

Honorable City Planning Commission
Cincinnati, Ohio

December 3, 2021

SUBJECT: A report and recommendation on the proposed designation of 4122 Glenway Avenue as a Local Historic Landmark in West Price Hill.

GENERAL INFORMATION:

Location: 4122 Glenway Avenue, Cincinnati, Ohio 45205
Petitioners: West Price Hill Community Council
Petitioner's Address: P.O. Box 5096, Cincinnati, Ohio, 45205
Property Owner: Radel Funeral Service Co.
Property Owner's Address: 650 Neeb Road, Cincinnati, Ohio, 45238

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Historic Designation Report Revised Final (10/13/21)
Attachment C - Historic Conservation Guidelines Final (10/13/21)
Attachment D - Correspondence
Attachment E - Initial Application, which includes the Designation Report and the Conservation Guidelines (8/30/21)
Attachment F - Historic Conservation Board Decision

BACKGROUND:

The petitioner applied for a Local Historic Landmark designation for 4122 Glenway Avenue in West Price Hill on August 30, 2021. The building is currently owned by Radel Funeral Service Co. According to the Cincinnati Zoning Code (§1435-07-2-B), an application for the designation of a Local Historic Landmark shall be forwarded to the City Planning Commission following a public hearing of the Historic Conservation Board (HCB). The HCB met on October 25, 2021 and voted unanimously to recommend against the Local Historic Landmark designation of 4122 Glenway Avenue under Criterion 3 (architectural significance) to City Planning Commission and City Council citing its lack of architectural integrity.

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

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

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

GENERAL DESCRIPTION:

The property at 4122 Glenway Avenue is located at the northwest corner of Glenway and Dewey Avenue in West Price Hill. The building has been vacant since 2019 when the funeral home closed. The owners propose to sell the building to representatives of the Boys and Girls Club to raze the building and build a new facility.

This building was built c1892 for Henry Joseph Schulte as a family residence. The Schulte family lived in the house until 1931 when they sold it to Henry J. Radel. Mr. Radel converted the first floor into a second location for his family business, the John J. Radel Funeral Home. Tudor/ English Revival additions were added in 1937 to accommodate the business.

HISTORIC SIGNIFICANCE:

According to Chapter 1435-07-1 of the Cincinnati Municipal Code (Historic Preservation), certain findings must be made before a Local Historic Landmark can be designated by City Council. The proposed building must be found to have historic or architectural significance by having one or more of the following criteria below:

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

The Historic Designation report is a document covering a description of the building, the history and significance of the building and why it is eligible for Landmark designation.

The preparer of the initial Historic Designation Report (dated 8/30/21) revised the report at the request of the Historic Conservation Office. Initially the report labeled the architectural style of 4122 Glenway as 19th Century Chateausque with Tudor/English Revival additions and the period of significance shown as 1890-2019.

The revised Historic Designation Report, dated 10/13/21, calls out 19th Century Patterned Brick Queen Anne architectural style with Tudor/English Revival additions and a period of significance ranging from c.1890-1937, when the Tudor additions were constructed. The revised Historic Designation Report is being used for the purposes of this proposed Local Historic Landmark designation.

The proposed Local Historic Landmark designation of 4122 Glenway Avenue is not a significant Cincinnati resource as defined by Chapter 1435 of the Cincinnati Zoning Code because it does not meet Criterion 3 listed above as determined by the Historic Conservation Board (HCB). On October 25, 2021, (HCB) voted unanimously to recommend against the Local Historic Landmark designation of 4122 Glenway Avenue under Criterion 3 (architectural significance) to City Planning Commission and City

Council citing its lack of architectural integrity.

The petitioner for this Local Historic Landmark designation is nominating the building under Criterion 3 for architectural significance.

The HCB determined that 4122 Glenway Avenue is not significant under Criterion 3:

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

- The building has been significantly altered and is a mix of architectural styles. The additions are overwhelming and detract from the original architecture. This building is no longer a good example of Patterned Brick Queen Anne architecture or Tudor/English Revival architecture. It is just an eclectic mix of architectural styles. As a result, the building has lost its architectural integrity. For example, some of the alterations, yet not including all alterations, are outlined below:
 - The original roof has been replaced and the roof shape has changed dramatically
 - Inappropriate new windows have been installed such as aluminum Jalousie, double hung, and fixed window styles
 - The building has had both front and side additions installed, which involved the removal of a large front porch
 - A rear porch has been removed

Also, the property at 4122 Glenway Avenue was never identified in the 1978 or the 2004 citywide Historic Inventories as being a significant historic resource.

ANALYSIS:

In making a determination on the proposed Local Historic Landmark designations, the City Planning Commission shall consider all of the following factors:

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

The proposed designation of 4122 Glenway Avenue as a Local Historic Landmark is not consistent with Plan Cincinnati (2012). In the Sustain Initiative Area, a Goal recommends to “preserve our natural and built environment” and “preserve our built history with new development incentives and regulatory measures” (pages 193-194). The goal of Plan Cincinnati is to preserve historically and architecturally significant structures. The HCB voted to determine that this building does not fit that criteria.

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

Designating 4122 Glenway Avenue as a Local Historic Landmark may only inhibit the renovation of the building. The Historic Conservation Guidelines will require the owners to preserve the building and its architectural features in which the floor plan may not be conducive to their proposed new use.

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

Careful consideration of this issue is key in the redevelopment of the Glenway Avenue corridor.

The Local Historic Landmark designation of 4122 Glenway Avenue does not meet the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in the designation report (Attachment B) does not provide conclusive evidence that all required findings may be made for the proposed designation under Criterion 3.

HISTORIC CONSERVATION GUIDELINES:

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

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

The proposed guidelines are attached to this staff report as Attachment C. Staff of the Department of City Planning and Engagement has determined that the proposed guidelines are not acceptable given the property at 4122 Glenway Avenue is not architecturally significant and does not meet Criterion 3.

PUBLIC COMMENT:

A joint virtual public staff conference with the Historic Conservation Office and the Department of City Planning and Engagement was held on October 6, 2021. Notices were sent to property owners within a 400-foot radius of the proposed Local Historic Landmark designation and the West Price Hill Community Council. The petitioner, City staff, the property owner’s representative and members of the public were in attendance.

There have been 35 letters and emails from community members that are in support for the proposed designation. There have been 4 letters and emails from community members, 2 letters from legal representation, and a letter from the potential buyer of the property in opposition for the proposed designation. All correspondence is attached as Attachment D.

CONSISTENCY WITH PLANS:

The proposed designation of 4122 Glenway Avenue as a Local Historic Landmark is not consistent with *Plan Cincinnati* (2012) as the property is not significant and has lost all its architectural integrity. In the Sustain Initiative Area, a Goal recommends to “preserve our natural and built environment” and “preserve our built history with new development incentives and regulatory measures” (pages 193-194). The goal of Plan Cincinnati is to preserve historically and architecturally significant structures, which this structure is not historically and architecturally significant as stated above.

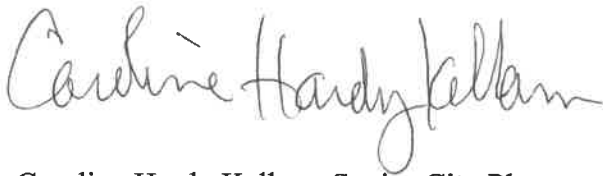
RECOMMENDATION:

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

DISAPPROVE the proposed Local Historic Landmark designation of 4122 Glenway Avenue in West Price Hill.

Respectfully submitted:

Approved:

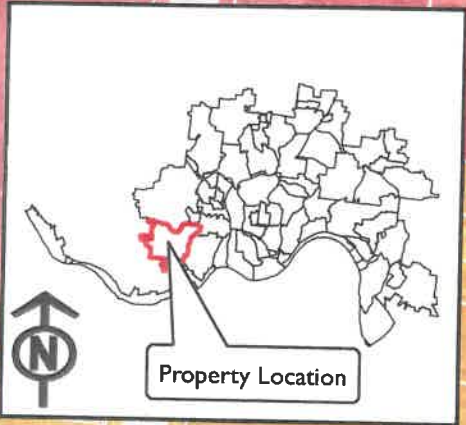
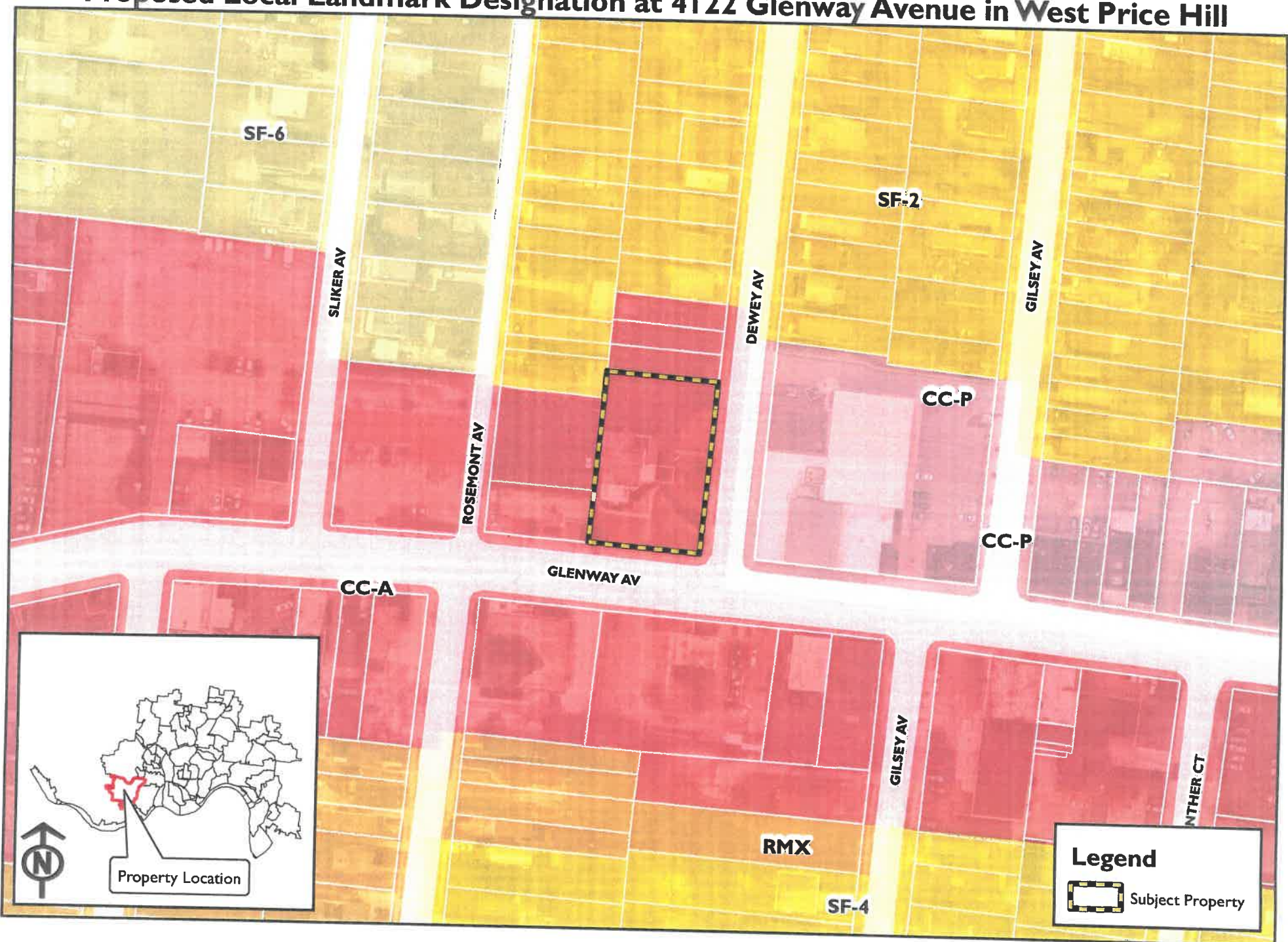


Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement



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

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



Legend

 Subject Property

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

Introduction

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

Summary Statement

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

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

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

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

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

Research

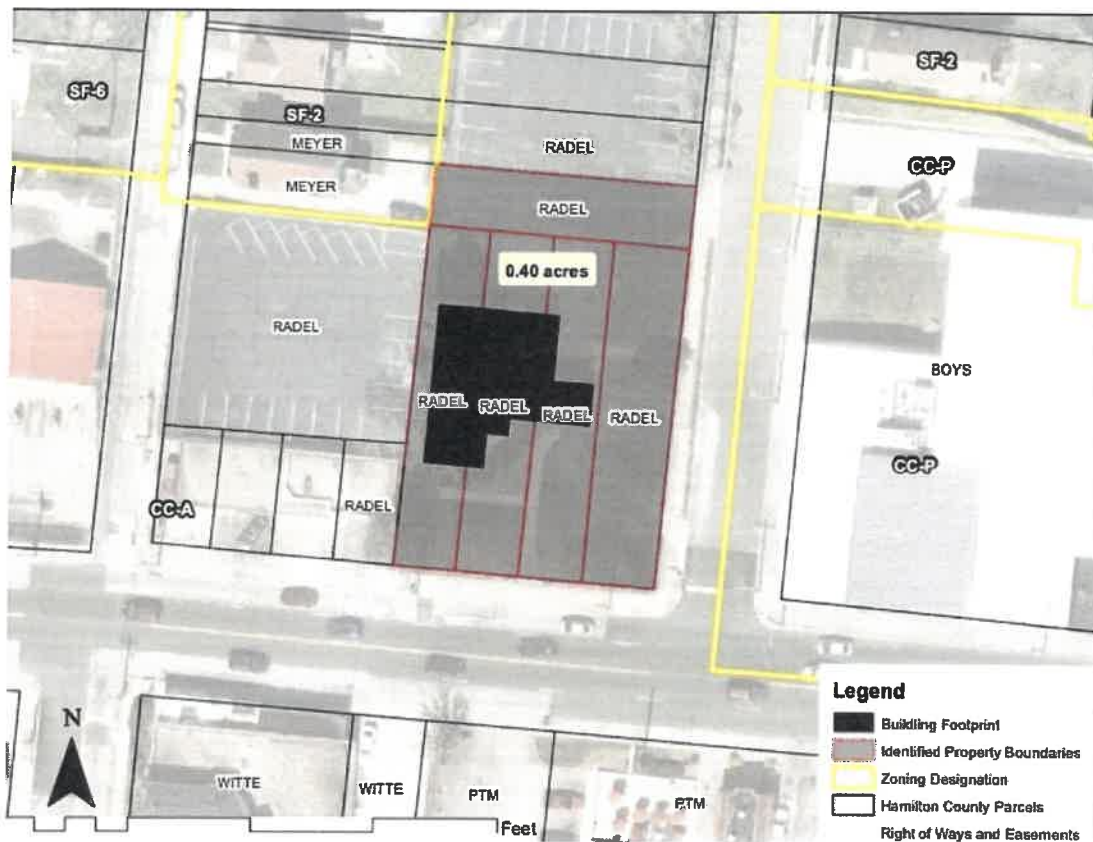
Research was conducted using the resources of the Ohio History Connection, a National Register Preliminary Questionnaire form prepared for the Ohio Historic Preservation Office by Carrie Rhodus, and various online and in-person repositories including the Hamilton County Recorder's Office, Public Library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

Boundary Description (including metes and bounds)

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

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

Map showing designation boundaries



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

Justification of Boundary

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

Statement of Significance

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

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

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

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

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

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

History of West Price Hill

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

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

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

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

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

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

Building Ownership

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

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

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

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

Architectural Significance

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

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

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

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

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

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

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

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

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

The following are characteristics of Tudor/English Revival architecture:

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

Theodore A. Richter Jr., Architect

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

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

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

Architectural Description

Site

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

Setting

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

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

Building

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

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

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

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

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

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

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

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

Assessment of Historic Integrity

Location

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

Setting

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

Design

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

Materials

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

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

Workmanship

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

Feeling

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

Association

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

Findings

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

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

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

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

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

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

Planning Considerations

Compatibility with Plan Cincinnati

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

OR

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

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

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

"Preserve our resources and facilitate sustainable development."

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

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

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

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

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

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

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

Research Methodology

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

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Images and Photographs

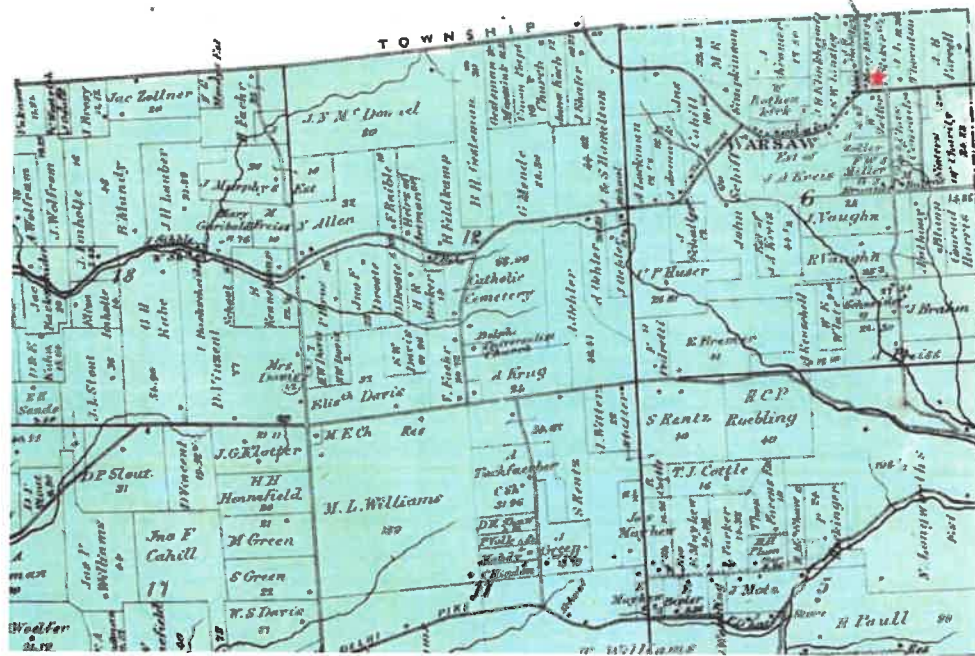


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869; property shown by red star.

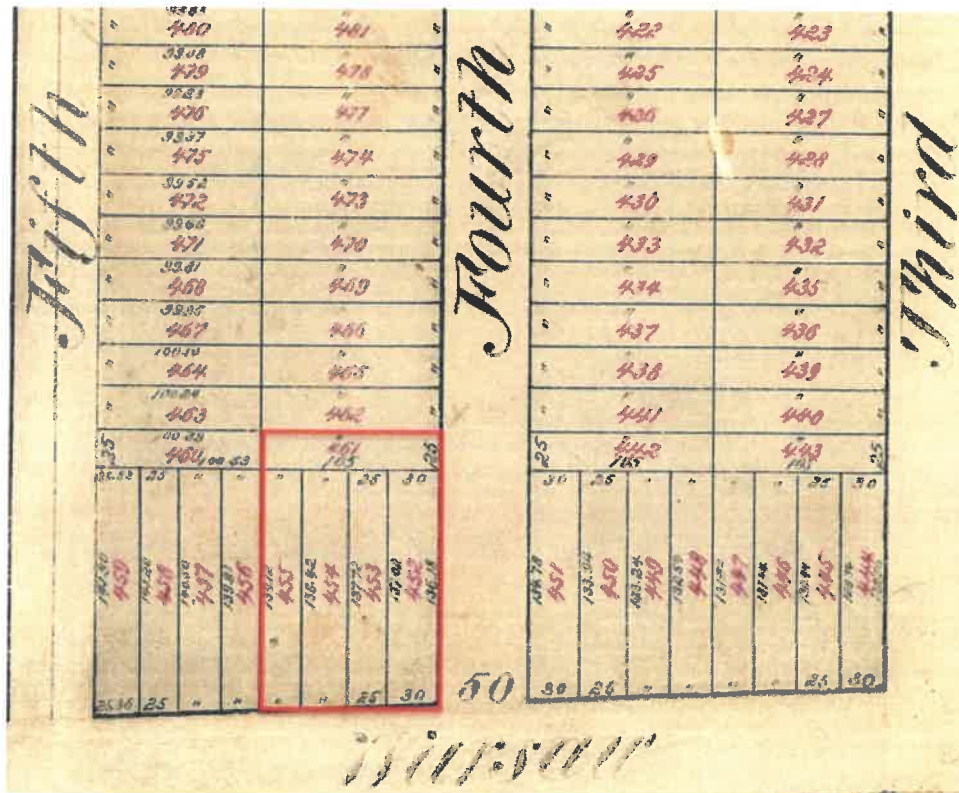


Figure 2: Cedar Grove Land and Building Subdivision Plat Map, Lots 452, 453, 454, 455, and 461 shown in red; c. 1874.

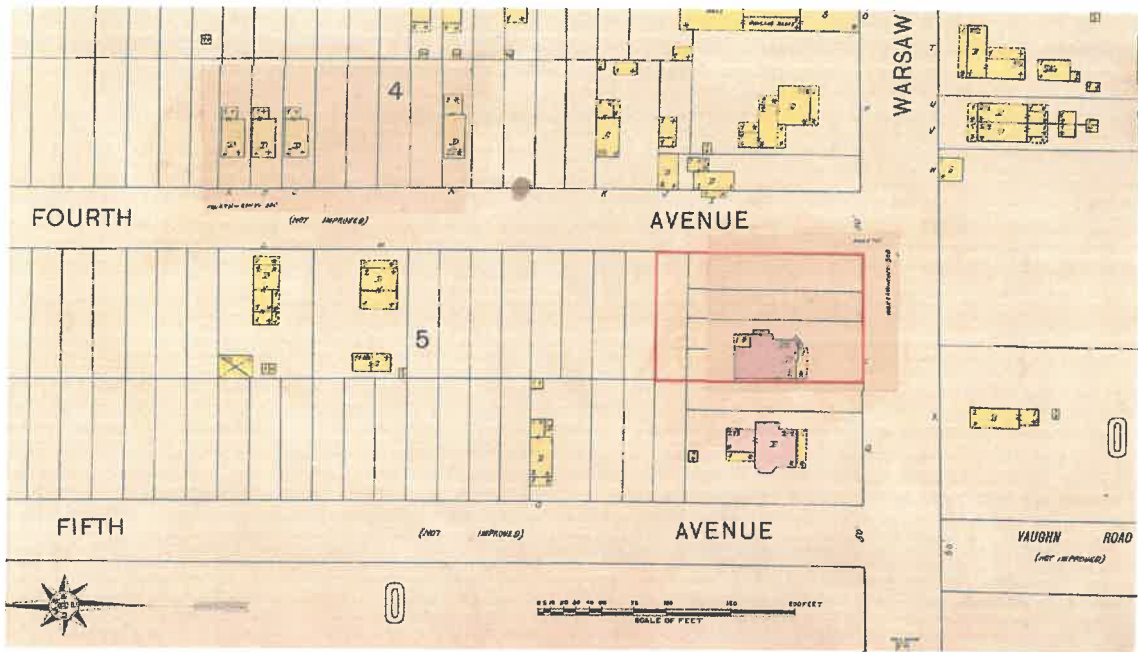


Figure 3: Sanborn Insurance Company Map, c. 1891; property shown in red.



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

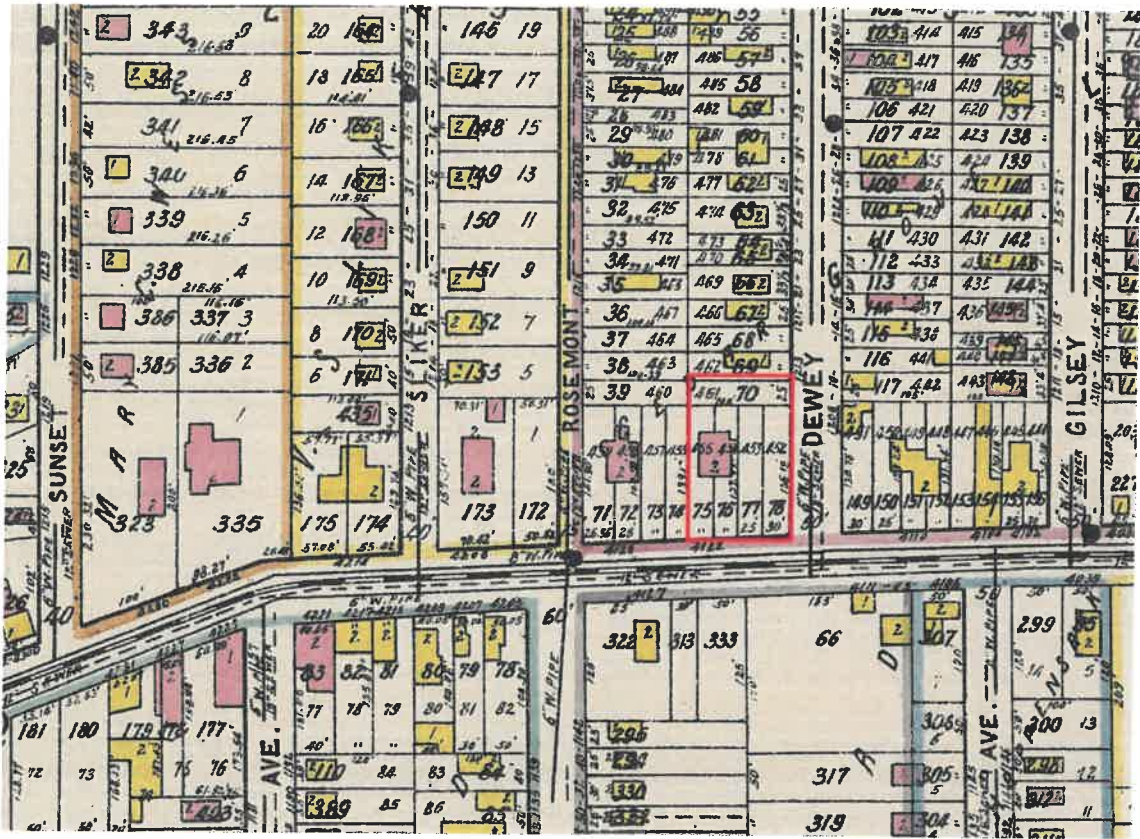


Figure 5: Sanborn Insurance Company Map, c. 1922; property shown in red.



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

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

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



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



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



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



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



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



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



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

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

Rehabilitation and Alteration

Intent and General Guidelines

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

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

The following approaches are recommended:

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

Specific Guidelines

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

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

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

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

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

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

Site Improvements and Alterations

A. Intent and General Guidelines

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

B. Specific Guidelines

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

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

Demolition

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

Attachment D

From: [p.konerman](#)
Sent: Saturday, October 16, 2021 4:27 PM
To: [Johnson, Beth](#)
Subject: [External Email] <No Subject>

External Email Communication

Please keep the Schulte mansion

Sent from my Galaxy

From: [Clayton Adams](#)
Sent: Sunday, October 17, 2021 2:46 PM
To: [Johnson, Beth](#)
Subject: [External Email] 4122 Glenway Ave

External Email Communication

Hello,

I wanted to send my support in writing about saving the Schulte Mansion on Glenway Avenue. I am a resident of West Price Hill believe tearing down this structure would do our neighborhood a giant disservice.

Clayton Adams

Sent from my iPhone

From: [Pamela Taylor](#)
Sent: Saturday, October 16, 2021 11:19 AM
To: [Johnson, Beth](#)
Subject: [External Email] Don't tear down the Schulte mansion in Price Hill

External Email Communication

Dear Ms. Johnson,

I am writing in support of efforts to save the Shulte mansion. I drive past the mansion many times each week and every single time I enjoy the grandeur and beauty of the building. Old buildings bring character and charm to our neighborhoods, and should be preserved as a part of our history. I support historic designation for the mansion to facilitate preservation. I moved to Price Hill from West Chester in part because of the grace, beauty, and unique character of the older homes and businesses in the neighborhood as compared to the uniformity, homogeneity, and commercialism of West Chester. We should be preserving these treasures rather than tearing them down to put up yet another characterless, and ugly, multi-purpose facility such as litter the city.

Pamela Taylor
742 Purcell Ave
Cincinnati, OH 45205
317-331-3526

From: [Diane Clark](#)
Sent: Saturday, October 16, 2021 11:26 AM
To: [Johnson, Beth](#)
Subject: [External Email] FW: Subject: Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

I am asking for your help in preserving this building. Many in Price Hill are working diligently to

restore and rebuild our once illustrious area. Saving the Schulte Mansion is an important step in doing this.

Thank you for your time and consideration.

Diane Clark

Life Long Price Hill resident

Sent from [Mail](#) for Windows

From: [Mr Jabin](#)
Sent: Sunday, October 17, 2021 10:12 AM
To: [Johnson, Beth](#)
Subject: [External Email] Hey Beth

External Email Communication

Hey Beth my name is Nick Jabin and I am a candidate for Cincinnati City Council I am pleading for the preservation and restoration of the Schulte Mansion, this landmark truly is a piece of Cincinnati / West Price Hill Community History, I personally love our Cities Historical Architecture and would like to see more done to restore our cities past architecture for Future Beauty.

From: [Michael Lanzillotta](#)
Sent: Monday, October 18, 2021 2:11 PM
To: [Johnson, Beth](#)
Subject: [External Email] In Re: Schulte Mansion

External Email Communication

Ms. Johnson:

I have have been a resident of West Price Hill since Spring of 1981. I had moved to West Price Hill from Delhi Township as I was looking to get away from the banality of suburban architecture and lifestyle and was attracted to the diverse architecture of West Price Hill. The few remaining late 19th century homes were of particular interest to me and they added color, drama and character to West Price Hill. Standing above them all, figuratively and literally (occupying one of the highest points in West Price Hill and observable from four or five blocks away in every direction), has been the Schulte Mansion used as a Radel Funeral Home until recently. Certainly striking in appearance, it dominates the landscape and harkens back to a time of affluence and culture in the age of horse and buggy and a string of "country houses" running from the business district in the village of Warsaw, all the way to the business district in the village of Covedale along Glenway Avenue.

West Price Hill has always been a diverse neighborhood where mansions such as the Schulte Mansion would be found within blocks of more modest Queen Anne style and Italianate row houses. I have often said that it was common for wealthy Price Hill employers to reside very near their employees. This was very much true throughout the late 19th century and well into the mid-20th century. Unfortunately, prior leadership within the West Price Hill community has failed to value the architectural gems in West Price Hill. That is the reason that so many of its stately 19th century homes have been demolished and replaced with generic commercial buildings. Even recently we have lost the collegiate gothic landmark of Carson School and the beautiful old oak trees that framed the view of this landmark from Glenway Avenue, within view of the Schulte Mansion. The old Carson School has been replaced by a hideous warehouse looking monstrosity.

The Schulte Mansion is a wonderful and unique example of Queen Anne architecture, with Tudor additions which provides a visual manifestation of the changes taking place within West Price Hill and the Eastern United States at large. It is, regrettably, the last of these grand old homes within West Price Hill and there is no doubt that preservation would be guaranteed if this structure were in any other neighborhood in Cincinnati. One need not look very far back in time to see where the Westside of Cincinnati has been ignored by the City as it relates to its architectural gems. I have already pointed out the Carson School, but, even more recently the Gable Home in Westwood, where not only neglect but actual hostility was shown to Westside neighborhoods and their efforts to preserve their history and what is left of their architectural gems.

The Schulte Mansion represents, better than any other building built as a personal residence, the history and culture of West Price Hill at the turn of the last century. It has stood, beyond

the span of human memory, high above the surrounding neighborhood as a landmark and centerpiece to West Price Hill and especially the Eastern blocks of the Glenway Business District. The neighborhood would simply not be the same with the loss of this landmark and the neighborhood would be culturally, and spiritually (in the sense of the neighborhood volksgeist) poorer with its demise. This simply cannot be allowed to happen. This case demonstrates the very reasons for and the value of architectural preservation. The Schulte Mansion must be saved.

Respectfully'

Michael A. Lanzillotta
West Price Hill Resident since 1981
513-482-0964

From: [colleen wood](#)
Sent: Sunday, October 17, 2021 11:11 AM
To: [Johnson, Beth](#)
Subject: [External Email] Please preserve the Schulte Mansion in Price Hill

External Email Communication

Dear Ms. Johnson,

Please designate the Schulte Mansion, at 4122 Glenway in Price Hill as an Historic Landmark Designation!

The mansion is unique. It adds to the historic charm of the West-side, and also benefits the entire city. If you've ever visited Philadelphia or Charleston, South Carolina, you've seen the importance of architectural preservation. An historic building such as this can never be replaced, once destroyed, it is gone forever--

Please help preserve some of 'Old Cincinnati' for generations to come!

Sincerely,

Colleen M. Wood
1169 Overlook Avenue
Cincinnati, Ohio 45238

From: [Deborah Wright](#)
Sent: Sunday, October 17, 2021 6:39 PM
To: [Johnson, Beth](#)
Subject: [External Email] Re: Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm a senior citizen now but I grew up in West Price Hill. I've been around long enough to see beautiful historic structures demolished and replaced with uninspired, cheaply built, ugly when they were new buildings. No one will ever wonder who the architect was. No one will miss them when they're gone.

We might be spoiled and take her for granted but the Schulte Mansion is the constant comforting grandmother of Glenway Avenue.

I strongly support a Historic Landmark Designation for our architectural gem.

Respectfully,

and in reverence for our history,

Deborah Wright

From: Joe Tallarigo <joetallarigobook@yahoo.com>
Sent: Thursday, October 14, 2021 2:47 PM
To: Johnson, Beth
Subject: [External Email] Save the Sculte Mansion Glenway

Follow Up Flag: Follow up
Flag Status: Completed

External Email Communication

Good Afternoon,

I grew up from Schulte Mansion(Radels Funeral Home) from 1985 to 1998. Most of my childhood days were spent over there playing baseball, tag, hide and seek and football in that parking lot with my brother and my friends.

It's where I watched the Thanksgiving Parade go by each year. I lost my childhood home to the Boys and Girls club and can't imagine seeing the Schulte mansion torn down for their offices. It needs to remain a part of Price Hill as it a local landmark and over 100 years old.

Joe Tallarigo Sent from my iPhone

From: [Justin Jeffre](#)
Sent: Saturday, October 16, 2021 8:22 PM
To: [Johnson, Beth](#)
Subject: [External Email] Save the Shulte

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,

Justin Jeffre

Over the Rhine

From: carrfamily@fuse.net
Sent: Monday, October 11, 2021 5:35 AM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte at 4122 Glenway

External Email Communication

Help the West Side of Cincinnati to stabilize and continue to revive! Irreplaceable buildings, such as the Schulte Mansion, need to be saved.

I strongly support a Cincinnati Landmark Designation for the Schulte Mansion at 4122 Glenway Avenue.

Sincerely,

Leesa (Hartung) Carr
11803 Golden Hill Drive
Cincinnati, OH 45241

Although I no longer live in Price Hill, my roots are there.
I am proud of my heritage and continue to root for Price Hill.

From: [Louise Niemer](#)
Sent: Sunday, October 17, 2021 7:53 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion

External Email Communication

I am writing to support the preservation and designation of the Schulte Mansion as a historic landmark. While a community resource to serve young boys and girls is certainly an asset to our community, it should not be done at the expense of destroying architectural history.

Not only is the Schulte Mansion unique and one of few remaining architectural icons on this side of town, it has significance anchored in the rich history of Price Hill. Much like the beautiful Masonic Lodge in East Price Hill that was transformed into the ARCO Center, it has enormous potential to be utilized to the benefit of the greater community.

As newcomers to this side of Cincinnati, my husband and I were disappointed to have come to discover how much of the unique and historic West Price architecture (homes, larger business buildings, etc.) has been sacrificed only to be replaced by cheaper and banal structures that have ended up contributing to the blight problem in West Price Hill. Not only is it important that the Schulte Mansion be preserved for its historic and unique architectural significance, but to do this could play a significant role in helping to rebuild and renew what has become a horribly blighted historic corridor of the City.

Sincerely,
Louise Niemer and Jack Wells

4372 Carnation Circle

From: cw3@fuse.net
Sent: Sunday, October 17, 2021 3:47 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion

External Email Communication

Please approve historic designation for the Schulte house on Glenway Ave in Price Hill. It adds to the community and so much else around the city has been lost already. Thanks, Clinton Wood

From: [Ben Klayer](#)
Sent: Monday, October 18, 2021 12:22 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion

External Email Communication

Good afternoon Beth,

I am a board member for the WPH Community Council, and a lifelong resident. I support the Historic Landmark Designation for the Schulte Mansion. It's a beautiful building that has stood in Price Hill for a large portion of our neighborhood's history. Thank you for your work to help preserve this building.

--

Ben Klayer
benklayer@gmail.com
513-293-9076



From: Mary Jo <maryjo@fuse.net>
Sent: Monday, October 18, 2021 1:57 PM
To: Johnson, Beth
Subject: [External Email] Schulte Mansion

External Email Communication

Good afternoon

Please support the designation of the Schulte Mansion (Radel's Funeral Home) as a Cincinnati Landmark. It is one of the few remaining grand homes on Glenway and worthy of the designation. The Community Council is working diligently to find a location for the Boys and Girls, and have been offered a site closer to the high schools (West Hi and Dater) that would better serve the students. The cost of this site is @\$30,000., a sizeable savings.

Mary Jo Bazeley

From: Amber Kassem <amkassem1@icloud.com>
Sent: Sunday, October 17, 2021 11:54 AM
To: Johnson, Beth
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

My mom grew up across the street from the ice factory. I'm 2nd generation price hill resident. This architecture is irreplaceable and there is no immediate need to demolish such history. It is a real shame to even think of this being gone! They want to ruin history to put up something that will look like an institution? Be for real. There's other sites that will take less from our community. Absolutely NO!

Sincerely,
Amber Kassem
Sent from my iPhone

From: [EPHIA President](#)
Sent: Monday, October 18, 2021 12:42 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

The East Price Hill Improvement Association Community Council supports a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the Price Hill community that should be preserved. Nearly all of the architecturally significant buildings in the West Price Hill community have been lost to time and the wrecking ball, and once gone, they have never been replaced with anything as significant and inspiring as what we have lost. This building is beautiful: it would absolutely be a loss to the community for it to be demolished, and the intent of the prospective owners is absolutely to demolish it.

The experience of the East Price Hill community is that our historic buildings contribute to community pride and sense of place. They have also been the primary driver for community sustaining investment and redevelopment in our neighborhood business district, which is a benefit West Price Hill also deserves the opportunity to experience rather than further destruction. The Price Hill community as a whole already sees this building as a landmark, and is overwhelmingly upset about the prospect of losing it. While there may be debate about what architectural style the Schulte follows, the building is unquestionably the most highly visible and architecturally interesting and impressive building remaining in the West Price Hill neighborhood, as well as having special social significance for the community. These facts are all important reasons to designate 4122 Glenway Avenue a historic landmark.

Sincerely,
Sheila Rosenthal
President



East Price Hill
Improvement Association

East Price Hill Improvement Association
PO Box 5420
Cincinnati, OH 45205
P: 513-341-8430

From: [Amanda Farrell](#)
Sent: Sunday, October 17, 2021 1:53 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,
Amanda Farrell
513-226-3233

From: [Eleonora Fusco](#)
Sent: Monday, October 18, 2021 5:40 PM
To: [Johnson, Beth](#)
Cc: [Eleonora Fusco](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson -

This is in support of a Historic Landmark Designation for the Schulte Mansion.

The Schulte Mansion is a beautiful and still well preserved building that has the potential if repurposed to be the cornerstone of a successful revival of West Price Hill. One of a kind in this neighborhood.

Cincinnati revitalization is driven by the charm of its historic buildings. The preservation of the Schulte Mansion would add historicity, beauty and interest to this area and further help its development.

I wholeheartedly plead for the local historic landmark designation being granted to the Schulte Mansion to help its preservation.

I take this occasion to further plead with this office to start a comprehensive plan in collaboration with the Cincinnati Preservation Association to proactively identify buildings of architectural and historic value in the different neighborhoods and collaborate with the local community and owners to define a successful preservation path.

This to best preserve the historic gems in all Cincinnati neighborhoods and to further spur revitalization.

Best Regards,
Eleonora Fusco, PhD
me@eleonorafusco.com

From: [Cassandra Bullock](#)
Sent: Saturday, October 16, 2021 9:49 AM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,

Cassandra Bullock

From: [Dan Leopold](#)
Sent: Saturday, October 16, 2021 12:55 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Ave

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

So many Cincinnati landmarks on the West Side have already been lost in the name of progress, please don't let this be the next.

Sincerely,

Daniel Leopold

From: [Carol Del Prince](#)
Sent: Monday, October 18, 2021 4:01 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Avenue 45205

External Email Communication

Hello,

Please help our community save this historic landmark. If it were in Hyde Park or Mt. Lookout, it would be saved for its significance. There are significant Cincinnati landmarks on the west side, too. This is one, and if you let it go, it can never be again.

Carol Del Prince

From: [JESSICA POWELL](#)
Sent: Monday, October 18, 2021 2:52 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway Avenue

External Email Communication

Dear Beth,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the West Price Hill community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,
Jessica Powell
4604 Joana Place

From: [Karen Ball](#)
Sent: Monday, October 18, 2021 12:22 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion 4122 Glenway

External Email Communication

Dear Ms. Johnson,

I'm writing on behalf of the West Price Hill Community Council membership in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill! Please consider the value and rich history the building has for our community and let it continue to stand with a useful purpose. It truly is a gem. Our membership will work diligently to help it breathe new life for a renewed purpose.

Sincerely,
Karen Ball
West Price Hill Community Council, President

From: [rob smith](#)
Sent: Monday, October 25, 2021 2:59 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte mansion at 4122 Glenway Ave.

External Email Communication

Good afternoon, Ms. Johnson,

I am writing to tell you that I support a Cincinnati Landmark designation for the above-named property, and hope that the Historic Conservation Board will save this building from being torn down.

Besides having family members buried through Radel Funeral Home, my history with this property goes back to the Schulte family, which I am related to.

Please help save this beautiful and important Price Hill landmark.

Sincerely,

Rob Smith

From: [Jared Webster](#)
Sent: Tuesday, October 12, 2021 9:39 AM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion on Glenway

External Email Communication

Hello Beth

I am writing to voice my support for granting a Cincinnati Landmark designation to the Schulte Mansion to potty Boys and Girls Club from tearing it down.

It's crucially important that historic buildings like this are preserved, and we as a city have to stop letting politically connected families/companies destroy them at will.

Jared Webster
W Price Hill homeowner

From: [Fritz Bazeley](#)
Sent: Monday, October 18, 2021 2:02 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schulte Mansion

External Email Communication

Subject: Schulte Mansion 4122 Glenway Ave

Dear Ms. Johnson,

I strongly support a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

This building itself is a contribution to the neighborhood, as an example of architecture which is both functional and stately. Replacing it with some new building which although functional will just appear to be another rectangular box is just lowering the appeal of the neighborhood to anyone, resident or passer-by.

Sincerely,
Frederick J. Bazeley

From: [Melissa Arey](#)
Sent: Saturday, October 16, 2021 4:42 PM
To: [Johnson, Beth](#)
Subject: [External Email] Schultz Mansion - 4122 Glenway Avenue

External Email Communication

Dear Ms. Johnson,

I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,

From: jabem@fuse.net
Sent: Saturday, October 16, 2021 7:18 PM
To: [Johnson, Beth](#)
Subject: [External Email] Shulte Mansion

External Email Communication

Hello Ms. Johnson,

I have been a life long citizen of Price Hill. The Schulte Mansion has been enjoyed by our neighborhood for many years. It would be horrible if we lose another valuable piece of history and memories from our neighborhood. Please continue to keep this beautiful beautiful building preserved in the Price Hill area. It is a valuable asset to our neighborhood. We hope it can be restored to its' original beauty. Thanks so much for considering our request.

Sincerlely,

Susan and Joe Bilz

From: leigh.g@isoc.net
Sent: Sunday, October 17, 2021 2:18 PM
To: [Johnson, Beth](#); [Haynes, Marion](#)
Subject: [External Email] Statement of Support | The Schulte Mansion and Site

External Email Communication

RE: The Schulte Mansion and its Site
4122 Glenway Avenue

Dear Members of the Historic Conservation Board, Ms Beth Johnson, and Mr Marion Haynes

To protect and save this extraordinary Cincinnati building and its site, I respectfully urge you to adopt all pathways and resolutions to landmark The Schulte Mansion as requested by our neighbors in West Price Hill.

Our West Price Hill neighbors including their donors and legal counsel but also preservation advocates throughout the city including you, are to be warmly commended for accepting the difficult challenge to protect this important building in their neighborhood and our city.

Saving the Schulte is paramount for West Price Hill and for citizens throughout this city.

Please give us the opportunity and obligation to thank you too.

Myra Greenberg
Resident, Over-the-Rhine Historic District



#

From: [Terena Deters](#)
Sent: Monday, October 18, 2021 11:18 AM
To: [Johnson, Beth](#)
Subject: [External Email] Subject: Schulte Mansion 4122 Glenway Ave

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Subject: Schulte Mansion 4122 Glenway Ave

Dear Ms. Johnson,
I'm writing in support of a Historic Landmark Designation for the Schulte Mansion. This important building is a significant part of the historical and architectural fabric of the community that should be preserved. It is the only one of its kind in West Price Hill!

The Schulte's grand roofline and details can be seen from all directions on Glenway and the approaching side streets. It's valuable contribution to the character of the community could never be replaced.

Sincerely,

Terena Deters

--

Terena Deters
4164 West Eighth Street
Cincinnati, Ohio 45205

NOTICE OF CONFIDENTIALITY:

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From: [Shelly Brauer](#)
Sent: Saturday, October 16, 2021 6:48 PM
To: [Johnson, Beth](#)
Subject: [External Email] The Schulte building

External Email Communication

Ms. Johnson,

As secretary of the West Price Hill Community Council, I am writing to urge you to consider our application for historic designation for the Schulte Mansion on Glenway Ave.

This building is an icon in our neighborhood, and unique in style, in our area. It is a well recognized, and valued landmark in our neighborhood.

There has been much interest in preserving this gem and it would very much be missed, if it is allowed to be razed.

We ask that you consider the application, and allow us the possibility to retain this architectural beauty.

Thank you for your consideration of this matter. We truly hope to gain your support.

Respectfully,
Shelly Brauer

Laura Hamilton
820 Pedretti Avenue
Cincinnati, Ohio 45238

Ms. Beth Johnson, Urban Conservator
City of Cincinnati Dept. of Planning and Engagement
805 Central Avenue
Cincinnati, Ohio 45202

Re: Schulte Mansion 4122 Glenway Avenue

Dear Ms. Johnson,

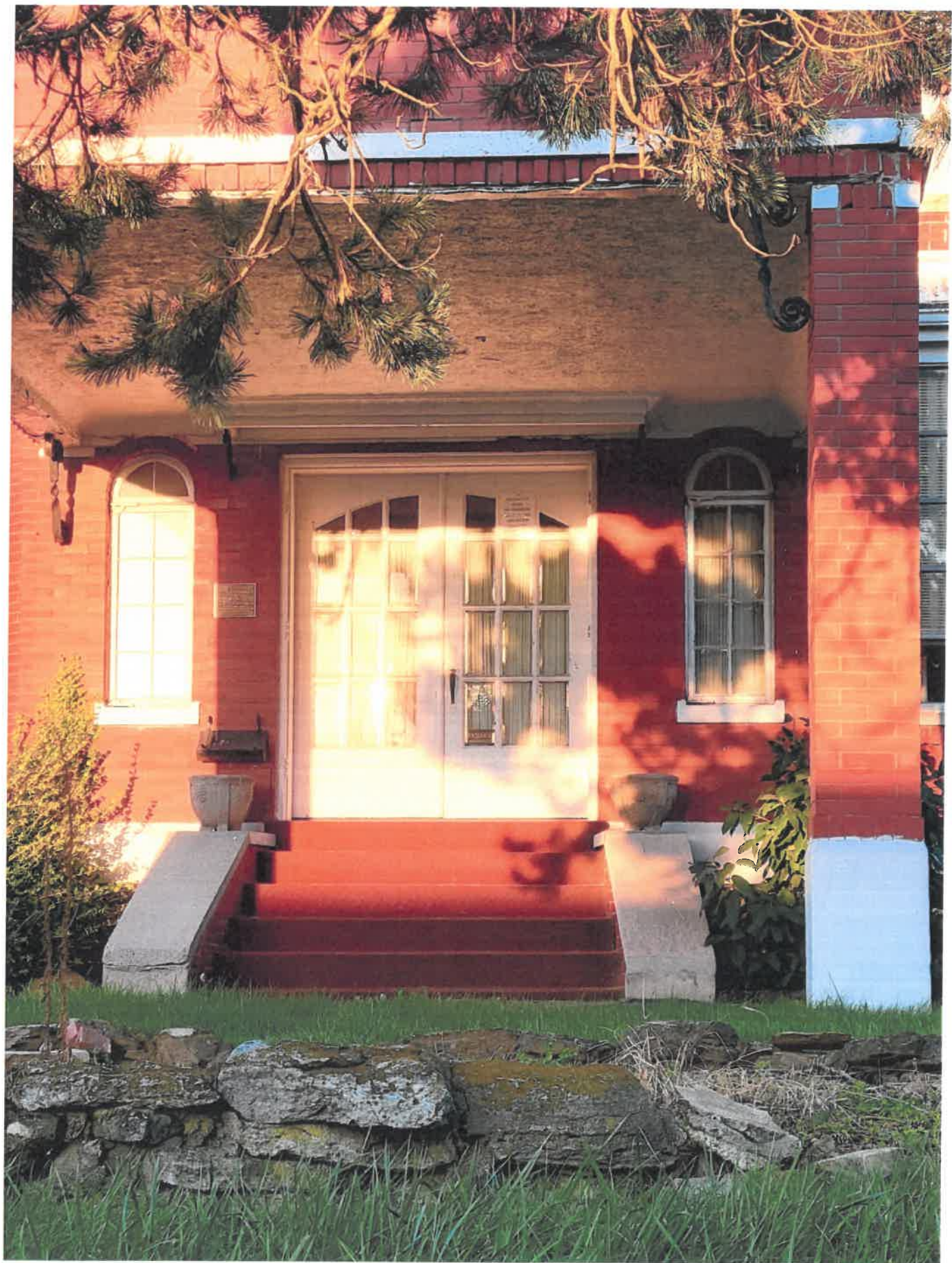
I'm writing to express my personal support for designation of the Schulte Mansion as a Cincinnati Historic Landmark. You may be unaware but the Schulte is already an "Official Price Hill Landmark". There's a bronze plaque that says so right on the building near the entrance. That plaque was awarded back in 2013 to Mr. Radel commemorating his business an Official Price Hill Landmark because that is exactly what it is! I cannot think of a better tangible example of the collective memory of a community than an engraved bronze plaque literally mounted to a distinctive, historic building like this one. After all, it is partly the concept of collective memory that makes events, buildings and places significant. I've attached a photo of the plaque and it's placement on the building for your review.

This grand building is very distinct in both style and scale from any other in West Price Hill. It's truly the last survivor of its caliber in our community. A review of the county auditor's historical sales records for West Price Hill, the city's second largest neighborhood, identified only 179 homes listed as built in the 19th century. Of those, only 11 remotely resemble the Queen Anne style and none compare to the Schulte. I've attached a spreadsheet and photos if you are interested. This is in sharp contrast to the late 19th and early 20th century when the Schulte was in the company of many similar fine residences on the Glenway Corridor which at that time was named Warsaw Pike. Most of the West Price Hill we know today was built just a bit later, clearing the old grand estates and gardens in the area in favor of subdivisions and smaller, more modest family homes.

The Schulte has survived so well mainly because she evolved at just the right time in history and that in and of itself is significant! With her west corner situated near Glenway and Rosemont (Vaughn Rd) and the old toll booth distinguishing the western edge of the Cincinnati City Limits, she saw the horses and buggies fade away making way for the automobile and the streetcar. She sat proudly across Glenway from the Vaughn Mortuary. The Dalbert Mortuary was just one block west at Glenway and Sliker. Surely John J. Radel had this in mind when we purchased the home in the 1930s. Both the Vaughn and Dalbert faded into history and the buildings are long lost but Mr. Radel's endeavor survived for two generations in the Schulte. Those two generations of Radels touched thousands from 4122 Glenway.

This place means something to us. It's a connection to an era long gone in architecture and in the history and evolution of West Price Hill as a community. We've cried in the Schulte, we've gathered there to mourn and to celebrate. We've said goodbye to friends and we've even laughed there. Some played whiffle ball or tag on the grounds as children. And those aren't the only things we can do there! Our time with the Schulte is not yet finished. We must preserve and reuse this magnificent example of 19th century West Price Hill for our future. Thank you for your consideration.

Respectfully,
Laura Hamilton



*Official
Price Hill Landmark*

**Radel
Funeral Services**

**Presented by the Price Hill Civic Club
in recognition of
over 50 years in business**

THIS FACILITY IS
CLOSED
FOR REMODELING
PLEASE CALL OUR
MAIN OFFICE AT
513-451-8800





**Inventory of pre-1900 structures
in West Price Hill**

**Compiled from Hamilton County Auditor
Historical Sales file: 10/17/21**

Academy Avenue



Beech Avenue



Cleves Warsaw



Dewey Avenue



Evers Street



First Street



First Avenue



Iliff Avenue



Guerley Road



Gilsey Avenue



Gilsey Avenue



W Liberty St



W 8th St



Harris Ave



Gellenbeck St



Heyward St



Manss Ave



Minion Ave



Omena Ave



Overlook Ave



Queen City Ave



1820004000500 06/26/2008



2040018005100 03/28/2015



2040018000100 03/26/2015

Rapid Run Rd



1800080012600 03/29/2015



Quebec Ave



Regina Ave



Rosemont Ave



Seton Ave



Sunset Ave



St Lawrence Ave



Suire Ave



Trenton Ave



Winfield Ave



1760023000600	FRENCH GARRETT R	846 ACADEMY	AVE	1890
1760023000700	WHITESIDE RENEE @3	850 ACADEMY	AVE	1865
1790076000400	ADKINS JAMES R	869 ACADEMY	AVE	1891
1790075001300	DRAKE ANDREW & MELISSA JAKIMOWICZ	1009 ACADEMY	AVE	1889
1740006010700	MCCLENDON DESHAUNTAY A	1010 ACADEMY	AVE	1880
1740006010200	LUEVANO REBECCA J	1030 ACADEMY	AVE	1897
1740006010100	MITTERMEIER MARY ANN	1034 ACADEMY	AVE	1890
1790075000700	DENNIS ROGER	1037 ACADEMY	AVE	1895
1790075000500	GARCIA CRUZ ALEJANDRA	1041 ACADEMY	AVE	1890
1790075000400	MCWETHY CAITLIN	1047 ACADEMY	AVE	1892
1790075000100	STEIN JENNIFER L	1053 ACADEMY	AVE	1886
1740006008000	DUMITRU DANIEL	1007 BEECH	AVE	1890
1740006008100	KLAYER STEVEN	1011 BEECH	AVE	1890
1740006007100	SCHLOSSER RYAN	1030 BEECH	AVE	1890
1740006008900	POKALE RAJESH S & SHEETAL R	1041 BEECH	AVE	1885
1740006005900	KEELING NICHOLAS	1128 BEECH	AVE	1890
1740005010900	SHTILERMAN ELAD	1223 BEECH	AVE	1880
1740005019000	SMOCK RAYMOND G &	1224 BEECH	AVE	1895
1740005010500	GRIFFITHS WAYNE A	1231 BEECH	AVE	1895
1740005014000	TRISON REALTY LLC	1236 BEECH	AVE	1895
1740005008900	GRAY JOSEPH	1267 BEECH	AVE	1880
2040016004100	BARGER TERRY LEE &	1312 BEECH	AVE	1890
2040016003500	ARMSTRONG PROPERTIES LTD	1324 BEECH	AVE	1895
2040016002600	SOPAPIA PRATCHAYA	1338 BEECH	AVE	1895
1800A80006600	CB CONSULTANTS INTERNATIONAL	4909 CLEVES WARSAW	PK	1890
1800A80000100	WARD ZACKERY	5009 CLEVES WARSAW	PK	1870
1790074011000	CINCY INVESTMENT VI LLC	1224 DEWEY	AVE	1890
1790074036600	GALACTIC UNION GROUP LLC	1231 DEWEY	AVE	1885
1790074010500	HVR INVESTMENTS LLC	1234 DEWEY	AVE	1890
1790074010300	YUST CYNTHIA J & ROBERT A	1238 DEWEY	AVE	1894
1810001019800	LYNCH DAMON IV	1621 DEWEY	AVE	1898
1760023002200	H3RE LLC	3836 EIGHTH	ST	1890
1790079032500	HUESMAN ROBERT J	4215 EIGHTH	ST	1893
1740005014700	MCCLURE ROBERT E	3856 EVERS	AVE	1883
1740005014600	MARCUM EDWARD LEE JR	3858 EVERS	AVE	1890
1740005013700	CROUSE DAVID ALAN	3859 EVERS	AVE	1894
1740005013500	REUSS ANGELA M	3863 EVERS	AVE	1892
1790074036500	CINCY HOUSE LLC	1221 FIRST	AVE	1890
1790074029500	MILLS WILLIAM A JR	1227 FIRST	AVE	1893
1790074033500	SCHNEIDER GROUP RAI LLC	1234 FIRST	AVE	1880
1790074029000	CHATMAN WADE & MELISSA G WEBER	1237 FIRST	AVE	1886
1790074033000	HILVERT MICHAEL & FRANCES	1244 FIRST	AVE	1865
1790074028600	579 BLAIR LLC	1245 FIRST	AVE	1890
1790074028000	GRAY JOSEPH	1253 FIRST	AVE	1896
1790074032500	FARMER MELVIN K	1254 FIRST	AVE	0
1790074027800	BARNHILL PROPERTIES INC	1261 FIRST	AVE	1898
1790074027500	579 BLAIR LLC	1267 FIRST	AVE	1894

1790074024000	ANGIE PROPERTIES LLC	1279 FIRST	AVE	1899
1810001005900	KAUFMAN ASSAF	1612 FIRST	AVE	1899
1810001004900	ORTIZ JOSE O	1630 FIRST	AVE	1885
1810001006100	NDLN ENTERPRISE LLC	1649 FIRST	AVE	1890
1810001030700	WASHINGTON DANNY	1670 GELLENBECK	ST	0
1790074019300	CINCINNATI WEBB I LLC	1214 GILSEY	AVE	1895
1790074019200	WILLIAMS LAMONT	1216 GILSEY	AVE	1885
1790074014300	4 JAYSON LLC	1221 GILSEY	AVE	1891
1790074014100	HOLMES BARBARA J	1225 GILSEY	AVE	1890
1790074018600	CINVESTMENTS GROUP LLC	1228 GILSEY	AVE	1885
1790074013300	P L P PROPERTIES LLC	1241 GILSEY	AVE	1890
1790074017400	RODRIGUEZ JOSE	1252 GILSEY	AVE	1890
1790074017200	LOPEZ ZACARIAS & MARIA MIRANDA	1256 GILSEY	AVE	1890
1790074016900	FLOYD JAMES	1262 GILSEY	AVE	1890
1790074016800	1264 GILSEY LLC	1264 GILSEY	AVE	1892
1790074016700	ALEXANDER PAUL BLAKE	1266 GILSEY	AVE	1892
1790074016500	LACEFIELD FRANCES	1270 GILSEY	AVE	1890
1790074011800	HOLLINGSWORTH CARLA J	1271 GILSEY	AVE	1895
1810001031500	SCULLY NEAL	1650 GILSEY	AVE	0
1790077004500	4508 GLENWAY LLC	4508 GLENWAY	AVE	1865
1790077011300	MVF PROPERTIES LTD	4510 GLENWAY	AVE	1898
1790077004700	PENCE MATTHEW A	4520 GLENWAY	AVE	1893
1790077009400	WEST STAR PROPERTIES LLC	4534 GLENWAY	AVE	1890
1790077006900	BLACKFOOT PROPERTIES LLC	4544 GLENWAY	AVE	1891
1800080000200	KOCH ALBERT C	4708 GLENWAY	AVE	1870
1820001005100	KING CLYDE M JR & DAISY L	4728 GUERLEY	RD	1875
1790076003100	DRESSMAN ROBERT TR	906 HARRIS	AVE	1875
1790076002900	DONALDSON JOAN	914 HARRIS	AVE	1891
1790076004900	RAGHU-RAM MALAPAKA VENKATA & SANDH	927 HARRIS	AVE	1892
1790076004800	JUAREZ ISAIAS	929 HARRIS	AVE	1880
1810002002100	HINTON MANDRILL R	4104 HEYWARD	ST	1895
1790074026500	HERNANDEZ MEDINA ODISIS	1224 ILIFF	AVE	1870
1790074026300	MIKERY-MUNOZ WILMER	1228 ILIFF	AVE	1891
1790074025200	4 JAYSON LLC	1250 ILIFF	AVE	1895
1790074024900	AAA FAMILY 5 LLC	1256 ILIFF	AVE	1897
1790074024600	NDLN ENTERPRISE LLC	1262 ILIFF	AVE	1898
1810001032100	OLI DELAWARE LLC	1665 ILIFF	AVE	1896
1810001032000	BIG HICKORY PROPERTIES LLC	1667 ILIFF	AVE	1896
1810002021500	CHATMAN SHEENA D	1705 ILIFF	AVE	1895
1810002021400	COX ALLEN JR	1707 ILIFF	AVE	1895
1810002021200	HERRERA ALEXANDRA ISABEL	1713 ILIFF	AVE	1890
1810002022300	SETON EDUCATION PARTNERS	1750 ILIFF	AVE	1875
1810002022200	TREVCC PROPERTIES LLC	1752 ILIFF	AVE	1875
1740005000200	HURSE RAYCHELLE	3903 LIBERTY	ST	1880
1790074031300	2B ZHONG LLC	3915 LIBERTY	ST	1894
1790074035700	BAILEY GARRETT	4033 LIBERTY	ST	1885
1740005002400	PRICHARD RICK K	1229 MANSS	AVE	1895

1740005002200	HORTENBERRY TERESA M	1233 MANSS	AVE	1890
1740005006700	CLAYPOOL PAUL G &	1254 MANSS	AVE	1888
1740005001000	2B ZHONG LLC	1259 MANSS	AVE	1890
1740005000900	BAUER COREY M	1263 MANSS	AVE	1890
1740005000300	MOMENTUM ENTERPRISE LLC	1277 MANSS	AVE	1880
1740005007800	FITCH JAMES H	1280 MANSS	AVE	1890
2040016011300	PRICE HILL WILL	1342 MANSS	AVE	1878
2040016014900	CINCINNATI WEBB I LLC	1427 MANSS	AVE	1888
1790077000800	NOTH MARK A & MARY R	1289 MCKEONE	AVE	1890
2040A15008200	VALDEZ REY JENNIFER M	1632 MINION	AVE	1865
2040017010800	EQUITY TRUST COMPANY CUSTODIAN[FBO	1811 MINION	AVE	1885
1800080008800	TRITCAK TODD	1135 OMENA	PL	0
1800082004500	REIS ANTHONY	714 OVERLOOK	AVE	1890
1740005018400	TAYLOR RONALD F	1230 QUEBEC	RD	1890
1740005018300	WILLIAMS CARY	1232 QUEBEC	RD	1898
1740005016300	SCHULKERS DAN	1238 QUEBEC	RD	1890
1740005016200	WARD WILMA L	1240 QUEBEC	RD	1890
1740005016100	KOLUSU LAKSHMI	1242 QUEBEC	RD	1894
2040018000100	WALKENHORST STEPHEN P	2149 QUEEN CITY	AVE	1865
2040018005100	RUNYON TRINA L	2153 QUEEN CITY	AVE	1865
1820004000500	BERGER ALFRED J JR	2567 QUEEN CITY	AVE	1896
1800080012800	LEACH BOBBY GENE &	4716 RAPID RUN	RD	1880
1800A80029100	CAMPBELL PAUL M &	5074 RAPID RUN	RD	0
1790075002700	GREGORY JAMES M	1022 REGINA	AVE	0
1790075002100	TWO H PROPERTIES LLC	1042 REGINA	AVE	1892
1790075002000	KOTZ PROPERTIES LLC	1044 REGINA	AVE	1895
1790075001900	GRAY RYAN & CATHERINE ROSE TUTTLE	1048 REGINA	AVE	1890
1790076026400	BROWN NATHAN L	548 ROSEMONT	AVE	1892
1790076024600	GILMORE LESLIE F	580 ROSEMONT	AVE	1884
1790076017000	SMITH HOMER C JR	706 ROSEMONT	AVE	1880
1790078004400	LEONARD J ERIC	729 ROSEMONT	AVE	1865
1790076012800	RHINE ROBERT L &	818 ROSEMONT	AVE	1886
1790076012700	HALES NICHOLAS J	838 ROSEMONT	AVE	1895
1790076016700	STC3300904 LLC	904 ROSEMONT	AVE	1896
1790078005900	FRENCH GREGORY & ERICA FRENCH	915 ROSEMONT	AVE	1894
1790076012100	KLOOF 926 LLC TR	926 ROSEMONT	AVE	1876
1790075050500	GORDON GAL & CHEN ELIMOR	1044 ROSEMONT	AVE	1890
1790075009700	TREVCC PROPERTIES LLC	1057 ROSEMONT	AVE	1896
1790075050700	BERNARDO URIAS & OLGA MORALES	1133 ROSEMONT	AVE	1895
1790074003500	GABBARD LARRY	1218 ROSEMONT	AVE	1890
1790074002100	EDISON DIANE TR	1246 ROSEMONT	AVE	1892
1740006002300	AAA FAMILY 6 LLC	1008 SETON	AVE	1885
1740006002700	SCHOLL JEFFREY W	1011 SETON	AVE	1895
1740006002800	COHEN HILA & ELAD	1015 SETON	AVE	1897
1740006002100	JUDE JOE & PATRICIA	1016 SETON	AVE	1897
1740006002900	HAREL-DS LLC	1019 SETON	AVE	1894
1740006002000	WX REAL ESTATE LLC	1020 SETON	AVE	1893

1740006011600	VAUGHN RANDY SR & ERICA M	1035 SETON	AVE	1897
1740006001600	CANEL MYNOR	1036 SETON	AVE	1894
1740006001500	JONES JOHN TR	1042 SETON	AVE	1890
1740006011700	WEAVER JASON E & LORI A	1104 SETON	AVE	1895
1740006000600	HERNANDEZ BERTHA L	1130 SETON	AVE	1885
1740006004400	HOWARD JAMAAN	1131 SETON	AVE	1894
1790075003100	BUERKLE KATHY J	3904 ST LAWRENCE	AVE	1895
1790076007200	BEAL JUSTIN L & RHONDA	840 SUIRE	AVE	1899
1790076007100	KAY ANTHONY P	844 SUIRE	AVE	1899
1790076008500	GAUGGEL CHRISTOPHER E	902 SUIRE	AVE	1899
1790076008400	PARSON KALLIE J & PHYLLISTEEN	906 SUIRE	AVE	1896
1790076006900	MOORE ROBERT L & VALDA M	912 SUIRE	AVE	1869
1790075027800	WELLS DENNIS G	1023 SUNSET	AVE	1895
1790075027600	GAINES EUGENE	1031 SUNSET	AVE	1898
1790075027500	WOLTER MARK C & SHARON A	1033 SUNSET	AVE	1890
1790075027100	EL-BETH HOLDINGS LLC	1049 SUNSET	AVE	1895
1790075034200	OLI DELAWARE LLC	1240 SUNSET	AVE	1890
1810004005400	ZILLIG RICHARD M	1900 SUNSET	LN	1897
1810004004500	HAUGH ARTHUR E	1928 SUNSET	LN	1875
2040018007700	CAROTA EDWARD B	2038 SUNSET	AVE	1877
1790075024100	CINCY HOUSE LLC	1221 TEXAS	AVE	1895
1790075024000	THE HOLINGERS LLC	1223 TEXAS	AVE	1895
1790075022900	ULMER TRAVIS L	1224 TEXAS	AVE	1896
1790075049400	UMBARGER MARGA	1229 TEXAS	AVE	1875
1790078014500	HARDING EVAN S	703 TRENTON	AVE	1890
1790080007100	PEYTON DONALD C	571 VIRGIL	RD	0
1790075013400	2B ZHONG LLC	1020 WINFIELD	AVE	1890
1790075020100	A & A ULTIMATE ENTERPRISES	1023 WINFIELD	AVE	1895
1790075013200	BURKHARDT ADELINE	1026 WINFIELD	AVE	1895
1790075013100	ALEXANDER NICOLE	1028 WINFIELD	AVE	1890
1790075019700	OLI DELAWARE LLC	1037 WINFIELD	AVE	1890
1790075019600	WOOD JOHNATHAN	1041 WINFIELD	AVE	1890
1790075019400	BANKS DOUGLAS	1051 WINFIELD	AVE	1895
1790075019300	COHEN Yael AMIT & OFER AHARON	1055 WINFIELD	AVE	1898
1790075012400	CINCINNATI WEBB I LLC	1056 WINFIELD	AVE	1895
1790075012300	4 JAYSON LLC	1058 WINFIELD	AVE	1895
1790075018800	KELLY BOBBY	1107 WINFIELD	AVE	1895
2040017018300	MANGOLD BRIAN	1802 WYOMING	AVE	1875

Suder llc

Counsel for the
Built Environment

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Cincinnati, Ohio 45226
513.694.7501 (d)
513.235.3470 (c)
sean@ssuder.com

October 18, 2021

VIA EMAIL DELIVERY – (Kassandra.Maynes@cincinnati-oh.gov)

Hon. Historic Conservation Board
805 Central Avenue, 5th Floor
Cincinnati, Ohio 45202

Re: 4122 Glenway Avenue, West Price Hill Neighborhood

Honorable Historic Conservation Board Members:

I am writing on behalf of the West Price Hill Community Council, applicant for historic landmark designation of the Schulte House at the above referenced address. The Schulte House is yet another case of a last-remaining historic building in a Cincinnati neighborhood being threatened by demolition. The West Price Hill Community Council is seeking to preserve the last-remaining historic mansion along Glenway Avenue – already designated as an *Official Price Hill Landmark* by the Price Hill Civic Club, as identified by a plaque placed on the front facade of the building in 2013.

If the Schulte House is lost, West Price Hill will have been stripped of all its historic buildings. Like all of the others that have been lost, it will almost certainly be replaced by a non-descript one-story utilitarian building, further eviscerating the historic character of what was once one of Cincinnati's most fashionable and desirable hilltop neighborhoods. This Board should consider the historic significance of the Schulte House not only for its unique historic architecture, but also its place as the last true landmark along Glenway Avenue in West Price Hill.

The Boys & Girls Club, a well meaning and respected organization, has a contract to purchase the Schulte House. They have indicated that they intend to demolish the Schulte House in favor of a new building to expand the Club's services. While the Club may have good intentions in replacing the Schulte House with a new building for its expanded offerings, its intentions are not at issue in the designation. Whether the Schulte House presents economic challenges to adaptive reuse is also not an issue with respect to the designation application.



Sean Suder

West Price Hill's application is for the designation of the Schulte House as a historic landmark under Zoning Code Chapter 1435. As the application conclusively demonstrates, the designation of the Schulte House is justified under Chapter 1435, where being historically significant means that "the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling, and association." (See CMC §1435-01-H-3). Under Chapter 1435, a building may be found to have historic significance in instances:

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

(See CMC §1435-07-1(3)). The Designation Report, which was previously filed with the Board, is an extensive survey of the building and more fully sets forth the reasons why the Schulte House has historic significance and should be designated. The following is a summary of the Report's findings:

The house meets Criterion 3 as a significant example of the Patterned Masonry subtype of the Queen Anne architectural style and aesthetic character as designed by Theodore A. Richter, Jr. Although the building was originally constructed in the Queen Anne style, the addition of Tudor/English Revival style elements work cohesively to convey their shared historic aesthetic through the use of English inspired architectural designs. As a subtype of an architectural style that is quite rare in its own right, not just in Cincinnati but the United States, Richter's Patterned Masonry, Queen Anne design was a symbol of opulence and grandiosity in West Price Hill.

(Designation Report at p. 16).

The Schulte House unquestionably satisfies the criteria for landmark designation. Its designation and resulting protection are its only hope for survival. Once designated, the issue of altering or even demolishing the building can be addressed by this Board if so desired by a property owner or purchaser. Until then, the unquestionable historic significance of the Schulte House should be formally recognized by bestowing the formal landmark status it has informally enjoyed for generations of nearby residents and passersby. The City of Cincinnati should preserve its prominent place in the neighborhood for current and future generations.

Enclosed with this letter is a petition containing 733 signatures urging the designation of the Schulte House.

We appreciate your consideration of this designation and look forward to an opportunity to be heard by the Board at the upcoming hearing.

Sincerely,



Sean S. Suder

c: Karen Ball
Laura Hamilton
Jessica Powell

Save the Schulte Mansion on Glenway! (aka Radel Funeral Home)



 [Save the Schulte Mansion](#) started this petition to Boys and Girls Clubs of Greater Cincinnati and [Iather](#)

The Boys and Girls Clubs of Greater Cincinnati have a wonderful five year old, 18,000 square foot club on Glenway Ave. This club was generously donated by Larry and Rhonda Sheakley and Major League Baseball's All Star Game 2015. The Boys and Girls Clubs of Greater Cincinnati now seeks to demolish a viable, historic and architecturally significant property next door, the Schulte Mansion, for the purpose of removing its offices from the West End neighborhood of Cincinnati and possibly creating a workforce program.


BUT... it's not too late! There is still time to spare the Schulte Mansion, built for H. Joseph Schulte, President of the GB Schulte Sons Co. which commissioned another lost historic Cincinnati treasure, The Dennison Hotel.

There are many available sites within the vicinity if the Boys Club truly desires to leave the West End. These other sites do not have the same historic or architectural significance as the Schulte Mansion does. Currently, the Boys Club has an option to buy and an extreme desire to demolish the property. Many community stakeholders and organizations were not consulted or engaged until after their plans and process were well underway!


Please sign and share this petition to implore the Boys and Girls Clubs of Greater Cincinnati to spare the Schulte Mansion by finding a more suitable site for their administrative operation, adaptively reusing the Schulte Mansion or working with the community to acquire one of several available locations nearby. There are many who stand ready if the Boys and Girls Club will reconsider and come to the table in good faith.

733 have signed. Let's get to 1,000!




 At 1,000 signatures, this petition is more likely to be featured in recommendations!



 Share on Facebook

 Send an email to friends

 Tweet to your followers

 Copy link

Name	City	State	Postal Code	Country	Signed On
Save the Schulte Mansion				US	6/29/2021
Karen Ruwan	West Chester	OH	45069	US	6/29/2021
Joe Tallarigo	Cincinnati	OH	45238	US	6/29/2021
Tanya Lee	Cincinnati	OH	45238	US	6/29/2021
Deborah BOLAND	Cincinnati	OH	45247	US	6/29/2021
Megan Collins	Winston-salem	NC	27106	US	6/29/2021
Richard Duncan	Cincinnati	OH	45212	US	6/29/2021
Ben Klayer	Cincinnati	OH	45205	US	6/29/2021
Barbara Davin	Cincinnati	OH	45238	US	6/29/2021
Tony Ferrari	Cincinnati	OH	45224	US	6/29/2021
LAWRENCE TULLY	Dike	TX	75437	US	6/29/2021
Vinny Morena	Cincinnati	OH	45205	US	6/29/2021
Clayton Adams	Cincinnati	OH	45238	US	6/29/2021
Mary Jo Crooker	West Chester	OH	45069	US	6/29/2021
Karen Shope	Cincinnati	OH	45238	US	6/29/2021
Laura Hamilton	Cincinnati	OH	45238	US	6/29/2021
Jessica Fox	Cincinnati	OH	45238	US	6/29/2021
Catherine Lanzillotta				US	6/29/2021
Heather Isaac	Vista		92084	US	6/29/2021
Colin Heineke	Cincinnati	OH	45223	US	6/29/2021
Michaela Buczek	Hamilton	OH	45011	US	6/29/2021
Jay Kratz	Cincinnati	OH	45204	US	6/29/2021
Madie Werner	Cincinnati	OH	45238	US	6/30/2021
Julia Lanzillotta	Cincinnati	OH	45248	US	6/30/2021
Maribel Marulanda	New York		11106	US	6/30/2021
Jayn Foy	Seattle	WA	98102	US	6/30/2021
Ann Brauer	Cincinnati	OH	45202	US	6/30/2021
Faith Decatur	Phenix City		36870	US	6/30/2021
Rodney Craig	Franklin	OH	45005	US	6/30/2021
John Perez	Santa Ana	CA		US	6/30/2021
Cassandra Bullock	Cincinnati	OH	45238	US	6/30/2021
Steven Forschbach	Cincinnati	OH	45238	US	6/30/2021
Darlene Roell	Harrison	OH	45030	US	6/30/2021
Kaitlynn Scholtes	Cincinnati	OH	45251	US	6/30/2021
Maureen Skeens	Cincinnati	OH	45238	US	6/30/2021
Melissa Arey	Fort Thomas	KY	41075	US	6/30/2021
Rebecca Wuebbling	Cincinnati	OH	45238	US	6/30/2021
Penny Harper	Cincinnati	OH	45251	US	6/30/2021
Leesa Carr	Cincinnati	OH	45241	US	6/30/2021
Katie Oder	Southfield	MI	48075	US	6/30/2021
Brittany Busch	Cincinnati	OH	45238	US	6/30/2021
Dennie Wells	Chicago	IL	60638	US	6/30/2021
Shay Reyes	Cincinnati	OH	45211	US	6/30/2021
Luke Junker	Cincinnati	OH	45211	US	6/30/2021
Charlene Maloney	Harrison	OH	45030	US	6/30/2021
Kathy Costello	Cincinnati	OH	45238	US	6/30/2021

John Brueggemeyer			US	6/30/2021
Mary Kay Taylor	Cincinnati	OH	45238 US	6/30/2021
Sabrina Melton	Bethel	OH	45106 US	6/30/2021
Regina Peaker	Cincinnati	OH	45238 US	6/30/2021
Michelle Dillingham	Cincinnati	OH	45213 US	6/30/2021
Ron Eagan	Florence	KY	41042 US	6/30/2021
Bill Osswald	Gilbert	AZ	85296 US	6/30/2021
Joan Tollefsen	Milford	OH	45150 US	6/30/2021
Jennifer Steadman	Cincinnati	OH	45238 US	6/30/2021
Lu Sullivan	Cincinnati	OH	45205 US	6/30/2021
Marshall Tucker	Cincinnati	OH	45238 US	6/30/2021
Janell Lundgren	Cincinnati	OH	45219 US	6/30/2021
Denise Phillips	Cincinnati	OH	45248 US	6/30/2021
Mary Grace Ross	Cincinnati	OH	45238 US	6/30/2021
Randy Rigdon	Cincinnati	OH	45239 US	6/30/2021
Steven c Nalbone	Falconer	NY	14733 US	6/30/2021
Michelle Sallee	Cincinnati	OH	45208 US	6/30/2021
George Theobald	Brooklyn	NY	11216 US	6/30/2021
Darcy Lichnerowicz	Pataskala	OH	43062 US	6/30/2021
Patti Phelps	Cincinnati	OH	45238 US	6/30/2021
Shelia J Smith	Cincinnati	OH	45211 US	6/30/2021
Olivia West	Cincinnati	OH	45238 US	6/30/2021
Tammie Mote	Niceville	FL	32578 US	6/30/2021
Kimberly Smith	Florence	KY	41042 US	6/30/2021
Connie Marx	Lexington	KY	40508 US	6/30/2021
sarah miller	Cincinnati	OH	45211 US	6/30/2021
Mike Crum	Cincinnati	OH	45238 US	6/30/2021
Duane Doyle	Florence	KY	41042 US	6/30/2021
Kristina Relthford	Indianapolis	IN	46227 US	6/30/2021
Melissa Miller	Cincinnati	OH	45248 US	6/30/2021
Sandy Gargano	Cincinnati	OH	45248 US	6/30/2021
Michael Lanzillotta	Cincinnati	OH	45211 US	6/30/2021
Melissa J Moody	Cincinnati	OH	45238 US	6/30/2021
Brandie Koo	Cincinnati	OH	45204 US	6/30/2021
Kelly Rose	Tamarac		33319 US	6/30/2021
Steve Welch	Merced		55155 US	6/30/2021
William Beyer	Cincinnati	OH	45238 US	6/30/2021
Rebecca Dayhuff	Idaho Springs		80127 US	6/30/2021
Olga Ortega	Corona		92883 US	6/30/2021
JON INWOOD	Brooklyn	NY	11230 US	6/30/2021
Liana Seferagic	Lowell		1851 US	6/30/2021
Jason Goodin	Cincinnati	OH	45238 US	6/30/2021
Deanna Ruble	Cincinnati	OH	45204 US	6/30/2021
Franco Carlo		NY	US	6/30/2021
sherri hodes	Phoenix		85051 US	6/30/2021
Adam Kaluba	Burleson		76028 US	6/30/2021
Taybree Teakell	Waco		76706 US	6/30/2021

Krishna Reddy	Dublin	CA	94568 US	6/30/2021
Daniela Gastelum	Fresno		93726 US	6/30/2021
Sita Dandamudi	Frisco		75034 US	6/30/2021
melissa sullivan	cleves	OH	45002 US	6/30/2021
Damodar Khadka	Bakersfield		93307 US	6/30/2021
Tamara Raley martin	Cincinnati	OH	45238 US	6/30/2021
Michael Radel	Glensview	IL	60025 US	6/30/2021
Titus Andrews	Philadelphia	PA	19134 US	6/30/2021
Pam Ceddia	Cincinnati	OH	45233 US	6/30/2021
Theresa Leek	Cincinnati	OH	45239 US	6/30/2021
Sonya Smith	Cincinnati	OH	45238 US	6/30/2021
Donna Mullins	Cincinnati	OH	45238 US	6/30/2021
Denise Emmett	Cincinnati	OH	45238 US	6/30/2021
Kim Blake	Columbus	OH	43232 US	6/30/2021
Mariah Roseberry	Cincinnati	OH	45238 US	6/30/2021
Colleen Schmitt	Cincinnati	OH	45238 US	6/30/2021
Carolyn Brueggemeyer	Altamonte Springs	FL	32701 US	6/30/2021
James Meadows	Goshen	OH	45122 US	6/30/2021
Janet Allen	Cincinnati	OH	45238 US	6/30/2021
Judy Parsons Dimattina	Toms River	NJ	8753 US	6/30/2021
Victoria Parkinson	Somerset	KY	42503 US	6/30/2021
Maria Soosai Lasar. S	Trichy		620001 India	6/30/2021
David Lee	Cincinnati	OH	45205 US	6/30/2021
Kelly Davenport	Albemarle	NC	28001 US	6/30/2021
Russ Pennekamp	Cincinnati	OH	45223 US	6/30/2021
Aimee Hart	Cincinnati	OH	45236 US	6/30/2021
Cathy McComas	Cleves	OH	45003 US	6/30/2021
Sheila Rosenthal	Cincinnati	OH	45204 US	6/30/2021
Kyra Collins	Cincinnati	OH	45238 US	6/30/2021
Eleonora Fusco	Cincinnati	OH	45226 US	6/30/2021
Sharon Boeing	Cincinnati	OH	45238 US	6/30/2021
David Wurtz	Columbus	OH	43230 US	6/30/2021
Jeff Capannari	Fort Thomas	KY	41075 US	6/30/2021
Russell Burke	Cincinnati	OH	45238 US	6/30/2021
Shelley Maddock	Cincinnati	OH	45247 US	6/30/2021
Denise Knue	Fort Myers Beach	FL	33931 US	6/30/2021
Ken Lambers	Cincinnati	OH	45333 US	6/30/2021
Sandra Dean	Cincinnati	OH	45205 US	6/30/2021
anthony camma	Cincinnati	OH	45212 US	6/30/2021
Melissa Holmes	Cincinnati	OH	45238 US	6/30/2021
Bob Otis	Cincinnati	OH	45238 US	6/30/2021
Jeanine Broderick	Cincinnati	OH	45238 US	6/30/2021
Marianne Gleason	Cincinnati	OH	45230 US	6/30/2021
Sherree Thomas	Cincinnati	OH	45238 US	6/30/2021
Leah Neiheisel	Cincinnati	OH	45211 US	6/30/2021
Kenneth Hance	Cincinnati	OH	45224 US	6/30/2021
Pamela Staud	Amelia	OH	45102 US	6/30/2021

Donald Myers Myers	Alpharetta	GA	30022 US	6/30/2021
Barbara L Rich	Cincinnati	OH	45238 US	6/30/2021
James Lloyd	Lexington	KY	40517 US	6/30/2021
anya Thompson	Cincinnati	OH	45204 US	6/30/2021
Keri Patrick	Cincinnati	OH	45205 US	6/30/2021
Charlie Roseberry	Harrison	OH	45030 US	6/30/2021
Jenna Gibbs	Cincinnati	OH	45238 US	6/30/2021
Robbe Bluestein	Cincinnati	OH	45225 US	6/30/2021
Randall Stockman	Cincinnati	OH	45211 US	6/30/2021
Danielle Niemeier	Powell	OH	43065 US	6/30/2021
Deborah Frede	Cincinnati	OH	45238 US	6/30/2021
Alison Scholl	Cincinnati	OH	45205 US	6/30/2021
joseph merk II	aurora	IN	47001 US	6/30/2021
Kathy Longobardo	Cincinnati	OH	45220 US	6/30/2021
Lisa Norris	Hilliard	OH	43026 US	6/30/2021
Kathy Jung	Cincinnati	OH	45247 US	6/30/2021
michelle kuntz	cinti	OH	45238 US	6/30/2021
Crystal Beatty	Delhi	OH	45233 US	6/30/2021
Charles Mallott	Hamilton	OH	45013 US	6/30/2021
Mary Hail	Harrison	OH	45030 US	6/30/2021
Crystal Smith	Cincinnati	OH	45238 US	6/30/2021
Melissa Frey	Cincinnati	OH	45202 US	6/30/2021
Karen Blankenship	Cincinnati	OH	45205 US	6/30/2021
Harry Weil	Raleigh	NC	27607 US	6/30/2021
Sheri Massa	Cincinnati	OH	45248 US	6/30/2021
Michele Heil	Cincinnati	OH	45241 US	6/30/2021
Anna Schultes	Cincinnati	OH	45233 US	6/30/2021
Christie Rodgers	Cincinnati	OH	45238 US	6/30/2021
Rita Simmermon	Bethel	OH	45106 US	6/30/2021
Jeff Aull	Cuyahoga Falls	OH	44221 US	6/30/2021
Mark Brandenburg	Dayton	OH	45039 US	6/30/2021
Marlene Cunningham	Mason	OH	45040 US	6/30/2021
Michael Compton	Cincinnati	OH	45212 US	6/30/2021
Bobbi Steadman	Hamilton	OH	45011 US	6/30/2021
chris brand	Cincinnati	OH	45238 US	6/30/2021
Julie Jordan	Fairfield	OH	45014 US	6/30/2021
Jamie Lemons	Cincinnati	OH	45238 US	6/30/2021
Ann Ferguson	Harrison	OH	45030 US	6/30/2021
Natasha Argento	Cincinnati	OH	45248 US	6/30/2021
linda Conover	Cincinnati	OH	45238 US	6/30/2021
Glenda Kolb	Philadelphia	PA	19134 US	6/30/2021
Lauren Tappel	montgomery	OH	US	6/30/2021
JAMES GARDNER	Cincinnati	OH	45223 US	6/30/2021
Diana Jankowski	Cleves	OH	45002 US	6/30/2021
Angelo Scarsella	Des Plaines		60016 US	6/30/2021
Connie Henkenberns	Harper Woods	MI	48225 US	6/30/2021
Sara Campbell	Cincinnati	OH	45248 US	6/30/2021

Jennifer Gosack Darwell	Plainfield	IL	60586 US	6/30/2021
Karrie Hart	Cincinnati	OH	45205 US	6/30/2021
Chris Darwell	Plainfield	IL	60586 US	6/30/2021
Cheryl Still	Florence	KY	41042 US	6/30/2021
Heather Kinney	Trenton	OH	45067 US	6/30/2021
Tyler Sparrow	Amelia	OH	45102 US	6/30/2021
Mark Samaan	Cincinnati	OH	45223 US	6/30/2021
George Calvert	Cincinnati	OH	45238 US	6/30/2021
Theresa Siemer	Cincinnati	OH	45238 US	6/30/2021
Julie Evans	Fairfield	OH	45014 US	6/30/2021
Teena Schweier	Cincinnati	OH	45202 US	6/30/2021
Suzanne Quinn	Cincinnati	OH	45206 US	6/30/2021
Meredith H	Cincinnati	OH	45233 US	6/30/2021
Tiffany Jeannet	Cincinnati	OH	45238 US	6/30/2021
Jeanne Corgiat	West Chester	OH	45241 US	6/30/2021
Karen Draper	cincinnati	OH	45211 US	6/30/2021
Deidre Dodson	Cincinnati	OH	45205 US	6/30/2021
Lauren Paige Spaulding	Cincinnati	OH	45238 US	6/30/2021
Kristi Manchame	Cincinnati	OH	45238 US	6/30/2021
Susan Turner	Cincinnati	OH	45247 US	6/30/2021
Carmen Wise	Stone Mountain	GA	30083 US	6/30/2021
Amanda Bush	Cincinnati		45223 US	6/30/2021
Susan Wakulsky	Cincinnati	OH	45205 US	6/30/2021
Sarah BERGER	Corbin	KY	40701 US	6/30/2021
Karen Holmes	Cincinnati	OH	45233 US	6/30/2021
Jeffrey Hopkins	Cincinnati	OH	45211 US	6/30/2021
Carol Hughes	Cincinnati	OH	45248 US	6/30/2021
Edy Carro Schlotman			US	6/30/2021
Sandra May	Plainfield	IL	60404 US	6/30/2021
Linda Abramovitz	Loveland	OH	45140 US	6/30/2021
Laurie Boban	New Lenox	IL	60451 US	6/30/2021
Laura Schmitz	Ann Arbor	MI	48108 US	6/30/2021
Anthony Boeing	Cleves	OH	45002 US	6/30/2021
Kevin LeMaster	Cincinnati	OH	45231 US	6/30/2021
thomas Faeth	Cincinnati	OH	45238 US	6/30/2021
Susan Bilz	Cincinnati	OH	45238 US	6/30/2021
Laura DeVore	Cincinnati	OH	45242 US	6/30/2021
Heather Horton	Columbia		21045 US	6/30/2021
thomas munson	Cincinnati	OH	45211 US	6/30/2021
Janine Boeing	Cincinnati	OH	45238 US	6/30/2021
Zach Thomas	Dayton	OH	45419 US	6/30/2021
Kelly Hansen	Erlanger	KY	41018 US	6/30/2021
Diana Branham	Antioch	KY	37013 US	6/30/2021
Jan Robbins	cinti	OH	45238 US	6/30/2021
Kasandra Wright	Holton	IL	47023 US	6/30/2021
Carol Ferguson	Lakeland	FL	33801 US	6/30/2021
Mary Sunderhaus	Cincinnati	OH	45231 US	6/30/2021

Kevin Kelley	Endicott	NY	13760 US	6/30/2021
SANDRA LYNN SOUTH SOUTH	CINCINNATI	OH	45238 US	6/30/2021
Tonya Belt	Cincinnati	OH	45238 US	6/30/2021
Diane Gehrum Osborne	Cincinnati	OH	45212 US	6/30/2021
Marylyn Brengelman	Cincinnati	OH	45238 US	6/30/2021
Alicia Perry-Wilson	Covington	KY	41011 US	6/30/2021
Martha Meyer	Cincinnati	OH	45233 US	6/30/2021
Patricia Wolff	Dallas	GA	30132 US	6/30/2021
Daniele Schroer	Cincinnati	OH	45215 US	6/30/2021
Patricia Griffis	Cincinnati	OH	45238 US	6/30/2021
Chantela Heinlein	Cincinnati	OH	45238 US	6/30/2021
Cynthia Fischer	Buckeye	AZ	85326 US	6/30/2021
Tricia Wiltshire	Cincinnati	OH	45233 US	6/30/2021
Lisa Pittman	Union	KY	41091 US	6/30/2021
Kathy Meyer	Cincinnati	OH	45248 US	6/30/2021
JAMES JANSEN VAN VUUREN	PRETORIA		82 South Afr	6/30/2021
Jim Galvin	Columbus	OH	43235 US	6/30/2021
Rita Galovic	Clarksburg	MD	20871 US	6/30/2021
Mike Ober	cincinnati	OH	45238 US	6/30/2021
Bre Asop	Cincinnati	OH	45238 US	6/30/2021
Kathy Gensheimer	Cincinnati	OH	45211 US	6/30/2021
Carolyn Emery	Warren	MI	48089 US	6/30/2021
Jeannine Kane	Cincinnati	OH	45238 US	6/30/2021
Martin O'Connor	Cincinnati	OH	45209 US	6/30/2021
Richard Gray	Covington	KY	41011 US	6/30/2021
Bobbi Pace	Cincinnati	OH	45211 US	6/30/2021
Dan Warnock	Cleves	OH	45002 US	6/30/2021
DIANE LOTTMAN	Cincinnati	OH	45238 US	6/30/2021
Giselle Rios	Carpinteria		93013 US	6/30/2021
Jorge Baca	Twentynine Palms		92278 US	6/30/2021
michelle espinal	Houston		77018 US	6/30/2021
Maliyah Martinez	Las Vegas		89108 US	6/30/2021
Michelle Mcginnis	Cincinnati	OH	45238 US	6/30/2021
Huntnepeckacademy Homeschool			US	6/30/2021
Patrick W. Mulligan	Mims		32754 US	6/30/2021
Ashlyn Singh	Midrand		3310 US	6/30/2021
Martin Trujillo	Pacoima		91331 US	6/30/2021
Matthew Richards	Ferndale		48220 US	6/30/2021
Rebecca Pollotta	Fairport		14450 US	6/30/2021
Courtney Dettman	Milwaukee		53215 US	6/30/2021
Esther Susman-Peña	Hyattsville		20782 US	6/30/2021
Annette Ondre	Montague		1351 US	6/30/2021
Anna Dean	Cincinnati		45305 US	6/30/2021
steve marks	orlando		32806 US	6/30/2021
Balihar Virk	Easley		29642 US	6/30/2021
Claire Vinson	Cincinnati	OH	45248 US	6/30/2021
Ron Hail	Weat Harrison	IN	47060 US	6/30/2021

Kim Smith			US	6/30/2021
Michael Wynn	Newport	KY	41076 US	6/30/2021
Gina Conaway-Turner	Cincinnati	OH	45205 US	6/30/2021
Sara Gray	Cincinnati	OH	45238 US	6/30/2021
Becky Hieber	Cincinnati	OH	45211 US	6/30/2021
Rebecca Bartlett	Fort Thomas	KY	41075 US	6/30/2021
Mary Kerley	Cincinnati	OH	45239 US	6/30/2021
Marcia Kemen	Cincinnati	OH	45233 US	6/30/2021
james nelson	cincinnati	OH	45205 US	6/30/2021
Brooke Cecil	Middletown	OH	45044 US	6/30/2021
Julie Schmidt	Cincinnati	OH	45238 US	6/30/2021
Helena Conners	Cincinnati	OH	45211 US	6/30/2021
bob clark	Cincinnati	OH	45238 US	6/30/2021
Misty Sissoko	Cincinnati	OH	45211 US	6/30/2021
Linda Moore	Cincinnati	OH	45238 US	6/30/2021
Barbara Massa Hammer	Chagrin Falls	OH	44023 US	6/30/2021
Lisa Rollison	Cincinnati	OH	45211 US	6/30/2021
David Morgan	Cincinnati	OH	45205 US	6/30/2021
Angela Dagenbach	Harrison	OH	45030 US	6/30/2021
Debbie White	Florence	KY	41042 US	6/30/2021
Tanya Padilla	Cincinnati	OH	45238 US	6/30/2021
Michele Bell	Cincinnati	OH	45211 US	6/30/2021
Vetta Miller	Cincinnati	OH	45238 US	6/30/2021
Mary Stacklin	Cincinnati	OH	45238 US	6/30/2021
Clare Rowshed	Cincinnati	OH	45238 US	6/30/2021
Lori Duncan	North Port	FL	34286 US	6/30/2021
Tina Head	Cincinnati	OH	45205 US	6/30/2021
Sharon Norton	Englewood	OH	45322 US	6/30/2021
Christopher Vest	Cincinnati	OH	45338 US	6/30/2021
Jennifer Roth	Cincinnati	OH	45211 US	6/30/2021
Julie Beason	Cincinnati	OH	45238 US	6/30/2021
Christina Sinclair	Cincinnati	OH	45211 US	6/30/2021
Angela Campanello	Merritt Island	FL	32953 US	6/30/2021
Gail Madden	Cincinnati	OH	45238 US	6/30/2021
Amanda Gray	Covington	KY	41011 US	6/30/2021
Rose Speicher	Cincinnati	OH	45239 US	6/30/2021
Christine Pack	Fairborn	OH	45324 US	6/30/2021
Jack Carroll	Cleves	OH	45002 US	6/30/2021
Mary Beth Haar	Chicago	IL	60629 US	6/30/2021
Andrew Malone	Cincinnati	OH	45249 US	6/30/2021
Meagen Zorn	Cincinnati	OH	45238 US	6/30/2021
Anthony Arthur	Cincinnati	OH	45236 US	6/30/2021
sandra creech	Cincinnati	OH	45238 US	6/30/2021
Madison Preston	Cincinnati	OH	45215 US	7/1/2021
April Kandil	Cincinnati	OH	45231 US	7/1/2021
Michael Linde	Cincinnati	OH	45238 US	7/1/2021
Amy Fledderman	Cincinnati	OH	45248 US	7/1/2021

Megan Awad	Cincinnati	OH	45238 US	7/1/2021
Chick Ludwig	Miamisburg	OH	45342 US	7/1/2021
Sherri Grant	Cincinnati	OH	45245 US	7/1/2021
Ryan Watkins	Aston	PA	19014 US	7/1/2021
Gavin Klein	Clinton		1510 US	7/1/2021
Michael Goble	Cincinnati	OH	45205 US	7/1/2021
Donna Waltner	Cincinnati	OH	45238 US	7/1/2021
Carly Oborn	Cincinnati	OH	45247 US	7/1/2021
Cindy Feller	Cincinnati	OH	45248 US	7/1/2021
Angel Messinger	Cincinnati	OH	45211 US	7/1/2021
David Rickey	Cincinnati	OH	45220 US	7/1/2021
Jules Rosen	Cincinnati	OH	45202 US	7/1/2021
Timothy Lee	Cincinnati	OH	45211 US	7/1/2021
Jaimee Hinton	Cincinnati	OH	45205 US	7/1/2021
Connie Fricke	Cleves	OH	45002 US	7/1/2021
Suzanne Broerman	Cincinnati	OH	45238 US	7/1/2021
Christina Yearout	Cincinnati	OH	45211 US	7/1/2021
Debbie Lewis	Cincinnati	OH	45248 US	7/1/2021
Debbie Telger	Cincinnati	OH	45211 US	7/1/2021
Lillian Murphy	Cincinnati	OH	45231 US	7/1/2021
Monica Carson	Cincinnati	OH	45206 US	7/1/2021
Rosemary Madden	Cincinnati	OH	45238 US	7/1/2021
Christina Henderson	Cincinnati	OH	45238 US	7/1/2021
Kevin Flynn	Loveland	OH	45140 US	7/1/2021
Ashleh Rugama	Cincinnati	OH	45236 US	7/1/2021
William Moore	Cincinnati	OH	45205 US	7/1/2021
amy abafo	Independence	KY	41051 US	7/1/2021
David Jaeger	Cincinnati	OH	45224 US	7/1/2021
Samantha Steenhuis	Honolulu		96825 US	7/1/2021
Tia Owens	Memphis		38128 US	7/1/2021
KAROL S WELLS	APOLLO BEACH		33572 US	7/1/2021
Eric Avent	Brooklyn		11238 US	7/1/2021
Tareq Naji	The Woodlands		77384 US	7/1/2021
John Tolbert	West Chester		45069 US	7/1/2021
Jacqueline McDonald	West Keansburg		7734 US	7/1/2021
Kathy Stahl	Cincinnati	OH	43224 US	7/1/2021
Thomas Puszc	Bayonne		7002 US	7/1/2021
Lauren McCann	Bel Air		21014 US	7/1/2021
David Dusseault	Taunton		2780 US	7/1/2021
Robert Madera	Hollywood		33021 US	7/1/2021
Michelle Foster	Cincinnati	OH	45211 US	7/1/2021
Alex Boucher	Denver		80206 US	7/1/2021
JOHN MCCAUL	Denver		80123 US	7/1/2021
Wendy Mulligan	Cincinnati	OH	45245 US	7/1/2021
Marie Sumstine	Saint Paul		55129 US	7/1/2021
Benjamin Cerbe	New Berlin		53151 US	7/1/2021
Rodney McGuire	Rockville		20847 US	7/1/2021

Michael Kingsley	Lawrenceburg	IN	47025 US	7/1/2021
Victoria Holzendorf	Lake Oswego		97034 US	7/1/2021
Rajesh Patel	Livermore		94551 US	7/1/2021
Nina Mullins	Loveland	OH	45140 US	7/1/2021
Elio Cipriano	Garden Grove		92840 US	7/1/2021
JOSEPH scarcella	Miami		33126 US	7/1/2021
Rafael Sepúlveda	Ponce		76549 US	7/1/2021
Ceci G	Chicago		60642 US	7/1/2021
Nicolas Burbano	Palmdale		93551 US	7/1/2021
Russell McDonald Jr	Garden Grove		92840 US	7/1/2021
Julie Brubaker	Cincinnati	OH	45233 US	7/1/2021
Pure Potato	Linden		48451 US	7/1/2021
Ashley Jones	Bessemer		35022 US	7/1/2021
Dalila Labrada	Santa Rosa		95403 US	7/1/2021
Heather Blair	Baltimore		2225 US	7/1/2021
Nicky Yowell	Valley Park		63088 US	7/1/2021
Virginia McArtor	Canton		44709 US	7/1/2021
Mariah Haskett	Cincinnati	OH	45211 US	7/1/2021
Kerryann DiLoreto	Brodhead		53520 US	7/1/2021
Julie Morgan	Fort Jones		96032 US	7/1/2021
JoAnn Donald	Georgetown	KY	40324 US	7/1/2021
Nancy Sparks	Cincinnati	OH	45231 US	7/1/2021
Stephen Lykins	Duluth		30096 US	7/1/2021
LeeAnn Trevino	Pendleton		97801 US	7/1/2021
Angel Rivera	Somerville		2145 US	7/1/2021
Chad Harry	Lufkin		75901 US	7/1/2021
andrew Ruehl	marengo		60152 US	7/1/2021
Ryan Keim	Mesa		85204 US	7/1/2021
Apryl Wilcox	Lemoore		93245 US	7/1/2021
Frederick Gauvreau	Point Harbor		27964 US	7/1/2021
Roger HARMELING	Cincinnati	OH	45205 US	7/1/2021
Sean O'Kelly	Toledo		43613 US	7/1/2021
Michael Ryan	Bel Air		21015 US	7/1/2021
Jessica Burger	Temple		30179 US	7/1/2021
Abby Werner	Cincinnati	OH	45238 US	7/1/2021
Teresa White	Walton	KY	41094 US	7/1/2021
James Doherty	Ft Mitchell	OH	45238 US	7/1/2021
David klayer	Delhi	OH	45233 US	7/1/2021
Bobby Sellers	Cincinnati	OH	45205 US	7/1/2021
Mindy McKinnon	Seattle		98133 US	7/1/2021
Joyce Waller	Cincinnati	OH	45238 US	7/1/2021
Beverly Kahler	Plymouth	MI	48170 US	7/1/2021
Denise Ball	Yakima		98908 US	7/1/2021
Al Capone			US	7/1/2021
Michael Scharff	Palm Coast	FL	32164 US	7/1/2021
Robert Stefanik	Salt lake city		14830 US	7/1/2021
Cynthia Sullivan	Cincinnati	OH	45238 US	7/2/2021

susan roberts	Palm City		34990 US	7/2/2021
Madeline Andersen	Layton		84041 US	7/2/2021
Lynn Melzer	Cincinnati	OH	45211 US	7/2/2021
Kim West	Cincinnati	OH	45248 US	7/2/2021
Debra Young	Cincinnati	OH	45205 US	7/2/2021
Eric Davenport	Cincinnati	OH	45238 US	7/2/2021
Emily Compas	Omaha		68135 US	7/2/2021
Dina Hanks	Cincinnati	OH	45224 US	7/2/2021
Amy Weightman	Cincinnati	OH	45247 US	7/2/2021
Anthony Gervase	Lebanon		6249 US	7/2/2021
Anne Kaufmann	Troy		63379 US	7/2/2021
John Bremer	San Diego	J	US	7/2/2021
Jessica Barley	Aurora		80013 US	7/2/2021
Deont'a Osborn	Tyler		75701 US	7/2/2021
Ben Moore	Cincinnati	OH	45238 US	7/2/2021
Eric Storm	Ottumwa		52501 US	7/2/2021
Robert Yaros	Whitehall		18052 US	7/2/2021
Bill Post	Cincinnati	OH	45211 US	7/2/2021
Gina Roberto	Cincinnati	OH	45208 US	7/2/2021
Ian Melzer	Cincinnati	OH	45249 US	7/2/2021
Heather Bulmer	Cincinnati	OH	45238 US	7/2/2021
Elizabeth Dunbar	Henrico		23233 US	7/2/2021
Mary Roberts	Cincinnati	OH	45238 US	7/2/2021
Lee Steinke	Springtown		76082 US	7/2/2021
Kurt Mousie	Cincinnati	OH	45211 US	7/2/2021
Robert Ortiz	San Francisco		94945 US	7/2/2021
Gilbert Matter	Margate	FL	33063 US	7/2/2021
Addison Dixon	Wilmington		28411 US	7/2/2021
Timothy Stirling	Manheim		17545 US	7/2/2021
Karen Bates	Cincinnati	OH	45236 US	7/2/2021
Sharlene Brown	Cincinnati	OH	45248 US	7/2/2021
Vicki Kea	Chicago	IL	60648 US	7/2/2021
Ruth Bentkowski	Fort Worth		76118 US	7/2/2021
Judy LaDow	Columbus	OH	43227 US	7/2/2021
Darlene Wolf	Naples		34102 US	7/2/2021
Judy Middendorf	Cincinnati	OH	45211 US	7/2/2021
Virginia Boertlein			US	7/2/2021
Elizabeth Hyde	Cincinnati	OH	45238 US	7/3/2021
Chasity Smith	Russell Springs	KY	42642 US	7/3/2021
Avery Vigh	Newnan		30263 US	7/3/2021
Joseph & Ruthann Szychowski	Buffalo		14219 US	7/3/2021
Julie M. Ross	Cincinnati	OH	45238 US	7/3/2021
Deanna Lowe	Cincinnati	OH	45205 US	7/3/2021
Stephanie Horseman	Salisbury		21801 US	7/3/2021
Robert Marraro	Corpus Christi		78414 US	7/3/2021
VINAY MEHTA	Vapi		396215 India	7/3/2021
Matt Mansu	Cleves	OH	45002 US	7/3/2021

Denise Martin	Corbin	KY	40701 US	7/3/2021
Patrick Kelly	Cincinnati	OH	45227 US	7/3/2021
Devon Martinez	Cincinnati	OH	45238 US	7/3/2021
William Reese	Cincinnati	OH	45205 US	7/3/2021
Ryan Craig	Miamisburg	OH	45342 US	7/3/2021
Orva M Gullett	Marion		43302-8435 US	7/3/2021
Sean McGary	Hamilton	OH	45011 US	7/3/2021
Monica Richardson	Cincinnati	OH	45220 US	7/3/2021
Mark Schlachter	Cincinnati	OH	45233 US	7/3/2021
Melinda Wulfmeyer-Boatwrij	Jasper	GA	30143 US	7/3/2021
Emily Cabal	Bellefontaine	OH	43311 US	7/3/2021
Amy Wethington	Cincinnati	OH	45252 US	7/3/2021
Sherry Pastor	Playa del Rey		90293 US	7/3/2021
Dennis Whitehead	Arlington	VA	22201 US	7/3/2021
Patricia Siciliano	Cincinnati	OH	45248 US	7/3/2021
elliott jablonsky	Cincinnati	OH	45206 US	7/3/2021
Christopher Philpotts	Cincinnati	OH	45220 US	7/3/2021
Garin Webb	Cincinnati	OH	45246 US	7/3/2021
Tammy Braden	Batavia	OH	45103 US	7/3/2021
Kristin Reiner	Beachwood	OH	44122 US	7/3/2021
Taylor Folsom	Newnan		30263 US	7/3/2021
Shio Coleman	Charlotte		28262 US	7/3/2021
Roberta Kerzanet	Chesapeake		23320 US	7/3/2021
Julie Ritter	Cincinnati	OH	45211 US	7/3/2021
Anne Schenk	Spencerville	OH	45887 US	7/3/2021
Sandra woods	Harrison	OH	45030 US	7/3/2021
Mary Motz	Palacios	TX	77465 US	7/3/2021
Samantha Conover	Cincinnati	OH	45205 US	7/3/2021
Cheryl Hillard	Cincinnati	OH	45202 US	7/3/2021
Beverly Falbo	Cincinnati	OH	45204 US	7/3/2021
Kelly Eduardo	Cincinnati	OH	45248 US	7/4/2021
Tony Marino	Scottsdale		85260 US	7/4/2021
Carolyn Frye	Hamilton	OH	45013 US	7/4/2021
Gloria Harris	Fayetteville		30214 US	7/4/2021
Cecilia Rivera	Brooklyn		11206 US	7/4/2021
Lisa Kallman	Cincinnati	OH	45238 US	7/4/2021
Heather Spencer	Cincinnati	OH	45211 US	7/4/2021
Deb Jones	Cincinnati	OH	45249 US	7/4/2021
Christopher Tom	Pleasantville		10570 US	7/5/2021
Brenda Choi	Las Vegas	NV	89121 US	7/5/2021
Donna Parker	Natural Bridge		23238 US	7/5/2021
Laura Thacher	Salt Lake City		84152 US	7/6/2021
Krista Thompson	Cincinnati	OH	45233 US	7/6/2021
Tom Andrews	Glendale		85306 US	7/6/2021
Judy Maurer	Cincinnati	OH	45238 US	7/6/2021
Katherine Gramoglia	Riverside		92503 US	7/6/2021
Kaylyn Jackson	Dover		19904 US	7/6/2021

Kimberly Waddell	Huntsville		35810 US	7/6/2021
Mary Famous	Cincinnati	OH	45052 US	7/6/2021
Connie Sheckels	Aurora	IN	47001 US	7/6/2021
Donald Hall	Burbank		60459 US	7/6/2021
Paul weil	Cincinnati	OH	45002 US	7/6/2021
Maggie S.	Colorado Springs		80910 US	7/6/2021
Randall Martinez	Syracuse		13208 US	7/6/2021
Jordyn Hinson	Corpus Christi		78405 US	7/6/2021
Anthony Festus	Philadelphia		19134 US	7/6/2021
Jo Ann Franco	Chicago	IL	60609 US	7/6/2021
joshua lamb	Barrington		2806 US	7/7/2021
Lynn Sparks	Cincinnati	OH	45211 US	7/7/2021
Nina Verplaetse			US	7/7/2021
Johnny Maggard	Meridian		83646 US	7/7/2021
Kent George	Denver		80237 US	7/7/2021
Klahm Roseanne	Cincinnati	OH	45238 US	7/8/2021
Gregory Cowgill	Inglewood		90304 US	7/8/2021
Iolite Lysis	Sioux Falls		57106 US	7/8/2021
Clarence King	clarksville		37042 US	7/8/2021
Nick Westerman			US	7/8/2021
Joshua Powell	Springfield		65810 US	7/8/2021
John Hart	Williamstown	KY	41097 US	7/9/2021
Wade Young	Cincinnati	OH	45205 US	7/9/2021
Foster Boom	Las Vegas		89121 US	7/10/2021
Fred Fall	Cherry Hill		8034 US	7/10/2021
Bryan Deng	San Francisco		94133 US	7/10/2021
Aaron Sellers	Cincinnati	OH	45224 US	7/11/2021
Susan Vanderbilt	Cincinnati	OH	45248 US	7/11/2021
Karen Kujala	Bel Air		21014 US	7/11/2021
Makenzy Pearson	Dallas		75248 US	7/12/2021
Heather Sheehan	Cleves	OH	45002 US	7/12/2021
Penelope Sheehan	Cleves	OH	45002 US	7/12/2021
Denise Fantetti	Cincinnati	OH	45211 US	7/13/2021
karen donofrio	Philadelphia		19104 US	7/14/2021
Virginia France	Cincinnati	OH	45231 US	7/14/2021
Theresa Tracy	Cincinnati	OH	45205 US	7/14/2021
KRISTOPHER Obanion	Philadelphia	PA	19140 US	7/14/2021
Krystine Zimmerman	Chicago	OH	60612 US	7/14/2021
Eileen Strunk	Cincinnati	OH	45205 US	7/14/2021
Brian Habenicht	Asheville		28806 US	7/14/2021
James Jones	TROY	AL	36079 US	7/14/2021
Heather Bee	Bandon		97411 US	7/14/2021
Stacy Horning	Cincinnati	OH	45205 US	7/15/2021
Becky Dietrich	Cincinnati	OH	45211 US	7/15/2021
Sheena Horning	Cincinnati	OH	45236 US	7/15/2021
Nicole Goff	Cincinnati	OH	45238 US	7/15/2021
Shari Casey	Cincinnati	OH	45239 US	7/15/2021

Art Galea	New Richmond	OH	45157 US	7/15/2021
Hines Connie	Springboro	OH	45066 US	7/15/2021
Annette Bartel	Lawrenceburg	IN	47025 US	7/15/2021
Hannah Rice	Cincinnati	OH	45211 US	7/15/2021
Emily Horning	Middletown	OH	45044 US	7/15/2021
Santina Kadle	Cincinnati	OH	45212 US	7/15/2021
Paul Markillie	Grand Blanc Township		48439 US	7/15/2021
Paula Lafevers	Cleves	OH	45002 US	7/15/2021
Laura Eversole	Cincinnati	OH	45238 US	7/15/2021
Jenna League	Cincinnati	OH	45211 US	7/15/2021
Nancy Kendall	Lynchburg	VA	24502 US	7/15/2021
Citlali Diego	Oaxaca		68000 Mexico	7/15/2021
Donna Walters	Cincinnati	OH	45237 US	7/15/2021
Brooke Oedekoven	Syracuse		84075 US	7/15/2021
Keenan Hall	Indianapolis		46204 US	7/15/2021
kelly greune	Salem		53168 US	7/15/2021
Delila McMillin	Canby		97013 US	7/15/2021
Suzanne Broerman	Cincinnati	OH	45238 US	7/16/2021
Sophie Reeves	Corpus Christi		78418 US	7/16/2021
Mackenzie Swart	Milan		12571 US	7/16/2021
Lamonique Allen			US	7/16/2021
Alexa Hall	Salt Lake City		84105 US	7/16/2021
Rachel Smith	Cincinnati	OH	45238 US	7/16/2021
Carmen Burks	Cincinnati	OH	45231 US	7/16/2021
Kara Bova	West Babylon		11704 US	7/16/2021
Connie KURTZ	Fort Myers	FL	33905 US	7/16/2021
Ruth Rusch	Albuquerque		87106 US	7/16/2021
Brady Cornelius	Canton		44710 US	7/17/2021
Ken Brawner	Cincinnati	OH	45220 US	7/17/2021
Elizabeth Hartlaub	Cincinnati	OH	45208 US	7/17/2021
Laís Rosa	Rio de Janeiro		Brazil	7/17/2021
Karli Connor	Berlin		8009 US	7/17/2021
Tony Hoggan	Syracuse		84075 US	7/18/2021
Cardi Mosley	Crawford		90044 US	7/18/2021
Linda Collins	Cincinnati	OH	45238 US	7/18/2021
jason barthel	Algonquin		60102 US	7/18/2021
Jeremy Anderson			US	7/19/2021
Michelle Curry	Aurora		80011 US	7/20/2021
Brittany Parr	Santa Rosa		95407 US	7/20/2021
Kathy Paxton	Cincinnati	OH	45238 US	7/21/2021
Richard McConnell	Olympia Fields		60461 US	7/21/2021
Mary Grossman	Chantilly		20152 US	7/22/2021
Andy Miller	Mckinleyville		95519 US	7/22/2021
florence TREBOUTTE	Paris		75019 UK	7/22/2021
Melissa Heithaus	Mckinney		75070 US	7/22/2021
Sarah Rich	Cincinnati	OH	45206 US	7/22/2021
Mark Schuller	Cincinnati	OH	45206 US	7/22/2021

MARIA JANDULA	Chicago		60657 US	7/22/2021
Sarah Acton	Cincinnati		45220 US	7/22/2021
Laurie Pike	Cincinnati	OH	45229 US	7/22/2021
Kimball Roots	Saint Petersburg	FL	33707 US	7/22/2021
Marvin Tibbetts	Milford	OH	45150 US	7/22/2021
Rigby Johnson	Lakewood		80228 US	7/22/2021
Heather Weathersby	Brandon		39047 US	7/22/2021
Madeline Norman Fuentes	Seabrook		77586 US	7/22/2021
Lauretta Padgett	Sullivan		47882 US	7/22/2021
K C	Scotch Plains		7076 US	7/24/2021
Donald Fritz	Cincinnati	OH	45208 US	7/24/2021
Diane Herzog	Ft Mitchell	KY	41017 US	7/24/2021
Heaven Bliss	Battle Creek		49015 US	7/24/2021
Steven Bankston	Grand Prairie		75052 US	7/24/2021
Heather Wright	Panama City Beach		39305 US	7/24/2021
Wilbert Andrews	Bronx		10461 US	7/24/2021
Krystal Benton	Florissant		63033 US	7/24/2021
Jeff Guy	Charlotte		28205 US	7/24/2021
T D	East Hanover		7936 US	7/26/2021
Carolyn Gillman	Cincinnati	OH	45224 US	7/26/2021
Rosalie van Nuis	Cincinnati	OH	45202 US	7/26/2021
Constance Mara	Cincinnati	OH	45229 US	7/26/2021
Brian Mitchell	Cincinnati	OH	45220 US	7/26/2021
Pamela Jean Shaffer	Cincinnati	OH	45208-2360 US	7/26/2021
Dori Joseph	Cincinnati	OH	45202 US	7/27/2021
Jolene Struebbe	Cincinnati	OH	45206 US	7/27/2021
Steven Long	CINCINNATI	OH	45229 US	7/27/2021
Mark Wiesner	Cincinnati	OH	45209 US	7/27/2021
Cary Brodie	Cincinnati	OH	45227 US	7/27/2021
Anne Trapp	Cincinnati	OH	45229 US	7/27/2021
Caroline Kranz	Cincinnati	OH	45208 US	7/27/2021
Joshua Standiford	Lake Zurich		60047 US	7/27/2021
Mary Piper	Cincinnati	OH	45229 US	7/27/2021
Harry Blake	Charlotte		28262 US	7/27/2021
Teresa Daley	Cincinnati	OH	45229 US	7/27/2021
Bella Jordyn	Los Angeles		91744 US	7/27/2021
Kassidy Miller	Naperville		60565 US	7/27/2021
Phylicia Jackson	Louisville		40211 US	7/27/2021
Jana Millen	Batavia	OH	45103 US	7/27/2021
Jackie Duccilli	Cincinnati	OH	45211 US	7/27/2021
Katina Jones	Jasper	GA	30143 US	7/27/2021
Lois C Nizny	Cincinnati	OH	45220 US	7/27/2021
Ella Guterman	Tel Aviv		Israel	7/27/2021
Glenn Smith	Cincinnati	OH	45229 US	7/27/2021
Amy Harten	Cincinnati	OH	45229 US	7/27/2021
Craig Gustafson	Cincinnati	OH	45208 US	7/27/2021
Kyle Roberts	Cincinnati	OH	45244 US	7/27/2021

Wendi Wilson	Cincinnati	OH	45229 US	7/27/2021
Marybeth Flaspohler	Cincinnati	OH	45229 US	7/27/2021
John Kramer	Marshfield		2050 US	7/27/2021
Doug van der Zee	Cincinnati	OH	45219 US	7/27/2021
Maria Kreimer	Cincinnati	OH	45211 US	7/27/2021
Linda Hickson	Cincinnati	OH	45229 US	7/27/2021
La Shawn Toldson	Santa Ana		92704 US	7/28/2021
Angela Wilson	troutville		24175 US	7/29/2021
Anna Laidler	East Stroudsburg		18301 US	7/29/2021
Deborah Lynn Hoster	Tucson		85712 US	7/29/2021
Frank Suareo	Cincinnati	OH	45226 US	7/31/2021
Kaitlyn Brannon	Cincinnati	OH	45208 US	8/2/2021
Gary Feldhaus	Picayune	MS	39466 US	8/4/2021
Robert Griffis	Cincinnati	OH	45248 US	8/4/2021
Dan Wagner	Cincinnati	OH	45205 US	8/6/2021
Diana Tisue	Cincinnati	OH	45202 US	8/11/2021
Edward Mitchell	Cincinnati	OH	45220 US	8/12/2021
Janice Hennessy	Cincinnati	OH	45242 US	8/12/2021
Gilda Axelrod	Commack	NY	11725 US	8/13/2021
Min Hein	Dawei		US	8/14/2021
Kyleigh Heaberlin			US	8/14/2021
Lorena Guzman	South Gate		90280 US	8/14/2021
Mimi Daria	Cincinnati	OH	45238 US	8/17/2021
Mike Woytsek	Cincinnati	OH	45238 US	8/17/2021
Norma Krusling	Cincinnati	OH	45238 US	9/13/2021
Elizabeth Biggs	Cincinnati	OH	45236 US	9/13/2021
Chris Ferguson	Cincinnati Ohio	OH	45247 US	9/17/2021
Julie Stevens	Fanwood		7023 US	10/3/2021
Judy Horning Butler	Tampa	FL	33647 US	10/10/2021
Scott Hassell	Cincinnati	OH	45208 US	10/11/2021
Darlene Seig	Cincinnati	OH	45238 US	10/11/2021
Meredith Bashore	Union	KY	41091 US	10/11/2021
Mary Jo Bazeley	Cincinnati	OH	45205 US	10/11/2021
karen bird	Cincinnati	OH	45238 US	10/11/2021
Jaime Castle	Cincinnati	CO	45208 US	10/11/2021
Brandy Griffis	Cincinnati	OH	45205 US	10/11/2021
Elaine Volker	Cincinnati	OH	45211 US	10/11/2021
James Heller-Jackson	Cincinnati	OH	45223 US	10/11/2021
Wendi Hurier	Cincinnati	OH	45227 US	10/11/2021
Steve Ungar	Philadelphia	OH	19143 US	10/11/2021
Terri Olthaus	Cleves	OH	45002 US	10/11/2021
Connie Spence	Cincinnati	OH	45238 US	10/11/2021
Katherine Brown	Cincinnati	OH	45211 US	10/11/2021
Kirk O'Leary	Cincinnati	OH	45251 US	10/11/2021
Sandra deVise'	Cincinnati	OH	45203 US	10/11/2021
Pam Clark	Cincinnati	OH	45238 US	10/11/2021
Mary Rivers	Cincinnati	OH	45217 US	10/12/2021

Russell Isb	Detroit	MI	48219 US	10/12/2021
Emanuel Ortega	San Antonio		78230 US	10/12/2021
Bonnie Tyler	Cincinnati	OH	45231 US	10/12/2021
Mary StCharles	Cincinnati	OH	45244 US	10/12/2021
Michelle Schwenkner	Cincinnati	OH	45220 US	10/12/2021
Katie St.Charles	Brooklyn	NY	11211 US	10/12/2021
Jo Ella St Charles	Cincinnati	OH	45238 US	10/12/2021
Jorge Velazquez	Port Richey		34668 US	10/12/2021
Mary Ann Lambert	Cincinnati	OH	45245 US	10/13/2021
Margaret Terhar Hill	Cincinnati	OH	45238 US	10/13/2021
Jimmy Hero	Valdosta		31602 US	10/13/2021
Julie Doepke	Cincinnati	OH	45206 US	10/14/2021
Sue Hopkins	Cincinnati	OH	45248 US	10/14/2021
Donna Morgan			US	10/14/2021
Michelle Heckendorn	Fort Thomas	KY	41075 US	10/14/2021
Christina Meyer	Cincinnati	OH	45211 US	10/15/2021
Laura Stiles	Loveland	OH	45140 US	10/15/2021
Mark Jeffreys	Cincinnati	OH	45220 US	10/15/2021
Kevin Mabrey	Cincinnati	OH	45226 US	10/15/2021
Jeanne Harwig	Cincinnati	OH	45249 US	10/15/2021
Andrea Whiles	Mount Washington	KY	40047 US	10/15/2021
Dan Leopold	Cincinnati	OH	45233 US	10/16/2021
Kathleen Leopold	Cincinnati	OH	45233 US	10/16/2021
Damien Reaper	Cincinnati	OH	45238 US	10/16/2021
Cory Winkle	Cincinnati	OH	45214 US	10/16/2021
Patrick Hennessey	Cincinnati	OH	45238 US	10/17/2021
Amber Kassem	Cincinnati	OH	45238 US	10/17/2021
Amanda Ackerman	Cincinnati	OH	45238 US	10/17/2021
Marlene Kassem	Loveland	OH	45140 US	10/17/2021

Name	City	State	Postal Code	Country	Commented Date	Comment
Karen Ruwan	West Chester	OH	45069	US	6/29/2021	"This building is part of the Price Hill history. Families for decades has said there last goodbyes here. Stop tearing down history!!"
Megan Collins	Winston-salem	NC	27106	US	6/29/2021	"I am born and raised in Cincinnati. This is huge to keep destroying history. Its not teaching our children about history when we destroy and erase history."
Joe Tallarigo	Delhi	OH	45234	US	6/29/2021	"I have many special memories here with my friends playing baseball, hide and seek and tag and it's a Price Hill Landmark!"
Laura Hamilton	Cincinnati	OH	45238	US	6/29/2021	"The Schulte Mansion is irreplaceable to the community. We have many other more suitable sites available. There's another way."
Catherine Lanzillotta				US	6/29/2021	"We need to STOP tearing down beautiful buildings that can not be replaced. This is a piece of history that must be saved. Designed and built by the same person who built and designed Music Hall. Our neighborhood deserves to keep this piece of history."
Janell Lundgren	Cincinnati	OH	45219	US	6/30/2021	"It's impossible to preserve these one if a kind historic buildings!"
Shelia J Smith	Cincinnati	OH	45211	US	6/30/2021	"Please save this beautiful building for a beautiful purpose!! Preserve a piece of history here!"
Michael Lanzillotta				US	6/30/2021	"This would not happen in any other part of town. Remember the Gamble House? City Hall treats the Westside like garbage and people are tired of it."

Carolyn Brueggemeyer	Altamonte Springs	FL	32701	US	6/30/2021	"This is a beautiful, historic property, let's preserve it and find a great location for the Boys and Girls Club! Please save it!"
Judy Parsons Dimattina	Toms River	NJ	8753	US	6/30/2021	"We must preserve the history and beauty of the city"
Randall Stockman	Cincinnati	OH	45211	US	6/30/2021	"This is an Historic mansion, it is an Icon to Price Hill and the neighborhood. It has been there since Glenway ave. was a single dirt road."
Joseph Merk II	Aurora	IN	47001	US	6/30/2021	"I grew up playing in that parking lot. It was a safe space. And a wonderful example of architecture."
Harry Weil	Raleigh	NC	27607	US	6/30/2021	"Hank Weil"
Chris Brand	Cincinnati	OH	45238	US	6/30/2021	"This is a beautiful, historical building in Price Hill. It is time to hold onto our history. There are other buildings they can use that are vacant."
Julie Jordan	Fairfield	OH	45014	US	6/30/2021	"We must preserve Cincinnati's history!"
Thomas Munson	Cincinnati	OH	45211	US	6/30/2021	"Thomas Munson"
Jan Robbins	Cinti	OH	45238	US	6/30/2021	"This building has too much history to tear down!"
Sandra Lynn South	Cincinnati	OH	45238	US	6/30/2021	"STOP ERASING THE GREAT HISTORY OF OUR PAST FOR EMPTY STRIP MALLS, STUPID MEXICAN RESTAURANTS, PHONE STORES, WASTEFUL MEDICAL CENTERS, AND STORAGE CENTERS OR DOLLAR STORES. REPURPOSE WHAT WE HAVE, ESPECIALLY OLD HISTORICAL BUILDINGS. WE AREN'T BUILDING ANYTHING HISTORICAL??"
Sandra Creech	Cincinnati	OH	45238	US	6/30/2021	"this is the place all 10 of my family was laid to rest"
David Jaeger	Cincinnati	OH	45224	US	7/1/2021	"Historical buildings such as this architectural beauty is important to cherish."
Teresa White	Walton	KY	41094	US	7/1/2021	"Teresa Whittle"

Pamela Jean Shaffer	Cincinnati	OH	45208-2360	US	7/26/2021	"It's a beautiful part of our history."
						"We must work to keep and maintain our city's historic properties and most especially those of architectural and historic significance. It is a tremendous loss to the culture and quality of life, as well as the aesthetic interest and beauty of our river city to destroy gems such as the Schulte Mansion. Razing our city's treasures and replacing them with generic, institutional new build structures is not only a degradation of our city's assets, it is entirely unnecessary and especially so in this particular case. There are alternatives to achieve a move or expansion for the Boy's Club, if that is ultimately the goal, that will not destroy such important historic properties such as this, and those should be placed at the top of the list. The Schulte Mansion must be removed from consideration and saved for the neighborhood and the entire city!"
Amy Harten	Cincinnati	OH	45229	US	7/27/2021	
Julie Doepke	Cincinnati	OH	45206	US	10/14/2021	"Preservation matters. Please stop tearing down historical buildings!"
Donna Morgan				US	10/14/2021	"I love Price Hill and this building"

Damien Reaper	Cincinnati	OH	45238 US	10/16/2021	"Just this simple, Landmarks are history is few to none in Cincinnati. Many haunted attractions Dungeons of Delhi, St Rita's Haunted House both landmarks that created creativity for the young and adults, places like Shawnee lookout or Dent Schoolhouse are some of few landmarks. This mansion could be something like that if given opportunity, The possibility that lasts generation after Generation. Last thing we need is more corporate stores or gas stations."
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Petition update

The Schulte is in imminent danger: EMERGENCY UPDATE

[Edit](#)

[Delete](#)



Save the Schulte Mansion

United States

Oct 11, 2021 —

Urgent Update: THIS IS NOW AN EMERGENCY SITUATION! More details appear directly below the action steps. There is a hearing on 10/25/21 and the Schulte needs you to do any or ALL of the following action steps if it is to be preserved for our community:

1. Donate to the legal defense fund TODAY:

[Save the Schulte Defense Fund GoFundMe](#)

2. Sign the petition

3. Share this post with everyone you can

4. Email the City Urban Conservator TODAY and tell her you support a Cincinnati Landmark Designation for the Schulte Mansion at 4122 Glenway Ave. beth.johnson@cincinnati-oh.gov

Hello,

My name is Laura Hamilton. I'm a long time activist and former President of the West Price Hill Community Council. I'm raising funds for legal defense for the Schulte Mansion at the Historic Conservation Board 10/25/21. My community has spent thousands of dollars to file a Cincinnati Historic Landmark Designation application for this irreplaceable treasure at 4122 Glenway Ave. There is nothing else like it in West Price Hill. It is in reasonably good condition and served as a funeral home until two years ago.

Those of you who know me know I've worked tirelessly for many years for my community and have never, ever asked for anything for myself. I've never attempted to crowdfund anything either. I've always found another way. This time is different. The community's funds are even more limited than normal due to a variety of factors including that we just spent thousands to file a Landmark Designation to protect this gorgeous building. Trust me when I say we NEED your help. It's that simple. The Schulte doesn't have much time! If we're going to retain counsel, it needs to be this week. Please consider helping with any amount you can. Please help stop the SENSELESS DESTRUCTION of this historic treasure.

If you've read this far, I am so grateful. I will be happy to answer any questions you have at all via the message feature here on Facebook: [Facebook: Save the Schulte page](#). Please don't hesitate to contact me.

ABOUT THE SCHULTE

According to historical records found in the Cincinnati Commercial Gazette, contracts were let to architect Theodore A. Richter Jr. to construct a residential building on the Schulte property in May 1892, for a cost of \$15,000 (just over \$450,000 today). The carpentry work was assigned to the Henry Behrens & Co, stone masonry work was to be completed by the Franke Bros., and brickwork was to be done by Nick Holscher. Cut stone work was assigned to Jas. Foster, while galvanizing iron and slate work, was allocated to Witt & brown.

During the late-nineteenth and early-twentieth centuries, Henry Joseph (H. J) Schulte was the president of G.B. Schulte Sons Co., a local iron and steel manufacturer that made springs, axles, and tools for wagons and carriages. The company headquarters was later known as the Dennison Hotel, tragically lost to demolition just a few years ago. REMEMBER THE DENNISON! After H. J. Schulte died c. 1918, his nephew, Gerhard Schulte and his wife Cecelia lived in the house until they sold it c. 1931 to Henry J. Radel. Soon after, he converted the first floor into a second location for his family business, the John J. Radel Funeral Home and, for some time, resided on the second story with his wife and two children. The building remained a funeral home until 2019.

ABOUT THE BACKGROUND

While City Council was on break at the end of June, the Boys and Girls Clubs of Greater Cincinnati contacted 2 members of the community and said they'd be buying and demolishing this grand building. They currently have a 5 year old, 18,000 square foot club on the next block. Days later, the Mayor summoned those same community members to his office and when they arrived, the CEO of the Boys Club and many high ranking city and Port Authority officials were present.

Although it was said that something could be worked out, that was the only meeting that ever happened and the West Price Hill Community Council filed for a Cincinnati Landmark Designation with the Historic Conservation Board over the summer. This was a very expensive endeavor for a small community group but one that if successful, would offer the grand Schulte protection from demolition.

Although the Boys and Girls Clubs have never bothered to meet with the board or members of the community council, the Cincinnati Preservation Association was kind enough to reach out on the community's behalf, and offer its expertise to the Boys and Girls Clubs of Greater Cincinnati to demonstrate how the Schulte could be a viable candidate for adaptive reuse and possibly valuable historic tax credits.

Finally, Price Hill Will made contact with the Boys and Girls Clubs of Greater Cincinnati to offer a site it owns that is nearby, larger, flat and development ready at 4944-4948 Glenway. Since the Boys Club says it wants to serve teens from Western Hills High and Dater High for workforce development, that site is in walking distance of those schools. It can be offered at an incredible, extremely low cost. After viewing this perfect site, the Boys Club hasn't responded back to them for quite some time.

When all this began in late June, it was believed the Boys Club wanted to be allowed to use our city tax dollars to buy and destroy this irreplaceable historic asset using money that had been earmarked for a club in Roll Hill. We worked with Roll Hill/East Westwood to insure they were aware and received the club they were promised. On 9/29/21, City Council allocated \$2.25M additional dollars to fund that club for a grand total of \$3M taxpayer dollars to this private organization.

The Boys Club contract on this building should have expired in early September, so that combined with the news of the Roll Hill Club project going forward made their lack of any further communication seem logical. Unfortunately, they appeared at a staff conference for the Landmark Designation Application last week and

they've retained a local, politically connected attorney named Tim Burke. They seem absolutely determined to destroy this building which they don't even own at this point and they're counting on all of us to let them. We've done everything we can in a very short amount of time to fight for the preservation of the last home of this caliber in West Price Hill. We need your help to get over the finish line! Thank you so much.



[Save the Schulte Mansion on Glenway \(Radel\), organized by Laura Hamilton](#)

[My name is Laura Hamilton. I'm a long time activist and former President of the West Price Hill Community Council. I'm raising funds for legal defense...](#)
<https://www.gofundme.com>

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October 18, 2021

Historic Conservation Board
C/O Beth Johnson, Urban Conservator
City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

RE: Support for the Landmark Designation of Schulte Residence/Radel Funeral Services

Dear Honorable Members of the Historic Conservation Board:

I write to express strong support for the landmark designation of **Schulte Residence/Radel Funeral Home** in West Price Hill. The building is an exceptional example of the Queen Anne style and clearly meets the requirements for landmark designation. Designed by architect Theodore A. Richter Jr., the building is one of few remaining examples of Richter's work. The structure has additions which have acquired significance on their own.

Schulte Residence/Radel Meet the Criteria for Landmark Designation because of its role within the built environment of West Price Hill and because it "possess integrity of location, design, setting, materials, workmanship, feeling and association." The size, visibility and prominence of the structure contribute to its role in establishing the historic context for the neighborhood. While much has been lost the Schulte Residence plays a critical role in presenting a visual reminder of the history of the neighborhood.

It qualifies for designation because it meets the requirements of the following code sections:

1435-01-H3. - Historic Significance

(a) the attributes or characteristics of a district, site or structure that possess integrity of location, design, setting, materials, workmanship, feeling and association;

(d) a district, site or structure that embodies the distinctive characteristics of a type, period or method of construction;

Designation itself would not create an economic hardship. The question of economic hardship is not one of the criteria for designation. The issue would be addressed in an application for a Certificate of Appropriateness at a future HCB hearing.

Thank you for your consideration of this request.

Respectively,

A handwritten signature in blue ink that reads "Paul Muller".

Paul Muller, AIA, Executive Director

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A Model Commercial Building.

There has been recently completed, on the southwest corner of Franklin street and Broadway, the city one of the clearest positions in the dry goods center, a six story

building under the charge of James Hardley. The framework was done by J. H. & F. M. O'Connell; the steam-heating by Baker, Smith & Co., the plumbing by Leopold Beyer, the gas fitting by Messrs. George H. Kilham & Co., and the elevator by Otis Bros. The building was designed and superintended by W. Wheeler Frank architect. It has a frontage of 34 feet on Broadway and 105 feet on Franklin street. The height above the sidewalk is 100 feet and the depth below the sidewalk is 19 feet. The walls are a combination of steel and brick, constituting as far as possible absolute permanency. The exterior is very imposing and may be described as a bold and free architectural treatment, especially

practical in the consideration of the aspects of appearance, light and utility. The entire structure from the extreme bottom to the top has been laid in pure cement. The masonry of the exterior is built in with brick, and the iron beams of the floors are filled in with terra cotta. The freight elevator is not encased in a substantial wall, and the laundry and the water-lift system are

in a separate brick enclosure in one vertical line, thus obtaining all danger-free water to the store. A spacious and heavy fire-proof staircase of iron and steel is also separated from the main building by a heavy wall, and is a valuable feature.

the handsome basement. It is furnished with a floor of mosaic of substantial thickness and a surface like stone. The boiler room is 15 feet in height, and is separated from the cellar and basement by a screen of iron and

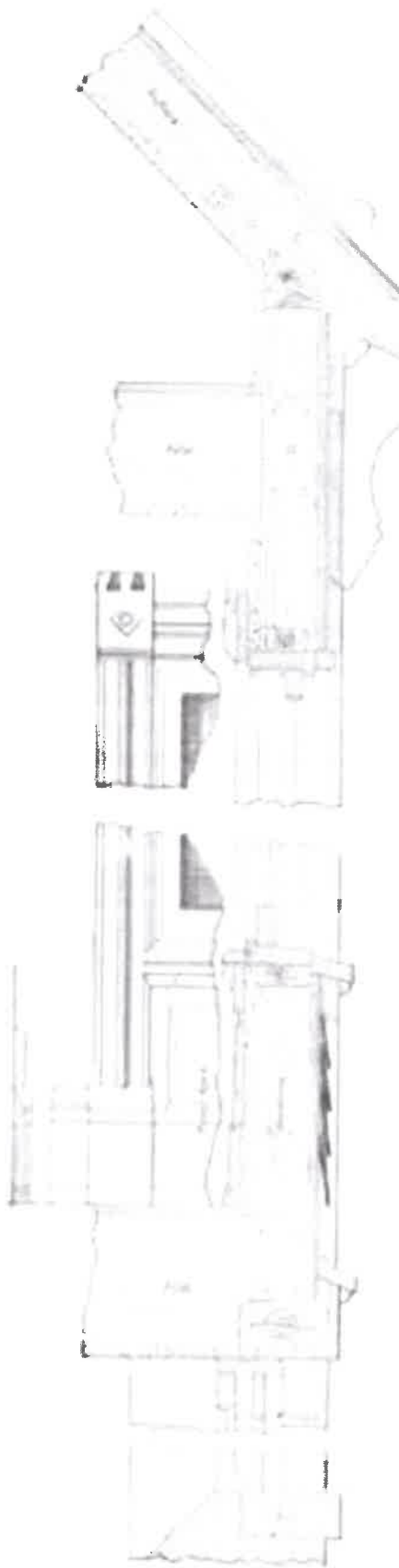


Fig. 12 - Section showing Main Structure
Frank of Wheeler, from Crossing
Outside Wall, etc. - Scale, 1/2 inch to the foot.



Fig. 13 - Detail of Tower Finial and Crest.
-Scale, 1/4 inch to the foot.

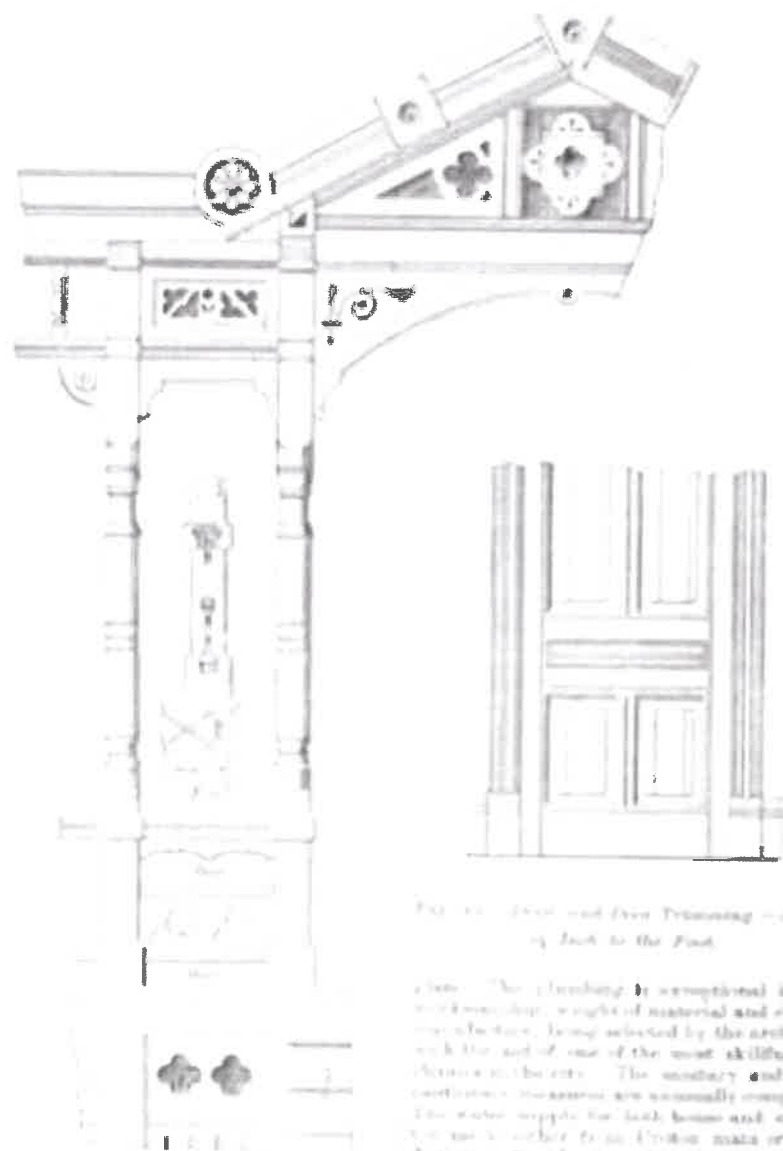


Fig. 14 - Detail of Door and Iron Trimmings - Scale,
1/4 inch to the foot.

also. The climbing is accomplished in its most graceful, weight of material and choice construction, being selected by the architect with the aid of one of the most skillful mechanics in the city. The masonry and precast concrete masonry are unusually complete. The water supply for both home and store is on the water table in brick main or two delivery wells of more than 20,000 gallons

CARPENTRY AND BUILDING

A MONTHLY JOURNAL.

VOLUME IV.

NEW YORK SEPTEMBER, 1882.

NUMBER 9

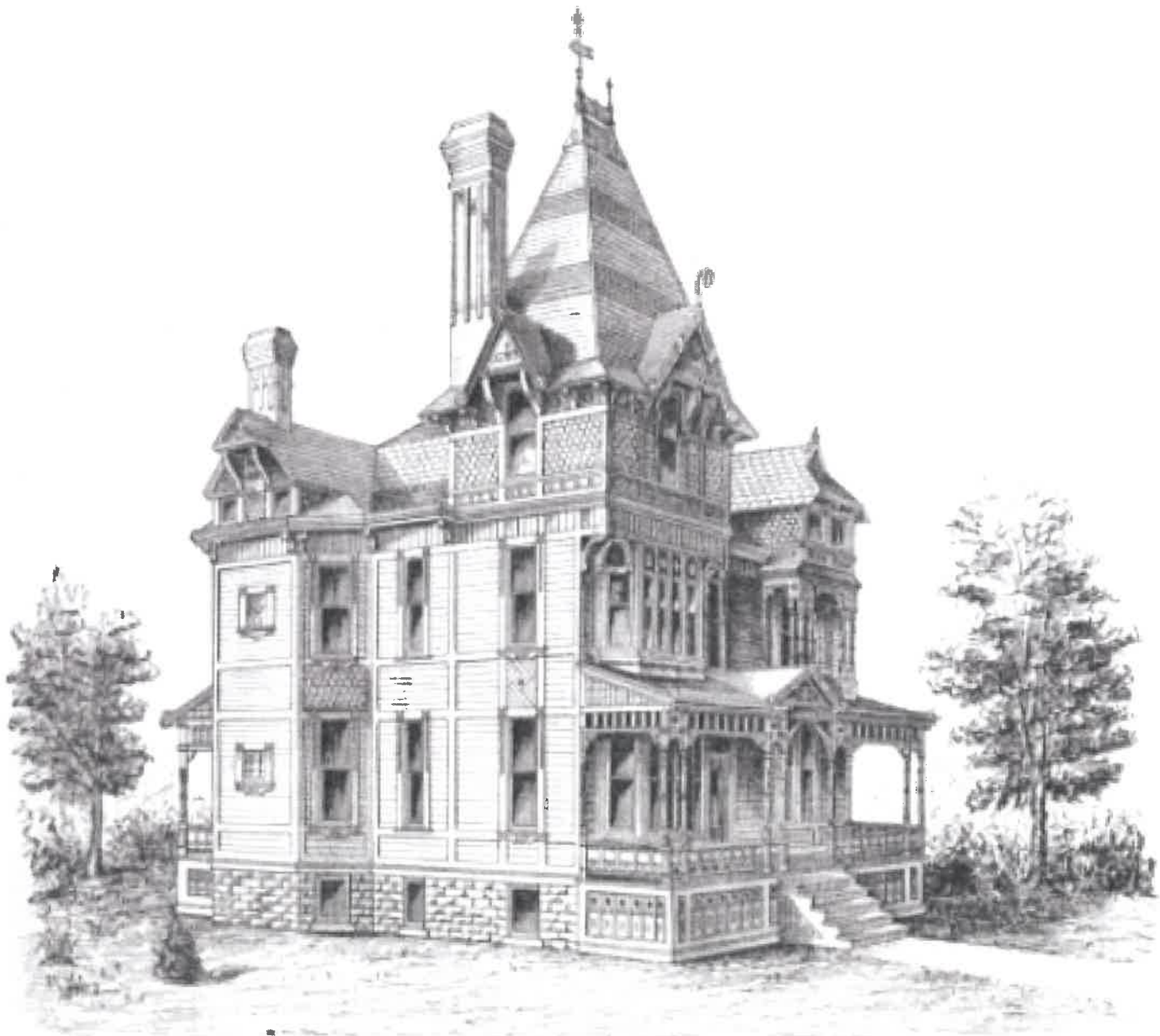
The Highest Building in Europe.

Haberto the Hospice of the Great St. Bernard, which stands 7200 feet above the level of the sea, has enjoyed the distinction of being the most elevated inhabited building in Europe. This honor it can no longer claim. During the past year the city authorities of Catania, in Sicily, have caused to be erected near the summit of the great

mass and towers visiting the establishment. The roof consists of a marvelous cupola or dome. From the balconies of the upper story a prospect of vast extent and grandeur is presented. The spectator is able to see over half the island of Sicily, the island of Malta, the Lipari Isles, and the province of Calabria, on the mainland of Italy. The observatory is erected upon a small cross, which will, in the case of eruptions, protect it from

Second Prize Design in the Sixth Competition.

We present herewith a perspective view of the design submitted by Theodore A. Richter, Jr., Cincinnati, Ohio, to which was awarded the second prize in our sixth competition. On following pages will be found the elevations, roof and attic plan and details. The heights of the different stories adopted in



Second Prize Design in the Sixth Competition. — Fig. 1. — Perspective View — Theodore A. Richter, Jr., Architect, Cincinnati, Ohio.

4122 Glenway Avenue

Comments regarding the application for designation of 4122 Glenway as a Historic Landmark 18 October, 2021

By: Jeff Raser

Cincinnati Urban Design and Architecture Studio (dba CUDA Studio)
1127 Halpin Avenue
Cincinnati, Ohio 45202

4122 Glenway Avenue has been nominated for designation as a Historic Landmark in the City of Cincinnati. A Designation Report was submitted with the nomination form dated: August 30, 2021 which I have read. I've also visited the property.

I hold the opinion that the application for local historic designation should be denied because the selected criteria, Criteria 3, is not met for the following reasons:

- **THE PROPOSED PERIOD OF SIGNIFICANCE IS BROADLY OVERREACHING**
- **THE ORIGINAL BUILDING IS NOT OF THE CHATEAUESQUE STYLE AND IS NOT SIGNIFICANT**
- **ADDITIONS DETRACT FROM THE ORIGINAL ARCHITECTURE**

Designation of a property as a Cincinnati Historic Landmark is a serious proposition because such designation greatly reduces the rights and liberties that a property owner has over their property. Care should be taken that only truly deserving properties – with demonstrable, definitive, and **significant historic value** (with retained integrity) should receive such designation. 4122 Glenway Avenue does not meet that test.

THE PROPOSED PERIOD OF SIGNIFICANCE IS BROADLY OVERREACHING

The designation application contends that 4122 Glenway Avenue is historically significant under Criteria 3 which covers architectural characteristics – not events, people, or actions. The application further states (pg. 3) that the Period of Significance “spans from its date of construction c. 1890 **to it’s last known use by the Radel Funeral Home in 2019**” (emphasis mine).

The contention that the Period of Significance should extend to 2019 is highly problematic if not impossible. A Period of Significance is a span of time during which a property attained the characteristics which make it significantly historic. Because the application for 4122 Glenway Avenue is utilizing Criteria 3, this would mean physical modifications made as late as 2019 would be eligible for contributing to the property’s significance. If the property were to be designated as a landmark, **restrictions imposed upon the owner could extend to any exterior building modifications made through 2019**. The argument that the Period of Significance should last through 2019 is a gross overreach.

THE ORIGINAL BUILDING IS NOT OF THE CHATEAUESQUE STYLE AND IS NOT SIGNIFICANT

The application states that 4122 Glenway Avenue was designed in the Chateausque architectural style. I believe that is a conclusion which is not supported by a fair analysis of the building and site.

Buildings designed in the Chateausque style are grand, ornate, and even opulent. Very often these buildings have detailed oriel windows, rounded turrets, expansive porches, and richly detailed gable roofs and dormers. **They necessarily have expressive, even effusive, detailed ornamentation on all building features but especially at the roofline.** This roofline ornamentation includes vertical elements which most often includes either stone or metal cresting, finials, spires, and railings – nearly all of which is highly detailed with many diminutive features.

In the book “A Field Guide to American Houses” by Virginia and Lee McAlester – a highly-regarded, seminal work of architectural style descriptions – the Chateausque style is well explained. I’ve placed all 6 pages of the Chateausque section in this document to show the McAlester description in its entirety (red and yellow highlights on those pages are mine).

Most notably, Chateausque buildings have parapeted wall dormers with detailed, vertical pinnacles at each gable’s ridge and lowest points. The McAlester description of the Chateausque style includes 10 photographs. **All 10 of those photos (not some or most but all 10) show parapeted wall dormers with detailed pinnacles because this is a very consistent, hallmark feature of the style.** Also, note that none of these photos show a Flemish parapeted wall dormer with rounded corners or a half-round arched window in a parapeted wall dormer.

Buildings of the Chateausque style also have gracefully detailed chimneys, very small roof dormers, windows grouped in two’s and three’s, and intricate detailing at nearly all architectural features.

Unlike other architectural styles which were readily downgraded to be integrated into more modest buildings, Chateausque style architecture retained its rich detailing and ornamentation – even when used on smaller structures. **Expressive detailing is a hallmark of the Chateausque style** and helps explain its rarity. From McAlester: “The Chateausque style required massive masonry construction and elaborate, expensive detailing and was therefore unsuitable for vernacular imitation.”¹

¹ Virginia and Lee McAlester, “A Field Guide to American Houses” (New York, Alfred A Knopf, 2005), pages 372-377

ELECTIC HOUSES	
Chateausque	
	c 1850-1910

IDENTIFYING FEATURES

Steeply pitched hipped roof; busy roof line with many vertical elements (towers, pinnacles, turrets, chimneys); multiple dormers, usually wall dormers extending through cornice line; walls of masonry (usually stone).

VARIANTS AND DETAILS

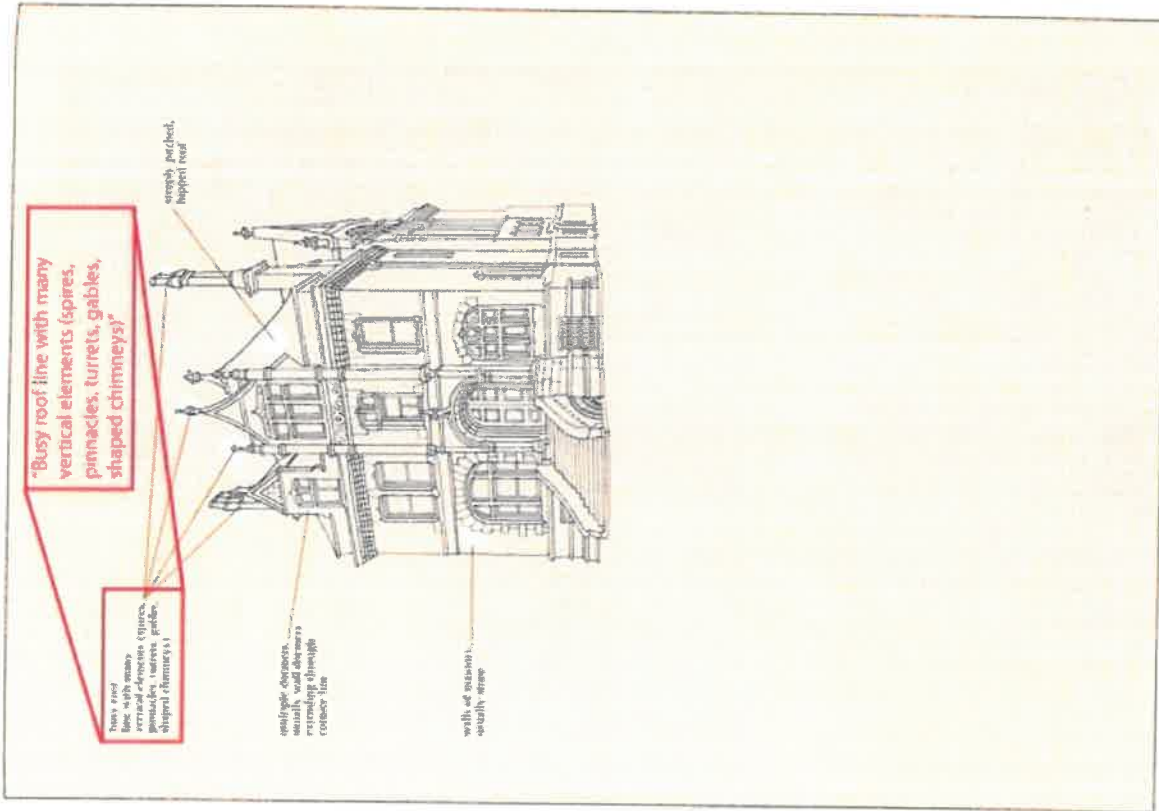
The steeply pitched hipped roofs are sometimes truncated above by a flat roof deck; others rise to a high pyramidal apex or hipped ridge. Towers and turrets have steep conical roofs. Dormer roofs are usually steep, parapeted gables. Ornamental metal cresting is sometimes used along roof ridges or above cornice lines; the latter generally have elaborate moldings. Gables, doorways, windows, and other facade elements are commonly ornamented with shallow relief carving or Gothic tracing. Windows are usually divided by some mullions into narrow vertical units with smaller transoms above. Windows and doorways may be arched, the arches often have a characteristic Gothic basket-handle shape.

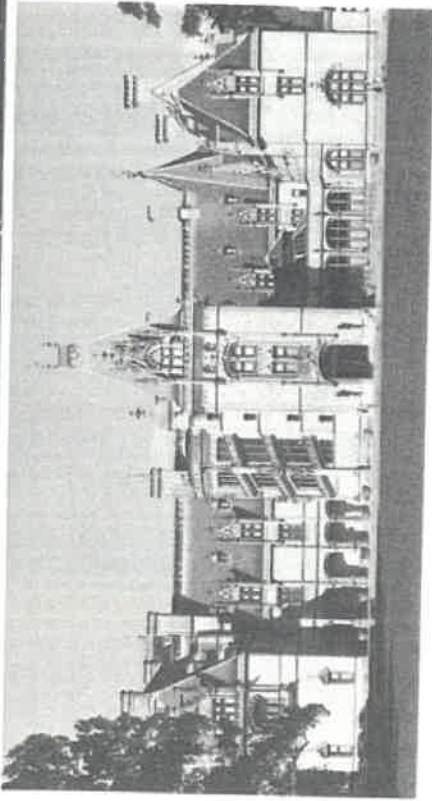
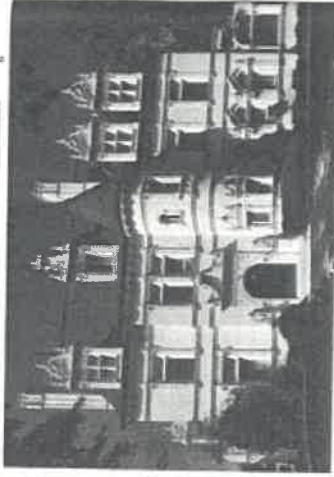
EXCURRENCE

Chateausque is a rare style used primarily for architect-designed landmark houses. Scattered examples are found throughout the country but are most frequent in the larger cities of the northeastern states. Most of these date from the late 1880s and '90s. Elsewhere the fashion persisted through the first decade of this century.

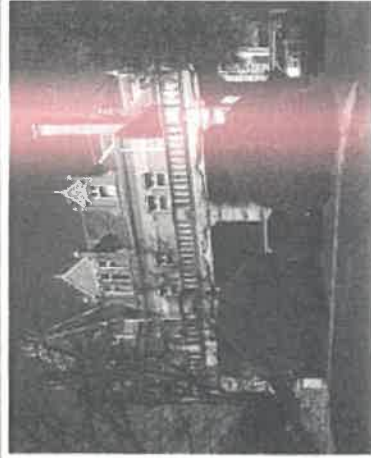
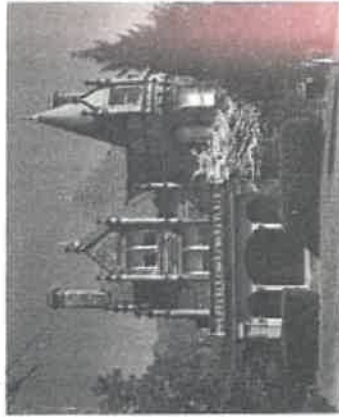
COMMENTS

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. As in the originals, Chateausque houses show varying mixtures of Gothic and Renaissance detail. The style was popularized in this country by Richard Morris Hunt, the first American architect to study at France's prestigious École des Beaux-Arts. In France, a mid-19th-century revival of buildings in the chateaus (or François I) style, incidentally influenced Hunt, who returned to advocate similar buildings for his wealthy clients. Among these were the Vanderbilts, for whom he designed several Chateausque houses, culminating in Billemore, George W. Vanderbilt's North Carolina country house completed in 1895, which rivaled its early French prototype in size and splendor.





- 4
- CHATEAUESQUE (cont.)**
- 1. Montgomery, Alabama, 1906. Sabel House. The pyramidal hipped roof is also seen on figures 4 and 7.
 - 4. Chicago, Illinois, ca. 1880. Bryan House. Brinkman and Rice, architects. The entrance door is in a basket-handle arch surmounted by a gable arch pediment.
 - 5. Milwaukee, Wisconsin, ca. 1890. Goldberg House. Near the elaborate detailing above the dormers.
 - 6. St. Louis, Missouri, ca. 1890. Near the elaborately sculpted dormer detailing.
 - 7. Cincinnati, Ohio, 1890s. The rough-faced stone of this house is more common in Richardson Romanesque houses. Other European examples are more often of brick or stone-faced stone.
 - 8. New Haven, Connecticut; 1866. Joseph W. Northrup architect.
 - 9. Asheville, North Carolina, 1869. Johnson; Richard Morris Hunt, architect. This, the ultimate Chateausque landmark, is located in a setting of gardens worthy of the French originals.
 - 10. Salisbury, North Carolina, 1860s. Wallace House.



Chateausque 177

NOTE: All photos have detailed pinnacles at parapeted wall dormers and richly detailed ornamentation throughout.

The original structure at 4122 Glenway Avenue has none of these hallmark features. The building has little ornamentation – all of which is bulky. The stone on this building consists solely of copings, keystones, stone banding, and a few bas reliefs. The Flemish parapeted wall dormers have rounded stone corners, not intricately detailed pinnacles. The building has half-round arched windows in the parapeted wall dormers and windows throughout the rest of the building are individual units. The wood features (at the dormers and cornice) are simple dentil molding and fish-scale siding. Even the wood siding and trim of the 2-story oriel window on the west side (which would be richly detailed in a Chateausque building) are simplistic and common.

The original building at 4122 Glenway Avenue is not of the rare Chateausque style. The building could more accurately be classified as the far more common Tudor style building, although simply classifying it that way does not make it a good example.





Wood-framed, oriel window with flat panel siding, asphalt shingle roofing, very little detail, no coupled windows

Basic chimney (with half a dormer stuck to it)

Individual windows only (no coupled or tripled groups), flat stone lintels and sills

4122 Glenway Avenue from Northwest

Some architectural features are included in both the Chateausque and Tudor styles such as brick and stone walls, wall dormers, parapeted gables, and tall chimneys. However, Tudor style architecture is far less detailed, uses bulkier stone pieces for decoration, and – most importantly – does not have expressive, detailed ornamentation at the roofline, at parapeted wall dormers, and throughout other features of a buildings as the Chateausque style has.

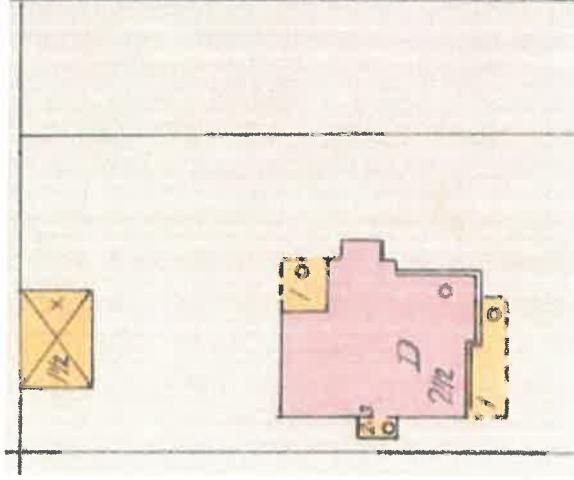
What is discernable from the original building at 4122 Glenway does not offer a particularly pure or significant sample of Tudor architecture nor does it embody ... "the distinctive characteristics of a type, period, or method of construction that represent a significant and distinguishable entity .." as the Cincinnati ordinance (1435-07-01) establishing the criteria for historic significance states.

Unlike Chateausque, the Tudor style is very common in Cincinnati and there are far better, more significant examples of it throughout the city. The original design of 4122 Glenway (or at least what is visibly left of it) is so unexceptional as an example of the Tudor architectural style that even this classification is exaggerated. The original building's detailing is bland and certain features, such as dentil molding at the cornice and fish scale siding at the dormer, are intrusions typically found in other architectural styles.

Also, defining characteristics of Tudor architecture, such as half-timber with stucco siding, corner quoin stones, and stone (or ornate brick) window surrounds, are not present. Perhaps most telling, the architectural feature which may have given the original structure its most compelling characteristics – the oriel window on the west side of the building – has been stripped of any significant features (if it ever had any) and is left with only meager dentil detailing and flat wood trim.

Perhaps the most important feature of significant Tudor buildings is the main entry. The original main entry of 4122 Glenway is gone and is now covered with later additions. There may have been an entry in the bay on the east side facing the parking lot, but that has been removed. According to the 1904 Sanborn map included in the application (shown at right), there may have been a porch or veranda facing south. This also would have been a character-defining feature but it too has been removed.

The designation application provided no photos of the original building.



ADDITIONS DETRACT FROM THE ORIGINAL ARCHITECTURE

Sometimes additions to an original structure enhance, or at least do not detract from, the original architecture. I do not believe this to be the case with 4122 Glenway Avenue. Please refer to the photos on the following pages.

As the application states, the additions to the exterior of 4122 Glenway are of the Tudor style. I believe the designer(s) of these additions purposefully designed them in the Tudor style in keeping with what they believed to be the Tudor style of the original building. However, the Tudor style used throughout the Midwestern United States is eclectic and incorporates a fairly wide range of architectural forms, features, and details. Unfortunately, that wide range has been incorporated into 4122 Glenway Avenue.

While the additions to 4122 Glenway Avenue appear to be old, and could possibly have been classified as having gained historic significance during the building's *authentic* period of significance, the Tudor stylings of the additions are wholly different than the original building resulting in a mish-mash of features. **The additions detract from the original structure.**

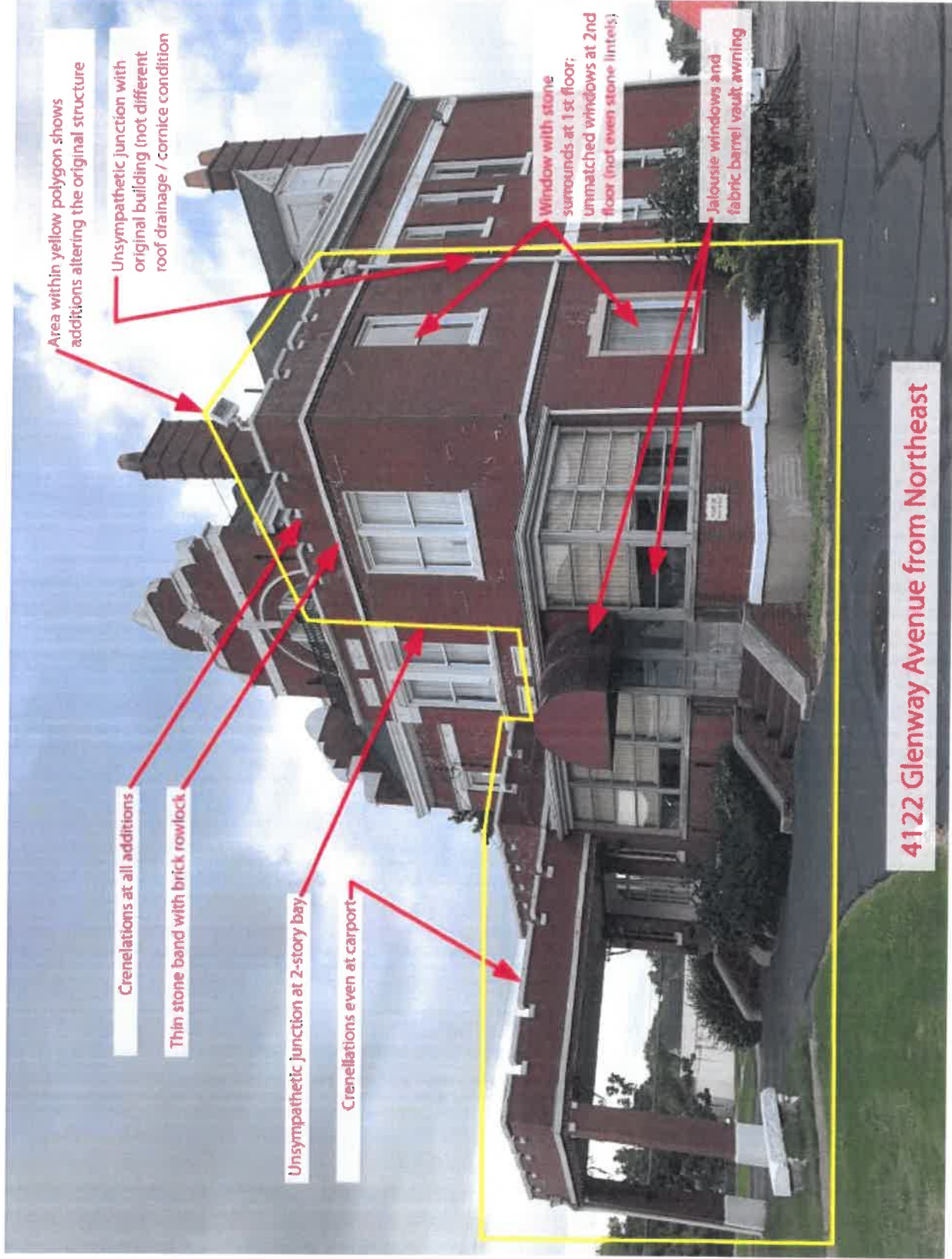
Whereas the original building incorporated overhanging roofs and a projecting box gutter, the designer(s) of the additions used perhaps the most opposite of that roof form at all additions: crenellated parapet walls. Crenellations at the roofline of a Tudor building were usually used sparingly – at the top of an entry or a two-story bay window perhaps. At 4122 Glenway Avenue, however, **crenellations have been used at the top of every roofline of all additions** – even at the carport. This results in a cartoonish look that undermines any historic significance the original structure may have had.

The additions have other features which are uncomplimentary to the original structure as well. These include: thin stone banding with brick rowlock, jalousie windows, a fabric awning, and thin metal handrails. On the south side of the building, an entry has been added which has a 1-story stone façade with a crenellated parapet (which has a broken pediment in it). To further the confusion within the additions, the first floor windows have stone surrounds which are consistent with the south entry, but **second floor windows in those same additions have no surrounds and don't even have stone lintels.**

The small angled bay at the first floor, southeast corner of the building may have been original but appears to have been substantially modified when later additions were built. In its largest wall, this bay most likely had two windows separated with a stone or brick column. That column was removed and an incompatible half-round window was installed. The renovation of the angled bay also most likely included changes to the parapet, creating a crenellated parapet in keeping with the designer's allegiance to using that form everywhere possible.

Finally, the additions to this building consume over 50% of the south and east elevations – those which face the public rights-of-way. These additions are overpowering and their junctions with the original building unceremonious.

The inconsistent characteristics within the additions themselves are perplexing. When added to the original structure, these characteristics are confoundingly incompatible and undermine whatever significance the original architecture had.





Stone or brick column was likely removed; incompatible half-round window installed. Possibly modified parapet wall

Crenelated parapet roof throughout all additions

Stone facade entry addition with crenelated parapet wall and broken pediment

Crenelated parapet roof throughout all additions

Area within yellow polygon shows additions altering the original structure

4122 Glenway Avenue from Southeast

CONCLUSION

Designation as a Historic Landmark in the City of Cincinnati should be reserved for those buildings and structures which are truly deserving in their own right. It should not be misused as a way to memorialize sentiment and nostalgia or as a tool for expressing regret for demolitions of other nearby buildings in the past.

A Cincinnati Landmark Designation has been placed on such venerable structures as Union Terminal, City Hall, St. Louis Church, and Music Hall. These are truly deserving landmarks because they undisputedly have historic significance in their architectural character. Most recently the Cincinnati Historic Conservation Board rightly agreed that St. Marks Church should be designated as a Cincinnati Historic Landmark as the church is an excellent example of Italian Renaissance Revival architecture. The staff report recommending designation of St. Mark's Church stated the building is "largely unaltered on the exterior, looking much as it did when constructed in 1916." The same can certainly NOT be said of 4122 Glenway Avenue.

4122 Glenway Avenue is not a good example of any style of architecture, nor does it look like what it did when it was originally built.

As stated previously, designation of a property as a Cincinnati Historic Landmark is a serious proposition because such designation drastically reduces the rights and liberties that a property owner has over their property. Great care should be taken that only truly deserving properties – with demonstrable, definitive, and **significant historic value** (with retained integrity) – should receive such designation. 4122 Glenway Avenue does not meet that test and should not be designated as a Historic Landmark.

END



TURNBULL COMPANIES
**TURNBULL-WAHLERT
CONSTRUCTION, INC.**

October 15, 2021

Mr. Bill Bresser
Boys & Girls Club of Greater Cincinnati
600 Dalton Street
Cincinnati, Ohio 45203

Re: Former Radel Funeral Home Redevelopment
4122 Glenway Avenue, Cincinnati, Ohio

Dear Bill:

At your request we have compiled an evaluation and commentary regarding redeveloping the existing Radel Funeral Home into a new Teen Center for the Boys and Girls Club. Jim Kaiser, a state licensed architect with PCA Architecture and I, a principal with Turnbull-Wahlert, toured the site on October 13th, 2021. Jim's perspective is from the design challenges of the property and mine from the construction and costing perspective. Thus, we have compiled this report in 2 sections, the first being general construction related issues and the second being design considerations. While not an exhaustive effort, we have highlighted the substantial requirements that the Boys & Girls Club would have with this endeavor.

It should be noted that the building is currently unoccupied. We cannot comment on what is currently being done in the way of ongoing maintenance and upkeep to the building. However, the general condition of the structure is failing. I only note this as the longer that the structure remains in an unoccupied state the faster the degradation of the structure of the building will occur. So, it is imperative that maintenance and upkeep to building structure be attended to alleviate this, if possible.

General Construction Issues:

Site:

Overall, the site improvements (other than the building itself) are in decent shape for their estimated age. The asphalt pavement is in serviceable condition. There is various cracking throughout the parking fields which will need to be evaluated and addressed. Onsite sidewalks are in reasonable condition. It is assumed the utility services (gas/water/electric) are in working order. Electric is still live to the building, as interior lighting was on. Gas service location and condition are unknown. Landscaping is overgrown and needs to be trimmed back. Onsite stone retaining walls are generally ok, however some sections are beginning to lean and will need to be attended to and/or may require rebuilding. ADA Access into the building is not present.

Building Exterior:

Overall, the exterior of the building is in poor condition. There are several areas of the brick on the exterior that are failing. There are structural lintels that are rusting through and causing damage to the brick and parapets above them (see pics). Beyond the obvious structural items, the entire façade will require tuck pointing to address cracks and mortar joint failures. Additionally, the upper soffits on the west side of the building are pulling away from the building (see pics).



The windows are a mixture of single pane steel casements, single pane wood sashed, and some type of insulated vinyl replacement units. The condition of all the windows is a mixed bag. However, all the windows will need to be replaced.

The upper roof is a sloped asphalt shingle roof system, with the lower roofs being a flat unknown membrane system. We could not access the upper roof. The lower roofs were viewed through the second-floor windows. It would be assumed that the upper roof needs to be replaced. The lower roofs will need to be replaced as they are currently allowing water infiltration into the building in various areas (see pics).



Building Interior:

From the asbestos survey report there is asbestos containing hazardous materials within the building. These will have to be abated per the recommendations and procedures required by applicable law. Additionally, based on the age of the structure, I am confident that lead paint will be encountered upon testing. This will add to the abatement issues, renovation costs and/or ongoing maintenance costs as is required by lead paint regulations.

The perimeter walls are constructed of multi-wythe brick construction with plaster applied to the interior side. No insulation is present which does not provide for any potential insulation to be installed. This will affect the long-term operational costs of the structure. Additionally, we did not identify any roof cavity insulation. We assume that this does not exist on either the lower or higher roofs.

There are considerable plaster repairs that are necessary to restore the building to servable condition based upon water infiltration. Additionally, there are areas of subfloor that have heaved, again due to water infiltration.

The basement level is constructed of stone, and upon inspection, appears to be leaking water. There was definite presence of moisture and mildew within. Waterproofing of the basement would be a large cost issue.

Design Issues:

Area/Floor Configuration:

Based upon our walk through there are several design related challenges that will exist in a redevelopment effort, either by the Boys & Girls Club or other party. As to a potential use by the Boys & Girls Club for a Teen Center, the first, and probably the biggest impediment, is the existing configuration of the floor layouts. The current configuration does not provide for us to develop the program areas that are required for the new Teen Center. The program calls for

approximately 9,000 total square feet, with large open areas on average of 1,400 square feet. There are 4 of these large areas planned for the Teen Center, with minimal office and support needs (+-2,000 SF). The balance being circulation and entry areas.

Even if the building had enough square footage, trying to modify/remove the interior walls to accommodate some compromised layout would be extremely difficult and costly. Developing the needed size rooms within the footprint is impossible. This fact would then precipitate an addition of some nature. This can be done but would render the existing buildings and its square footage basically useless to the Boys & Girls Club and would be cost prohibitive. Generally, the 3-story configuration will not set up for an efficient layout, would create unattended spaces, and access issues. The Basement is not usable for program, only storage and the ceiling height is very low.

Access/ADA:

The next large item will be to ADA access and ADA upgrades within the building. Currently ADA access does not exist based upon our site visit. So, this will have to be addressed in a redevelopment project. As part of complying with the ADA design issues, the local building jurisdiction will require that we spend a minimum of 20% of the renovation costs on ADA upgrades to the building. This could be used for ramping into the building, ADA compliant restrooms, ADA compliant door hardware, ADA compliant access pathways, elevator installation, and ADA public right of way access. These additional costs would be over and above a normal renovation budget, which when added, would be cost prohibitive.

Conclusions:

In a large overview of this building, we do not see much, if any redevelopment opportunity given its challenges. More specifically, to the Boys & Girls Club, trying to repurpose this building into a Teen Center, the space inefficiencies, long-term liabilities (maintenance), existing non-compliant construction, potential energy waste, presence of hazardous materials, in addition to others, would be practically impossible and certainly cost prohibitive. We have not calculated the exact costs of these challenges associated with the redevelopment option, but it would be an enormous cost.

The proposed Teen Center is best suited with a new structure that can provide the correct program space, energy efficiency and long-term construction detailing that can withstand the intended use.

Respectfully Submitted,



John A. Gavozzi
Turnbull-Wahlert Construction, Inc.



Jim Kaiser
PCA Architecture

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1935-2006)

TIMOTHY M. BURKE
SEAN P. CALLAN*
JOHN E. CHRISTOPHER*

JACKLYN D. OLINGER
PATRICK K. HOGAN*
MICAH E. KAMRASS
JACOB W. PURCELL
AMY M. HEBBELER
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Timothy Burke
tburke@manleyburke.com

COUNSEL

WILLIAM A. McCLAIN (1913-2014)

GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky

October 18, 2021

Sent electronically

Historic Conservation Board

Tim Voss, Chair

Thomas Sundermann, Vice-Chair

Allison McKenzie, Board Member

Pamela Smith-Dobbins, Board Member

Herb Weiss, Board Member

Robert Zielasko, Board Member

Dear Mister Chair and Members of the
Board of Historic Conservation:

You are being asked to declare a building as a historic landmark. It does not meet the required standards. Such designation would deprive the owner of value of the property and the teens of Price Hill and surrounding neighborhoods of critical services from the Boys and Girls Club of Greater Cincinnati.

We have the privilege of representing the Boys and Girls Club, an adjacent property owner and the holder of the contract to purchase of the real property located at 4122 Glenway Avenue, Cincinnati, Ohio 45205. While referred to by the applicant as the "Shulte Mansion", it would be far more accurate to describe it as the "Radel Property" as the Radel Family has owned the property for over 80 years.

The Boys and Girls Club has had the Radel Property under contract since June 8, 2021. Since then, the Boys and Girls Club has expended significant funds on various environmental, asbestos and contractor studies on the property. The Boys and Girls has made substantial investment in and to West Price Hill with its \$4,000,000 Larry & Rhonda Sheakley Boys and Girls Club directly across a side street from the Radel Property. The Boys and Girls Club now intends to continue its important work with the children of Price Hill and nearby communities by creating a teen center on the Radel Property that will be described in greater detail by others. It will require that the vacant Radel Funeral Home be demolished.

Simply put the Radel Property does not qualify as a historic landmark property and therefore cannot be zoned as such. This letter details some of the legal reasons why the Radel Property may not be so designated.

The Home Rule Provision, Section 3, Article XVIII of the Ohio Constitution, grants local police powers to municipalities, including the adoption of zoning regulations related to historic preservation. *City of Columbus v. Bahgat*, 2011-Ohio-3315, P24, 2011 Ohio App. LEXIS 2749 (citing *Jaylin Investments, Inc. v. Moreland Hills*, 839 N.E.2d 903 (Ohio Ct App 2006)). The essence of home rule and of self-government that the sovereign body that has that power, has both the power and an obligation to carry on its duties according to its own rules. *Kanter v. City of Cleveland Heights*, 86 N.E.3d 1022, 1024 (Oh Ct App. 2006). A municipality must adhere to its ordinances and standards when carrying out its constitutional purposes. Under Chapter 1436, the City has adopted standards which a property must meet in order to be designated as a historic landmark. A property may not be designated that does not meet those standards.

The analysis of a claim for designation as a historic landmark comes down to two things: (1) historic significance and (2) architectural integrity. The Radel Property has neither.

I. Historic Significance

Similar to the national standards¹ for characterization of historic landmarks, the City of Cincinnati has codified four (4) distinct standards by which a may have historical significance. The application nominating the property concedes that of the four reasons spelled out in the CMC Sec. §1435-07-1 (a) for a property to become designated as a historic structure, only one is applicable:

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 proposed property does not meet that standard. Applicant's sole assertion for designation is that the Radel Property is of "rare Chateausque architectural style" fails as a matter of fact and law.

To evaluate the Radel Property's compliance with criterion 3, the Boys and Girls Club engaged the assistance of Mr. Jeff Raser, a well-known and well-regarded Cincinnati. See Exhibit "A" October 4, 2021 Letter by Mr. Jeffrey Raser, attached hereto and incorporated by reference. Mr. Raser has had a distinguished 30 year career as an architect. He is a Board Member of the Cincinnati Chapter of the American Institute of Architects, a Board Member of the Midwest Chapter of the New Urbanists, a Board Member of the Cincinnati Brewery District and a member

¹ See 36 CFR §67.4.

of the Urban Land Institute. He previously served for 7 years as a member of the Historic Preservation Board. Mr. Raser found that:

Buildings designed in the Chateausque style are grand, ornate and even opulent. Very often these buildings have decorated oriel windows, rounded turrets, expansive porches, and richly detailed gable roofs and dormers. They necessarily have expressive, even effusive, ornamentation on all building features but especially at the roof line. This roofline ornamentation most often includes either stone or metal cresting, finials, and railings – nearly all of which is highly decorated with many diminutive features. ...4122 Glenway Avenue has none of that.

Mr. Raser confirmed that the Radel Property is not Chateausque. He concluded that nothing about the Radel Property is of unique or historic character.

A more detailed report by Jeff Raser has been filed on October 18, 2021 documenting the application's failure to accurately describe the building and outlining the buildings failure to meet the standard required to justify designation.

II. Integrity

As part of making a determination that a property is historically significant, the Board is tasked with determining whether it has "integrity of location, design, setting, materials, feeling and association." CMC Sec. §1435-01-H3. The Secretary of the Interior of the United States, the office tasked with maintaining and protecting our entire nation's irreplaceable cultural resources, has adopted extensive guidelines for evaluating the integrity of property.² While often a subjective judgment, integrity is always grounded in an understanding of a property's physical features and how they relate to its significance.³ Historic properties either retain their integrity or they do not.⁴ The retention of specific aspects of integrity is paramount for a property to convey its significance.

To assess the integrity of property, the following tests apply:

1. Define the essential physical features that must be present for a property to represent its significance;
2. Determine whether the essential physical features are visible enough to convey their significance;
3. Determine whether the property needs to be compared with similar properties;
and

² U.S. Department of Interior, How to Apply the National Register Criteria for Evaluation, National Register Bulletin, 1997, https://www.nps.gov/subjects/nationalregister/upload/NR13-15_web508.pdf.

³ *Id.* at Pg. 44.

⁴ *Id.*

4. Determine based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.⁵

Critically, CMC Section 1435-01-H3 begins its definition of historical significance as meaning:

“(a) The attributes or characteristics of a ... structure that possesses integrity of location, design, setting, materials, workmanship, feeling, and association...”

It is clear that the City of Cincinnati values both the significance of a property and its integrity. The national guidelines offer assistance in evaluating if the integrity of the Radel Property as the claimed Chateausque architecture, or whatever style it was originally intended to be, has been preserved. The original architectural integrity was long ago lost. The Radel Property no longer possesses the critical integrity of design, setting, feeling or association. Rather, the structure has been dramatically altered over the years and that integrity of design, setting, feeling and association is gone.

As is conceded by the applicant, the building has undergone numerous additions and remodels. In 1904, a garage was constructed on the property. Between 1922 and 1937, that garage was demolished to make way for a major renovation that extensively changed the building’s character and setting. As Mr. Raser notes, “The parapet crenellations (including at the portecochere), angled bay, jalousie windows, and other elements are significant departures from the original building’s stylization and detract from the original building.” See Exhibit “A.”

Applicant asserts that those modification contribute to the significance of the building stemming from a “period of significance” from 1892 to 2019. However, this rationale is devoid of logic. First, as Mr. Raser pointed out the claimed historical “period of significance” is simply inaccurate. Second, these assertions fall short of the standard for designating the Radel Property as a landmark. To be considered for the designation, applicant must show that the property “embodies the *distinctive* characteristics of a type” of architecture. See CMC §1435-07-1. Applicant rests its entire application on Radel Property being “one of the last remaining extant nineteenth century Chateausque style residence that [was] built on Glenway Avenue in the neighborhood.” Yet in the same breath, applicant discusses the extensive remodeling of the property adding elements of the Tudor, Greek, and Gothic styles of architecture. The Radel Property cannot both be a unique historic landmark evidencing **one** type of architecture and simultaneously be a *mélange* of styles.

The large parking areas on the north and west of the building and the retail uses on the Radel Property that front Glenway Avenue further detracts from the historic setting of what was a single-family home. It lacks the integrity or ability to convey the significance required for

⁵ *Id.* At Pg. 45.

designation as a landmark, and it is certainly not the rare example of Chateausque architecture the applicant claims it to be. That claim is no more accurate than the applicants claim that the Radel Funeral ceased operations in 2019 as a result of the Covid pandemic.

III. Additional Considerations

This building has been around a long time, some 140 years. It endured several remodels. Throughout all of that no one has expressed any interest in its alleged historical architecture. It is not called out for preservation in the Pride Hill Plan of 2014 nor in the any of the documents that have been a part of the developing West Price Plan currently under development. Now, at a point when the building has been vacant for 2 years, that it is uneconomical to save the building, and the owner after having the building on the market for over a decade finally has a contract in place to sell the property it is grossly unfair to impose upon them the burden of an unjustified landmark status in an attempt to halt the Boys and Girls Club's plan for the property. In fact, it would constitute an unconstitutional taking of the owner's property rights. As Mr. Raser stated, the "designation of a property as a local Historic Landmark is a serious proposition because such designation greatly reduces the rights and liberties that a property owner has over their property." See Exhibit "A." In this instance, a landmark designation would not only reduce the liberties of the property owner, it would effectively eliminate them. It would also deprive the teens of West Price Hill and other West Side communities of the critical services the Boys and Girls Club would provide.

The First District Court of Appeals has resoundingly held that historic preservation does not preempt a property owner's right to a economically viable use of their property even if that economically viable use required demolition of the building. In the *Banker's Choice* case, the Court reviewed a certificate of appropriateness for a demolition permit in light of the economic feasibility doctrine. The Fifth Amendment is not about "whether [a] property is capable of being used, but whether it is capable of being used in an 'economically beneficial or productive' manner." *Banker's Choice, LLC v. Zoning Bd. of Appeals*, 170 N.E.3d 923, 932 (Ohio First Dist. 2021) (quoting *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1015, 1017 (1992)). Importantly, the *Banker's Choice* Court determined that a landowner's ability to sell the property does not negate the economic infeasibility where the reasonable investment-backed expectations would not be maintained without approval of a certificate of appropriateness for demolition. *Banker's Choice, LLC v. Zoning Bd. of Appeals*, 170 N.E.3d 923, 932 (Ohio First Dist. 2021). In this case the designation of the Radel Property as a historic landmark would have the same constitutional flaws.

In its most recent "Price Hill Plan" the community expressed its desire to attract investment and redevelopment.⁶ Those values are most evident in the four million dollars invested in the Larry

⁶ Price Hill Plan, 2014 Report. Community Building Institute. <https://www.cincinnati-oh.gov/sites/planning/assets/File/Price%20Hill%20Plan.pdf>.

Historic Conservation Board
October 14, 2021
Page 6

MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

& Rhonda Sheakley Boys and Girls Club right next to the Radel Property and that the Boys and Girls Club now seeks to expand. The Boys and Girls Club of Greater Cincinnati's reputation and the positive impact on the communities' it serves is beyond reproach. The Club intends to make another very significant financial investment in the West Price Hill Community. Most critically, the Boys and Girls' Club Teen Center will make an incalculable beneficial contribution to the teens of West Price Hill and surrounding communities.

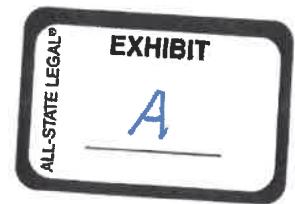
We respectfully ask the Historic Conservation Board recommend against the application the designation of 4122 Glenway Avenue as a historic landmark as it is neither justified nor legal.

Sincerely,

A handwritten signature in blue ink that reads "TIM BURKE". The signature is written in all caps and has a fluid, cursive style. A blue diagonal line is drawn across the signature from the top right to the bottom left.

Tim Burke

Enclosures



4 October, 2021

Mr. Tim Burke
Manley Burke
225 West Court Street
Cincinnati, Ohio 45202
Email: tburke@manleyburke.com

RE: 4122 Glenway Avenue

Dear Mr. Burke,

I have read the Application for Local Historic Designation for 4122 Glenway Avenue dated 8/30/2021. I've also visited the property.

As you know, designation of a property as a local Historic Landmark is a serious proposition because such designation greatly reduces the rights and liberties that a property owner has over their property. Care should be taken that only truly deserving properties – with demonstrable, definitive, and substantial historic value (with retained integrity) – should receive such designation. I don't believe 4122 Glenway Avenue meets that test.

The nomination states that 4122 Glenway Avenue was designed in the Chateausque architectural style. That is a conclusion with which I disagree.

Buildings designed in the Chateausque style are grand, ornate, and even opulent. Very often these buildings have decorated oriel windows, rounded turrets, expansive porches, and richly detailed gable roofs and dormers. They necessarily have expressive, even effusive, ornamentation on all building features but especially at the roofline. This roofline ornamentation most often includes either stone or metal cresting, finials, and railings – nearly all of which is highly detailed with many diminutive features.

4122 Glenway Avenue has none of this. The building has little ornamentation – all of which is bulky. The stone features on this building consist solely of copings, keystones, stone banding, and a few bas reliefs. The wood features (at the dormers and cornice) are simple dentil molding and fish-scale siding. Even the wood siding and trim of the two story oriel window on the west side (which one would think would be richly detailed in a Chateausque building) are simplistic and common.

Unlike other architectural styles which were readily downgraded to be integrated into more modest buildings, Chateausque style architecture

retained its rich detailing and ornamentation – even when used on smaller structures. **Expressive detailing is a hallmark of the Chateausque style.**

I believe 4122 Glenway – both the original structure as well as the large additions – is more accurately classified as the far more common Tudor style building, not Chateausque.

Some architectural features are included in both styles such as brick and stone walls, dormers which project through the cornice, parapeted gables, and tall chimneys. However, Tudor style architecture is far less ornate, uses bulkier stone pieces for decoration, and typically does not have detailed roofline ornamentation as the Chateausque style has.

As the nomination states, the substantial additions to the exterior of 4122 Glenway are of the Tudor style. I believe the designer(s) of these additions purposefully designed them in the Tudor style in keeping with the Tudor style of the original building.

While the additions to 4122 Glenway Avenue appear to be old, and could possibly have been classified as having gained historic significance during the building's authentic period of significance (which I believe was inappropriately defined in the nomination as the building's entire life span from 1892 to 2019) they are common and unremarkable. The parapet crenellations (including at the porte-cochere), angled bay, jalousie windows, and other elements are significant departures from the original building's stylization and detract from the original building.

The Tudor style is very common in Cincinnati. Further, the design of 4122 Glenway is an unexceptional example of the commonplace Tudor architectural style – particularly once its additions were constructed. This building is old but it is not historic.

I may review the nomination and other information further at a later date which may lead me to additional observations. As always, please contact me with any questions you may have.

Highest Regards,



Jeffrey C. Raser, AIA, NCARB
Member, CUDA Studio, LLC



ARONOFF
ROSEN &
HUNT, LPA
Established 1928

Stephen R. Hunt
Richard A. Paolo
Tina M. Donnelly
Kevin L. Swick
Edward P. Akin
Daniel A. Perry
Carey K. Steffen

FOUNDERS:
Irwin I. Aronoff (1905-1987)
Irving H. Rosen (1928-2016)

OF COUNSEL:
Stanley J. Aronoff
Mark W. Reis

Writer's email address: srhunt@arh-law.com

October 18, 2021

Jesse Urbancsik
City Planner
Department of City Planning & Engagement
805 Central Ave., Suite 720
Cincinnati, OH 45202

Beth Johnson
Urban Conservator
Department of Buildings and Inspections
805 Central Ave., Suite 500
Cincinnati, OH 45202

Re: Radel Funeral Home – 4122 Glenway Avenue

Please be advised that this office represents Radel Funeral Services Co. and its majority owner, Skip Radel, in connection with the sale of the above-referenced property to the Boys & Girls Club of Greater Cincinnati/Northern Kentucky. I am also representing the Radel family in connection with the related request for historic landmark designation for the subject property. I believe a little background on the subject property would be helpful in connection with this matter. The Radel family purchased the subject property in 1933 from its original owner and thereafter substantially renovated the property. The Radel family lived in the upstairs portion of the residence from 1947 until 1965. The family ceased operations of the funeral home at the subject property in 2020. The termination of the funeral services had nothing to do with Covid as claimed by the West Price Hill Community Council in their request for historic designation. Mr. Radel has been attempting to sell the property for over 11 years but there has been very little interest in the property, and the only parties that have expressed an interest in purchasing the property have not been interested in restoring the building. This is obviously due to the condition of the building and the fact that a restoration is not economically feasible.

It is also important to note that no one from the West Price Hill Community Council ever contacted the Radel family before the Council's application for historic designation was filed. Additionally, no one from the Community Council has ever requested to go inside the building to see its current condition. Rather, the Community Council has simply indicated that the building can be restored. My client entered into a contract for the sale of the property with the Boys & Girls Club on June 8, 2021. The purchase price being paid by the Boys & Girls Club is significantly below the current valuation for the property as set by the Hamilton County Auditor.



ARONOFF
ROSEN &
HUNT, LPA
Established 1929

Jesse Urbancsik
Beth Johnson
October 18, 2021
Page -2-

In the event the historic designation is granted, the Boys & Girls Club has indicated that it will terminate the purchase contract and we believe the property will sit vacant, will ultimately be required to be boarded up and will continue to deteriorate. Consequently, for the reasons stated above, we oppose the request for historic designation for the property.

Sincerely,

ARONOFF, ROSEN & HUNT

A handwritten signature in black ink, appearing to read 'Stephen R. Hunt', written in a cursive style.

Stephen R. Hunt

SRH/kb

October 12, 2021

Jesse Urbancsik
City Planner
Department of City Planning & Engagement
805 Central Ave. Suite 720
Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov

Helle Jesse,

My name is Josh Guttman. I am the Board Chairman for the Greater Cincinnati Boys and Girls Club. I am writing you in regarding the recent conversations/objections that have occurred for us to develop a Teen/Workforce Development Center due to some believing the Radial Funeral Home should be designated a historical landmark.

For clarity I think the #1 thing to remember is our mission has zero to do with capitalistic gains and 100% to do with helping youth of Price Hill and the surrounding areas have a better opportunity for success. The value we bring is undeniable. For many reasons I would dispute the designation as a historic landmark. These reasons are as follows:

1. The daily impact the Boys and Girls Club already makes to the Price Hill community is critical. There is nothing we want more than to see growth in the Price Hill community and that starts with developing our youth.
2. The absolute need for a Teen Center. Our teens need a place of their own that allows us to continue their development and prepare them for whatever career they might want to focus on their after high school life. This facility gives them a significantly better chance to get the mentorship needed to achieve their goals and further grow the Price Hill community.
3. The cost to renovate is economically not possible. There are too many issues with the current building to consider renovation.
4. We have already done a significant investment with the Sheakley Club. The Teen Center further enhances our ability to serve the Price Hill youth.
5. From my understanding the Radial property was not proposed as a historical landmark until we agreed to purchase.

I am hopeful that based on this information the designation will not be approved. This opportunity is too important to the youth of Price Hill.

Thanks,



S. Josh Guttman

October 12, 2021

Beth Johnson,
Urban Conservator
Department of Buildings and Inspections
805 Central Ave.
Suite 500
Cincinnati, OH 45202
Beth.johnson@cincinnati-oh.gov

Hello Beth,

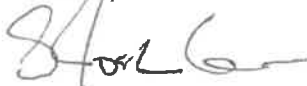
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I am hopeful that based on this information the designation will not be approved. This opportunity is too important to the youth of Price Hill.

Thanks,



S. Josh Guttman

Seymoure Family

640 Sedam Street
Apt B-2
Cincinnati OH 45204
513-344-2127/344-2212
seymourejon@gmail.com

October 14th 2021

To the Court of Cincinnati OH

Dear Reader,

The Boys and Girls club in PriceHill is a place where kids find fun, companionship, mentors, solace, etc... When the club was located on Glenway off of Warsaw, and was named Epsy, and could barely hold 80 kids it was a tremendous help in our community. Our children looked forward to, and to this day look forward to going to the Club after School. In fact When the Club needed to expand because the demand was so great from our own childrens' word of mouth and the club then called Epsy could not sustain all of our children and was in need of space. The Sheakley Family stepped in to lend a great, and wonderful hand. The Sheakley name alone is strong in this City and I do not believe they would put their name behind something that they considered a waste of time. In my opinion it is an insult to the Sheakley name to even have the audacity to say that what they're doing isn't helping PriceHill children. Now they seek to go even further by building what would be a Scarlet Oaks type of learning facility in PriceHill for those same children, on a property that has been up for sale for at least a decade. My thought is would the Courts, the City, the Neighborhood rather have a landmark that neither helps or supports anyone in the community, or a facility that can bring about the kind of change that the neighborhood even our Mayor Cranley said out his mouth that he wanted. I quote his words "to clean up PriceHill because it is his old neighborhood" Can a landmark clean up anything? So, I ask the courts to please side with the Boys and Girls Clubs and the Sheakleys and all other Great names on these Club buildings and allow them to be, and make the change they have set out and up for all the communities in which they serve.

Best regards, Jon & Latisa Seymoure

Jon & Latisa Seymoure



Brittney Wright

5048 Rapid Run Rd APT 2

Cincinnati, OH 45228

To whom this matter concerns:

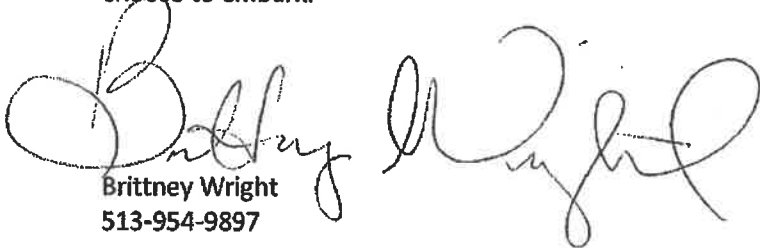
I wanted to express my deep appreciation for what Boys and Girls Club-Sheakley Unit is doing in the Price Hill community. I also vouch for the creation of the Teen Workforce Development Center.

To say that they serve would be an understatement because they are providers. The Boys and Girls Club was established to offer an extracurricular benefit to inner-city youth and the Sheakley Unit has done more than that.

I have witnessed the Sheakley unit provide safe and effective after-school care for my children, Monday-Friday. They have implemented "Power Hour" and tutoring to assist in completing homework. The staff has constructed curriculum to keep pupils engaged and active while in attendance; including, gym time, Keystone store, and Fun Fridays. They offer intermural sports opportunities with neighboring Boys and Girls clubs like Flag Football. This provokes student participation and parental engagement. They provide meals every day to the students and inform parents when there are events taking place in the community that will continue to enhance their lifestyles-Tyson Food Drive, Highland Heights, KY.

I personally believe that producing a Teen Workforce Development Center for the Sheakley Unit is necessary in their role to continue to provide for inner-city youth. All too often we watch our youth go astray because they lose interest in programs that they find no benefit in and/or resources offered are too scarce to expand to the older children. The initiative for the Teen Development Center focuses on providing a safe, open, and motivating environment for teenagers. They will build interpersonal skills, demand a sense of understanding of the "real world", engage in activities suitable for their age, connect with their peers, and inspire the younger students to advance towards greatness.

When it comes to providing for our youth, we should give precedence to those who are taking the initiative to envelop a lasting and positive impact on their lives. It's not easy to raise a child-in any circumstance- and for parents to know they have a safe, free, and enriching opportunity like the Boys and Girls Club-Sheakly Unit for their children is inviting and cause for support in any endeavor they choose to embark.



Brittney Wright
513-954-9897

4 October, 2021

Mr. Tim Burke
Manley Burke
225 West Court Street
Cincinnati, Ohio 45202
Email: tburke@manleyburke.com

RE: 4122 Glenway Avenue

Dear Mr. Burke,

I have read the Application for Local Historic Designation for 4122 Glenway Avenue dated 8/30/2021. I've also visited the property.

As you know, designation of a property as a local Historic Landmark is a serious proposition because such designation greatly reduces the rights and liberties that a property owner has over their property. Care should be taken that only truly deserving properties – with demonstrable, definitive, and substantial historic value (with retained integrity) – should receive such designation. I don't believe 4122 Glenway Avenue meets that test.

The nomination states that 4122 Glenway Avenue was designed in the Chateausque architectural style. That is a conclusion with which I disagree.

Buildings designed in the Chateausque style are grand, ornate, and even opulent. Very often these buildings have decorated oriel windows, rounded turrets, expansive porches, and richly detailed gable roofs and dormers. They necessarily have expressive, even effusive, ornamentation on all building features but especially at the roofline. This roofline ornamentation most often includes either stone or metal cresting, finials, and railings – nearly all of which is highly detailed with many diminutive features.

4122 Glenway Avenue has none of this. The building has little ornamentation – all of which is bulky. The stone features on this building consist solely of copings, keystones, stone banding, and a few bas reliefs. The wood features (at the dormers and cornice) are simple dentil molding and fish-scale siding. Even the wood siding and trim of the two story oriel window on the west side (which one would think would be richly detailed in a Chateausque building) are simplistic and common.

Unlike other architectural styles which were readily downgraded to be integrated into more modest buildings, Chateausque style architecture

retained its rich detailing and ornamentation – even when used on smaller structures. **Expressive detailing is a hallmark of the Chateausque style.**

I believe 4122 Glenway – both the original structure as well as the large additions – is more accurately classified as the far more common Tudor style building, not Chateausque.

Some architectural features are included in both styles such as brick and stone walls, dormers which project through the cornice, parapeted gables, and tall chimneys. However, Tudor style architecture is far less ornate, uses bulkier stone pieces for decoration, and typically does not have detailed roofline ornamentation as the Chateausque style has.

As the nomination states, the substantial additions to the exterior of 4122 Glenway are of the Tudor style. I believe the designer(s) of these additions purposefully designed them in the Tudor style in keeping with the Tudor style of the original building.

While the additions to 4122 Glenway Avenue appear to be old, and could possibly have been classified as having gained historic significance during the building's authentic period of significance (which I believe was inappropriately defined in the nomination as the building's entire life span from 1892 to 2019) they are common and unremarkable. The parapet crenellations (including at the porte-cochere), angled bay, jalousie windows, and other elements are significant departures from the original building's stylization and detract from the original building.

The Tudor style is very common in Cincinnati. Further, the design of 4122 Glenway is an unexceptional example of the commonplace Tudor architectural style – particularly once its additions were constructed. This building is old but it is not historic.

I may review the nomination and other information further at a later date which may lead me to additional observations. As always, please contact me with any questions you may have.

Highest Regards,



Jeffrey C. Raser, AIA, NCARB
Member, CUDA Studio, LLC



BOYS & GIRLS CLUBS
OF GREATER CINCINNATI

GREAT FUTURES START HERE.

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October 1, 2021

Jesse Urbancsik, City Planner
Department of City Planning & Engagement
805 Central Avenue, Suite 720
Cincinnati, OH 45202
jesse.urbancsik@cincinnati-oh.gov

Beth Johnson, Urban Conservator
Department of Buildings & Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202
beth.johnson@cincinnati-oh.gov

Dear Jesse and Beth,

The Boys & Girls Clubs of Greater Cincinnati (BGC GC) is a nonprofit organization with over 80 years of service to youth ages 5-18 across Greater Cincinnati. In 2015, BGC GC made a significant commitment to the children of Price Hill when we built the Larry & Rhonda Sheakley Boys & Girls Club at a cost of approximately \$4,000,000. We wish to expand our commitment to the kids in Price Hill by constructing our first-ever youth workforce development center targeting students in 10th-12th grade. The goal is to create a larger, separate space dedicated specifically to older teens with more staff to meet their diverse interests and to partner with universities, trade schools, and businesses to ensure all of our high school graduates have a resume, job experience, a plan, and a mentor upon graduation.

BGC GC found an ideal property in Price Hill, the site of the former Radel Funeral Home, to build our first youth workforce development center. It is adjacent to our existing Club, which alleviates transportation issues for families with multiple children. Transportation is a significant barrier to resources for many of our families. This location will also allow students to utilize current Club amenities like the gym and get volunteer leadership opportunities with groups of younger students. We considered several alternative sites in Price Hill, but none that were available to fit the need.

BGC GC currently has the Radel property under contract. We have paid for the necessary studies and are prepared to invest in the neighborhood once again. The Radel building was vacant and on the market for several years, and it was not considered "historic" or a "landmark." BGC GC's position is that the Radel Funeral Home does not qualify as a historic landmark, cannot be rehabilitated to support any economically viable future use, and did not garner the community's interest in preservation until we moved to purchase it.

The Boys & Girls Club is committed to deepening its impact on the youth of Price Hill. We believe all of our students should have opportunities to grow into self-sufficient adults. A youth workforce development center would change thousands of lives in the coming years and give opportunities to the older teens in Price Hill who need us most.

Regards,

William M. Bresser
Chief Executive Officer
Boys & Girls Clubs of Greater Cincinnati

Discussion Prompts

1. What does successful engagement mean to you?
2. In a city that successfully engages its residents, how and on which topics or issues would you prefer to be engaged?
3. In a city that successfully engages its residents, how do we connect with diverse groups about community engagement? (This includes, but is not limited to, diversity in age, race, disability, national origin, sexual orientation, cultural identity, gender identity, education, citizenship, socioeconomic status, religious beliefs, familial status, and employment status)
4. Has the pandemic changed the topics or methods by which you engage or prefer to be engaged?
5. In a city that successfully engages its residents, what is the role that education (trainings, guidebooks, etc.) plays, by which residents are trained and informed, regarding communication and topics about community engagement?



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October 19, 2021

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Ms. Beth Johnson
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City of Cincinnati, Dept. of Buildings & Inspections
805 Central Avenue, Suite 500
II Centennial Plaza
Cincinnati, OH 45202

Re: 4122 Glenway Avenue, West Price Hill

Dear Mr. Urbancsik & Ms. Johnson:

I write in support of the Boys & Girls Club of Greater Cincinnati in their efforts to acquire the vacant Radel Funeral Home property located at 4122 Glenway Avenue in West Price Hill.

As you know, this property quietly sat vacant for years while on the real estate market until it went under contract with the Boys & Girls Club of Greater Cincinnati. Until then, no one expressed interest in its possible historic value.

I'm sure one of the reasons the Boys & Girls Club of Greater Cincinnati made an offer on this property is because it sits adjacent to their current Larry and Rhonda Sheakley Club location at 4100 Glenway Avenue. Having two properties next to each other provides a safer and more convenient environment for students and staff members while simultaneously eliminating a once vacant, blighted property from the neighborhood.

Jesse Urbancsik & Beth Johnson
Re: 4122 Glenway Avenue

Page 2
October 19, 2021

Additionally, it's my understanding that this particular location will focus on teenagers – especially those in 10th & 11th grades – and will emphasis youth workforce development including more opportunities to enroll in college and involvement with trade schools. This in turn will lead to less poverty, stronger families and a stronger community.

The mission of the Boys & Girls Club of Greater Cincinnati is, “To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.” Potentially hundreds if not thousands of west side Cincinnati residents and families could benefit from the expanded services planned for this location. Crime and violence continues to rise and the essential services the Boys & Girls Club of Greater Cincinnati provide are needed now more than ever. They don't just offer a safe place for kids to go to after school and at night, but also a safe place off the streets where they can get a hot meal and complete homework assignments – all free of charge. It's a win-win for all involved.

The benefit to all west side Cincinnatians and, in particular, the Price Hill communities provided by the Boys and Girls Club of Greater Cincinnati far outweighs any historical value this property represents to a few in the community. I trust that the Historic Conservation Board will make the right decision when it meets on Monday, October 25, 2021.

Thank you for your consideration.

Sincerely,



Joseph T. Deters
Prosecuting Attorney

JTD/mag

Kellam, Caroline

From: Tim Burke <tburke@manleyburke.com>
Sent: Monday, November 22, 2021 12:05 PM
To: Kellam, Caroline
Subject: [External Email] FW: Proposed designation of 4122 Glenway as a local historic landmark
Attachments: DOC111521-11152021103551.pdf

External Email Communication

Here is the em and attached letter I sent to Katherine.

Timothy M. Burke
Manley Burke, LPA
225 West Court St.
Cincinnati, OH 45202
513 721-5525
513 721-4268- Fax

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-----Original Message-----

From: Tim Burke
Sent: Monday, November 15, 2021 10:34 AM
To: katherine.keough-jurs@cincinnati-oh.gov
Cc: Haynes, Marion <Marion.Haynes@cincinnati-oh.gov>
Subject: Proposed designation of 4122 Glenway as a local historic landmark

Katherine

Please see the attached letter requesting that the attached letter and the original application to designate 4122 Glenway as a local historic landmark be included with whatever material is ultimately submitted to the City Planning Commission when that matter ultimately comes before the Commission.

Thank you.

Tim

Timothy M. Burke
Manley Burke, LPA
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Cincinnati, OH 45202
513 721-5525
513 721-4268- Fax

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-----Original Message-----

From: floor4scanner@manleyburke.com [mailto:floor4scanner@manleyburke.com]
Sent: Monday, November 15, 2021 10:36 AM
To: Tim Burke <tburke@manleyburke.com>
Subject: Send data from MFP13417381 11/15/2021 10:35

Scanned from MFP13417381
Date:11/15/2021 10:35
Pages:8
Resolution:200x200 DPI

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

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SEAN P. CALLAN*
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COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky

November 15, 2021

Via Email Only: katherine.keough-jurs@cincinnati-oh.gov

Katherine Keough-Jurs
Director / Dept. of City Planning and Engagement

Re: 4122 Glenway Avenue Designation as Historic Landmark

Dear Madam Director:

I write on behalf of The Boys and Girls Club of Greater Cincinnati who we are privileged to represent with regard to the proposal to designate 4122 Glenway Avenue, for some 80 years the Radel Funeral home property, as a Cincinnati historic landmark. The Boys and Girls Club owns property immediately across Dewey Avenue from the site. There they have invested some four million dollars in the West Price Hill community creating the Larry & Rhonda Sheakley Boys and Girls Club. Since early June the Boys and Girls Club has had a contract to purchase 4122 Glenway Avenue. On that site the Boys and Girls Club will create a teen center with the goal of preparing teens to become self-sufficient adults by ensuring each student graduates from high school prepared with a viable plan (college, trade or military), work experience, a resume and an adult mentor. That center, benefiting the teens of West Price Hill and surrounding neighborhoods, will require the demolition of the former funeral home building.

Your office will soon receive the decision of the Historic Conservation Board which has recommended, on a vote of 4 to 1, that the property NOT be designated as a Cincinnati historic landmark. That, in spite of the fact, that the manner in which this issue was presented to the Historic Conservation Board was extremely prejudicial to both the current owner of the property, the Radel Family interests, and The Boys and Girls Club. The most significant issue was with regard to the original "complete application" seeking the designation on which the Joint Staff Conference was held. That document proposed that historic landmark designation was appropriate because the building was a "rare example of Chateausque architectural style" and went on at length to argue that. The Boys and Girls Club retained a well-known city architect, Mr. Jeff Raser, to evaluate that claim. He quickly provided a two-page letter, which was provided at the Staff Conference, documenting why the building did not qualify as "a rare example of Chateausque architecture", in fact was not Chateausque architecture at all. Following the Staff Conference, Mr. Raser did a more detailed review, including identifying how

MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

Katherine Keough-Jurs
Director / Dept. of City Planning and Engagement
November 15, 2021
Page 2

over time, modifications to the building had destroyed the buildings architectural integrity and further documenting its lack of Chateausque style.

We were shocked when an entirely new "complete application", never previously seen, was submitted to the Historic Conservation Board and the original application was not. The new application totally abandoned the argument that the building was Chateausque and now claimed that the building was Queen Anne style patterned masonry. Of course, that made Jeff Raser's comments, arguing that it was not Chateausque, appear ill-informed and non-responsive to the application. In what was submitted to the Historic Conversation Board by staff, the Board was not even told there was an original application claiming the building was a totally different style of architecture.

We had to seek the assistance of the City Law Department to ensure that the Historic Conversation Board received, and was made aware of the original application, in order to put Mr. Raser's comments in context. Yet even today, if you go on the Historic Conversation Board's website, the material shown as being supplied to the Historic Conversation Board, does not include the original application. I am requesting that when the Planning and Engagement staff presents materials to the Planning Commission on this matter, that it specifically includes both applications. Only with both of the applications in the record will the Planning Commission see how even the proponents have struggled to identify the type of "significant and distinguishable entity" that makes the building worthy of designation nor justifies the very real negative impacts such designation imposes on those with ownership interests in the property.

I also request that this letter and its two attachments are also provided to the Planning Commission. The two attachments come from prior studies by the City of Cincinnati of potentially historic sites in the City. I have only included those portions that deal with West Price Hill. The first attachment is a page from the 1978 review of potential historic sites. It lists a dozen potential properties in West Price Hill. The second is from the City of Cincinnati Historic Inventory Phase 2 Final Report 2004, pages 63-65, detailing possible West Price Hill sites. In total, the two studies suggest over 50 properties that may be deserving of Cincinnati historic designation some included two possible districts. Several of the properties in those studies are identified as Queen Anne architecture. What is critical to note is that the Radel property at 4122 Glenway Avenue was not identified as a potentially historic property in either of these two objective studies. Nor, up until now, has the West Price Hill Community Council, the organization on whose behalf the applications were filed, ever identified in any plan, that the Radel building should be preserved.

Only after The Boys and Girls Club contracted to purchase the property, which Mr. Radel testified at the staff conference had been for sale for more than a decade, did the Community Council suddenly decide to attempt to designate the property. In this case such designation

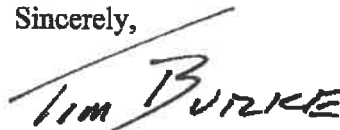
MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

Katherine Keough-Jurs
Director / Dept. of City Planning and Engagement
November 15, 2021
Page 3

would do the greatest harm to the children and teens of West Price Hill and surrounding communities by depriving them of the benefits the Boys and Girls Club has a long history of providing.

I thank you for this early consideration of this matter. We look forward to the opportunity of presenting additional evidence and argument to the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Tim BURKE". The signature is written in a cursive style with a large, stylized "B".

Timothy M. Burke

CC: Marion Haynes

TMB/kt

Enclosures

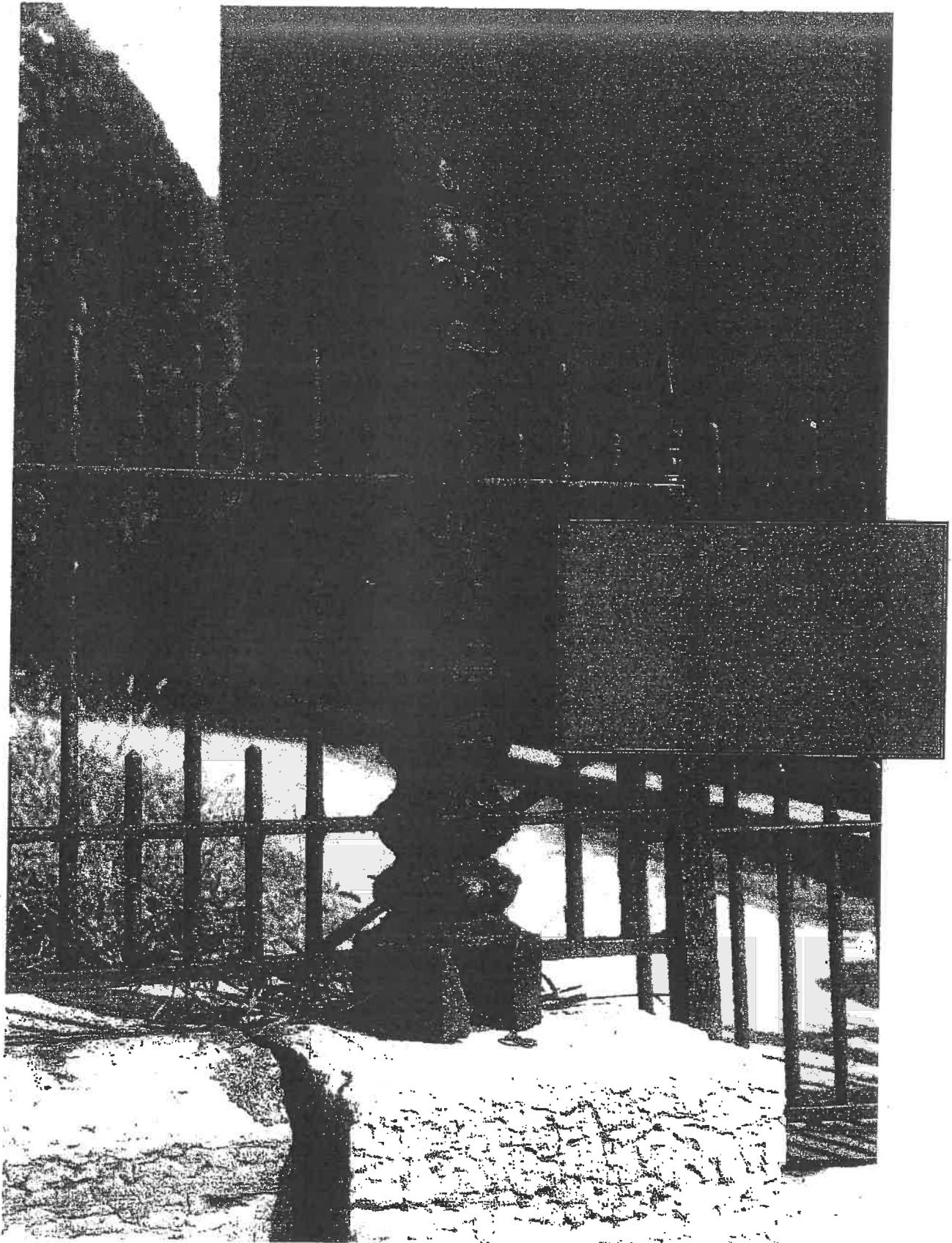
From 1978 Study

WEST PRICE HILL

QUADRANT #3

(21)

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
21-1	832-34 Academy Avenue	A	4	Example of vernacular stone building. (c.1860)
21-2	5009 Cleves-Warsaw Pike	A	4	Transitional frame house with center gable, interior side chimneys, 5 bays on front facade. (c.1870)
21-3	Guerley Road Potters Field	B	4	Public burial place for those who have no one to provide for their burial. Established at this site in 1849.
21-4	1436 Glenway Avenue	A	4	Frame Federal Vernacular. Located in older settlement of Warsaw. (c. 1870)
21-5	1234 First Avenue	A	4	Example of Italianate architecture. (c.1875)
21-6	1236 First Avenue	A	4	Frame mansard 1 1/2 story with decorative porch treatment. (c.1875)
21-7	1705 Tenth Avenue	A	4	Example of Queen Anne architecture. (1895)
21-8	1803 Latham Avenue	A	4	Federal vernacular stone building. (c.1869)
21-9	818 Rosemont Avenue	A	4	Distinguished by steep hipped tower cap, some Victorian influences have been lost. (c.1886)
21-10	3904 St. Lawrence Avenue	A	4	Example of Queen Anne architecture. (c.1890)
21-11	1023 Sunset Avenue	A	4	Building exhibits typical Victorian architectural elements and wall treatment. (1895)
21-12	Shades Avenue and Ridge Road Clemens Cemetery			Two brick Romanesque style buildings in cemetery designed by Samuel Hannaford. Gable roof, central tower. (1885)



collection of late nineteenth and early twentieth century suburban residences, built c. 1885-1925. It ranks among the most significant and best-preserved groupings of historic residential architecture on the West Side of Cincinnati. The district includes several outstanding Queen Anne residences, some of which were designed by local architects, many good Period Revival and American Foursquare dwellings of the early twentieth century, and modest but compatible "background" houses of the 1910s and 1920s. Most houses are well-preserved, their period details intact. With few intrusions or empty lots, the district manifests a strong sense of time and place.

The potential Ross Avenue Historic District near the western border of East Price Hill, and it is the only district identified in the northern half of this neighborhood. With only five buildings, the Ross Avenue Historic District is East Price Hill's smallest proposed district, but it possesses comparable significance. The Ross Avenue Historic District represents an uncommon resource on Cincinnati's West Side: an architecturally consistent grouping of small apartment buildings of the early twentieth century, carried out with uncommon sensitivity to design. Consistent in style and scale, yet varied enough to create a lively streetscape, the block has fine urban qualities. The buildings are very well preserved and have seen little, if any, exterior alteration; all contribute to the district's significance.

WEST PRICE HILL (Area 21, Quadrant 3)

The 1978 *Cincinnati Historic Inventory* recorded only 12 significant resources in West Price Hill, none of which were locally designated or National Register listed. Since that time, two resources, the Beech Avenue Houses at 1120 Beech Avenue (HAM-1834-20) and 1128 Beech Avenue, and the Union Baptist Cemetery at 4933 Cleves Warsaw Pike, were listed in the National Register of Historic Places; recent survey efforts identified two districts and only six potentially eligible National Register resources (See Tables A.13 and A.14).

Two resources documented in West Price Hill are directly associated with Joseph C. Steinkamp, neither of which was recorded in the 1978 *Cincinnati Historic Inventory*. With the exception of the school annex, Joseph C. Steinkamp & Brothers designed all of the buildings in the St. William Roman Catholic Parish at 4108 W. Eighth Street (HAM-1377-21, HAM-1376-21, HAM-6543-21, and HAM-6544-21). Formed in 1909 St. William Parish represents the monumental expansion of the Roman Catholic faith that took place in Price Hill in the late nineteenth and early twentieth century. Between 1880 and 1920, no less than four new Roman Catholic congregations were formed in this area from the parish of St. Lawrence, St. William being one. In addition, St. William serves as an important architectural landmark in the West Price Hill community and stands in testament to the achievements of local Cincinnati artisans. For these reasons it was recorded as potentially eligible under Criterion C and Criteria Consideration A. The architectural concern of Joseph C. Steinkamp & Brother designed the church, the first school, and the Sister's convent; Joseph C. Steinkamp, in addition to being a prominent Cincinnati architect, was also a member of St. William's congregation. Steinkamp's home, an impressively detailed Tudor style residence, is located only two blocks to the east at 916 Suire Avenue (HAM-7383-21) and would likely qualify for the National Register under Criterion B and C.

Two additional single-family houses, the John Murphy House (HAM-702-21) at 3904 St. Lawrence Avenue and 1705 Iliff Avenue (HAM-697-21), meet Criterion C as fine examples of residential Queen Anne in Cincinnati. Western Hills High School (HAM-6239-21) at 2144 Ferguson Road represents a third resource of architectural distinction in West Price Hill. The Second Renaissance Revival Western Hills is one of the finest examples of public schools designed by the architectural firm of Garber & Woodward, whose other works included Guilford School, Walnut Hills High School, Westwood School in Westwood, Withrow High School, and the previously mentioned Carnegie library in East Price Hill.

Historic resources of merit and interest in West Price Hill are not strictly limited to buildings. The Potter's Field Burial Ground (HAM-7385-21) on Guerley Road is eligible under Criterion A and Criteria Consideration D for its significant contribution to the social history of Hamilton County as an early cemetery for the poor, sick, and unknown. This 25-acre cemetery was established in 1849 and operated until May 1981. Between 8,500 and 10,000 people were laid to rest here, most in unmarked graves; but some burial plots are marked by metal plates (some engraved with numbers), wooden stakes, or simple stone blocks. A veteran's section was set aside and many Civil War soldiers are believed to be buried here. There are no written records of burials before 1898, but the Hamilton County Department of Human Resources kept records of known graves by name and number during its tenure.

In 1879 the Branch hospital for Contagious Diseases opened on a nearby property to the northeast (now the site of the Dunham Recreational Center), and this isolation facility controlled the cemetery between 1879 and 1912. Locally referred to as the "Pest Hospital" or "Pest House" it treated patients with contagious diseases including cholera, typhoid and yellow fever, smallpox, and tuberculosis. Persons who died at the hospital were interred as quickly as possible, foregoing any customary funeral service, in an attempt to control the spread of contagious disease. The Hamilton County Welfare Department eventually took over operations of the cemetery in the 1930s and in 1981, the county transferred ownership to the City of Cincinnati. In order to preserve and to protect the graves, the exact location of many being unknown, the City has left the cemetery virtually untouched. The Cincinnati Parks Commission maintains a single pathway into the cemetery and a marker was erected around 1999 commemorating its history.

In addition to the Potter's Field, nine more cemeteries of historic interest were identified within a quarter mile to the east. Sunset Avenue between W. Liberty Street and Gilsey Avenue is the location of nine Jewish cemeteries known collectively as "Jewish Cemeteries" or the "Lick Run Cemeteries." In 1855 Cincinnati City Council passed an ordinance prohibiting further interments within city limits, effectively forcing all religious organizations to look for new burial grounds. That same year a group of German Jews organized the Judah Touro Verein, a burial and mutual aid society for those who could not afford memberships in a congregation or the expense of individual burial plots. Among other activities, the Verein opened a cemetery in rural Price Hill where any Jew could be buried, and the first interments occurred in 1855. Despite drawing pointed attacks from Bene Israel (Wise Temple) and B'nai Yeshurun (Rockdale Temple), the Verein survived, and eight other Jewish congregations and associations eventually located their cemeteries on adjacent land. With further research about its individual and collective development and the identification of important personages the Jewish Cemeteries may meet the requirements of Criteria A and B and Criteria Considerations A and D.

The R.H. Gerleman House (HAM-694-21) at 5009 Cleves Warsaw Pike is the final resource of historic interest in West Price Hill. Although the residence is in excellent condition with a high degree of integrity, its potential significance is tied to its alleged association with R.H. Gerleman, an early resident of Dehli Township, and the early development of the area. Further research is required to evaluate this resource under Criterion B.

Only two modest districts, neither of which was mentioned in the 1978 *Cincinnati Historic Inventory*, were documented in West Price Hill. The proposed Academy Avenue Historic is the smaller of the two groupings. Extending along the west side of Academy Avenue north of St. Lawrence Avenue, the Academy Avenue Historic District contains a significant grouping of Queen Anne and Classical brick single-family residences characteristic of better-designed urban domestic architecture within the city of Cincinnati. Of the district's six buildings, 1015, 1019, 1021, 1025, and 1031 Academy Avenue are highlighted by the use of classically derived porch detailing and eaves trim. These are asymmetrical in plan with hip roofs pierced with a small two bay, hipped dormer. The residence at 1009 Academy

Avenue is the sole Queen Anne building. It exhibits typical Queen Anne detailing including an asymmetrical façade, decorative porch, and mixed wall treatments.

The potential Omena Place Subdivision Historic District is an excellent example of an early twentieth century residential suburban development. It is composed of 31 predominantly single-family residences, and all except two of these buildings – 4727 and 4735 Glenway Avenue – are located in either the Omena Place Subdivision or the Omena Place Subdivision Addition. The proposed district displays a notable architectural and visual cohesion. The close juxtaposition of the buildings and their uniform setback creates a strong linear district and illustrates a typical suburban development detail. A few of the residences are entirely unique including the Tudor Revival 1101 Omena Place and 1112 Omena Place and the Arts and Crafts 4663 Glenway Avenue. Similarly styled and constructed houses are an ubiquitous characteristic of residential suburban developments. Unlike other twentieth century subdivisions the majority of buildings within the Omena Place Subdivision and its addition are above average in their architectural treatment. The use of different roofing materials, various wall treatments, and unique architectural detailing lends each residence a unique appearance. The variety and quality of the overall detailing also affirms a higher than normal architectural quality to the streetscapes.

NORTH FAIRMOUNT (Area 22, Quadrant 3)

The 1978 *Cincinnati Historic Inventory* recorded only 13 resources in North Fairmount, and none of these resources were either locally designated or National Register listed. In the 25 years since 1978 not a single property has been officially listed; however, four architecturally significant resources were identified in the neighborhood during this survey update (See Tables A.15 and A.16).

Two Queen Anne style brick single-family residences at 1624 Pulte Street (HAM-7384-22) and 1638 Pulte Street (HAM-1576-22) illustrate the architectural development of North Fairmount in the late nineteenth century, as does the John G. Depenbrock House at 1840 Carll Street (HAM-1574-22). The Leo Roman Catholic Parish (HAM-1378-24) at the intersection of Baltimore Avenue and St. Leo Place reflects the physical and spiritual development of the North Fairmount community. St. Leo the Great was founded in Fairmount in 1886. The present church, a striking Romanesque style building, was built in 1911. It replaced an earlier two-story brick building constructed in 1888 that contained a presbytery and a school in addition to the church. The Queen Anne/Colonial Revival rectory was built around 1895. The school represents the third and final building in the St. Leo parish. The four-story brick building exhibits Neo-Classical and Renaissance Revival influences. On June 26, 1981 the Keeper of the National Register found the St. Leo Roman Catholic Parish Complex eligible for listing in the National Register of Historic Places under Criterion C.

A fifth resource, a small fire station at 1660-1664 Carll Street, merits mention. Due to unsympathetic alterations this small neighborhood fire station is not individually eligible for listing in the National Register under Criterion C but may still have merit. In light of its use to service City of Cincinnati fire hydrants in addition to its function as a fire station for the North Avondale community, the building could provide valuable information about the development of the Cincinnati Fire Department and may contribute to a thematic nomination of Cincinnati's neighborhood fire stations.

ENGLISH WOODS (Area 22a, Quadrant 3)

As indicated earlier English Woods is the smallest community in the survey area. It has no existing National Register or locally designated historic resources, and no districts or buildings were identified

4122 Glenway Avenue

Comments opposed to the designation of 4122 Glenway Avenue as a Historic Landmark

**Cincinnati Planning Commission Hearing
December 3, 2021**

A Supplemental Opinion

The opinion written in these pages, in opposition to the designation of 4122 Glenway Avenue as a historic landmark, is a supplement to an opinion I wrote on October 18, 2021. This supplemental opinion is necessary because the earlier opinion I wrote was in response to the original nomination of 4122 Glenway (dated August 31, 2021). That original nomination was fundamentally different from the newer nomination which was ultimately presented to the Historic Conservation Board on October 25, 2021 (the new nomination is dated October 13, 2021 but was posted to the City's website sometime before October 22, 2021).

The original nomination (the one dated October 31, 2021) was:

- Attached to the City of Cincinnati application form signed by Laura Hamilton and dated August 30, 2021
- Issued to the Owner and the owner's representatives by the City of Cincinnati
- The only nomination under consideration during the staff conference on October 6, 2021
- The only nomination being considered for this property, to our knowledge, until October 22, 2021 – 3 days prior to the HCB hearing

It was not until the attorney for the potential buyer of the property downloaded documents posted to the Historic Conservation Board's website just a few days prior to the Historic Conservation Board hearing that the owner of 4122 Glenway, the potential buyer of 4122 Glenway, their representatives, and I discovered the nomination had been substituted with one which was substantially different.

Key Aspects of the Original Nomination Which Were Changed

Aside from the fundamental unfairness – and apparent deception by the applicant – of this last minute switch, the changes to the nomination are worth noting for their substance. Two linchpin aspects from that original nomination which were changed are:

- On the original nomination the Period of Significance is stated to last until 2019.

- On the original nomination the original building was classified as "Chateausque" and made no mention of the Queen Anne style.

The listing of a Period of Significance through 2019 and the classification of this building as Chateausque are indications to me that those who are seeking this nomination are **grasping at straws to try to define this building as being historically significant**. They're throwing stuff at the wall hoping it sticks.

Period of Significance: When considering a Historic Landmark designation under Historic Criteria 3, which is entirely about the architectural significance of a structure, **attempting to list a period of significance that lasts up to 2 years ago is absurd**. If true, architectural features such as ATM's, LED sign boards, and electric car chargers could be considered "historic" as they would have been installed prior to 2019.

Architectural Style: The original nomination went into great detail for several paragraphs about how this building was an excellent example of the **very rare** architectural style of Chateausque and therefore was significant. In the opinion I wrote responding to that, I felt the building might be classified as Tudor style. The new nomination is now attempting to classify this building as Queen Anne – an opinion which appears to be supported by City Historic Staff.

So now we've had three professionals try to classify this building as three different styles:

Chateausque – by the professional who wrote the nomination

Tudor – by me

Queen Anne – according to the new application

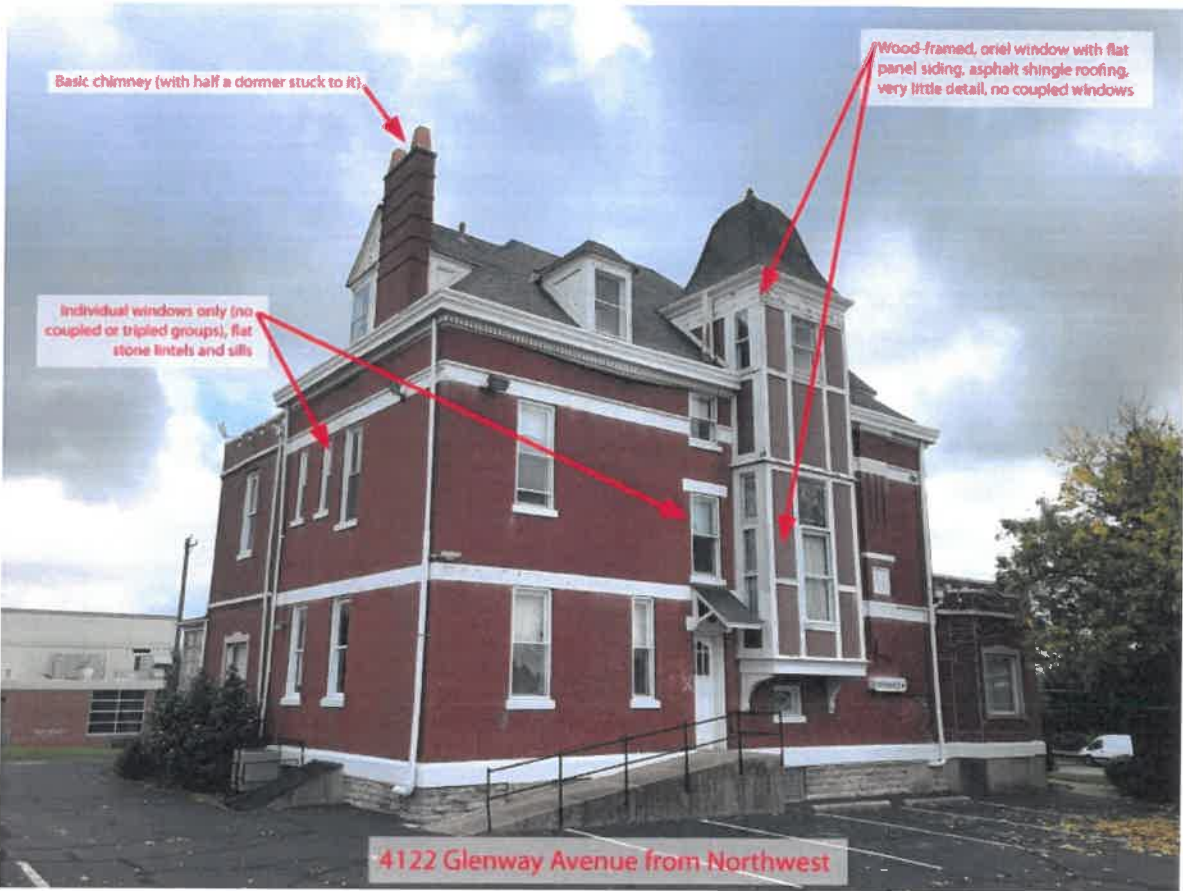
The fact that 3 professionals have tried to classify this building as at least 3 architectural styles should serve as a clear indication that this building is not a particularly good example of **any one** architectural style – and certainly not as architecturally significant as a landmark.

Architectural Style of the Original Building

The new nomination contends that the architectural style of the original building at 4122 Glenway Avenue is Queen Anne. This is a contention with which I disagree. Simply put, the original building **does not have enough Queen Anne elements to be a significant example** of Queen Anne architecture.

Just because an old building has a feature or two which look like features in a picture from an architectural style guidebook doesn't make that building historic. **Architectural significance must be judged in totality**. Attempting to classify this building as Queen Anne is a reach, at best, for several reasons (please refer to the photos below).

1. The original building's oriel window on the west side is mundane not ornate. It has flat infill panels (not fish-scale or diamond shaped siding) and only the most simplistic, flat trim boards.
2. The building doesn't have its original roof (which may have been slate) nor much roof ornament at ridges.



3. The building has a hodge-podge of windows and window paning more reminiscent of other styles such as Georgian – which would also explain the wood dentil molding under the cornice.
4. The main feature that seems to be used for classifying this building as Queen Anne, is the parapeted wall dormer on the south elevation (shown in the photo below). However, parapet wall dormers are used in several different architectural styles including Tudor. When used on Queen Anne buildings there should be detailed ornamentation with it. The building in the photo that was provided in Historic Staff's report, which showed Queen Anne in a masonry building, had stone ornamentation on the parapet wall. The parapet wall dormer at 4122 Glenway has little ornament – all of which is minor and bulky.
5. But perhaps the most telling reasons why this should NOT be considered a good example of Queen Anne is because of what is NOT part of this building:
 - a. No corner turret
 - b. No intricate stone detailing throughout (or wood for that matter), the only stone detailing is banding and some bas reliefs
 - c. No iron fencing around the site, not much iron elsewhere
 - d. And the biggest missing piece of all: there is no front porch. A hallmark feature of Queen Anne is an ornate, celebrated front porch which was usually large and often wrap-around the side. The Sanborn map (which is included on a following page) showed a front porch which was removed a long ago in order to construct the additions.



No pinnacles, spires or ornate features at roof or dormers. Parapetted Flemish wall dormer has bulky, rounded stone.

Half-round tri-window at dormer

Common wood fishscale siding and dentil moulding

4122 Glenway Avenue from Southeast

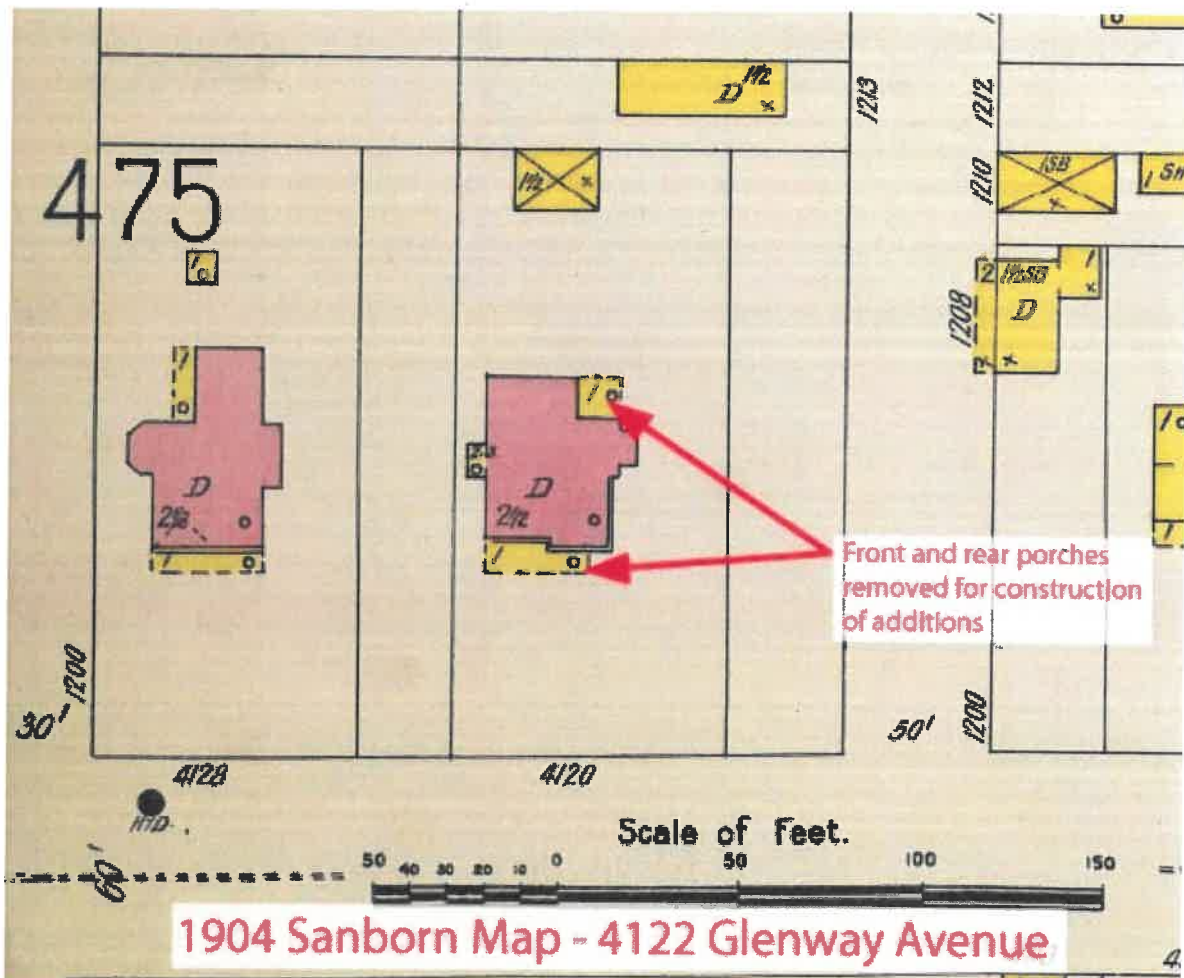
The Additions to 4122 Glenway Avenue are Overwhelming and Detract

In their report, Historic Staff included a quote from a National Register Bulletin which states a building's additions "CAN BE" significant for the way they present the adaptation of changing tastes.

This certainly does not mean, however, that every addition should be considered significant because it shows changing taste. Otherwise, any addition, *no matter how insignificant* (or tasteless) would meet this test. The modifications and additions to a landmark building must compliment the original and not detract from it. **The changes to 4122 Glenway clearly detracted, and subtracted, from the original building causing the loss of whatever architectural integrity the original building may have had.**

Removal of Front and Rear Porches

Front porches are hallmarks of many architectural styles including Queen Ann. The additions to 4122 Glenway clearly detract from the original because **they caused the removal of the front porch** which was almost certainly the most significant feature of the original building. As the Sanborn map of 1904 (below) shows there was a dominant, probably grand, front porch on 4122 Glenway (it spanned nearly the entire front elevation) which was removed so additions to be constructed.



Detrimental Alterations and Additions

The alterations and additions detract from the original building in a number of other ways as well.



The little angled part on the first floor between the two yellow polygons in the picture above is believed to be original but it has been substantially altered. Everything above the white stone band looks different and was probably rebuilt. Please note:

- the brick and mortar is different from what is below
- the bas reliefs are different from the ones on the original building
- the parapet wall is some sort of mix of crenellated and curved pieces
- Most importantly, a stone or brick column was removed and a half-round window (reminiscent of Georgian or Federal style architecture) was crudely installed

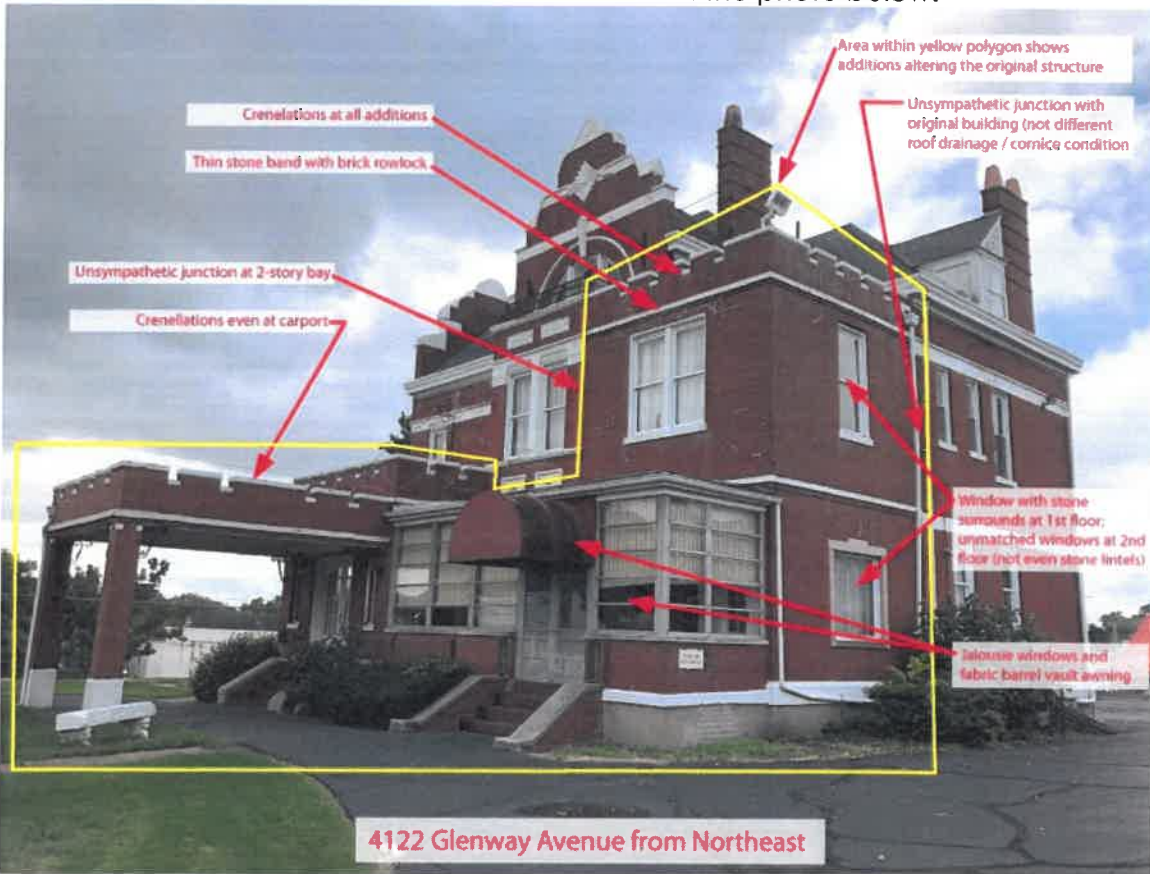
The areas inside the yellow polygons in the picture above are additions – these additions clearly do NOT compliment the original building and do not add significance.

First, the additions cover over half of the south and east elevations – the two elevations which face public streets (Glenway and Dewey).

Second, the additions are a significant departure from the original architectural style – whatever that was. They do not compliment it, they detract from it. Consider the significant differences in the photo above:

- Proportions: the massing went from tall-and-narrow to short-and-wide as demonstrated on the single story additions to the two primary elevations
- The windows are wildly different: the proportions, the muntins, the operations (double hung vs. casement vs. fixed), and even the sills, headers, and surrounds
- Just about anything that could have been designed as a compliment to the original architecture was not

Now consider the view from the northeast shown in the photo below:



Several aspects of the additions detract from the original building such as:

- The additions do not celebrate connections to the original building – they unceremoniously slam into it;
- Windows of the addition don't even match *WITHIN the addition itself*: 2nd floor windows are different from first floor windows (the first floor windows have stone surrounds but the 2nd floor windows inexplicably do not)
- Perhaps most egregiously, the roof form went from steeply pitched with box gutters to flat roofs with crenellations – EVERYWHERE. The designer(s) of the additions even ran crenellations on top of the ill-proportioned carport.
- An even later, 1-story addition has aluminum jalousie windows with a flat roof that has gutters (not a box gutter to match the original or scuppers to match the other additions)

4122 Glenway is Noticeably Absent from Previous Historic Inventories

Periodically the City of Cincinnati performs Historic Inventory studies of its architectural fabric. The entire purpose of these studies is to note whether or not older buildings, sites, and structures may be historically significant.

During the inventory effort, experienced professionals drive or walk along every street in a neighborhood performing a comprehensive review observing each and every structure (I took part in a Cincinnati Historic Inventory study in 2011 for several neighborhoods, though not West Price Hill). Any structure which *might* be considered historically significant is logged by the surveyor who takes photos and makes notes about each individual structure or site. Then the inventory is filed with the City of Cincinnati and the State Historic Preservation Office.

Two inventories were conducted which cover the West Price Hill neighborhood: one in 1978 and one in 2004. The 1978 inventory recorded 12 potentially significant structures and the 2004 inventory recorded 6 potentially significant structures.

Several buildings close to 4122 Glenway Avenue were identified as being potentially historically significant including 4436 Glenway Avenue and buildings just two and three blocks away on Liff Avenue and 1st Avenue respectively. Clearly the area surrounding and including 4122 Glenway was comprehensively surveyed – twice. Yet, ***neither of these inventories noted 4122 Glenway Avenue as potentially historically significant.*** That's because it isn't.

Conclusion

Just because a building (or a business inside it) is old, or even beloved, that doesn't mean it's an architecturally significant Historic Landmark.

Historic Landmark designation is the city's highest honor and most restrictive covenant. Unlike being listed on the National Register of Historic Places, a designation as a Cincinnati Historic Landmark mandates procedures for, and significant limits on, modifications any future private property owner may wish to make to their property. Therefore, a Historic Landmark designation should be reserved for only truly significant buildings such as **Union Terminal, City Hall, and St. Marks' Church**. Historic Landmark designation should be reserved for only the most important, venerable buildings in the city which are genuinely historically significant and upon which the government is justified in imposing controls.

Historic designation should NOT be misused as a way to express regret for past demolitions of other nearby buildings and it shouldn't be used as a tool for expressing fond sentiment and nostalgia for an era which is lost.

4122 Glenway Avenue is NOT an architecturally significant historic landmark and should NOT be given the city's highest architectural compliment and most restrictive covenant.

END

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

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COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky

November 22, 2021

Cincinnati Planning Commission

c/o Caroline.Kellam@cincinnati-oh.gov

Re: 4122 Glenway, the Radel Property (aka Schulte House)

Dear Chair and Members of the Planning Commission:

I write as legal counsel to the Boys and Girls Club of Greater Cincinnati in opposition to the proposal to designate 4122 Glenway as a Cincinnati Historic Landmark. The Boys and Girls Club contracted to buy 4122 Glenway almost 6 months ago with plans for its second major important investment in the West Price Hill community. In 2015, the Boys and Girls Clubs invested approximately \$4 million in the development of the Larry and Rhonda Sheakley Boys and Girls Club at 4100 Glenway, just across Dewey Street from 4122 Glenway. The construction planned for 4122 Glenway is a new teen workforce center designed to insure the teens of West Price Hill and surrounding neighborhoods are prepared for productive adult lives and away from trouble –protection and preparedness both badly needed.

The corridor of West Price Hill in which 4122 is located is slowly improving, but challenges remain. The development of the planned teen workforce center at 4122 Glenway will continue to improve the neighborhood and will provide a sorely needed draw for teens equipping them for the future. The Boys and Girls Clubs is prepared to invest \$3 million of its own funds to facilitate this important project.

Contrary to the claims of some at the Joint Staff Conference and before the Historic Preservation Board, (which recommended on a 4 to 1 vote AGAINST designating 4122 Glenway as a local Historic Landmark), representatives of the Boys and Girls Clubs have met and discussed with representatives of the West Price Hill Community Council, as well as Price Hill

Will, the Mayor and other interested parties other potential sites which upon evaluation did not work for various reasons – economic, size, location, availability and so on.

It is important to note that the question before the Commission is a legislative matter, essentially a rezoning. It is a policy decision. The Commission may decide to recommend that Council follow the Historic Conservation Board's recommendation and not designate 4122 Glenway as a Historic Landmark. That would allow the Boys and Girls Club to proceed with their plans. Alternatively the Commission could recommend that a building of highly questionable architectural significance and integrity be so designated by Council blocking those plans. This would almost certainly result in a building remaining vacant and ultimately being boarded up, as the property has been for sale for 11 years until the Boys and Girls Clubs put it under contract in June. The choice is that clear - the future of children of West Price Hill or that of a building the owner has been unable to sell to be reused for over a decade.

A more detailed legal argument is in the record and was presented to the Historic Conservation Board. In lieu of repeating all of that, the following are a few points that make clear why a "no" vote on designation is appropriate:

Zoning designation as a local historic landmark has an enormous negative impact on an owner's property rights and ought to be imposed only for those properties, like St. Mark's, which clearly warrant that designation. 4122 Glenway Avenue does not for the following reasons:

Of the four justifications available for such a designation, the applicant and historic staff identified only one CMC subsection 1435-07-1(a)(3) as possibly applicable. Even that requires that a building "Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity..." 4122 Glenway Avenue is not a great example of any identifiable architectural type.

The application on which the Joint Historic/Planning Staff Conference was held purported to identify the building as a "rare example of Chateausque architecture". It was not. That failure was well documented by the two-page letter submitted for the Joint Staff Conference and a later more extensive report to the Historic Conservation Board both from architect Jeff Raiser.

Mr. Raiser has had a distinguished 30 year career as a Cincinnati Architect. He is a Board Member of the Cincinnati Chapter of the American Institute of Architects, a Board Member of the Midwest Chapter of New Urbanists, a Board Member of the Cincinnati Brewery District and member of the Urban Land Institute. He previously served for 7 years on the Historic Preservation Board.


Following the Joint Staff Conference the original Designation Application was quietly replaced with a new one, never shared with the property owner or the Boys and Girls Club until after it was submitted directly to the Historic Conservation Board. The claim of rare Chateausque style was abandoned and the building magically became Queen Anne architecture. It is certainly not a good example of that either. See the latest report from architect Jeff Raser specifically prepared for the December 3 meeting of the Commission.

Critically, the original architectural integrity, of whatever this building is, has not been preserved. Multiple additions were made to it, pieces were cut off. Again see the current Raser report. Those facts demonstrate the buildings failure to meet the definition of "Historic Significance" as defined by CMC 1435-01-H3. Unlike St. Mark's Church which the Board recently recommended, the integrity of this building has not been preserved and it is not an outstanding example of any particular style.

Finally please note that prior city studies, conducted in an objective manner with no predetermined intent, identified dozens of buildings (some in 2 potential districts) in West Price Hill deserving to be considered for historic preservation, never identified 4122 Glenway Avenue as deserving of consideration as a historic landmark. Nor, until the Boys and Girls Club had the property under contract, did the West Price Hill Community Council seek to identify the building as worthy of preservation or ever include that in any neighborhood plan.

The Planning Commission is being asked to recommend City Council designate as a historical landmark an undeserving building, handicapping the property owners, current and future, and blocking a critically needed teen center sponsored by the Boys and Girls Club of Greater Cincinnati, benefiting the teens of West Price Hill and surrounding communities. We urge you to join with the Historic Conservation Board and recommend denial of the designation of the 4122 as a Historic Landmark. Thank you for your consideration.

Sincerely,



Timothy M. Burke



**BOYS & GIRLS CLUBS
OF GREATER CINCINNATI**

The Boys & Girls Clubs of Greater Cincinnati is planning to purchase the Radel Funeral Home property at 4122 Glenway Ave. with the intent to raze the existing structures and construct a teen workforce development center. I support the Boys & Girls Clubs plan to build their first workforce development center and I oppose the effort to designate the Radel Funeral Home as historic.

Abiona Jamison
Signature

Abiona Jamison
Name

Nov 17, 2021
Date

Lashonda Waters
Signature

Lashonda Waters
Name

11/17/21
Date

Chamika Ramadar
Signature

Chamika Ramadar
Name

11/17/21
Date

Chyuanke Ristan
Signature

Chyuanke Ristan
Name

11/17/21
Date

Demisha Vaughn
Signature

Demisha Vaughn
Name

11/17/21
Date

A. Sherone Walker
Signature

A. Sherone Walker
Name

11/17/21
Date

Kenday Lear
Signature

Kenday Lear
Name

11/17/21
Date

Deena Rogers
Signature

Deena Rogers
Name

11/17/21
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Name

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Kaylee Sturwoid
Signature

Kaylee Sturwoid
Name

10/26/21
Date

Antionette Thomas
Signature

Antionette Thomas
Name

10/26/21
Date

Lauren Perkey
Signature

Lauren Perkey
Name

10/26/21
Date

Mariah Brantley
Signature

Mariah Brantley
Name

10-26-21
Date

Matthew Basso
Signature

Matthew Basso
Name

10/27/21
Date

Hannah Sturwoid
Signature

Hannah Sturwoid
Name

10/28/21
Date

Nakela Williams
Signature

Nakela Williams
Name

11/11/21
Date

Nakeita Williams
Signature

Nakeita Williams
Name

11-11-21
Date

Darrelly Hearn
Signature

Darrelly Hearn
Name

11-11-21
Date



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Sharde Stewart
Signature

Sharde Stewart
Name

11-11-21
Date

Jawana Howard
Signature

Jawana Howard
Name

11-11-21
Date

Okmaradawer
Signature

Name

11-11-21
Date

Ammed
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Ammed
Name

11-11-21
Date

Crystal Greene
Signature

CRYSTAL Greene
Name

11/11/21
Date

Brianna Brown
Signature

Brianna Brown
Name

11/11/21
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[Signature]
Signature

Shanita Reese
Name

11/17/21
Date

[Signature]
Signature

Brittney Wright
Name

11/17/21
Date

Ahmed Macaw
Signature

Ahmed Macaw
Name

11/17/21
Date

[Signature]
Signature

Amber Arely
Name

11/17/21
Date

[Signature]
Signature

Richard Green
Name

11/17/21
Date

[Signature]
Signature

Richard Barnes
Name

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G. D. J.
Signature

Almira Darden
Name

11.18.21
Date

Sadi faultner
Signature

Sadi faultner
Name

11.18.21
Date

Jennifer Tolentino
Signature

Jennifer Tolentino
Name

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

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

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE

1. SUBJECT PROPERTY/(ies) Landmark Site District
ADDRESS 4122 Glenway Avenue Cincinnati, Ohio 45205
PARCEL ID(S) 179-0074-0070-00
AREA CONTAINED IN PROPERTY (EXCLUDING STREETS) 0.40 ac. 105x161.18 IR lots 452-455-461 Cedar Grove L&B Assn 70-75-78
NAME OF HISTORIC DESIGNATION Schulte Mansion

2. APPLICANT
NAME West Price Hill Community Council CONTACT PERSON (if legal entity) Karen Ball
ADDRESS P.O. Box 5096 Cincinnati, Ohio 45205-5096 TELEPHONE 513-708-2404
EMAIL westpricehillcc@gmail.com RELATIONSHIP TO OWNER (if not owner) Comm Council President
 Owner City Council Member City Manager Urban Conservator
 Planning Commission Community Organization Owner of Property within District

3. OWNER(S) (if multiple properties, please provide an excel sheet with information)
NAME Radel Funeral Service Co CONTACT PERSON (if legal entity) Henry Radel
ADDRESS 650 Neeb Road Cincinnati, Ohio 45238 TELEPHONE 513-451-8800
EMAIL unknown

4. HISTORIC CRITERIA (Select all that apply)
 Association with events that have made a significant contribution to the broad patterns of our history; or
 Association with the lives or persons significant in our past; or
 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
 That has yielded, or may be likely to yield, information important in prehistory or history.

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

6. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.
Print Name Laura Hamilton Signature Laura Hamilton Digitally signed by Laura Hamilton
Date: 2021.08.30 13:22:10 -0400' Date 08 / 30 / 2021

**Schulte House
Historic Designation Report
August 30, 2021
Prepared by: Urbanist Media**

Introduction

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

Summary Statement

The West Price Hill Community Council has an invested interest in preserving the Schulte House, a building that is historically significant as an excellent example of the Chateausque architectural style in the West Price Hill neighborhood. Over time, its position on Glenway Avenue has become overshadowed with mid-to-late twentieth century single-story commercial properties with large setbacks from the main road. As such, this building is historically significant as one of the last remaining extant nineteenth century Chateausque style residences that were built on Glenway Avenue in the neighborhood.

Although it does not contribute to the historical significance of the building for the purposes of this nomination, the Schulte House is also important to the local community for its ties to the Henry Joseph Schulte family of G. B. Schulte and Sons Company, who built this residence c. 1892 and the John J. Radel Funeral Home that provided funerary services in the building since c. 1933. The building was used as a funeral home until it was forced to close during the COVID-19 pandemic in 2019. Today, the building remains vacant.

Research

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

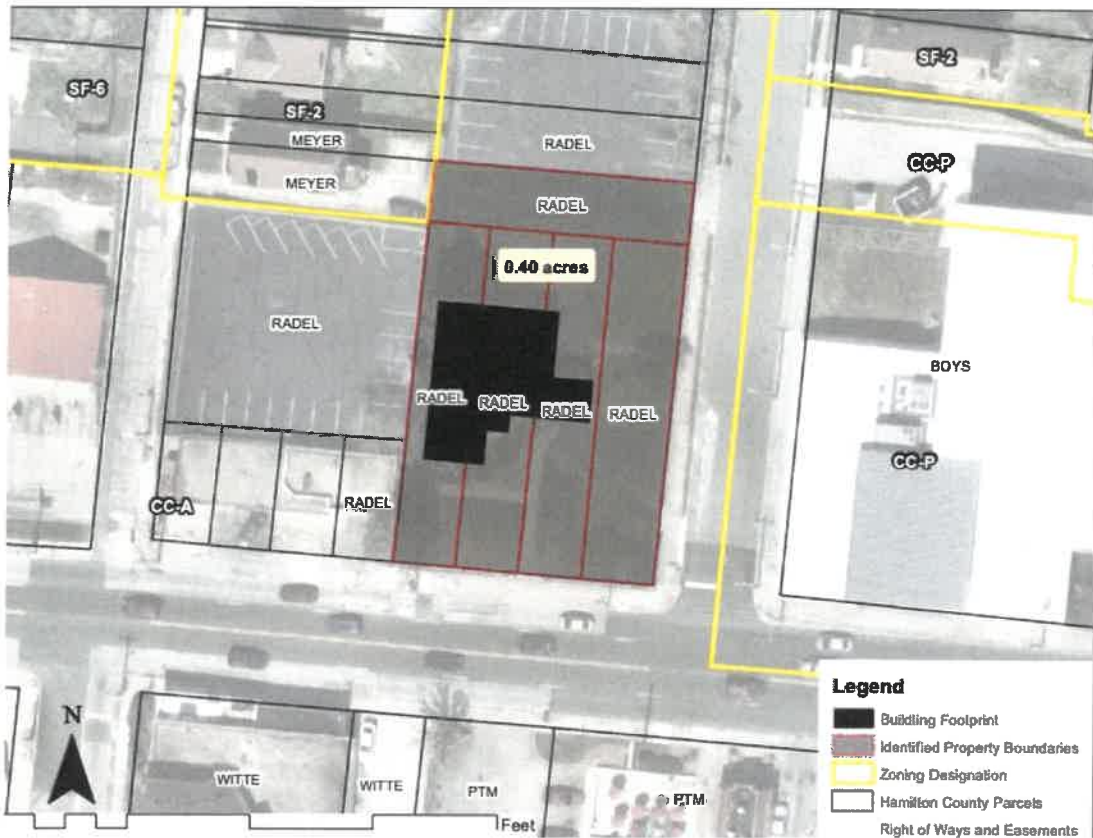
Boundary Description (including metes and bounds)

The property historically coincides with Section 6, Township 3, Fraction Range 1, in Delhi Township, Hamilton County, Ohio, located within the Cedar Grove Land and Building Association subdivision as laid out in Plat Book No. 4, Page 220 and

includes lots 452, 453, 454, 455 and 461. The property is now located within the City of Cincinnati. The parcel number as defined by the Hamilton County Auditor is 179-0074-0070-00 and is approximately 105 feet x 161.1 feet and is located on Glenway Avenue between Rosemont Avenue and Dewey Avenue.

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

Map showing designation boundaries



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

Justification of Boundary

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

Statement of Significance

The Schulte House is historically significant under Criterion 3, as it embodies the distinctive characteristics of a Chateausque-style residential building as constructed by architect Theodore A. Richter Jr., with elements of the Tudor style in Cincinnati and the West Price Hill neighborhood. Often overshadowed by other architectural styles that came about during the late-nineteenth century, Chateausque buildings are not as ubiquitous in Cincinnati as other post-1880 residential styles such as Queen Anne, Shingle, and Richardsonian Romanesque. With its masonry construction, stepped Flemish parapets, and battlements, this building is architecturally significant as it exhibits the distinctive characteristics of the Chateausque style.

The period of significance for this building spans from its date of construction, c. 1890 to its last known use by the Radel Funeral Home in 2019. Based on a review of the Ohio Historic Inventory, subsequent reports, and personal observations there don't appear to be any other Chateausque style buildings in West Price Hill than the Schulte House on Glenway Avenue. Early twentieth century one-story additions incorporated elements from the Tudor style which aesthetically compliments the Chateausque style. In particular, the Parapeted Gable Tudor sub-type draws from Gothic and Renaissance characteristics of the Chateausque style. The elaborate facade detailing of the Tudor sub-type also lends itself to ornate porticos with recessed front entrances, arched openings, and irregular shaped roofs, which are consistent with the Chateausque style.

History of West Price Hill

The majority of the Cincinnati suburb that would eventually become West Price Hill was sold to William Terry by John Cleves Symmes, in 1791. This land was part of the infamous Miami Purchase, an early land division in Southwest Ohio that would eventually lead to Cincinnati and Dayton becoming major urban cities. Terry was among other notable Anglo-American pioneers of Cincinnati who built some of the earliest log cabins in the area. The area was dubbed Boldface Hill, having been originally settled by Native Americans. After the Treaty of Greenville was enacted in 1795 and all Native Americans were forcefully removed from the area, white settlers soon sought out the western hilltop areas of Cincinnati to develop farms and vineyards. Most notably, during the early-1800s, Nicholas Longworth cultivated grapes on these western hilltops for his infamous Catawba wines. During the late 1820s and early 1830s, the Village of Warsaw, a small community began near the intersection of Glenway and Rosemont Avenues. By 1840, wealthier folks in the region saw an opportunity to build exclusive homes on the hilltops, in an early escape from city life. As the area became increasingly more settled, those early, humble wood pioneer homesteads began to be replaced by elaborate brick

residences. The housing boom attracted affluent Cincinnatians, such as Evan Price, whose family is credited for much of the development of areas west of the Mill Creek, including Price Hill. Along with the Price's the Neff and Wilder families purchased their estates and constructed opulent homes along Price, Grand, Hawthorne, and Purcell Avenues.

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

From 1894 to 1951, the electrified streetcar served the area that would become the West Price Hill neighborhood as it ran along Glenway Avenue, it's primary commercial hub. Through the advent of automobiles during the interwar years (between WWI and WWII) , the business district grew and more modest homes were built in newly platted subdivisions. By the 1960s, higher income white families, and those with access to low-interest veteran loans and Federal Housing Administration mortgages, took to the suburbs, which changed the demographics of West Price Hill as lower-income white and Hispanic families started to move into the area. As a result, the neighborhood began to see a high rental market. During the 1980s and 1990s, the neighborhood experienced an economic decline which forced business to close and buildings to become vacant. Over time, buildings in West Price Hill's business district on Glenway were demolished and replaced with modern, single-story commercial buildings. Since the 2000s, Price Hill Will and other grassroots organizations have worked to preserve the physical and social characteristics of the neighborhood by facilitating low-income housing and helping alleviate the economic burdens put upon the residents by way of increased private developments and creeping gentrification.

Building Ownership

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

Deeds and records show that Henry Joseph Schulte purchased the property from Bertha Pfirrmann and her husband, Andrea Pfirrmann for \$4,500 on November 11,

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

During the late-nineteenth and early-twentieth centuries, Henry Joseph (H. J) Schulte was the president of G.B. Schulte Sons Co., a local iron and steel manufacturer that made springs, axles, and tools for wagons and carriages. After H. J. Schulte died c. 1918, his nephew, Gerhard Schulte and his wife Cecelia lived in the house until they sold it c. 1931 to Henry J. Radel. Soon after, he converted the first floor into a second location for his family business, the John J. Radel Funeral Home and, for some time, resided on the second story with his wife and two children. The building remained a funeral home until 2019 when it was forced to close due to COVID-19.

Architectural Significance

The Chateausque architectural style is rather rare and while scattered examples can be found throughout the country, it can be more frequently found in larger cities throughout the northeastern United States. Historically, most residential buildings constructed in the style date back to the late 1880s and 1890s, but in Ohio, Chateausque homes were built until c. 1905. Since buildings of this style required massive masonry construction as well as elaborate and expensive detailing, they were ill-suited for vernacular reproductions. As such, the style remained a relatively rare, architect-designed fashion throughout its brief period of popularity. Given the scale and sophistication of the style, designing residences in this style required highly skilled architects with adequate training and knowledge of the sixteenth century French styles in which Chateausque buildings are loosely based off of, as well as an understanding how to incorporate Gothic features and Renaissance style detailings into the style as pioneered by Richard Morris Hunt, the first American architect to study at the Ecole des Beaux-Arts.

In Cincinnati, the few Chateausque style buildings can mostly be found in the Clifton, North Avondale, and Price Hill neighborhoods. Some of the most notable extant Chateausque style residences are in Clifton and include Bishop's Place on Lafayette Avenue built by James McLaughlin c. 1885, and the George Cox home located on Brookline Avenue, built by Samuel Hannaford & Sons c. 1894.

Theodore A. Richter Jr., Architect

The Schulte House was designed by architect Theodore A. Richter Jr. (1853 - 1938). For six years, during the early 1870s, Richter studied and worked under James W. McLaughlin, one of Cincinnati's most prolific architects during the late-nineteenth

century. Under McLaughlin, Richter accompanied him on designs for the Cincinnati Public Library, the Bellevue Incline House, the Cincinnati Art Museum, and the Johnson Building, which held their architect offices on Fountain Square, downtown. After apprenticing under McLaughlin, Richter went on to work for Edwin Anderson, an early partner of the revered architect Samuel Hannaford, and George W. Rapp, also a famous Cincinnati architect. Richter was also once employed by George Humphries, a lesser known local architect. In 1882, Richter won Second Prize in *Carpentry and Building* 6th competition with his detailed drawings and perspectives of an elaborate Stick Style residence. In 1883, Richter started his own practice and contributed his own designs to the Cincinnati Exposition. In 1894, Richter formed a partnership with George Wessling, Jr., who he worked with until the end of the nineteenth century. During the twentieth century, Richter was listed in Cincinnati City Directories as having his own firm, sans Wessling.

Although Richter is a lesser-known Cincinnati architect, his work significantly enhanced the historic nineteenth century character of the city. His architectural designs should be recognized locally as they greatly contributed to the variety of grandiose residences found throughout the city, particularly in Clifton and Price Hill/West Price Hill. In addition to the Stick style, Richter was known to design beautifully ornate Queen Anne and Chateausque homes for wealthy German and Anglo-American clients. In 1885, Richter designed a Stick style residence for J. G. Sextro in Price Hill, which coincides with the remarkable growth of the suburb after the incline was built. In Clifton, another Chateausque Richter design can be found at 3453 Whitfield Avenue.

Architectural Description

Site

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

Setting

Originally constructed in the late-nineteenth century as upper-class residential building, the Schulte House stands prominently on the hill and serves as a gateway to the less ornate homes, from around the same time period, found on side streets to the north east and west, such as Dewey and Rosemont Avenues. During the twentieth century, West Price Hill experienced a population boom and subsequent commercial expansion, which changed the physical characteristics of the neighborhood, particularly in the business district on Glenway. One noticeable change is the presence of a one-story, mid-twentieth century commercial garage located at the corner of Glenway and Rosemont Avenues. The commercial garage is located southwest of the Schulte House and abuts the western property boundary. Although the neighborhood setting has changed over time, it was done to accommodate neighborhood growth. Even with the neighborhood transitions, the historic Schulte property remains mostly the same. Another alteration to the property includes the modern parking lot that was constructed by the John J. Radel Funeral Home to adapt to the ubiquitousness of automobile usage during the twentieth century.

Building

Constructed c. 1892, the two-and-a-half story, Chateausque-style building with c. 1930s Tudor elements features red brick masonry walls with painted carved stone detailing and a rough stone face foundation that rests below a painted stone water table. The building has an asphalt shingle, irregular shaped roof with multiple corbeled brick chimneys, gabled dormers and parapets. The irregular roof is mostly based on the hipped form. The southern portion of the roof has a steep hipped center with a gabled projection that features a stepped Flemish parapeted gable on the eastern half and a gabled dormer clad with fish scale wood shingles on the western half. Two tall, rectangular shaped corbeled chimneys are located on the east and west sides of the northern roof slope. A slightly lower hipped roof extends from the northwest corner and features a small hipped dormer on the western slope and gabled dormer with a one-over-one double-hung window on the northern slope where the gable face is split in half, by the westernmost chimney. A two-story flat-roof addition with battlements is attached to the parapeted gable on the north wall and the one-story hipped roof addition on the east wall. A cantilevered tower clad in red painted stucco is centered on the west elevation and features a tall, conical roof with asphalt shingles. A large gable that features another stepped Flemish parapet, intersects the main hipped roof on the eastern slope.

The gabled dormer on the south roof slope features bay windows with a fifteen-over-one center window flanked by six-light fixed windows. The ornate parapet on the south roof slope has a stepped curvilinear design and is adorned with a semi-elliptical stone sunburst at the peak just above a decorative carved stone band where decorative stone caps accentuate the stepped part of the parapet. The final step of the parapet is in line with a belt course and carved keystone that is

located within a semi-elliptical arched window opening that rests above another carved stone band at the roofline. The arched window opening features a semi-circular decorative brickwork with a thin semi-circular stone surround. The arched opening features a one-over-one double-hung wood window flanked by single, triangular-shaped arched fixed windows. The parapet on the east roof slope is similar in appearance with subtle differences. The parapet on the east elevation is more square in shape and contains a triangular shaped starburst at the peak that steps down to a stone belt course with a centrally located diamond shape sunburst motif that curves down to meet decorative, triangular stone pediments located just above the final step of the parapet, which is in line with a belt course and carved keystone within a semi-elliptical arched window opening that rests just above the roofline. A two-story projection on the east wall serves as a small balcony below the arched window opening and contains an ornate metal balustrade. Decorative cast iron brackets that are attached to the brick face flank the semi-elliptical arched window opening which features a one-over-one double-hung window flanked by single, triangular-shaped arched fixed windows with a semi-circular surround with decorative brickwork wrapped by a thin semi-circular stone surround. All the carved stonework above the second story is painted white.

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

At the first story, the building contains a single-story, flat roof addition with battlements on the west half of the primary (south) facade, where the main entrance is located. The addition contains a projecting stone faced portico with battlements flanked by multi-pane picture windows with a keystone and stone surround. The east wall of the extension contains a smaller multi-pane picture window with a keystone

and stone surround. The main entrance is setback within the stone faced portico which is flanked by ornate, Greek-like, narrow copper light fixtures. Both the portico and wood door entrances are in a flattened Gothic arch shape. Another single-story flat roof extension with battlements is attached to the southern part of the east wall and slightly projects north, and has a picture window with a keystone and stone surround. A smaller one-story flat-roof extension with painted carved stone battlement that are historic to the building is attached to the southeast corner of the building and features paired, painted stone panels adorned with garland on the brickface and a recessed Palladian window flanked by brick pilasters with stone caps. A porte-cochere addition with battlements is attached to the larger projection on the east wall and is supported by two square brick columns. A secondary can be accessed via a set of concrete stairs under the porte-cochere that leads to French double-doors that is flanked by narrow multi-pane fixed windows with fanlights and painted stone sills. Abutting the porte-cochere is a one-story, low-slope hipped roof enclosed porch addition on the northern part of the east wall which features a metal double-door entrance that is sheltered by an arched awning; accessed via a series concrete steps. The enclosed porch features jalousie windows throughout. Glass block windows are featured at basement level, and can be seen throughout the rough stone foundation. Per Sanborn Maps, the one-story front entry and porte-cochere additions were constructed between 1922 and 1937. The enclosed porch addition appears to have been constructed during the mid-twentieth century. The use of red brick masonry, carved stone, and battlements on the additions are elements of the Tudor style. In 1904, a one-story detached garage can be seen on Sanborn Maps that was not originally constructed with the residential building; however, the garage appears to have been demolished by 1922.

Findings

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

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

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

The Schulte House is eligible under Criterion 3 as a significant example of the Chateausque architectural style and aesthetic character as designed by Theodore A. Richter Jr. Although the building was originally constructed in the Chateausque style, the addition of Tudor style elements (based off the Parapeted Gable sub-type) work cohesively to convey their shared historic aesthetic through the use of Gothic and Renaissance inspired architectural designs. As an architectural style that is quite rare, not just in Cincinnati but the United States, Richter's Chateausque design was a symbol of opulence and grandeur in West Price Hill. The incorporation of the c. 1930s addition by the John J. Radel Funeral Home, serves as physical evidence to how the building has changed over time to adapt to the needs of the new owner. Instead of diminishing historic integrity of design, workmanship, and materials, it is the addition of Tudor-style architectural features, such as battlements/castellated parapets, actually contribute to the significance of the building as the period of significance begins c. 1892, when the building was constructed to c. 2019, when it stopped being used as a funeral home.

The designation of the Schulte House meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation.) The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.

Planning Considerations

Compatibility with Plan Cincinnati

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

OR

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

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

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

"Preserve our resources and facilitate sustainable development."

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

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

"to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and 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 Schulte House, which allows for preservation of the building, is compatible with city plans and consistent with policy and code.

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

Research Methodology

Urbanist Media researched the history of West Price Hill, the Henry Joseph Schulte family, the John J. Radel Funeral Home business, and late-nineteenth century Cincinnati architecture. Urbanist Media searched local and regional repositories such as the Hamilton County Recorder's Office, the Cincinnati and Hamilton County Public Library, the Cincinnati Museum Center History and Archives, and the University of Cincinnati Library. Research was also conducted using online repositories like the Biographical Directory of Cincinnati Architects. The archival collections from these repositories aided in the retrieval of deeds and records, newspapers, historic maps,

local histories, and city directories. Collectively these resources yielded crucial information that has helped convey the historic, architectural significance of this property and its position in West Price Hill during its period of significance.

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Images and Photographs

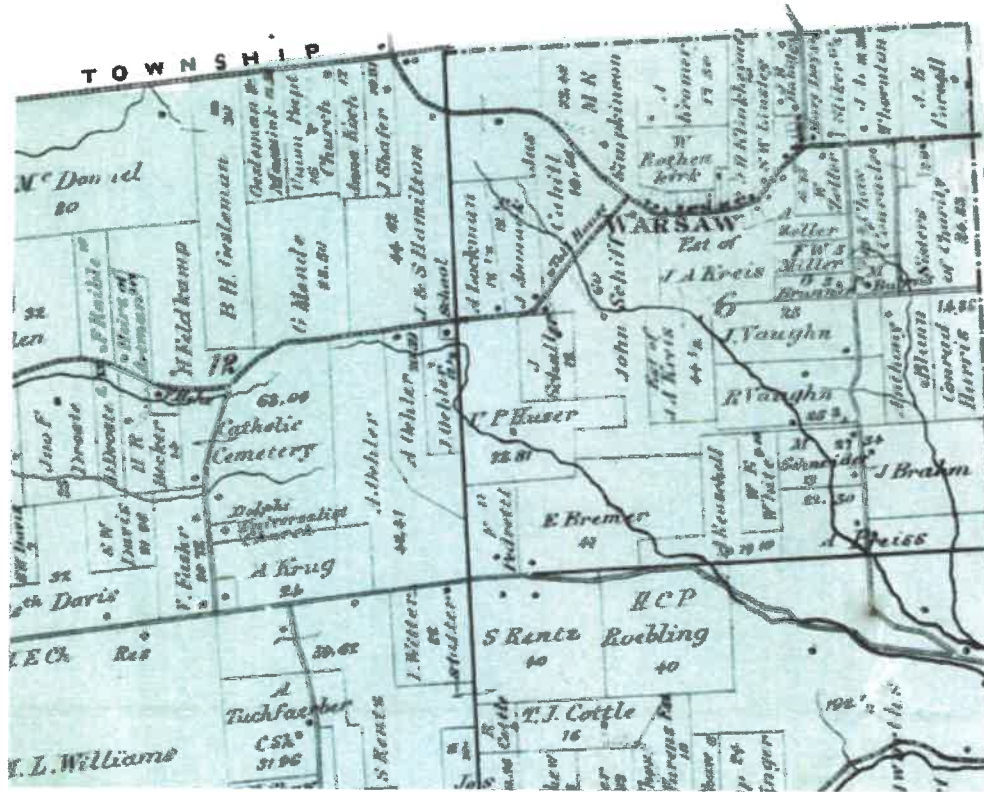


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869.

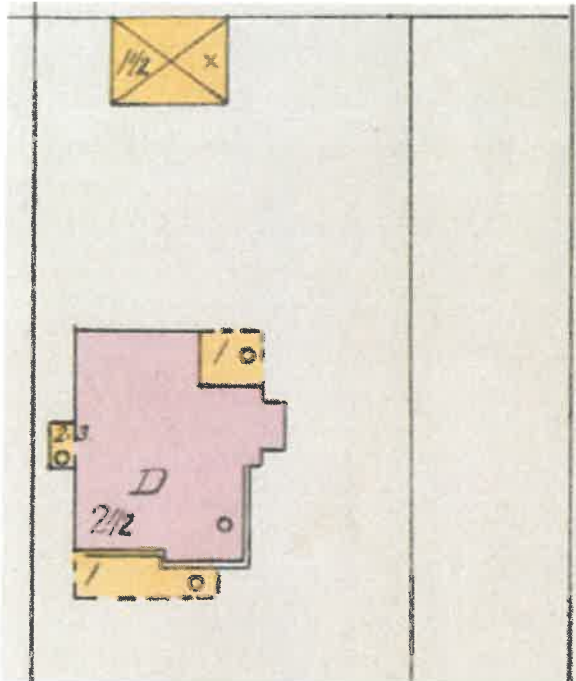


Figure 4: Sanborn Insurance Company Map, 1904.

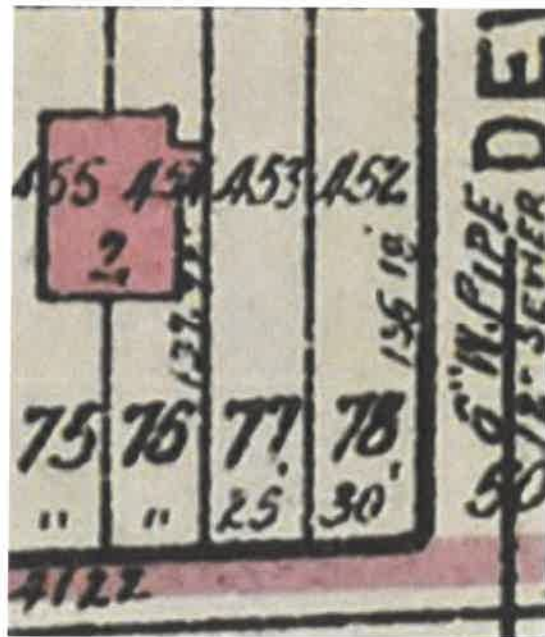


Figure 5: Sanborn Insurance Company Map, 1922.

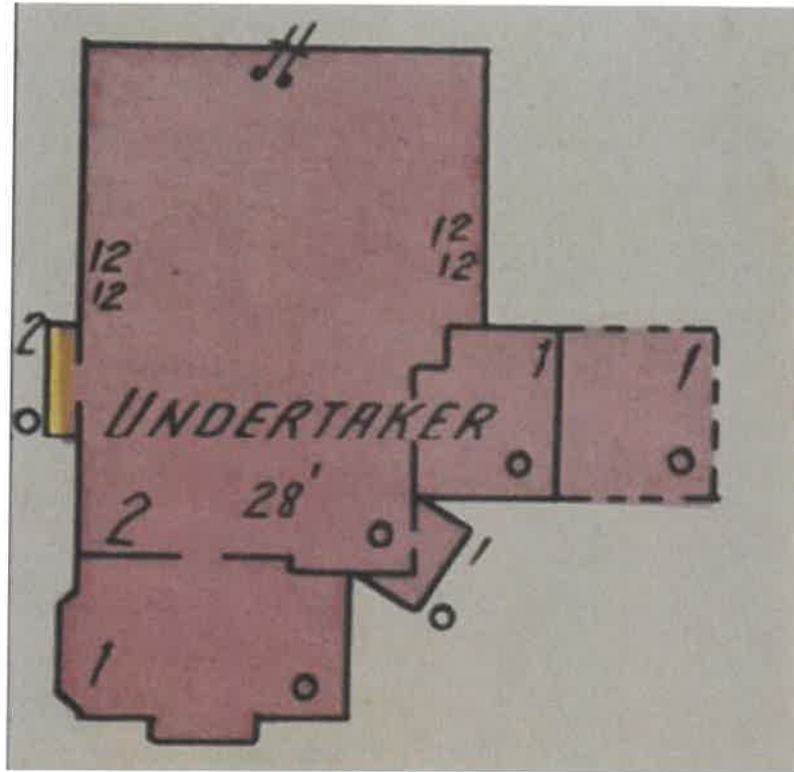


Figure 6: Sanborn Insurance Company Map, c. 1934-37.

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

Figure 7: Cincinnati Commercial Gazette, 1892.



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



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



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



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



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



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



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

Rehabilitation and Alteration

Intent and General Guidelines

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

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

The following approaches are recommended:

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

Specific Guidelines

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

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

that define the roofline of the building should be preserved. Due to the complexities of the roof and the roofline, installing vents, skylights, and rooftop utilities are not recommended; however, if they are to be incorporated, they should be inconspicuously placed.

6. **Painting:** Repaint the structure elements that have been historically painted. Brick and masonry that have not been painted in the past shall not be painted. Use colors that are appropriate to the structure's age, history, and style.

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

1. **Additions and New Structures:** Additions shall follow zoning and building codes and regulations and shall be limited to other areas of the site not physically attached to the Schulte House. New Structures shall be sympathetic, may be complementary, but should not be imitated in design. Additions and new structures should be designed to relate architecturally, not overwhelming the original structure. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations shall follow construction guidelines for alterations, codes, and regulations. Alterations shall not change or alter significant architectural features on the structure.
3. **Appropriateness:** The appropriateness of design solutions for additions and alterations should include the following:
 - a. How well the proposed design for the addition or alteration relates to the original structure.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements and Alterations

A. Intent and General Guidelines

1. Site improvements such as improvements and/or alterations to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.
2. The Design of any new site improvement construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.

3. Any design of site improvements should capitalize on the unique setting and location of the Schulte House. The existing views towards the facades should be maintained as an important visual contribution to the integrity of the building.

B. Specific Guidelines

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with structures on the site. Their design should be simple and contemporary. Billboards and rooftop signs are not permitted.
2. **Walls and Fences.** Walls and Fences shall be limited to service areas and when screening is required. Walls and Fences shall follow all applicable Zoning and Building Codes and regulations.
3. **Parking and Paving.** Installation of new paving shall follow the guidelines for Site Improvements. As there is already ample existing parking available on this property, constructing additional parking is not recommended. New paving must be limited to repairs or be subject to screening to ensure work complements the site and not diminish the historic integrity of its setting and feeling.
4. **Landscaping.** Landscaping should be complementary to and not overwhelm the building or property. Landscape should not diminish the historic integrity of its setting.
5. **Support Structures and Above Ground Utility Installations.** Shall follow the guidelines for Additions, Exterior Alterations, and Site Improvements. Shall be placed in an inconspicuous location and landscaping or screening may be necessary to further screen any structures or installations.
6. **Encroachments on the Right of Way.** Not applicable.
7. **Underground Utilities.** Shall be permitted provided it does not significantly alter the site conditions. A COA shall only be required if above ground site conditions are altered.

Demolition

Any demolition, alterations, or modifications to the Schulte house, and minimum maintenance requirements, are governed by section 1435–09: Alterations and Demolitions; Certificate of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance Number 217–2012, section 1, effective July 20,

2012, as amended. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the "Historic Preservation Code," shall be considered the governing law.

November 15, 2021

Attachment F

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 Schulte House Historic Landmark Designation Application:

1. Local Historic Landmark Designation Reports.
2. Proposed Historic Landmark Conservation Guidelines.
3. Historic Conservation Office Staff Report dated October 14, 2021.

Summary:

The West Price Hill Community Council has applied to designate the building located at 4122 Glenway Avenue in the West Price Hill neighborhood (“Building”) as a Local Historic Landmark pursuant to Cincinnati Municipal Code (“CMC”) Section 1435-7-02-A.

Upon her review of the designation application pursuant to CMC Section 1435-07-1(a)(3), the Urban Conservator prepared a report recommending approval of the landmark designation and the associated conservation guidelines. The Board then, at its regular meeting on October 25, 2021, held a public hearing on the proposed designation at which it heard from the Urban Conservator and proponents of the designation whether the Building qualifies for landmark designation. Upon considering the designation application (including the designation report and conservation guidelines), the Urban Conservator’s report, and comments received at its public hearing, a majority of the Board’s members present throughout the hearing and constituting a quorum voted to recommend against designation of the Building as a Local Historic Landmark finding that the Building does not satisfy the standards for Historic Significance set forth in CMC Section 1435-07-1(a).

Aye

Nay

Absent

Mr. Voss

Mrs. McKenzie

Mr. Zielasko

Mrs. Smith-Dobbins

Mr. Sundermann

Mr. Weiss

The Historic Conservation Board

/s/Tim Voss

Tim Voss

Historic Conservation Board Chair

/s/David Sturkey

David Sturkey, Staff Attorney

Historic Conservation Board