infeasibility or mechanism for providing alternative arrangements is subject to approval by the City at its sole discretion. Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of \$500 or 1% of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed \$2,500 per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63 or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of 3 years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Deputy Director, Office of Strategic Growth
801 Plum Street, Suite 130
Cincinnati, Ohio 45202

To the Company:

Cincy Club BRESSDG, LLC
215 W. Pershing, Ste. 200
Kansas City, Missouri 64108
Attn: Jason Swords

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement or VTICA in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement and VTICA, as applicable. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement or VTICA upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding

anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion and Procurement within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and

does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion and Procurement any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion and Procurement. Such notice shall include contact information for the Department of Economic Inclusion and Procurement as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

CINCY CLUB BRESSDG, LLC,
a Kansas limited liability company

By: _____
Sheryl M. M. Long, City Manager

Date: _____, 2026

By: _____

Printed Name: _____

Title: _____

Date: _____, 2026

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Situated in the City of Cincinnati, County of Hamilton and State of Ohio, and being a part of Lots No. 20, 21, 22, 25 and 26 and part of Lot No. 27, and a vacated alley ten (10) feet in width lying next West of said Lot No. 25 as shown on the plat of Square 3 of Piatt and Grandin's Subdivision, as recorded in Deed Book 22, Page 113 of the Hamilton County, Ohio Records, and being more particularly described as follows:

Unit No. A-1 of the Cincinnati Club Building Condominium, as recorded at Plat Book 308, Page 1 of the Hamilton County, Ohio Records, as described in the Declaration of Condominium recorded at Official Record 6286, Page 1644, of the Hamilton County, Ohio Records.

Situated in the City of Cincinnati, County of Hamilton and State of Ohio: Unit No. B-1 of the Cincinnati Club Building Condominium, as described in the Declaration of Condominium recorded at Official Record 6286, Page 1644, of the Hamilton County Records, said Unit No. B-1 being situated in the City of Cincinnati, County of Hamilton and State of Ohio, and being a part of Lot Nos. 20, 21, 22, 25 and 26 and part of Lot No. 27, and a vacated alley ten (10) feet in width lying next West of said Lot No. 25 as shown on the plat of Square 3 of Piatt and Grandin's Subdivision, as recorded in Deed Book 22, Page 113 of the Hamilton County, Ohio Records.

Exhibit B to CRA Agreement
APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M.M. Long, City Manager

202602541

Subject: Emergency Ordinance – AUTHORIZING A COMMUNITY REINVESTMENT AREA TAX EXEMPTION AGREEMENT WITH 530 WALNUT LLC.

Attached is an Emergency Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 530 Walnut LLC, an affiliate of Urban Sites Capital Advisors, LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 530 Walnut Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units, at a total construction cost of approximately \$14,436,431; and further **AUTHORIZING** a ten-year historic extension of such fifteen-year tax exemption.

STATEMENT

HOUSING: The new housing units this project will provide will go toward helping to alleviate Cincinnati's strained housing market, which is currently experiencing increasing affordability issues due to lack of supply.

BACKGROUND/CURRENT CONDITIONS

530 Walnut Street is a notable historic building (Property) located in the Central Business District. The building was originally constructed in 1925. 530 Walnut Street is a 10-story office building that is currently 93% vacant, only occupied by Urbana Cafe on the ground floor and Donovan Electric leasing 3,166 square feet on the second floor. These occupied floors include common space and a fitness center on the second floor.

In 2025, after making the Property available for sale, Hamilton County announced its decision to sell the building to a partnership comprised of Stough Development Corporation and Chavez Properties, for the purpose of adaptive reuse as mixed-use apartments. Since that time, the developers have recently secured \$5,000,000 in competitive Ohio historic rehabilitation tax credits. The combination of state and federal historic tax credits significantly helps to enable a transformation of the Property, allowing a vacant office building to be utilized for a new highest and best use, while also ensuring that it will be renovated to state and federal historic preservation standards.

DEVELOPER INFORMATION

The Project will be developed, owned, and operated by 530 Walnut LLC, which is affiliate of Urban Sites (Developer and Contractor). Urban Sites is the lead developer of the Project.

Urban Sites is a development, property management, and construction services company with a focus on revitalizing historic assets in the urban core. Urban Sites has over 25 years of development experience and is best known for its catalytic work in Over-the-Rhine, as well as the historic Woodburn Corridor in East Walnut Hills.

PROJECT DESCRIPTION

The Developer will renovate the Property to consist of approximately 67 residential apartments and approximately 12,000 square feet of commercial space, including Urbana Coffee as the commercial tenant on the ground floor facing Walnut Street.

The residential units will consist of studio and 1-bedroom apartments that will serve 60% AMI, 80% AMI, and Market Rate. Site amenities will include but are not limited to a fitness room, in-unit laundry, and a coffee shop (Urbana Cafe) in the lobby. The goal of the project is to bring mixed-income housing to the Central Business District, a vibrant urban area that is lacking attainable, mixed-income options for the community

PROPOSED INCENTIVE

The Office of Strategic Growth recommends a 15-year, net 67% Commercial Tax Abatement. The recommendation is based on the project receiving Affordable Housing Trust Funds; per Ordinance 28-2024 as well as the determination, based on underwriting, that the project needs a significant abatement in order to be economically feasible without any additional City subsidy.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. The reason for the emergency is that the developer must lock secure construction pricing and financing in late summer or early fall of 2026 in order to commence construction on schedule.

Project Outline

Project Name	530 Walnut Street
Street Address	530 Walnut Street
Neighborhood	Central Business District
Property Condition	Vacant office building
Project Type	Rehabilitation
Project Cost	Hard Construction Costs: \$14,436,431 Acquisition Costs: \$2,200,000 Design and Soft Costs: \$4,836,862 Total Project Cost: \$22,818,800
Private Investment	Private Financing: \$7,406,307 Developer Equity: \$11,362,493
Sq. Footage by Use	Residential: 63,117 SF Commercial: 12,000 SF
Number of Units and Rent Ranges	67 total apartments; studio and 1-bed units serving 60% AMI, 80% AMI, and Market Rate
Typical 1-BD Rent Affordable To	Household income: \$92,000 to \$112,000 (2026 median family income is \$109,900 for Cincinnati metro area)
Jobs and Payroll	Estimated Permanent Job Creation: 2.72 FTE positions Total Payroll for Permanent FTE Positions: \$296,519.81 Estimated Construction Positions: 108 Total Payroll for Construction Positions: \$6,597,084
Location and Transit	Located in Central Business District Walk Score: 97 (out of 100) Transit Score: 81 (out of 100)
Community Engagement	Notification to OTR Community Council and Downtown Residents Council
Plan Cincinnati Goals	“Offer housing options of varied sizes and types for residents at all stages of life” (pp. 164 – 178); “Sustain our natural and built environment” (pp. 193-198).

Potential Taxes Forgone & Public Benefit

Taxes Forgone	Value
Annual Net Incentive to Developer	\$152,817
Total Term Incentive to Developer	\$2,292,255
City's Portion of Property Taxes Forgone (Term)	\$566,918
City's TIF District Revenue Forgone (Term)	\$0

Public Benefit		Value
CPS PILOT	Annual	\$75,268
	Total Term	\$1,129,021
VTICA	Annual	\$0
	Total Term	\$0
Income Tax Total Term (Maximum)		\$346,844
Total Public Benefit (CPS PILOT, VTICA, Income Tax)		\$1,475,865

Total Public Benefit ROI*	\$0.64
City's ROI**	\$0.61

* This figure represents the total dollars returned for public purposes (City/Schools/Other) over the benefit received.

**This figure represents the total dollars returned for City/ over the City's property taxes forgone.

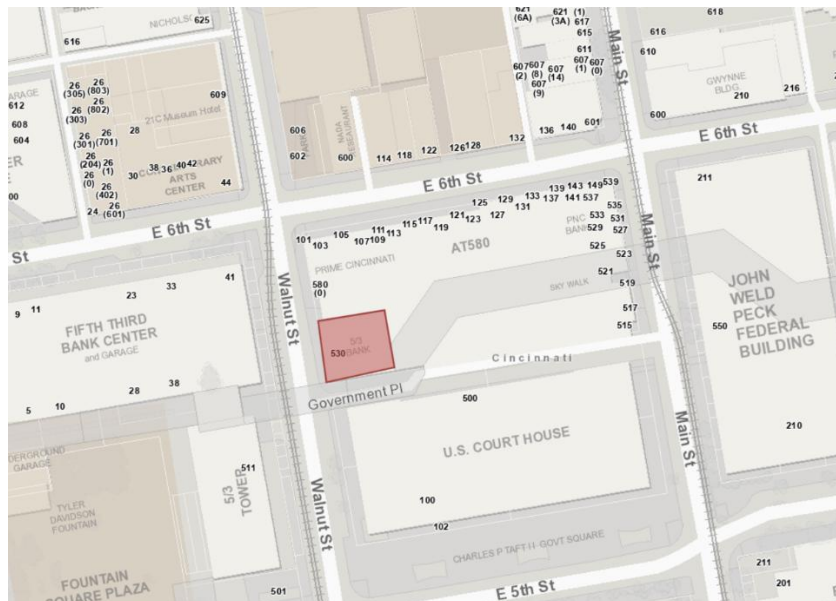
For Reference: 2026 Cincinnati MSA Area Median Income Limits

AMI	1	2	3	4	5	6	7	8
30%	\$23,100	\$26,400	\$29,700	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720
50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550
60%	\$46,200	\$52,800	\$59,400	\$65,940	\$71,220	\$76,500	\$81,780	\$87,060
80%	\$61,550	\$70,350	\$79,150	\$87,900	\$94,950	\$102,000	\$109,000	\$116,050

Project Image and Site Map



Project location shown in red:



cc: Brandon Rudd, Deputy Director, Office of Strategic Growth

EMERGENCY

ZDS

- 2026

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 530 Walnut LLC, an affiliate of Urban Sites Capital Advisors, LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 530 Walnut Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units, at a total construction cost of approximately \$14,436,431; and further **AUTHORIZING** a ten-year historic extension of such fifteen-year tax exemption.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, 530 Walnut LLC (the “Company”) desires to remodel an existing building on real property at 530 Walnut Street located within the corporate boundaries of the City of Cincinnati into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units (the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement, in substantially the form of Attachment A to this ordinance (the “Agreement”), to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the Statute authorizes Council to extend for up to an additional ten years the real property tax exemption for multifamily dwelling structures of historical or architectural significance that have been certified as historic structures, that have been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and that have had units within such structures leased to individual tenants for at least five consecutive years (the “Statutory Requirements”); and

WHEREAS, to provide an additional development incentive for the Improvements, this Council finds that, provided that the Company satisfies the Statutory Requirements and the other terms of the Agreement, the Company may be eligible for a historic extension of up to ten years; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as may be amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City’s Office of Strategic Growth estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$152,718; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company’s operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

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

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement with 530 Walnut LLC (the “Agreement”), thereby authorizing a fifteen-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 530 Walnut Street in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of an existing building into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units, to be completed at a total construction cost of approximately \$14,436,431; and further authorizing a ten-year extension of such fifteen-year tax exemption provided the company satisfies certain conditions as described in the Agreement, including compliance with all statutory requirements (the “Historic Extension”).

Section 2. That Council authorizes the City Manager:

- (i) to execute the Agreement on behalf of the City of Cincinnati (the “City”) in substantially the form of Attachment A to this ordinance;
- (ii) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary;
- (iii) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement; and
- (iv) to execute an amendment to the Agreement for the Historic Extension, as contemplated in the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City’s economic welfare to begin at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Contract No. _____

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and 530 WALNUT LLC, an Ohio limited liability company (the "Company"), an affiliate of Urban Sites Capital Advisors, LLC.

Recitals:

- A. The City and the Company are parties to a *Funding Agreement* dated _____, 20__ (the "Funding Agreement") pursuant to which the City agreed to provide the Company with financial support for the Project (as defined below).
- B. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- C. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- D. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- E. The Company is the sole owner of certain real property within the City, located at 530 Walnut Street, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- F. The Company has proposed to remodel the building located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- G. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.

- H. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- I. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, and has remitted with the Application the City application fee of \$1,250 made payable to the City.
- J. The City has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- K. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020, has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- L. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- M. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- N. The Company represents that within the past 3 years neither the Company, nor any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- O. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- P. This Agreement has been authorized by Ordinance No. _____-2026, passed by Cincinnati City Council on _____, 2026.
- Q. In determining to recommend and authorize this Agreement, the City administration and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel the existing building on the Property into, in aggregate, approximately 63,117 square feet of residential space consisting of approximately 67 residential rental dwelling units (collectively, the "Improvements") at an estimated aggregate cost of \$14,436,431 to commence after the execution of this Agreement and to be completed no later than March 31, 2028; *provided*, however, that

the City's Housing Officer or such other designee by the City Manager (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "**ADA**"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of 15 years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption, and (D) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2029 nor extend beyond the earlier of (i) tax year 2043 or (ii) the end of the 15th year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. §101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B)(7), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Business Enterprise Program.

A. Compliance with Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"), which includes SBEs owned by minorities and women ("MBEs" and "WBEs", respectively, as used within CMC Chapter 324, and collectively with SBEs, "Certified Firms"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be thirty percent (30%) of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the

Company shall use its best efforts and take affirmative steps to achieve (i) the City's goal of voluntarily meeting thirty percent (30%) SBE participation, and (ii) a sub-goal, being the Company's Project-specific voluntary commitment, of meeting the City's economic inclusion program goals to achieve a standard of no less than: seventeen percent (17%) MBE participation; and 10% WBE participation. A list of SBEs, MBEs, and WBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE, MBE, or WBE. The Company shall comply with the provisions of CMC Chapters 323 and 324, including without limitation taking at least the following affirmative steps:

- (i) Including qualified Certified Firms on solicitation lists.
- (ii) Assuring that Certified Firms are solicited whenever they are potential sources. The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to Certified Firms to provide services, to supply materials, or to bid on construction contracts, as applicable.
- (iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum Certified Firm participation.
- (iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.
- (v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.
- (vi) The Company shall periodically document its best efforts and affirmative steps to meet the above Certified Firm participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to Certified Firms, or to provide technical assistance to Certified Firm as may be necessary to reach Certified Firm participation as set out in CMC Chapters 323 and 324 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Sections 323-99 and 324-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 2 full-time permanent jobs, and (ii) 108 full-time temporary construction jobs, at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling. In the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end 3 years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$296,520 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$6,597,084 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least 25% of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement (including, without limitation, its obligation to comply with the Funding Agreement), or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than 30 days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within 30 days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (C) of Ohio Revised Code Section 3735.671 (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671) has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within 30 days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of 12% per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than \$1,000 and/or a term of imprisonment of not more than 6 months.

B. Material Representations. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of \$500 or 1% of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed \$2,500 per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63, or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of 3 years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

530 Walnut LLC
c/o Urban Sites
1140 Main St, Suite 300
Cincinnati, Ohio 45202

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Section 39. Historic Extension. The parties acknowledge that the Company may be eligible for an extension of the abatement term because of the historical significance of the Property for up to ten years pursuant to the Statute (as may be amended from time to time). Once the Company has satisfied the requirements of the Statute and no later than 180 days prior to the end of the abatement term pursuant to this Agreement, the Company shall provide the City with (i) (a) income tax statements verifying that the Property has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), or (b) a certification from the Company's accountant confirming that the Property has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h); (ii) such other documentation as requested in writing by the City to verify the eligibility of the Property for an extension of the abatement term pursuant to the Statute; and (iii) operating revenue and expenses for the prior five years; each of the foregoing must be provided in a format acceptable to the City in its sole and absolute discretion. Following the City's review of the foregoing materials, if the Property qualifies for a historic extension pursuant to the Statute, the parties will execute a mutually satisfactory amendment to this Agreement to extend the abatement term for a period of ten years.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

530 WALNUT LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

Date: _____, 2026

By: _____

Printed Name: _____

Title: _____

Date: _____, 2026

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Property Address: 530 Walnut Street, Cincinnati, OH 45202

Auditor's Parcel No.: 078-0001-0156

Situate in Section 18, Town 4, Fractional Range 1, Miami Purchase, Cincinnati Township, in the City of Cincinnati, Hamilton County, Ohio, and being part of Inlot #145 as recorded in Deed Book E-2, pages 62 to 66 of the Hamilton County, Ohio Records described as follows:

Beginning at the intersection of the East line of Walnut Street, a 66 foot street and the north line of Government Place; thence North $9^{\circ}08'10''$ West, along the East line of Walnut Street, a distance of 75.15 feet to a point which is 117.67 feet southwardly, as measured along the East line of Walnut Street, from the South line of Sixth Street, a 66 foot street; thence North $81^{\circ}10'$ East, passing along the North face of a nine story building and a one story building, a distance of 100.00 feet to the Northeast corner of the said one story building; thence South $8^{\circ}57'40''$ East, along the East face of said one story building a distance of 75.15 feet to the North line of Government Place; thence South $81^{\circ}10'$ West, along the North line of Government Place, a distance of 99.77 feet to the place of beginning.

Exhibit B to CRA Agreement
APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED